

La Fargeville 13656

ZIP code · NY · New York > Jefferson County > La Fargeville

SELLER'S MARKET

\$81K

MEDIAN SALE PRICE

+69.0%

1-YR CHANGE

37

SALES (12 MO)

\$174K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

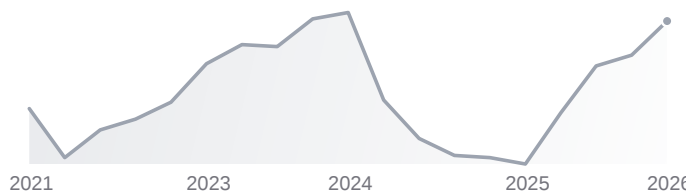
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

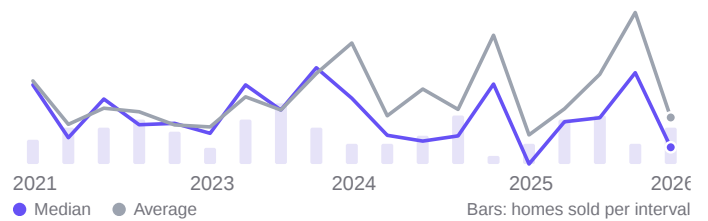
Market temperature (0–100)

73 / 100



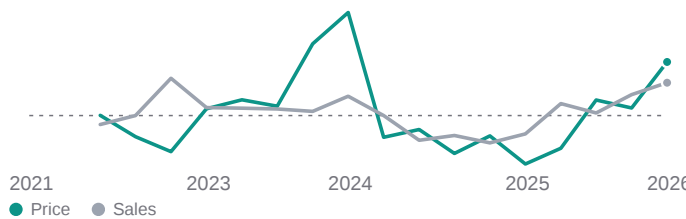
Sale prices

Median \$80K · Average \$126K



Growth (year over year)

Price +69.0% · Sales +42.3%



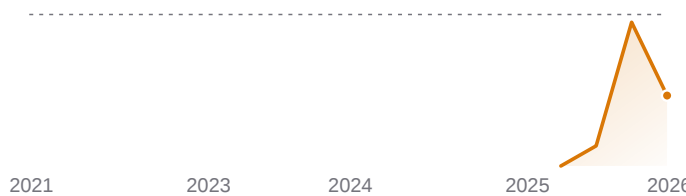
Price per square foot

\$80/ft²



Sale premium vs estimated value

-20.9%



Annual turnover (share of homes sold)

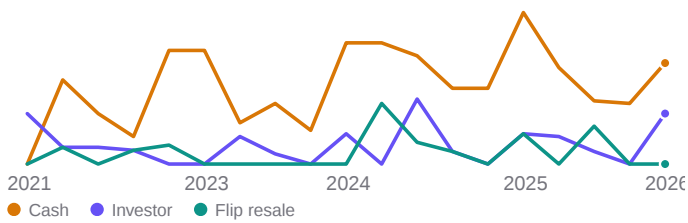
3.4%



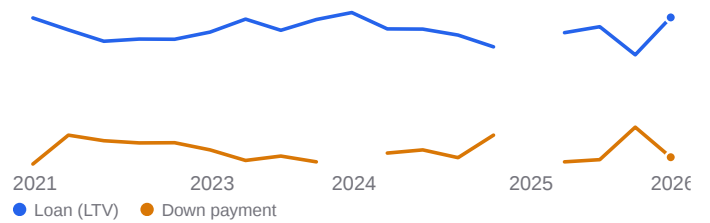
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 33% · Flip resale 0%

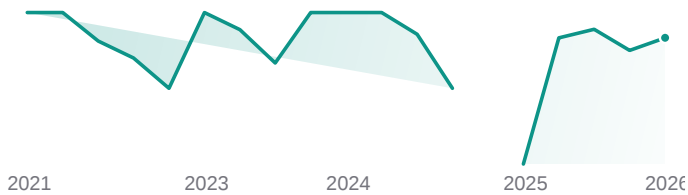


Financing (share of purchase price) Loan (LTV) 100% · Down payment 5.0%



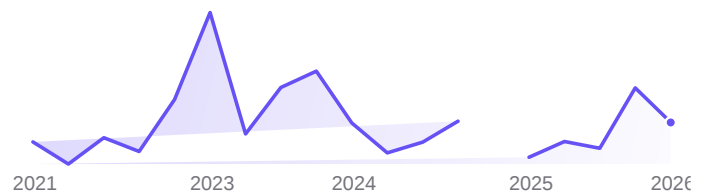
Sellers who sold at a gain

83%



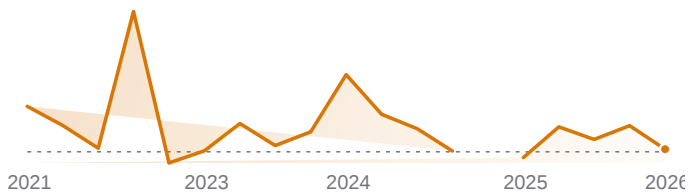
Typical hold before selling

4.6 yrs



Median annualized return at resale

+0.6%



HOUSING STOCK

Homes	1,083
Median value (AVM)	\$174K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1986
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.8%
Owner occupied	77%
Company owned	4.8%
Median loan-to-value	18%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	3,373
Density	39 / mi²
Median household income	\$68K
Average household income	\$78K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	61
Homes occupied	83%
Bachelor's or higher	14%
Poverty rate	12.2%
Unemployment	1.3%
Average temp	45°F
Annual precip	40 in
Sunshine	46%

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.