

Cayuga County, NY

County · NY · New York

SELLER'S MARKET

\$225K

MEDIAN SALE PRICE

+21.7%

1-YR CHANGE

956

SALES (12 MO)

\$214K

MEDIAN VALUE (AVM)

Market temperature

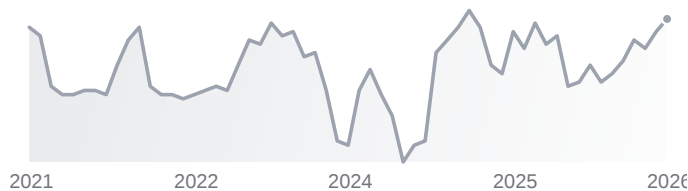
Seller's market · 63 / 100



MARKET TRENDS (5 YEARS)

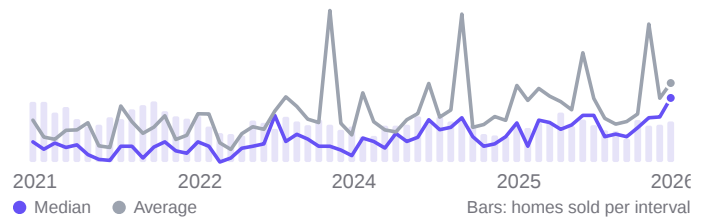
Market temperature (0–100)

63 / 100



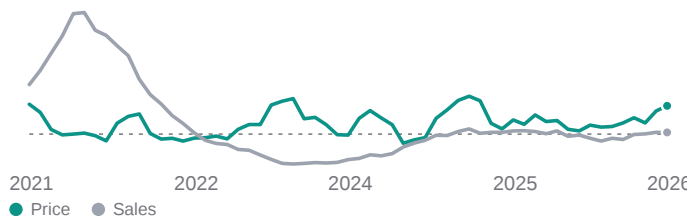
Sale prices

Median \$252K · Average \$284K



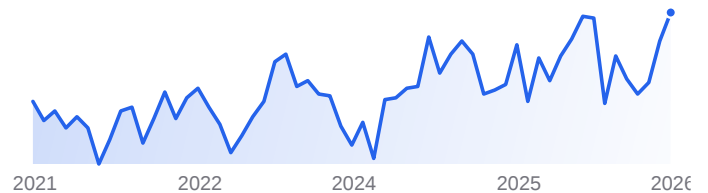
Growth (year over year)

Price +21.7% · Sales +1.3%



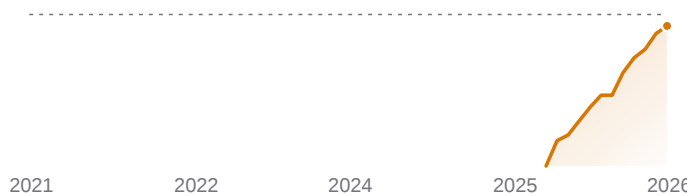
Price per square foot

\$147/ft²



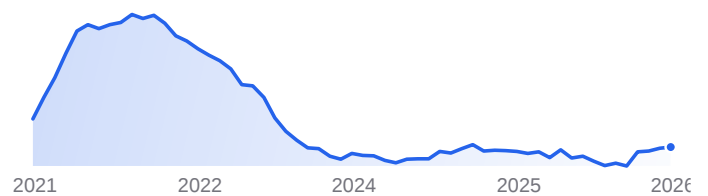
Sale premium vs estimated value

-0.6%



Annual turnover (share of homes sold)

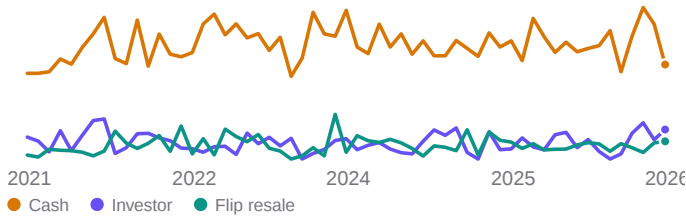
3.3%



BUYERS & OUTCOMES

Buyer mix

Cash 37% · Investor 11% · Flip resale 6.9%



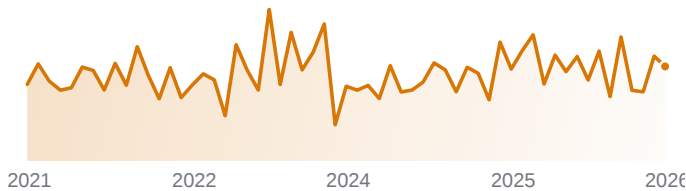
Sellers who sold at a gain

90%

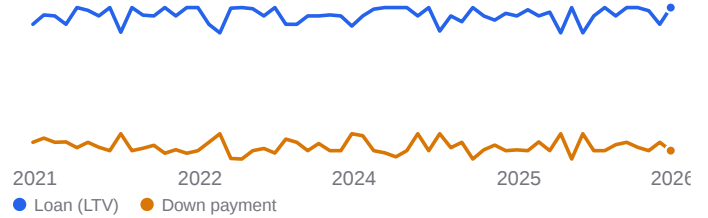


Median annualized return at resale

+8.3%

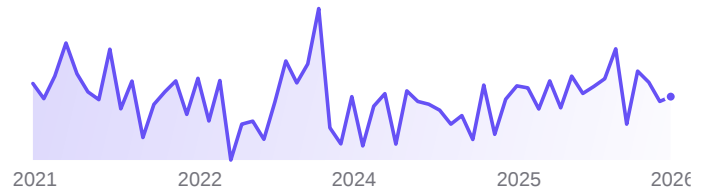


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



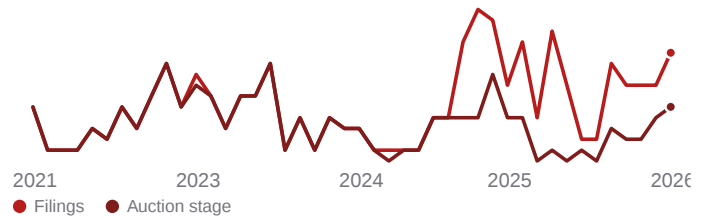
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 10 · Auction stage 5



HOUSING STOCK

Homes	29,310
Median value (AVM)	\$214K
Median size	1,572 ft²
Median bedrooms	3
Median year built	1951
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.3%
Owner occupied	75%
Company owned	13%
Median loan-to-value	32%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	74,983
Density	108 / mi²
Median household income	\$66K
Average household income	\$87K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	37
Homes occupied	87%
Bachelor's or higher	14%
Poverty rate	13.6%
Unemployment	1.1%
Average temp	47°F
Annual precip	39 in
Sunshine	49%

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