

Monroe County, NY

County · NY · New York

BALANCED MARKET

\$273K

MEDIAN SALE PRICE

+3.3%

1-YR CHANGE

8,590

SALES (12 MO)

\$268K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



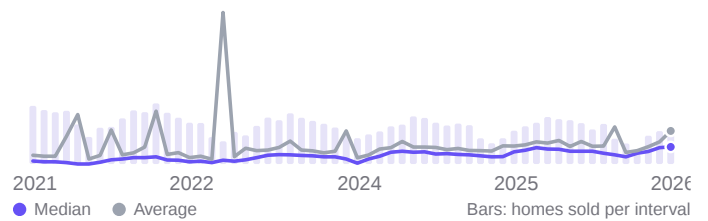
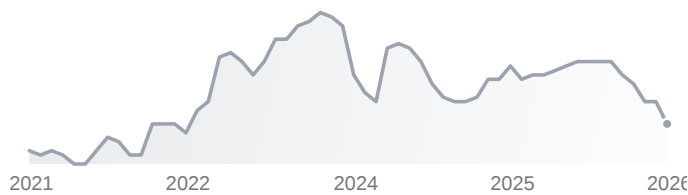
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$285K · Average \$397K

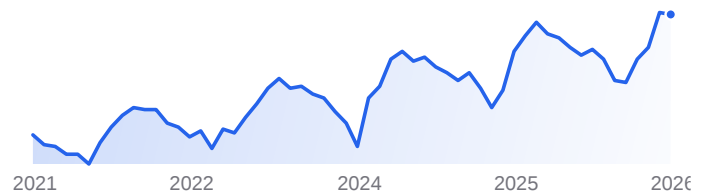
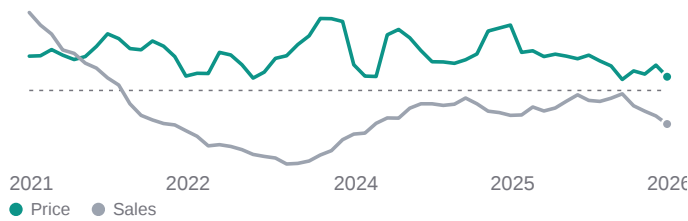


Growth (year over year)

Price +3.3% · Sales -8.0%

Price per square foot

\$188/ft²

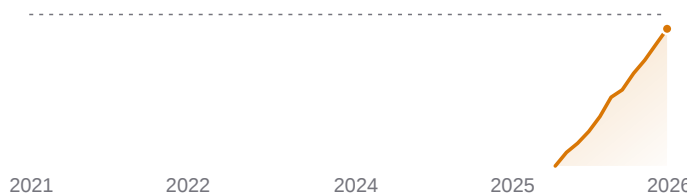


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

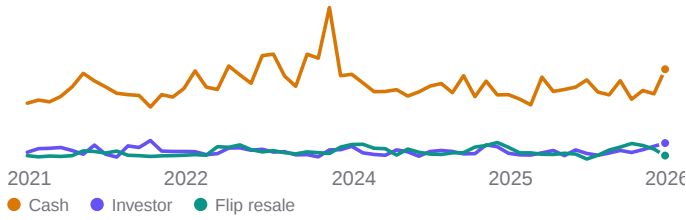
3.6%



BUYERS & OUTCOMES

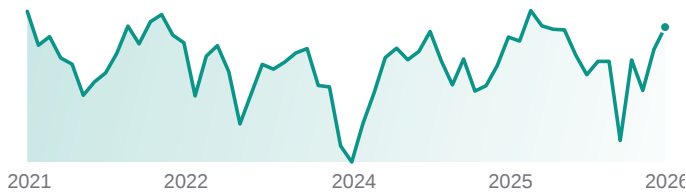
Buyer mix

Cash 38% · Investor 9.1% · Flip resale 4.2%



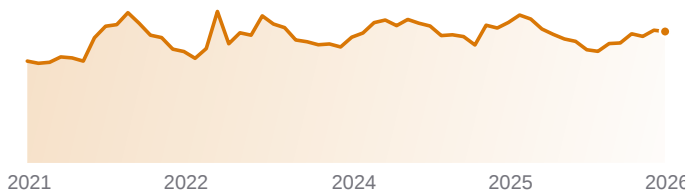
Sellers who sold at a gain

95%

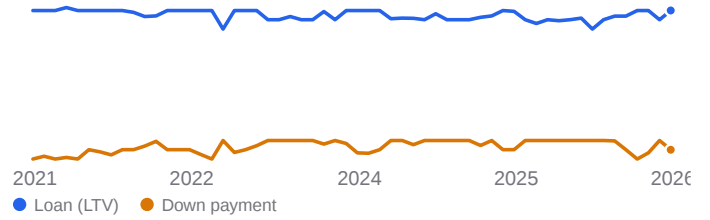


Median annualized return at resale

+8.0%

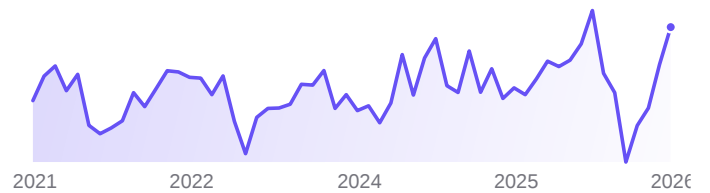


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



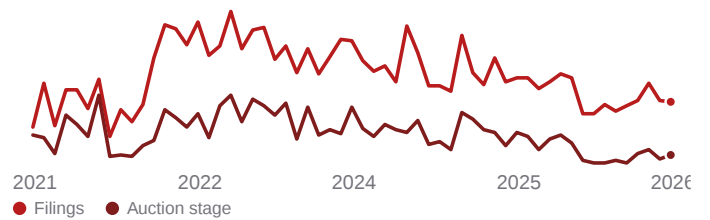
Typical hold before selling

7.2 yrs



Preforeclosure filings

Filings 46 · Auction stage 6



HOUSING STOCK

Homes	236,352
Median value (AVM)	\$268K
Median size	1,656 ft²
Median bedrooms	3
Median year built	1960
Single family	85%
Condos	1.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.0%
Owner occupied	85%
Company owned	10%
Median loan-to-value	42%

Typical ownership tenure

10.2 yrs

COMMUNITY

Population	753,561
Density	1,147 / mi²
Median household income	\$72K
Average household income	\$97K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	56
Homes occupied	95%
Bachelor's or higher	23%
Poverty rate	12.0%
Unemployment	1.1%
Average temp	48°F
Annual precip	34 in
Sunshine	51%

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