

Heuvelton 13654

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

BALANCED MARKET

\$97K

MEDIAN SALE PRICE

-7.5%

1-YR CHANGE

27

SALES (12 MO)

\$149K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



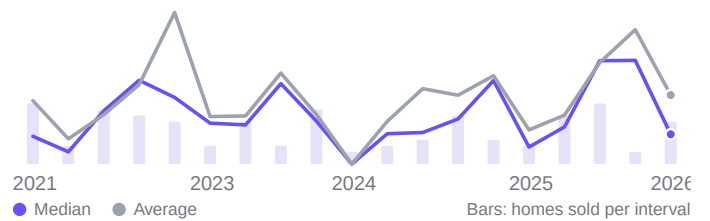
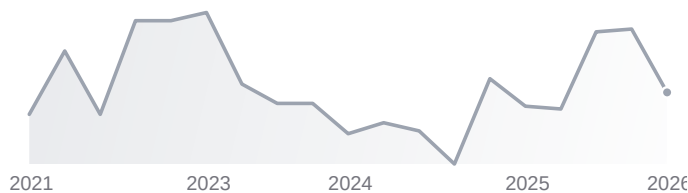
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

41 / 100

Sale prices

Median \$94K · Average \$144K

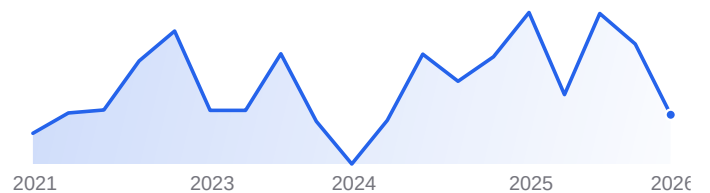
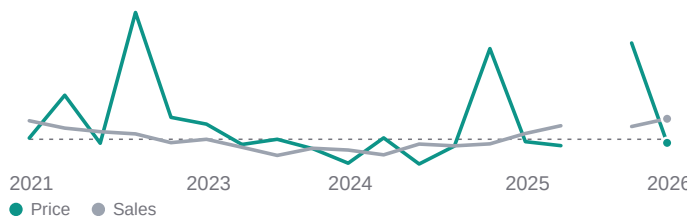


Growth (year over year)

Price -7.5% · Sales +42.1%

Price per square foot

\$62/ft²

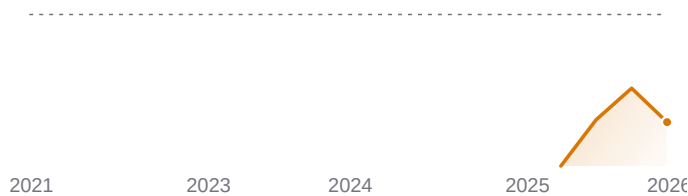


Sale premium vs estimated value

-10.1%

Annual turnover (share of homes sold)

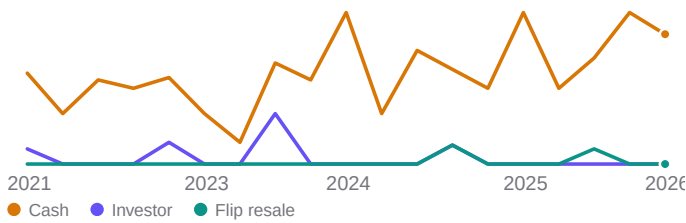
2.6%



BUYERS & OUTCOMES

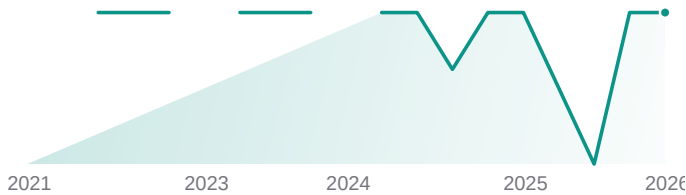
Buyer mix

Cash 86% · Investor 0% · Flip resale 0%



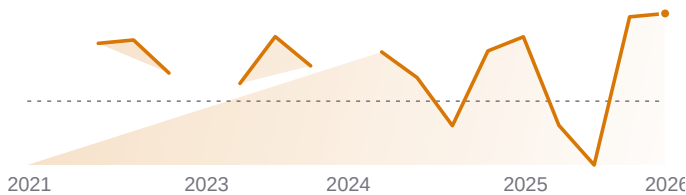
Sellers who sold at a gain

100%

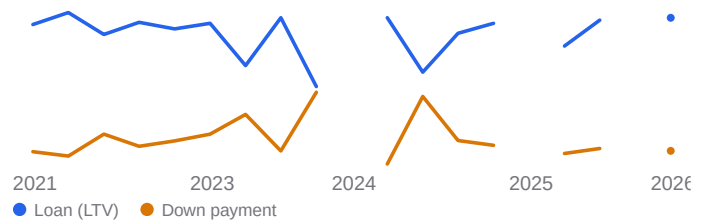


Median annualized return at resale

+8.6%

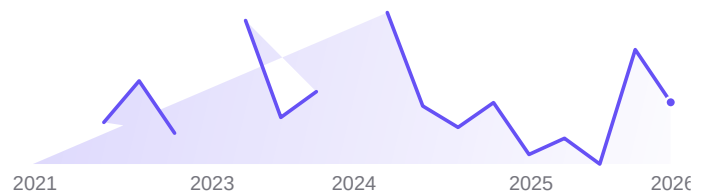


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



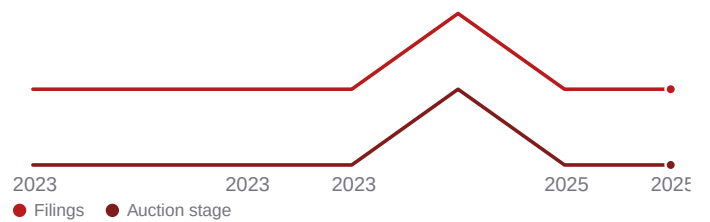
Typical hold before selling

8.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,056
Median value (AVM)	\$149K
Median size	1,429 ft²
Median bedrooms	3
Median year built	1967
Single family	46%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	4.1%
Owner occupied	69%
Company owned	8.3%
Median loan-to-value	37%
Typical ownership tenure	11.0 yrs

COMMUNITY

Population	2,232
Density	33 / mi²
Median household income	\$59K
Average household income	\$79K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	123
Homes occupied	83%
Bachelor's or higher	12%
Poverty rate	16.6%
Unemployment	1.2%
Average temp	44°F
Annual precip	38 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.