

Carthage 13619

ZIP code · NY · New York > Jefferson County > Carthage

BALANCED MARKET

\$177K

MEDIAN SALE PRICE

-6.9%

1-YR CHANGE

194

SALES (12 MO)

\$193K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

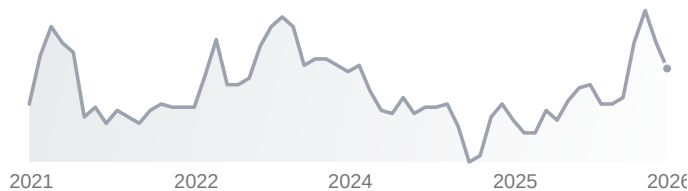
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

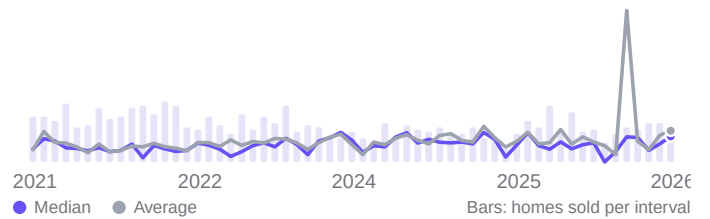
Market temperature (0–100)

59 / 100



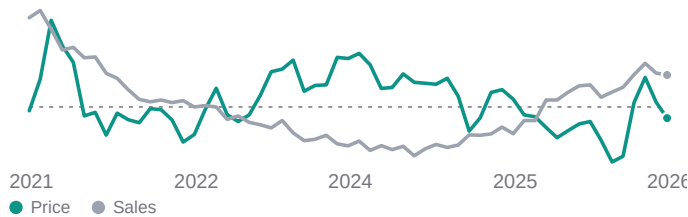
Sale prices

Median \$215K · Average \$245K



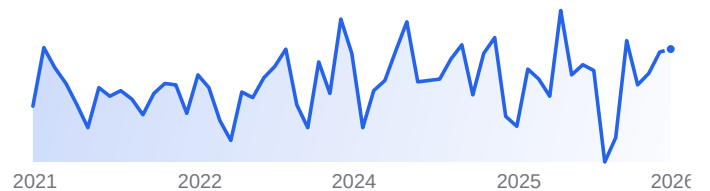
Growth (year over year)

Price -6.9% · Sales +19.8%



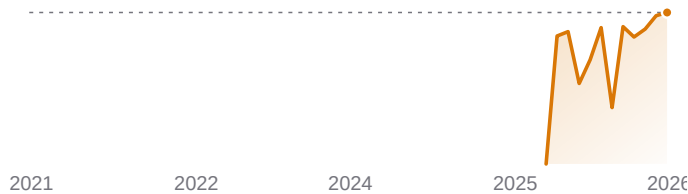
Price per square foot

\$127/ft²



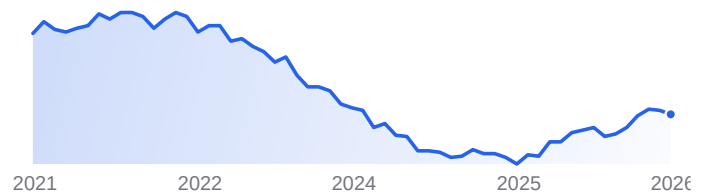
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

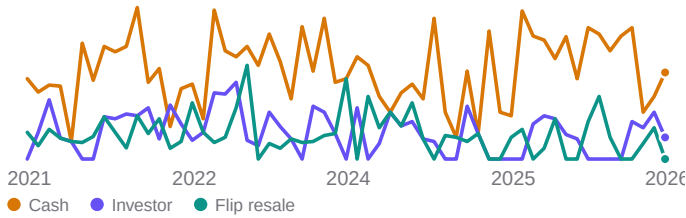
5.3%



BUYERS & OUTCOMES

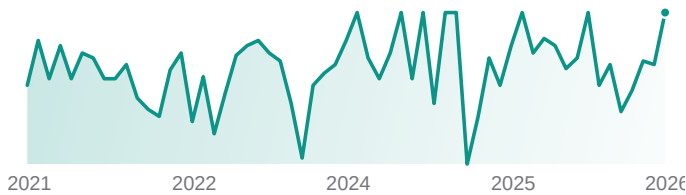
Buyer mix

Cash 31% · Investor 7.7% · Flip resale 0%



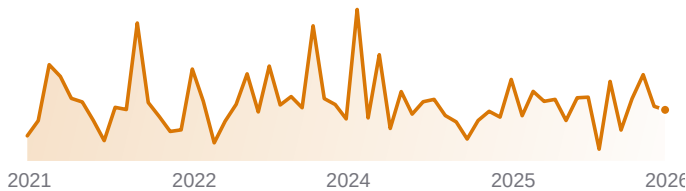
Sellers who sold at a gain

100%

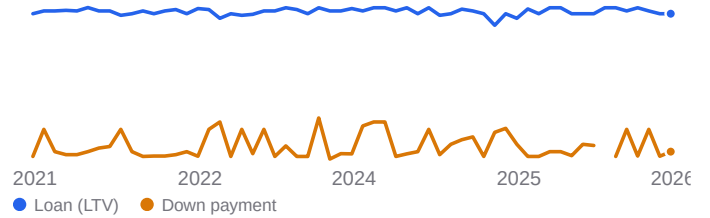


Median annualized return at resale

+4.6%

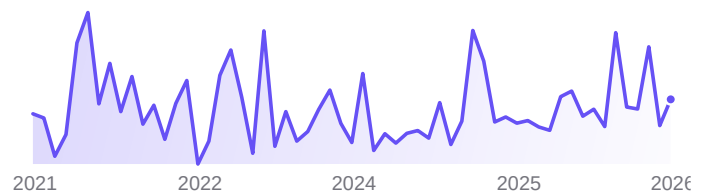


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



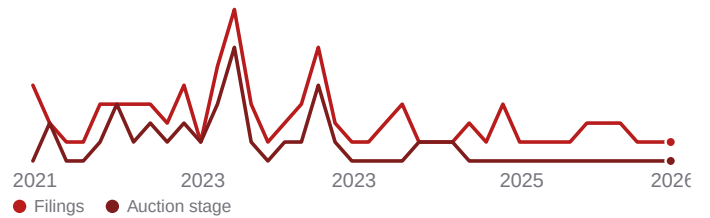
Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,687
Median value (AVM)	\$193K
Median size	1,505 ft²
Median bedrooms	3
Median year built	1954
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.9%
Owner occupied	74%
Company owned	7.6%
Median loan-to-value	40%
Typical ownership tenure	7.0 yrs

COMMUNITY

Population	11,459
Density	83 / mi²
Median household income	\$61K
Average household income	\$73K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	67
Homes occupied	86%
Bachelor's or higher	17%
Poverty rate	14.0%
Unemployment	1.1%
Average temp	44°F
Annual precip	43 in
Sunshine	46%

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