

Evans Mills 13637

ZIP code · NY · New York > Jefferson County > Evans Mills

SELLER'S MARKET

\$247K

MEDIAN SALE PRICE

+29.3%

1-YR CHANGE

41

SALES (12 MO)

\$224K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

Balanced

Seller's market

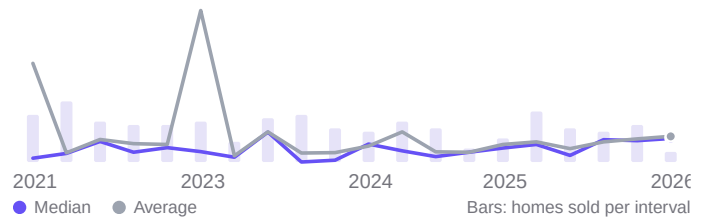
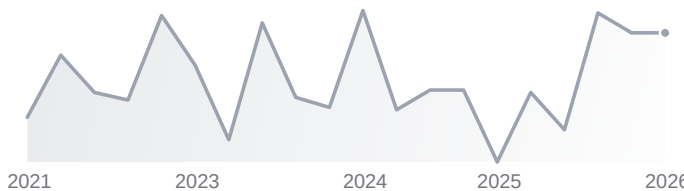
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

75 / 100

Sale prices

Median \$273K · Average \$288K

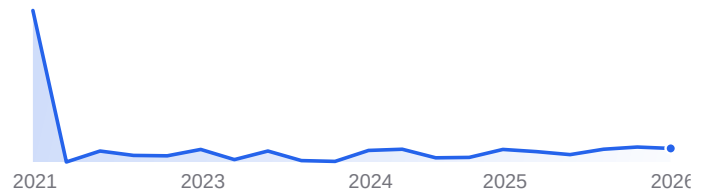
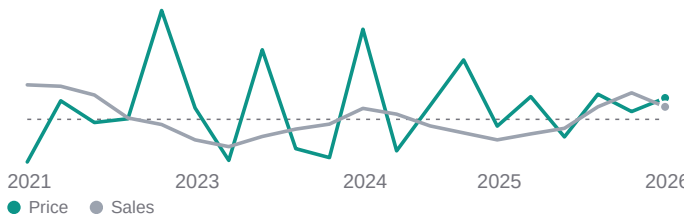


Growth (year over year)

Price +29.3% · Sales +17.1%

Price per square foot

\$146/ft²

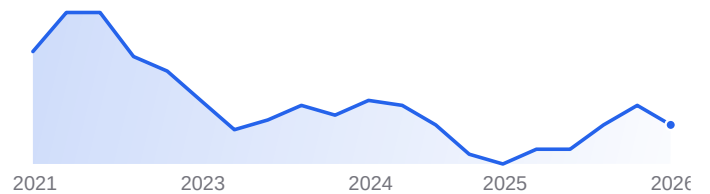


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

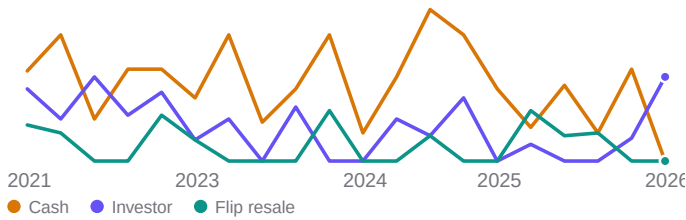
4.8%



BUYERS & OUTCOMES

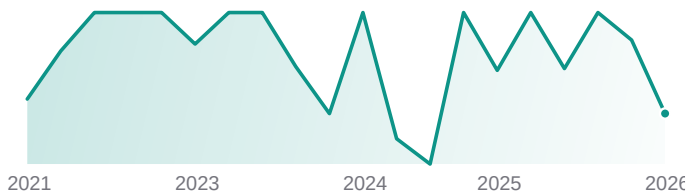
Buyer mix

Cash 0% · Investor 33% · Flip resale 0%



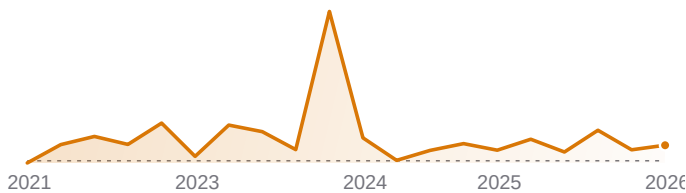
Sellers who sold at a gain

67%

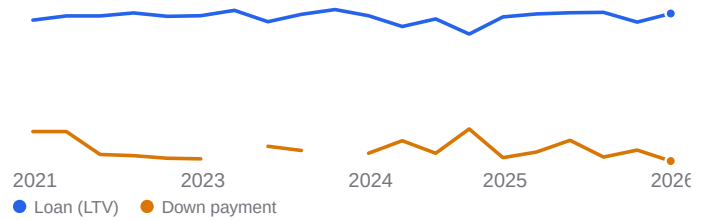


Median annualized return at resale

+4.1%

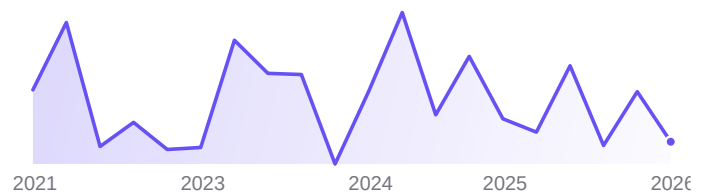


Financing (share of purchase price) Loan (LTV) 100% · Down payment 0.0%



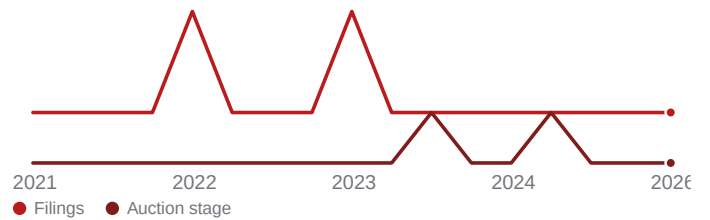
Typical hold before selling

2.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	856
Median value (AVM)	\$224K
Median size	1,640 ft²
Median bedrooms	3
Median year built	1981
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.1%
Owner occupied	79%
Company owned	6.2%
Median loan-to-value	39%
Typical ownership tenure	8.1 yrs

COMMUNITY

Population	6,910
Density	156 / mi²
Median household income	\$62K
Average household income	\$71K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	62
Homes occupied	89%
Bachelor's or higher	20%
Poverty rate	8.7%
Unemployment	0.9%
Average temp	45°F
Annual precip	42 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.