

Seneca County, NY

County · NY · New York

BUYER'S MARKET

\$185K

MEDIAN SALE PRICE

-1.3%

1-YR CHANGE

341

SALES (12 MO)

\$203K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



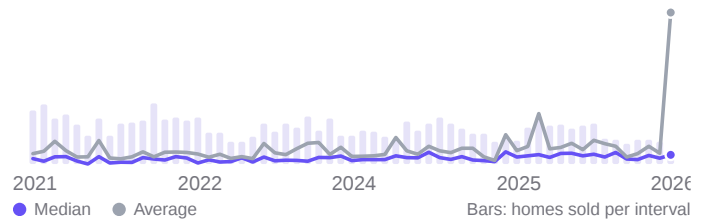
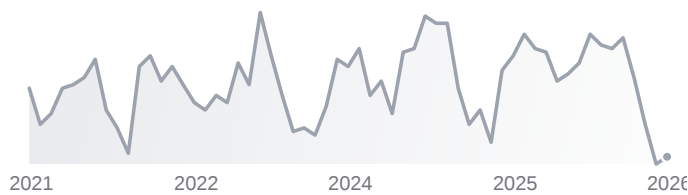
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

27 / 100

Sale prices

Median \$198K · Average \$1.6M

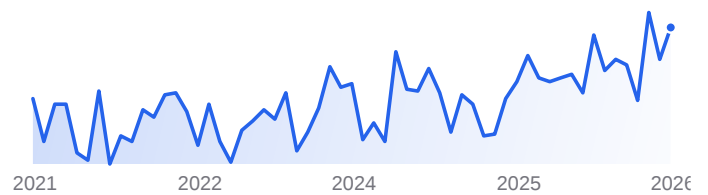
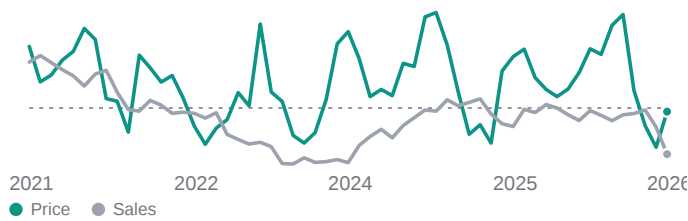


Growth (year over year)

Price -1.3% · Sales -16.6%

Price per square foot

\$144/ft²

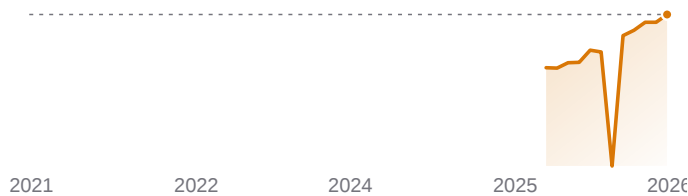


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

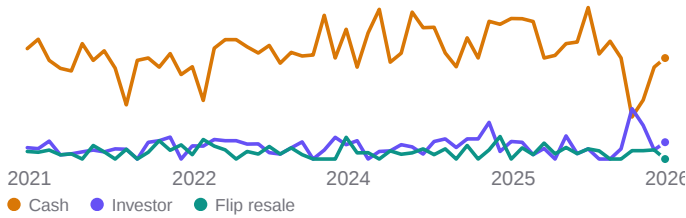
2.7%



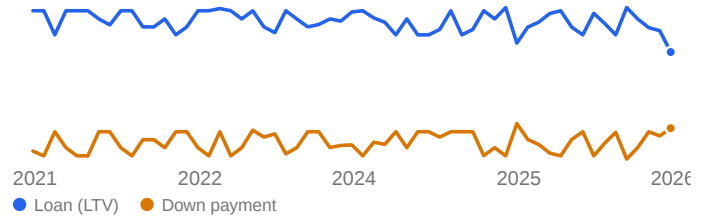
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 8.3% · Flip resale 0%

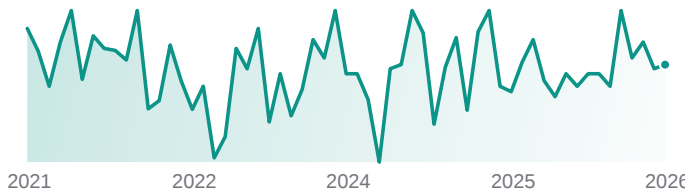


Financing (share of purchase price) Loan (LTV) 69% · Down payment 22%



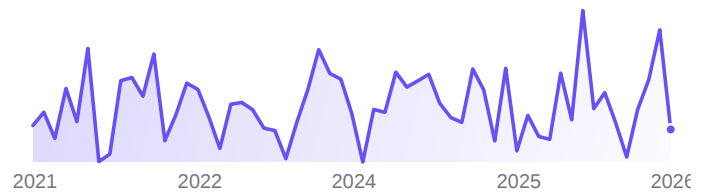
Sellers who sold at a gain

86%



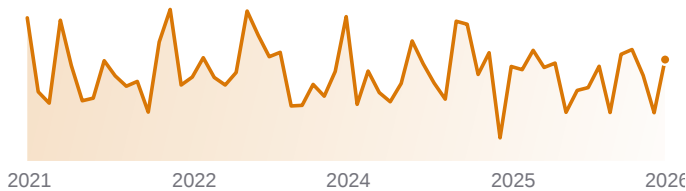
Typical hold before selling

5.0 yrs



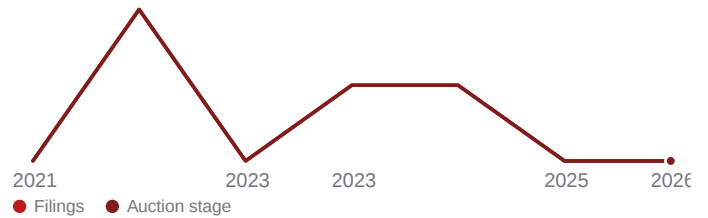
Median annualized return at resale

+8.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	12,813
Median value (AVM)	\$203K
Median size	1,553 ft²
Median bedrooms	3
Median year built	1951
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	2.1%
Owner occupied	65%
Company owned	65%
Median loan-to-value	18%
Typical ownership tenure	21.1 yrs

COMMUNITY

Population	32,785
Density	101 / mi²
Median household income	\$65K
Average household income	\$87K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	41
Homes occupied	84%
Bachelor's or higher	16%
Poverty rate	14.9%
Unemployment	0.9%
Average temp	48°F
Annual precip	35 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.