

Winthrop 13697

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

BALANCED MARKET

\$178K

MEDIAN SALE PRICE

+32.0%

1-YR CHANGE

20

SALES (12 MO)

\$131K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



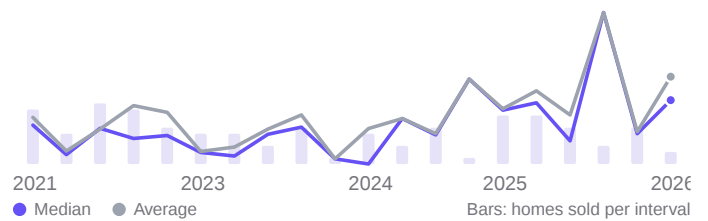
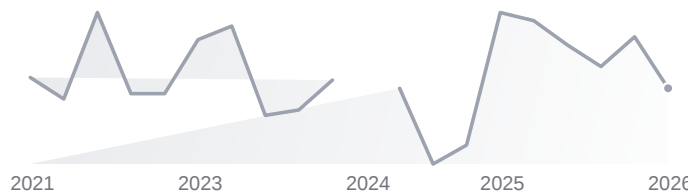
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$180K · Average \$230K

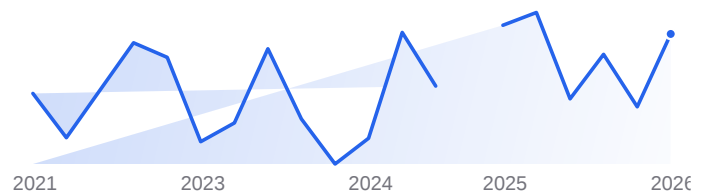
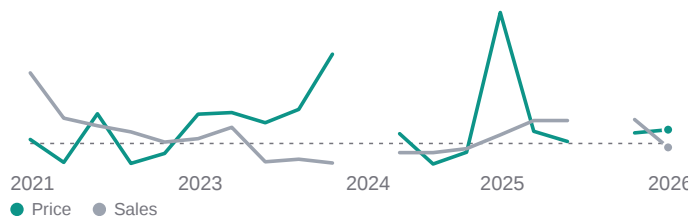


Growth (year over year)

Price +32.0% · Sales -9.1%

Price per square foot

\$119/ft²

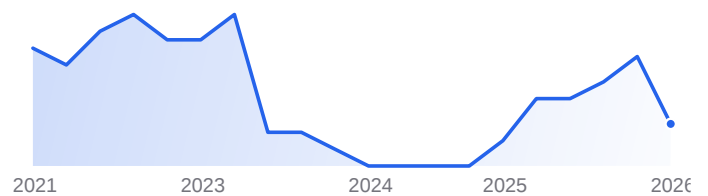


Sale premium vs estimated value

-3.5%

Annual turnover (share of homes sold)

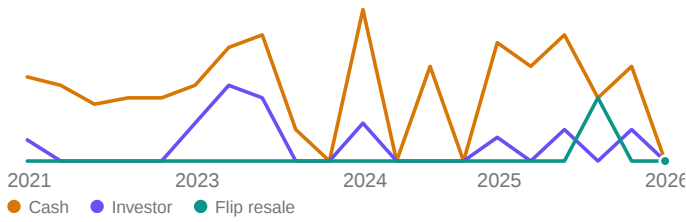
2.0%



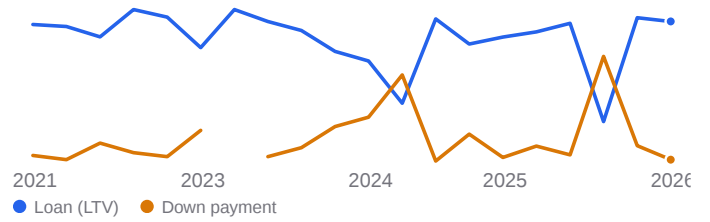
BUYERS & OUTCOMES

Buyer mix

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

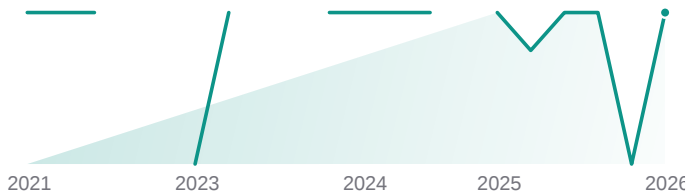


Financing (share of purchase price) Loan (LTV) 95% · Down payment 3.0%



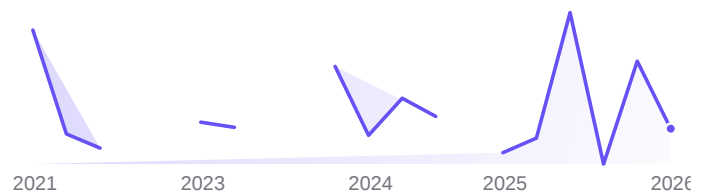
Sellers who sold at a gain

100%



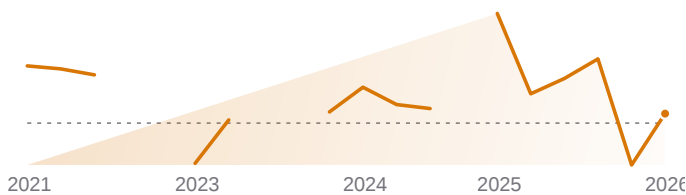
Typical hold before selling

5.6 yrs



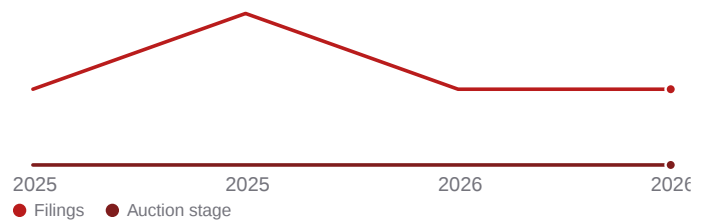
Median annualized return at resale

+2.6%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,005
Median value (AVM)	\$131K
Median size	1,316 ft²
Median bedrooms	3
Median year built	1971
Single family	46%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	5.4%
Owner occupied	75%
Company owned	4.7%
Median loan-to-value	45%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	2,399
Density	38 / mi²
Median household income	\$82K
Average household income	\$103K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	179
Homes occupied	89%
Bachelor's or higher	11%
Poverty rate	11.5%
Unemployment	1.4%
Average temp	44°F
Annual precip	38 in
Sunshine	52%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.