

Edwards 13635

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

SELLER'S MARKET

\$70K

MEDIAN SALE PRICE

6

SALES (12 MO)

\$97K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

Balanced

Seller's market

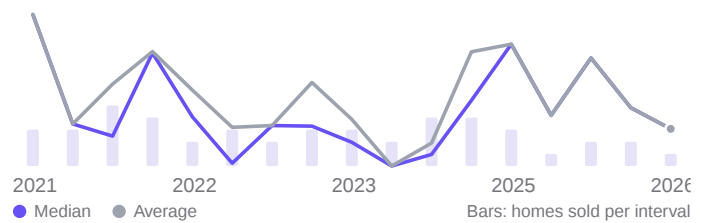
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

78 / 100

Sale prices

Median \$70K · Average \$70K

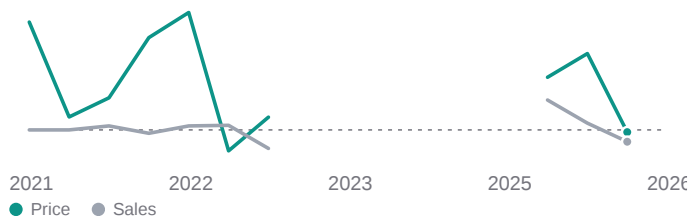


Growth (year over year)

Price -3.9% · Sales -20.0%

Price per square foot

\$92/ft²



Annual turnover (share of homes sold)

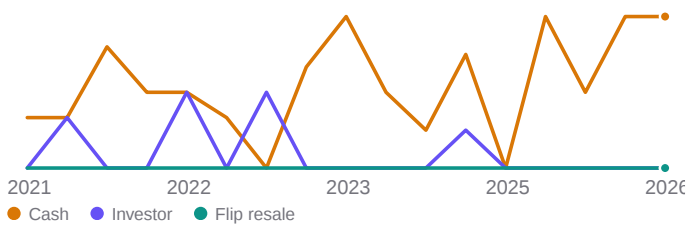
1.1%



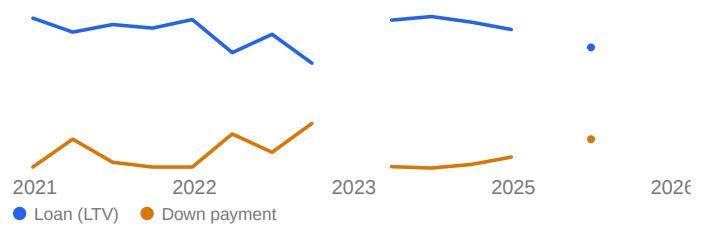
BUYERS & OUTCOMES

Buyer mix

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

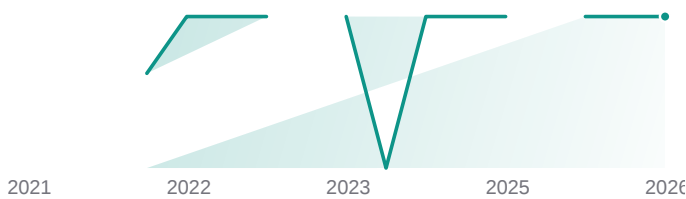


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



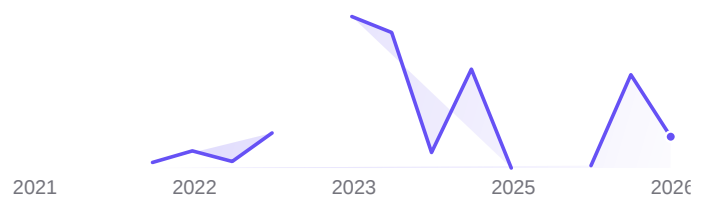
Sellers who sold at a gain

100%



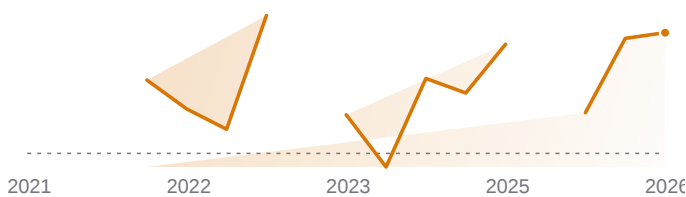
Typical hold before selling

6.5 yrs



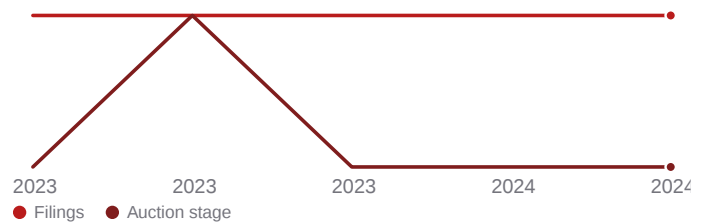
Median annualized return at resale

+15.2%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	524
Median value (AVM)	\$97K
Median size	1,326 ft²
Median bedrooms	3
Median year built	1967
Single family	48%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.2%
Owner occupied	61%
Company owned	7.0%
Median loan-to-value	42%
Typical ownership tenure	10.2 yrs

COMMUNITY

Population	858
Density	16 / mi²
Median household income	\$68K
Average household income	\$72K
Crime index (US avg 100)	188
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	110
Homes occupied	84%
Bachelor's or higher	6%
Poverty rate	17.9%
Unemployment	1.2%
Average temp	43°F
Annual precip	44 in
Sunshine	52%

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