

Piffard

Community · NY · New York > Livingston County

BALANCED MARKET

\$168K

MEDIAN SALE PRICE

-42.8%

1-YR CHANGE

11

SALES (12 MO)

\$205K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



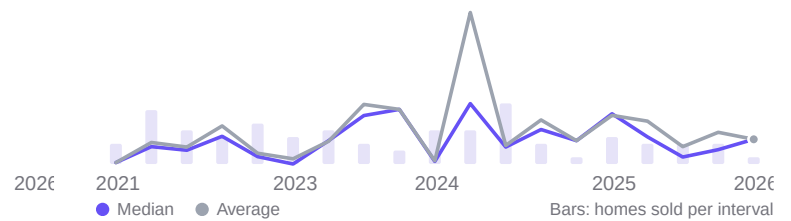
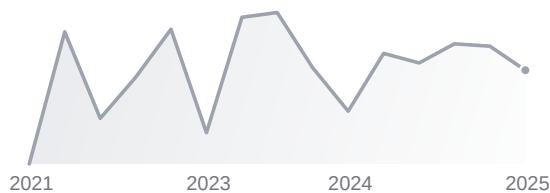
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$185K · Average \$185K

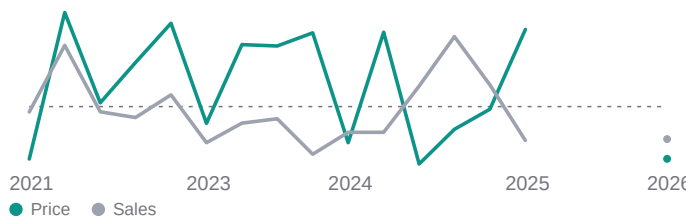


Growth (year over year)

Price -42.8% · Sales -26.7%

Price per square foot

\$134/ft²



Sale premium vs estimated value

+30.1%

Annual turnover (share of homes sold)

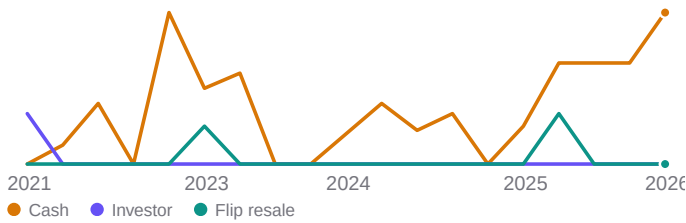
2.0%



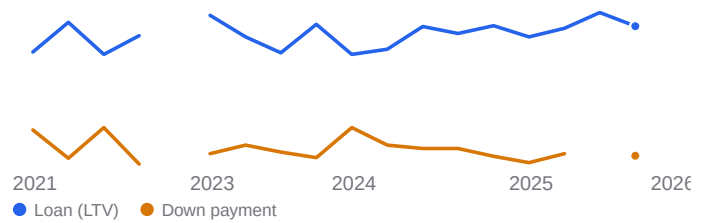
BUYERS & OUTCOMES

Buyer mix

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

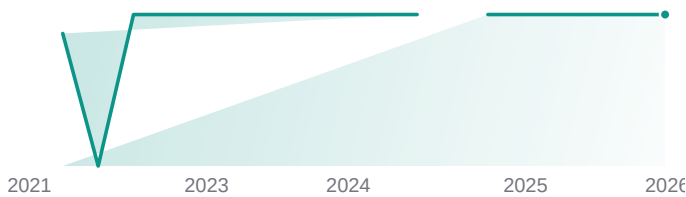


Financing (share of purchase price) Loan (LTV) 91% · Down payment 8.7%



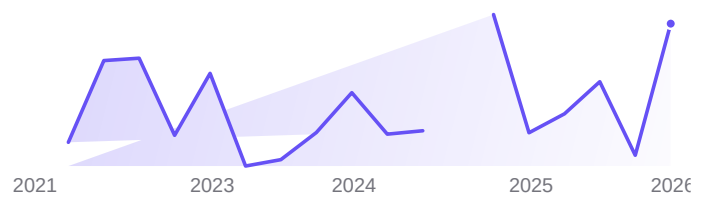
Sellers who sold at a gain

100%



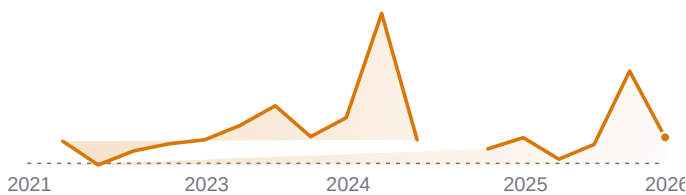
Typical hold before selling

18.7 yrs



Median annualized return at resale

+6.3%



HOUSING STOCK

Homes	559
Median value (AVM)	\$205K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1968
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.2%
Owner occupied	89%
Company owned	7.7%
Median loan-to-value	39%
Typical ownership tenure	11.0 yrs

COMMUNITY

Population	215
Density	230 / mi²
Median household income	\$80K
Average household income	\$91K
Crime index (US avg 100)	63
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	70
Homes occupied	96%
Bachelor's or higher	5%
Poverty rate	27.4%
Unemployment	1.1%
Average temp	48°F
Annual precip	34 in
Sunshine	51%

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.