

Natural Bridge 13665

ZIP code · NY · New York > Lewis County > Natural Bridge

SELLER'S MARKET

\$110K

MEDIAN SALE PRICE

13

SALES (12 MO)

\$148K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

Balanced

Seller's market

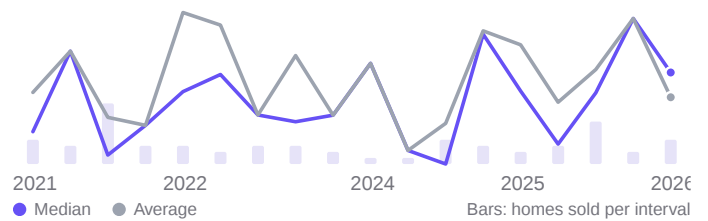
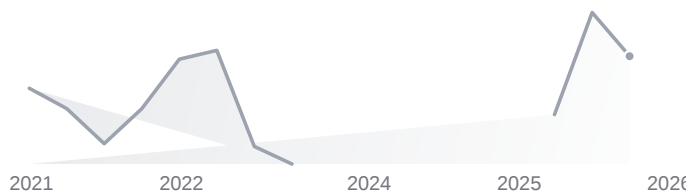
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

74 / 100

Sale prices

Median \$135K · Average \$107K

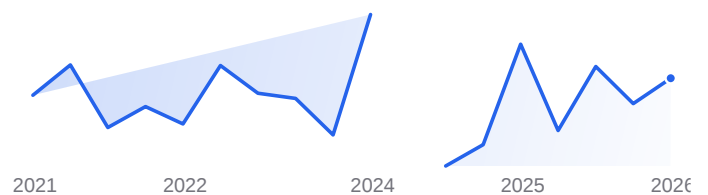
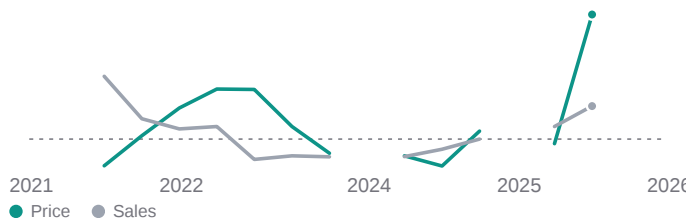


Growth (year over year)

Price +331.0% · Sales +87.5%

Price per square foot

\$89/ft²

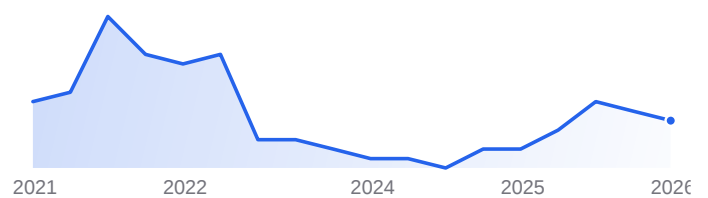
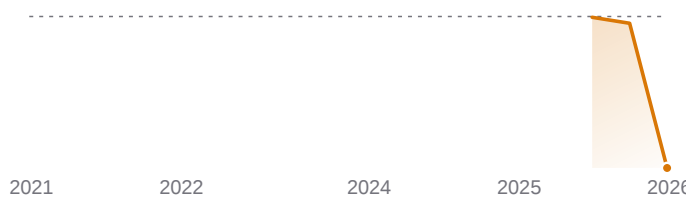


Sale premium vs estimated value

-52.1%

Annual turnover (share of homes sold)

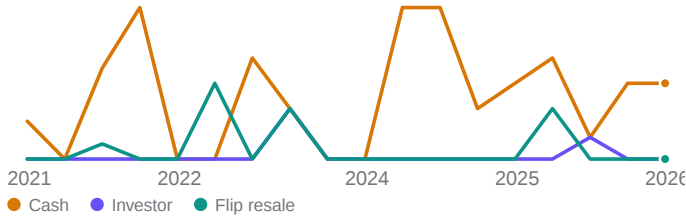
3.2%



BUYERS & OUTCOMES

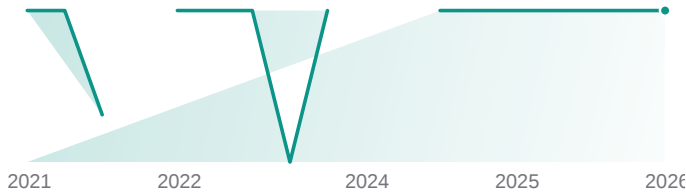
Buyer mix

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



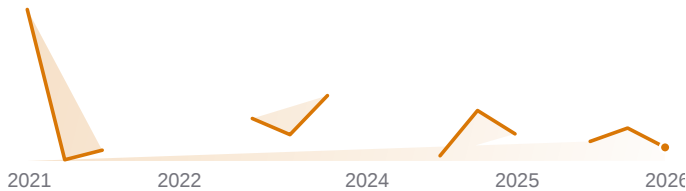
Sellers who sold at a gain

100%

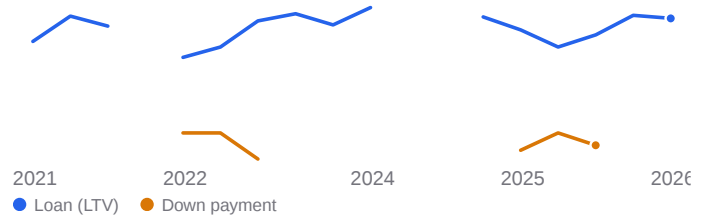


Median annualized return at resale

+3.8%

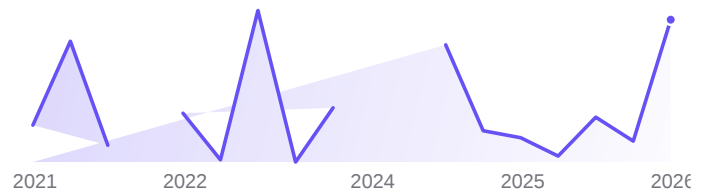


Financing (share of purchase price) Loan (LTV) 100% · Down payment 11%



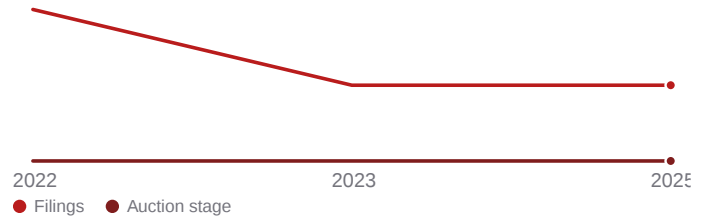
Typical hold before selling

15.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	412
Median value (AVM)	\$148K
Median size	1,400 ft²
Median bedrooms	3
Median year built	1969
Single family	55%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.0%
Owner occupied	69%
Company owned	5.8%
Median loan-to-value	33%
Typical ownership tenure	6.8 yrs

COMMUNITY

Population	895
Density	18 / mi²
Median household income	\$72K
Average household income	\$80K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	74
Homes occupied	65%
Bachelor's or higher	8%
Poverty rate	13.5%
Unemployment	1.3%
Average temp	43°F
Annual precip	43 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.