

# Cape Vincent 13618

ZIP code · NY · New York > Jefferson County > Cape Vincent

SELLER'S MARKET

**\$237K**

MEDIAN SALE PRICE

**+60.6%**

1-YR CHANGE

**59**

SALES (12 MO)

**\$234K**

MEDIAN VALUE (AVM)

Market temperature

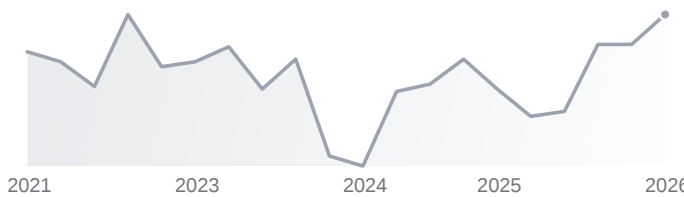
Seller's market · 70 / 100



## MARKET TRENDS (5 YEARS)

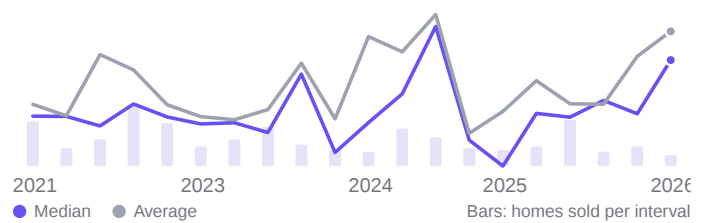
Market temperature (0–100)

70 / 100



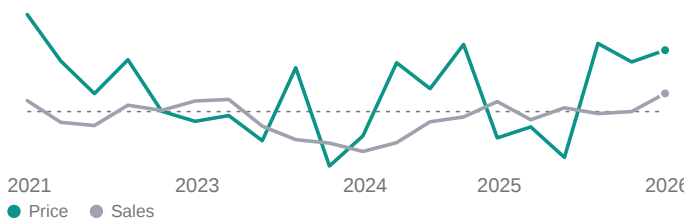
Sale prices

Median \$285K · Average \$342K



Growth (year over year)

Price +60.6% · Sales +18.0%



Price per square foot

\$240/ft²



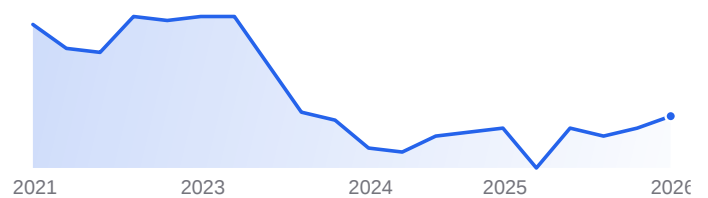
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

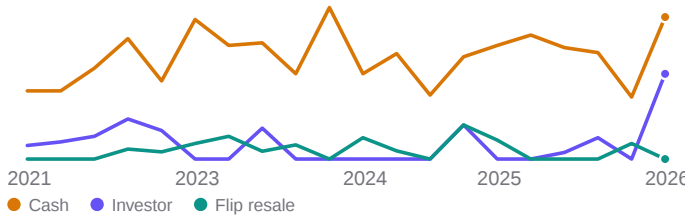
3.2%



## BUYERS & OUTCOMES

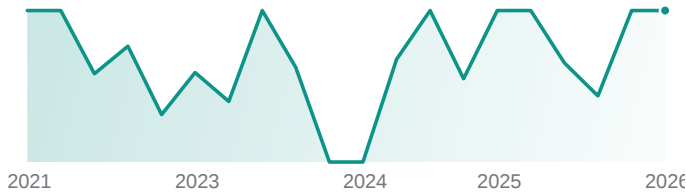
### Buyer mix

Cash 83% · Investor 50% · Flip resale 0%



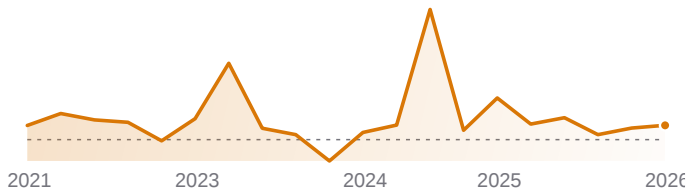
### Sellers who sold at a gain

100%

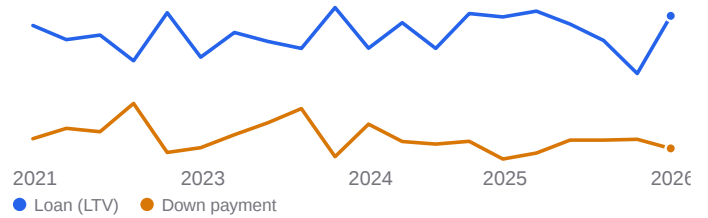


### Median annualized return at resale

+6.8%

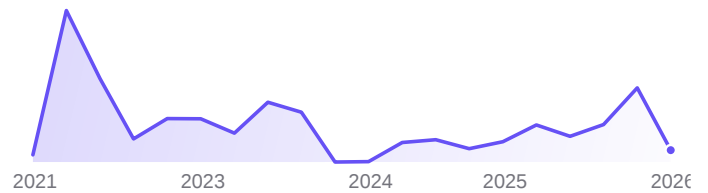


### Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



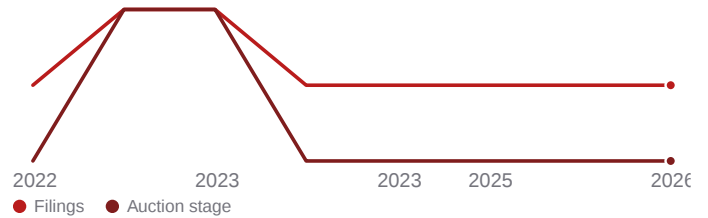
### Typical hold before selling

2.8 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,855     |
| Median value (AVM) | \$234K    |
| Median size        | 1,308 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1968      |
| Single family      | 45%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 69%     |
| Underwater (LTV 125% or more) | 1.9%    |
| Owner occupied                | 39%     |
| Company owned                 | 14%     |
| Median loan-to-value          | 0%      |
| Typical ownership tenure      | 8.2 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 1,928    |
| Density                          | 23 / mi² |
| Median household income          | \$70K    |
| Average household income         | \$85K    |
| Crime index (US avg 100)         | 164      |
| Air pollution index (US avg 100) | 91       |
| Earthquake index (US avg 100)    | 51       |
| Homes occupied                   | 40%      |
| Bachelor's or higher             | 22%      |
| Poverty rate                     | 10.3%    |
| Unemployment                     | 1.2%     |
| Average temp                     | 45°F     |
| Annual precip                    | 41 in    |
| Sunshine                         | 46%      |

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.