

Wayne County, NY

County · NY · New York

SELLER'S MARKET

\$260K

MEDIAN SALE PRICE

+27.7%

1-YR CHANGE

1,026

SALES (12 MO)

\$220K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

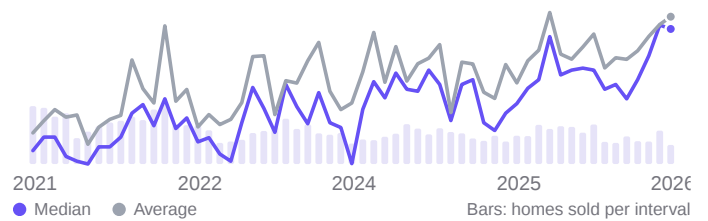
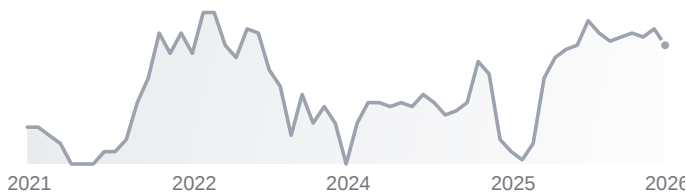
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

64 / 100

Sale prices

Median \$268K · Average \$281K

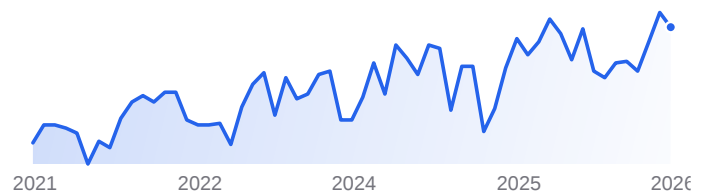
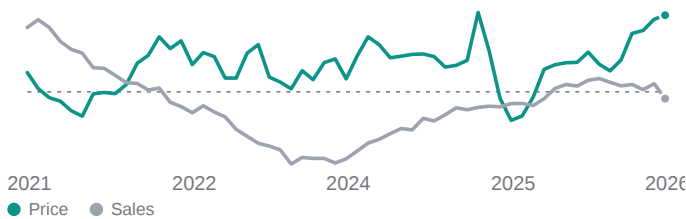


Growth (year over year)

Price +27.7% · Sales -2.5%

Price per square foot

\$160/ft²

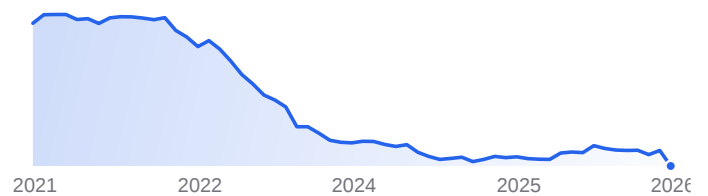
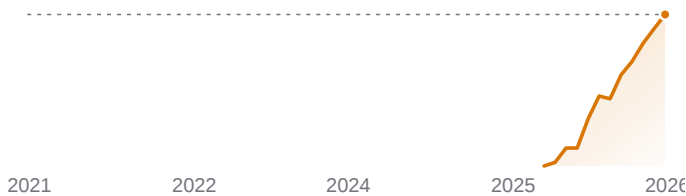


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

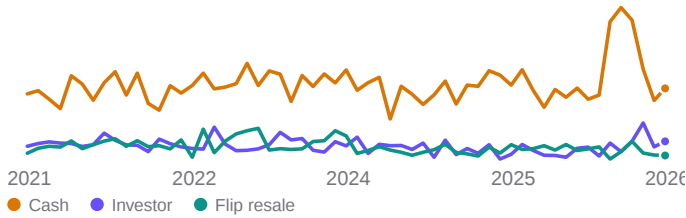
3.0%



BUYERS & OUTCOMES

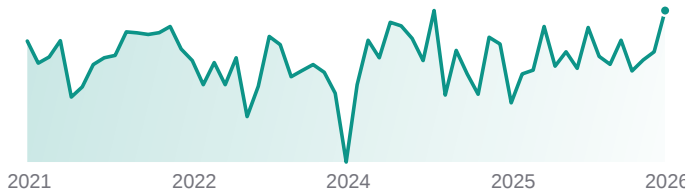
Buyer mix

Cash 36% · Investor 8.9% · Flip resale 1.8%



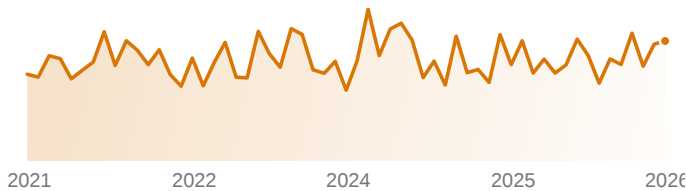
Sellers who sold at a gain

100%

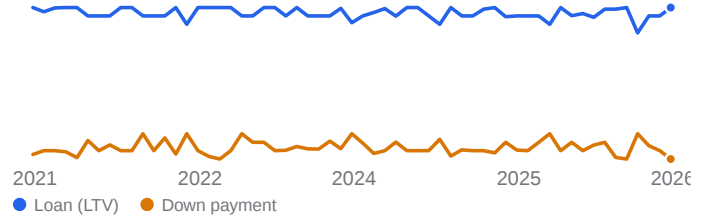


Median annualized return at resale

+9.5%

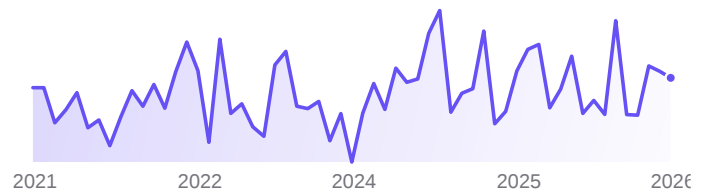


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



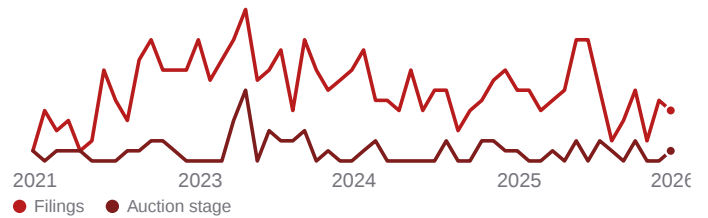
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 5 · Auction stage 1



HOUSING STOCK

Homes	33,885
Median value (AVM)	\$220K
Median size	1,606 ft²
Median bedrooms	3
Median year built	1962
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	0.9%
Owner occupied	82%
Company owned	8.2%
Median loan-to-value	0%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	91,247
Density	151 / mi²
Median household income	\$71K
Average household income	\$92K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	43
Homes occupied	87%
Bachelor's or higher	16%
Poverty rate	11.3%
Unemployment	1.0%
Average temp	48°F
Annual precip	36 in
Sunshine	51%

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.