

Star Lake 13690

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

BALANCED MARKET

\$104K

MEDIAN SALE PRICE

+40.7%

1-YR CHANGE

13

SALES (12 MO)

\$103K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



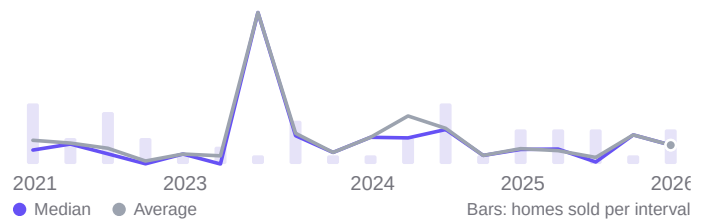
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$106K · Average \$106K

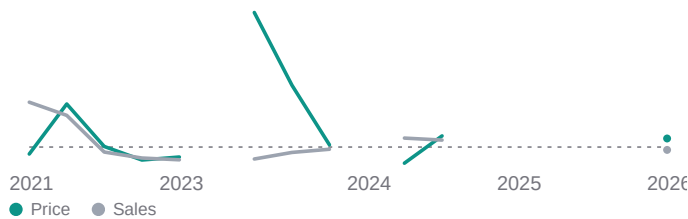


Growth (year over year)

Price +40.7% · Sales -13.3%

Price per square foot

\$82/ft²

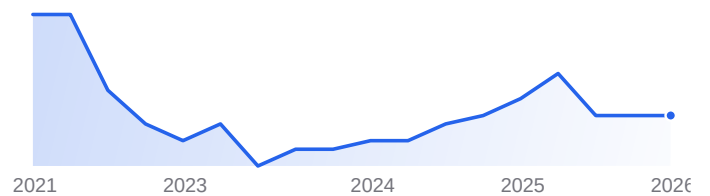
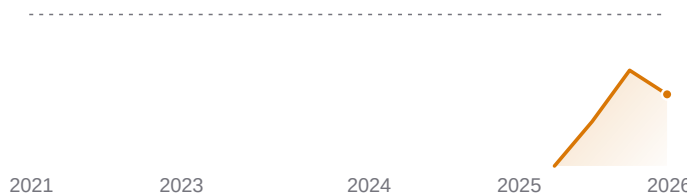


Sale premium vs estimated value

-8.1%

Annual turnover (share of homes sold)

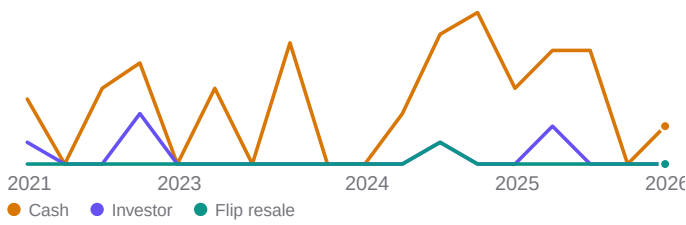
2.5%



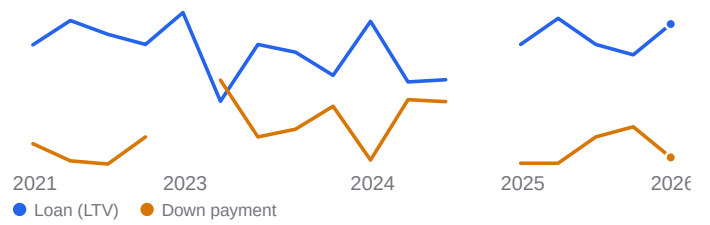
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 0% · Flip resale 0%

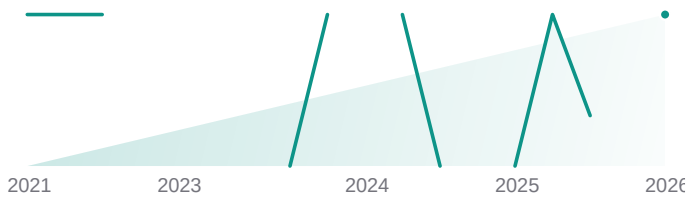


Financing (share of purchase price) Loan (LTV) 93% · Down payment 6.7%



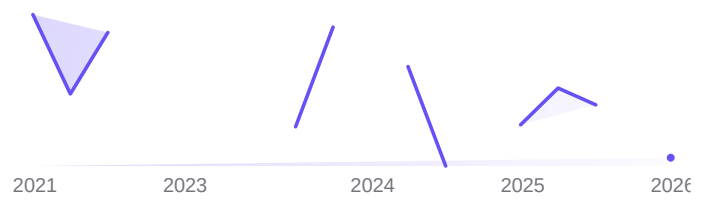
Sellers who sold at a gain

100%



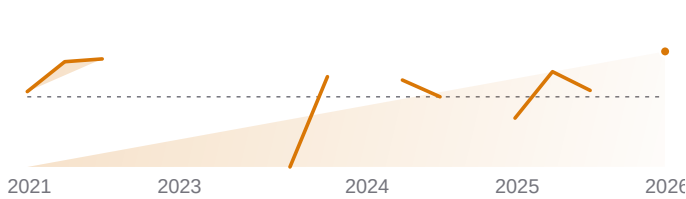
Typical hold before selling

2.8 yrs



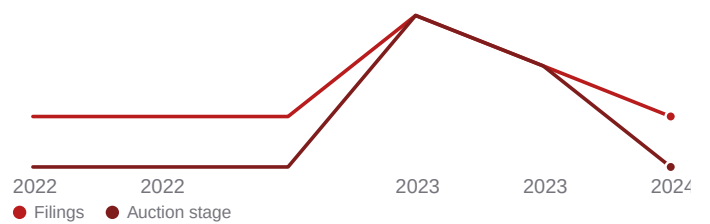
Median annualized return at resale

+9.5%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	528
Median value (AVM)	\$103K
Median size	1,254 ft²
Median bedrooms	3
Median year built	1951
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	0.9%
Owner occupied	49%
Company owned	15%
Median loan-to-value	12%
Typical ownership tenure	9.6 yrs

COMMUNITY

Population	637
Density	7 / mi ²
Median household income	\$52K
Average household income	\$70K
Crime index (US avg 100)	180
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	104
Homes occupied	51%
Bachelor's or higher	11%
Poverty rate	18.3%
Unemployment	1.1%
Average temp	41°F
Annual precip	48 in
Sunshine	49%

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.