

Colton 13625

ZIP code · NY · New York > St. Lawrence County > Colton

BUYER'S MARKET

\$57K

MEDIAN SALE PRICE

-73.8%

1-YR CHANGE

30

SALES (12 MO)

\$186K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



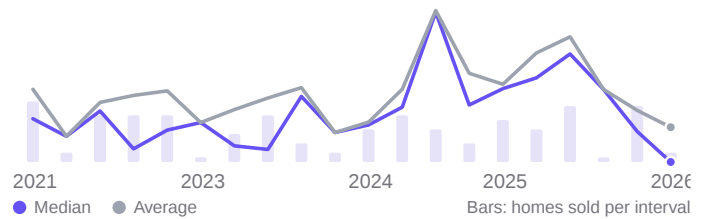
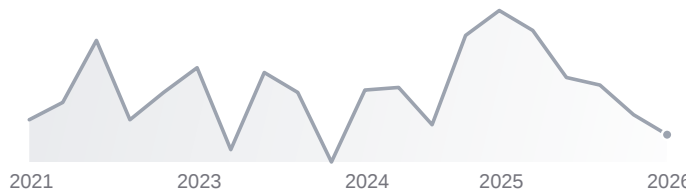
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

27 / 100

Sale prices

Median \$51K · Average \$113K

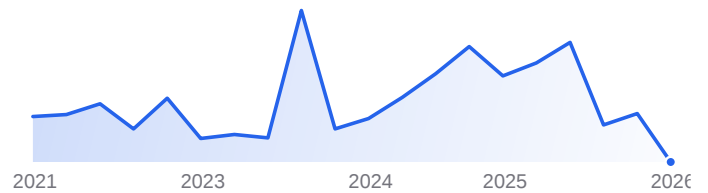
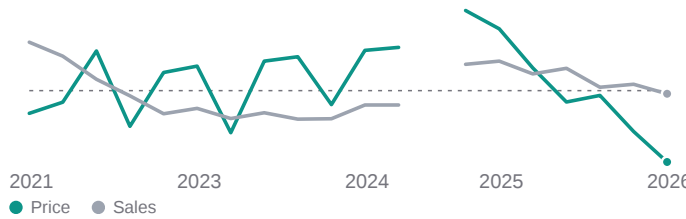


Growth (year over year)

Price -73.8% · Sales -3.2%

Price per square foot

\$37/ft²

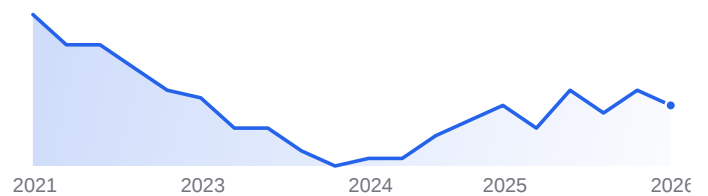
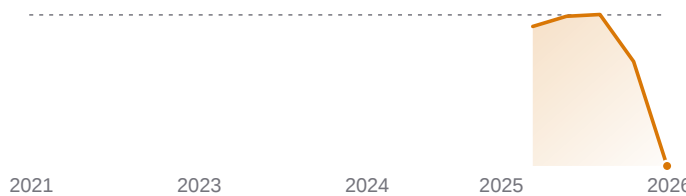


Sale premium vs estimated value

-81.9%

Annual turnover (share of homes sold)

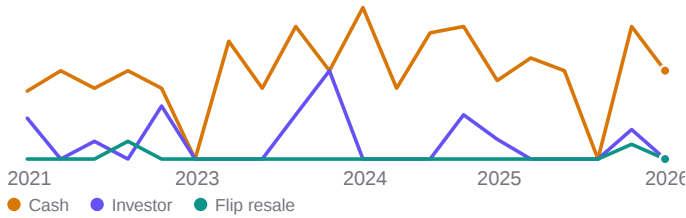
2.5%



BUYERS & OUTCOMES

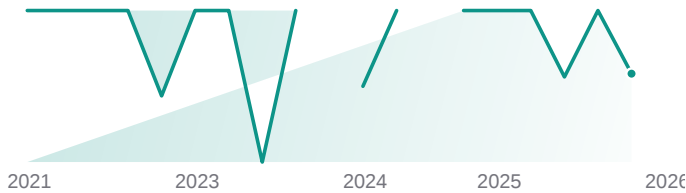
Buyer mix

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



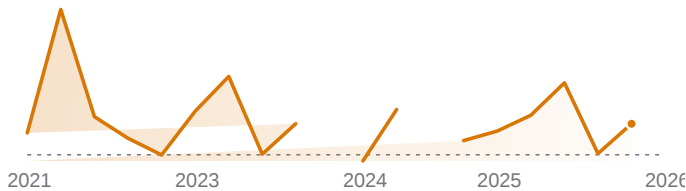
Sellers who sold at a gain

86%

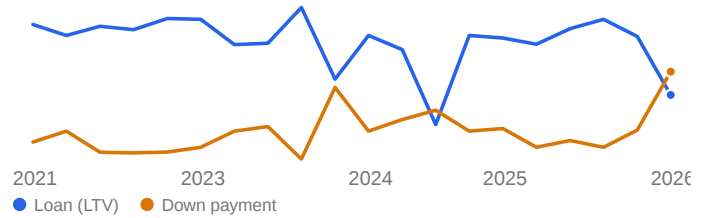


Median annualized return at resale

+6.5%

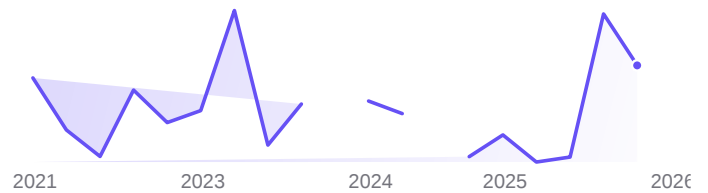


Financing (share of purchase price) Loan (LTV) 43% · Down payment 57%



Typical hold before selling

11.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,218
Median value (AVM)	\$186K
Median size	1,296 ft²
Median bedrooms	3
Median year built	1975
Single family	52%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	3.0%
Owner occupied	62%
Company owned	11%
Median loan-to-value	42%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	2,178
Density	37 / mi²
Median household income	\$73K
Average household income	\$84K
Crime index (US avg 100)	132
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	147
Homes occupied	73%
Bachelor's or higher	19%
Poverty rate	13.2%
Unemployment	1.3%
Average temp	43°F
Annual precip	43 in
Sunshine	52%

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.