

Clayton 13624

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

BUYER'S MARKET

\$247K

MEDIAN SALE PRICE

+3.7%

1-YR CHANGE

67

SALES (12 MO)

\$276K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



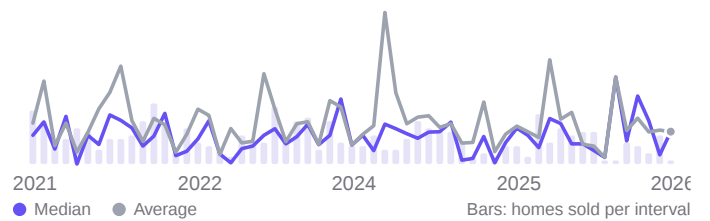
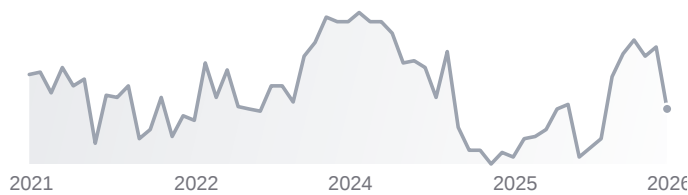
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$275K · Average \$275K

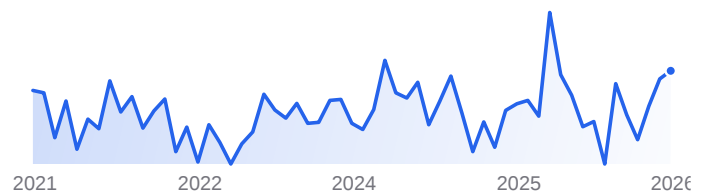
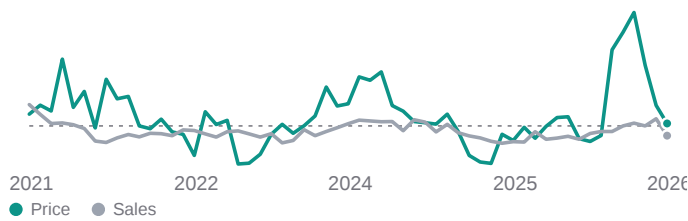


Growth (year over year)

Price +3.7% · Sales -15.2%

Price per square foot

\$236/ft²

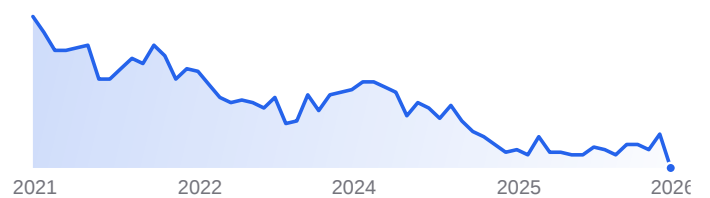


Sale premium vs estimated value

+75.9%

Annual turnover (share of homes sold)

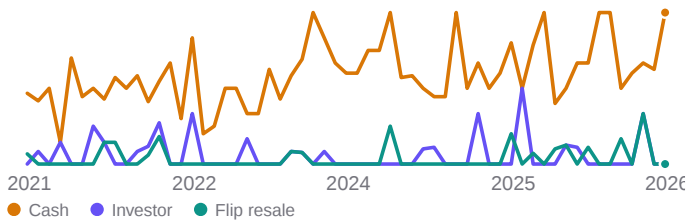
2.3%



BUYERS & OUTCOMES

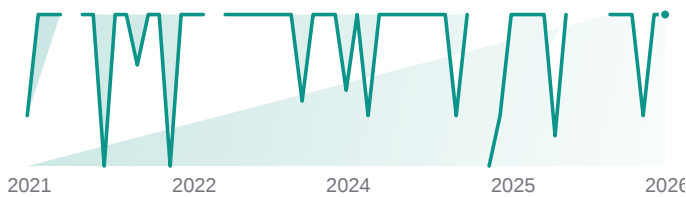
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



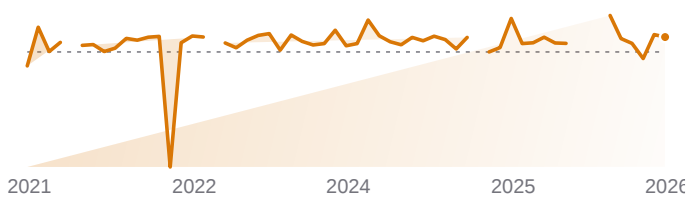
Sellers who sold at a gain

100%

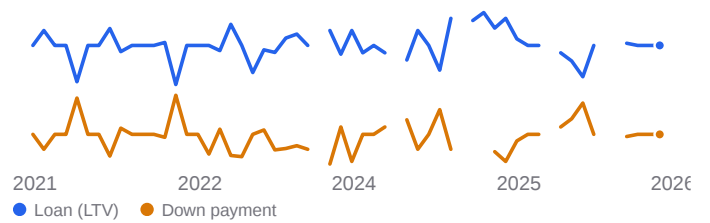


Median annualized return at resale

+10.4%

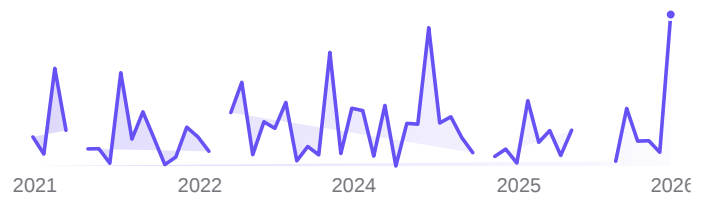


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



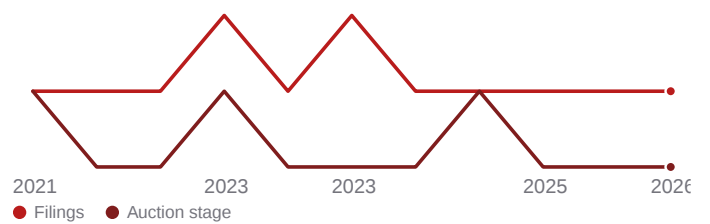
Typical hold before selling

19.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,910
Median value (AVM)	\$276K
Median size	1,498 ft²
Median bedrooms	3
Median year built	1964
Single family	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.9%
Owner occupied	52%
Company owned	17%
Median loan-to-value	7%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	4,394
Density	53 / mi²
Median household income	\$77K
Average household income	\$111K
Crime index (US avg 100)	144
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	60
Homes occupied	53%
Bachelor's or higher	15%
Poverty rate	9.9%
Unemployment	1.1%
Average temp	45°F
Annual precip	40 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.