

Richville 13681

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

BUYER'S MARKET

\$440K

MEDIAN SALE PRICE

+576.2%

1-YR CHANGE

7

SALES (12 MO)

\$144K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



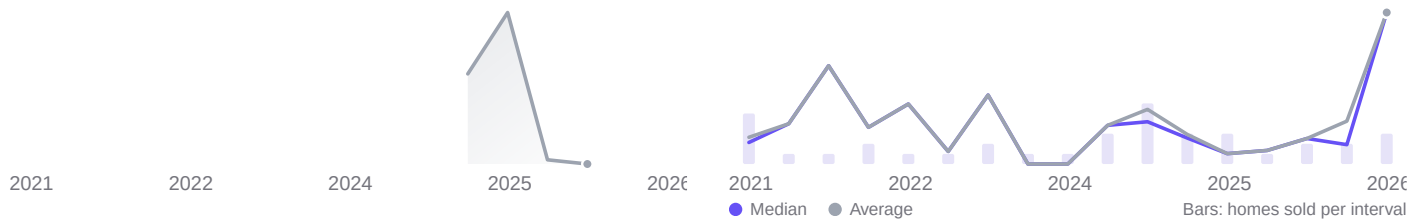
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$470K · Average \$470K

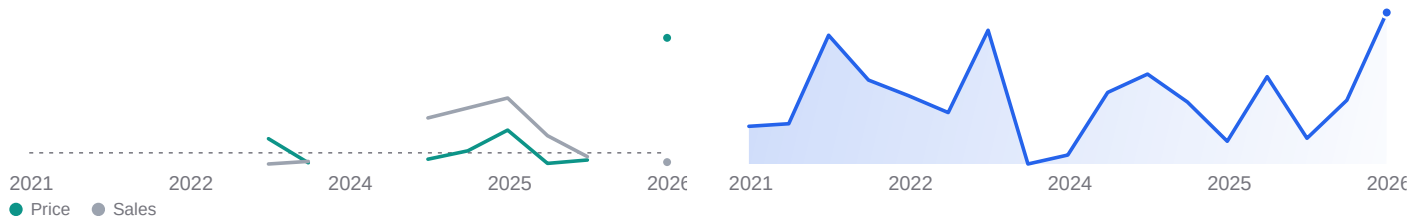


Growth (year over year)

Price +576.2% · Sales -46.2%

Price per square foot

\$154/ft²

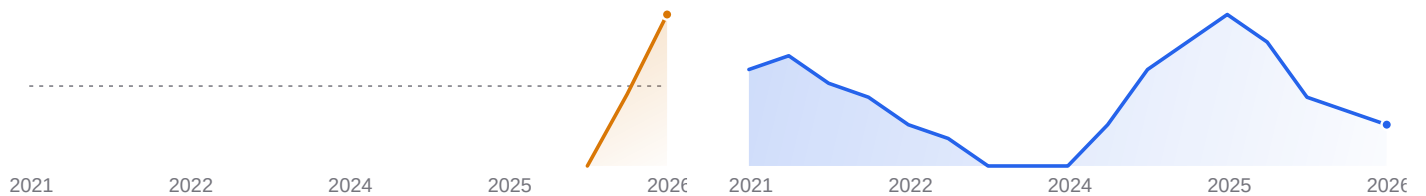


Sale premium vs estimated value

+54.7%

Annual turnover (share of homes sold)

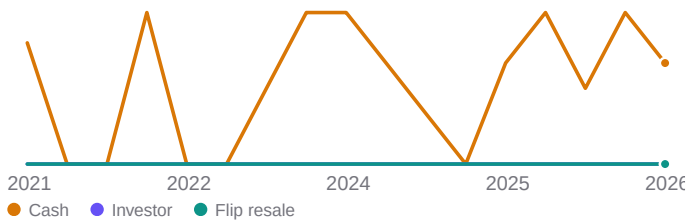
1.8%



BUYERS & OUTCOMES

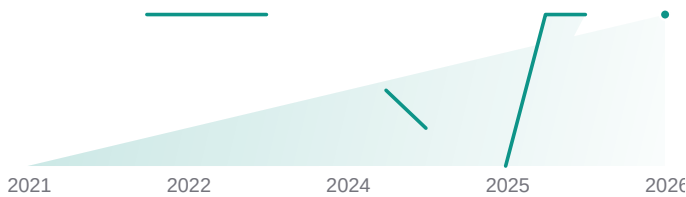
Buyer mix

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



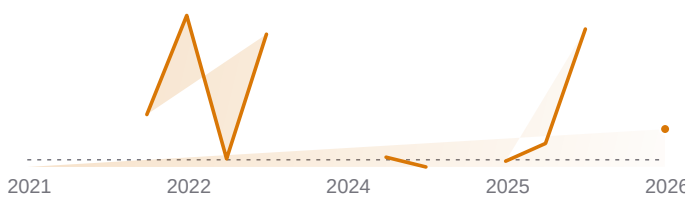
Sellers who sold at a gain

100%



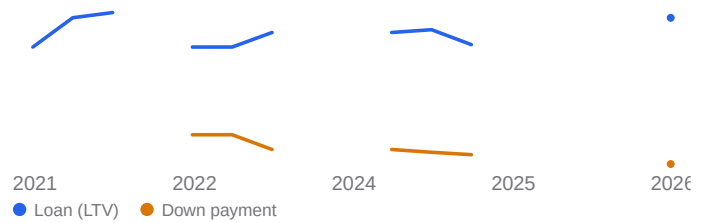
Median annualized return at resale

+2.7%



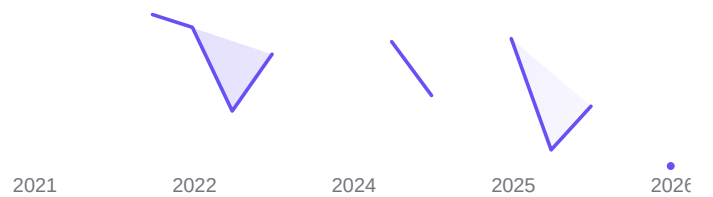
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 0.0%



Typical hold before selling

4.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	388
Median value (AVM)	\$144K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1953
Single family	46%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.0%
Owner occupied	77%
Company owned	8.9%
Median loan-to-value	22%
Typical ownership tenure	11.6 yrs

COMMUNITY

Population	1,021
Density	30 / mi²
Median household income	\$63K
Average household income	\$68K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	109
Homes occupied	82%
Bachelor's or higher	10%
Poverty rate	19.2%
Unemployment	1.1%
Average temp	44°F
Annual precip	39 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.