

Oswegatchie 13670

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

STRONG BUYER'S MARKET

\$39K

MEDIAN SALE PRICE

-2.5%

1-YR CHANGE

6

SALES (12 MO)

\$108K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 16 / 100



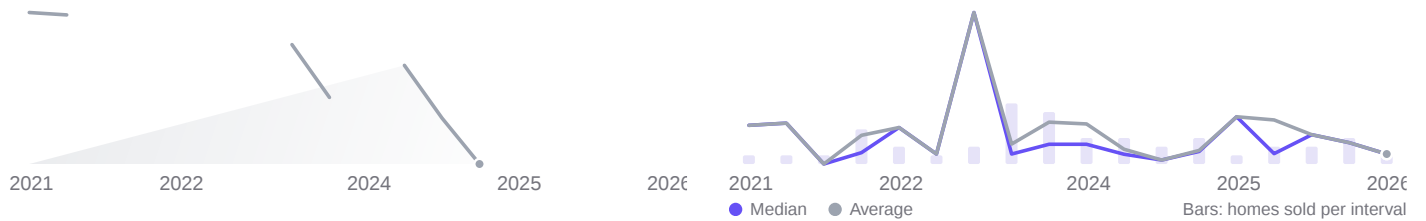
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

16 / 100

Sale prices

Median \$39K · Average \$39K

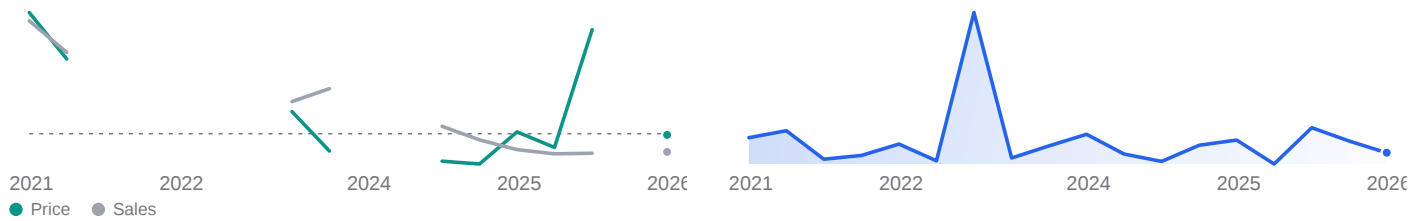


Growth (year over year)

Price -2.5% · Sales -40.0%

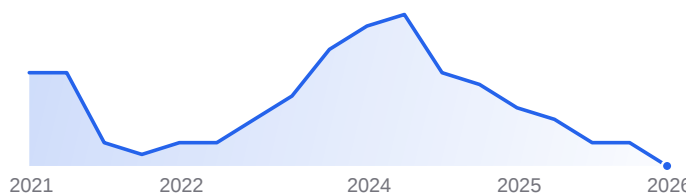
Price per square foot

\$46/ft²



Annual turnover (share of homes sold)

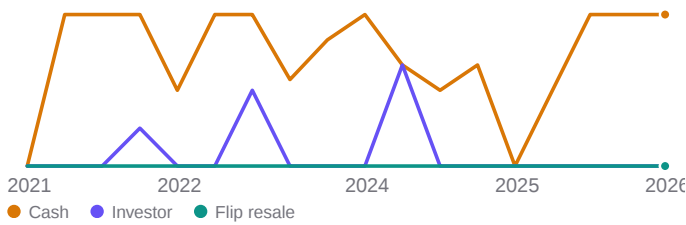
1.5%



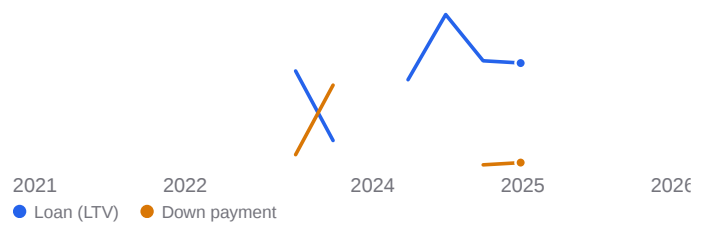
BUYERS & OUTCOMES

Buyer mix

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

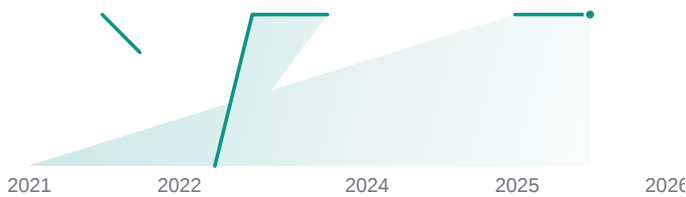


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



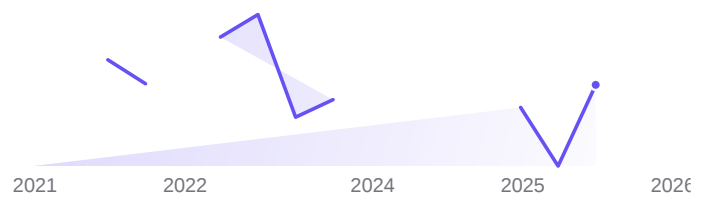
Sellers who sold at a gain

100%



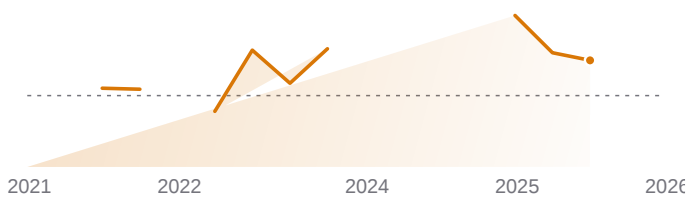
Typical hold before selling

8.6 yrs



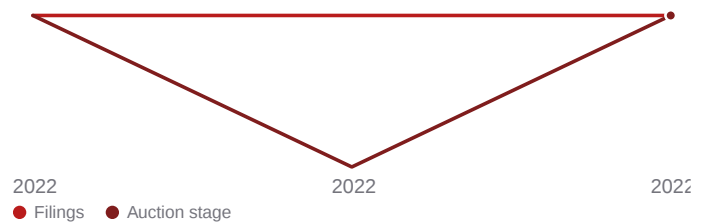
Median annualized return at resale

+13.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	397
Median value (AVM)	\$108K
Median size	1,044 ft²
Median bedrooms	2
Median year built	1965
Single family	34%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	3.2%
Owner occupied	41%
Company owned	6.8%
Median loan-to-value	0%
Typical ownership tenure	10.5 yrs

COMMUNITY

Population	418
Density	5 / mi ²
Median household income	\$49K
Average household income	\$62K
Crime index (US avg 100)	164
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	102
Homes occupied	49%
Bachelor's or higher	9%
Poverty rate	19.9%
Unemployment	1.1%
Average temp	42°F
Annual precip	46 in
Sunshine	51%

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.