

Genesee County, NY

County · NY · New York

BALANCED MARKET

\$212K

MEDIAN SALE PRICE

+18.4%

1-YR CHANGE

581

SALES (12 MO)

\$212K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



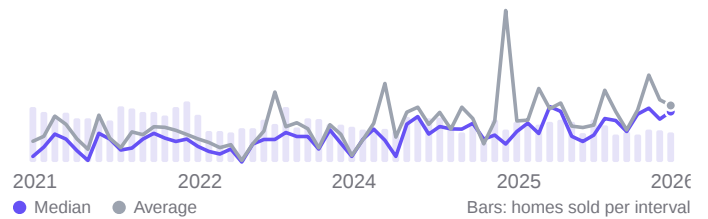
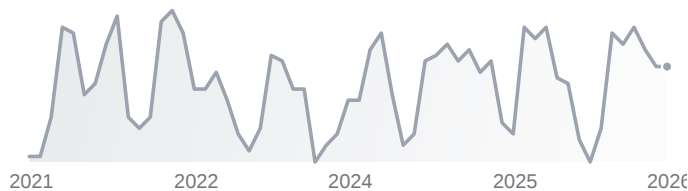
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$215K · Average \$227K

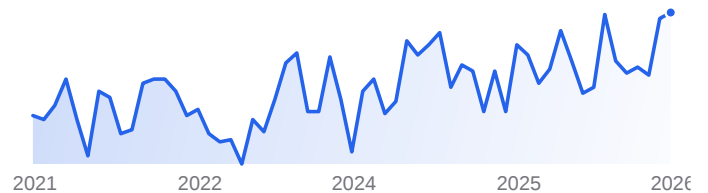
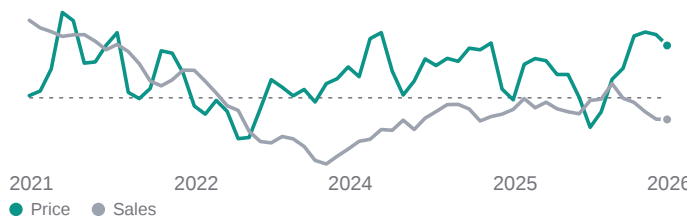


Growth (year over year)

Price +18.4% · Sales -7.6%

Price per square foot

\$147/ft²

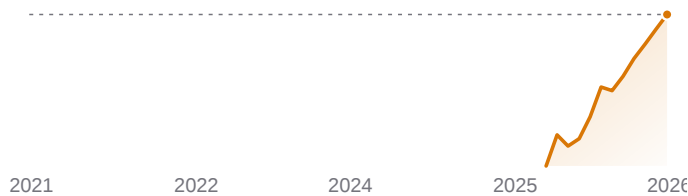


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

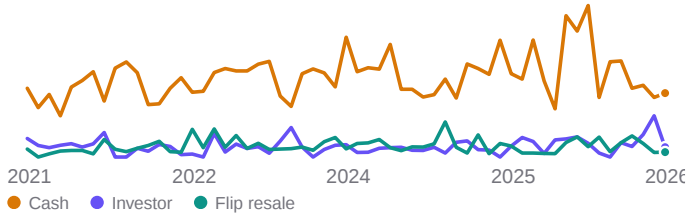
2.9%



BUYERS & OUTCOMES

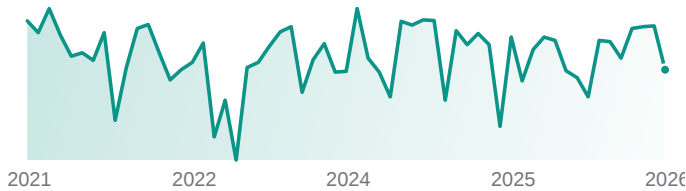
Buyer mix

Cash 31% · Investor 4.8% · Flip resale 2.4%



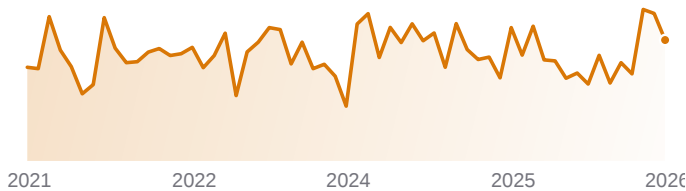
Sellers who sold at a gain

85%

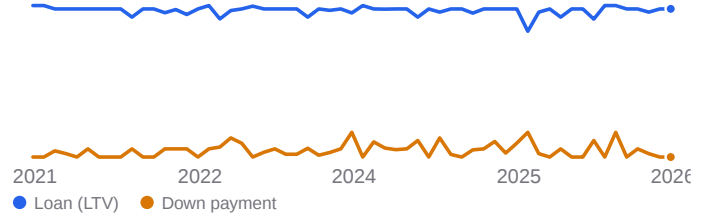


Median annualized return at resale

+7.5%

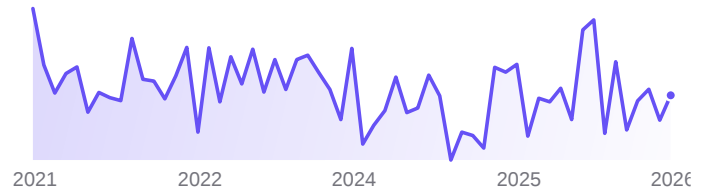


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



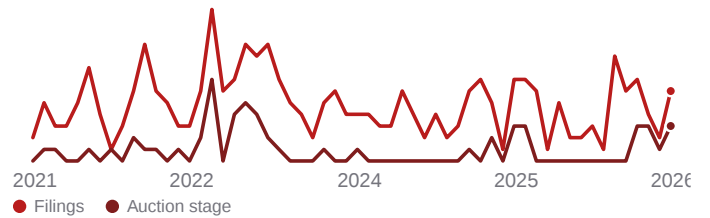
Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 6 · Auction stage 3



HOUSING STOCK

Homes	19,893
Median value (AVM)	\$212K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1950
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.2%
Owner occupied	84%
Company owned	11%
Median loan-to-value	33%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	57,880
Density	117 / mi²
Median household income	\$71K
Average household income	\$89K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	80
Homes occupied	91%
Bachelor's or higher	15%
Poverty rate	11.4%
Unemployment	1.0%
Average temp	47°F
Annual precip	36 in
Sunshine	48%

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.