

Yates County, NY

County · NY · New York

BUYER'S MARKET

\$200K

MEDIAN SALE PRICE

-16.0%

1-YR CHANGE

297

SALES (12 MO)

\$305K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



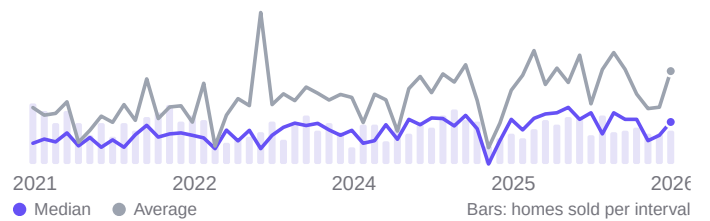
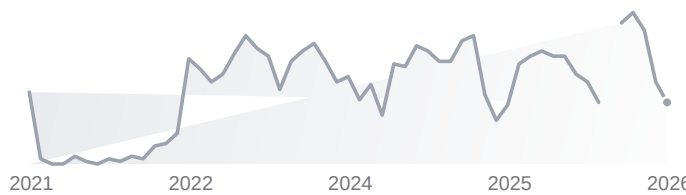
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$240K · Average \$431K

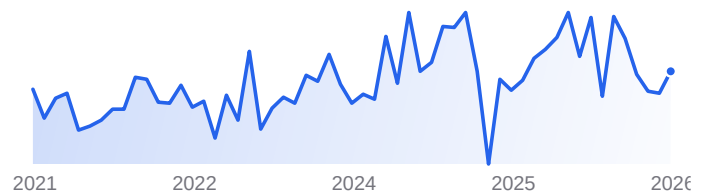
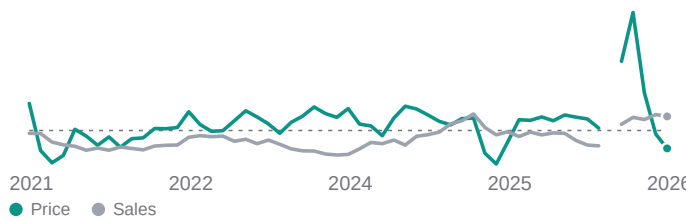


Growth (year over year)

Price -16.0% · Sales +12.5%

Price per square foot

\$153/ft²

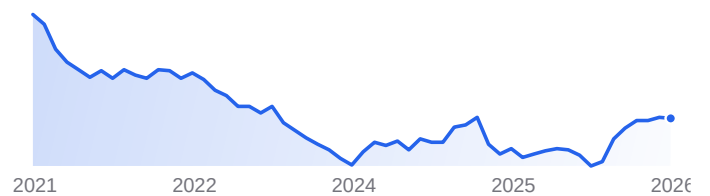
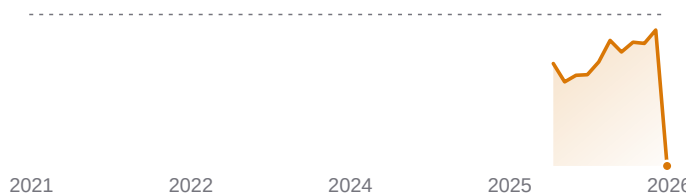


Sale premium vs estimated value

-16.1%

Annual turnover (share of homes sold)

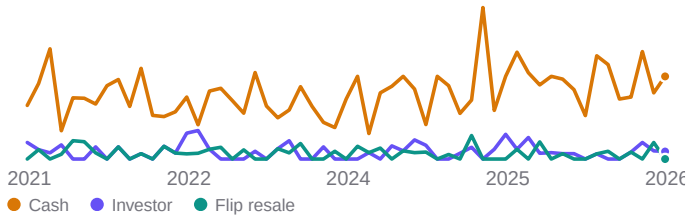
2.5%



BUYERS & OUTCOMES

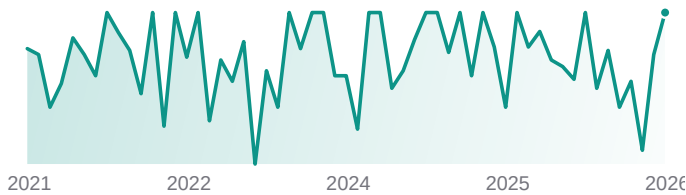
Buyer mix

Cash 50% · Investor 4.5% · Flip resale 0%



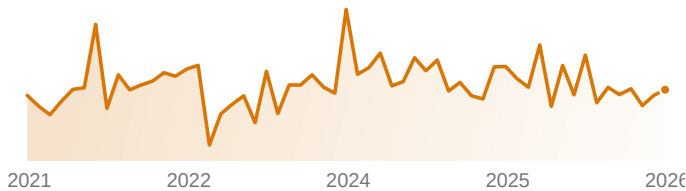
Sellers who sold at a gain

100%

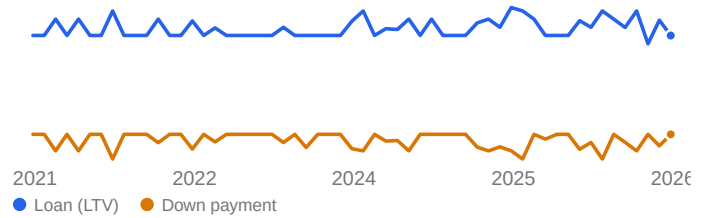


Median annualized return at resale

+6.9%

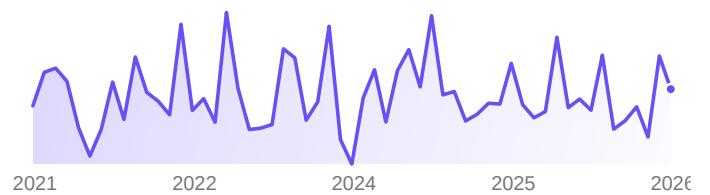


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



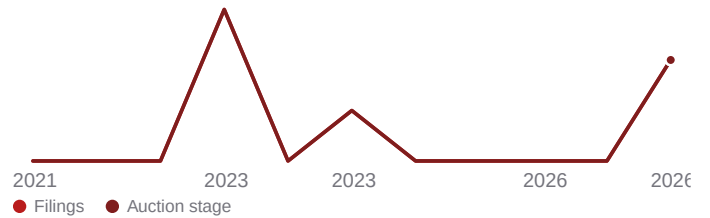
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	11,839
Median value (AVM)	\$305K
Median size	1,525 ft²
Median bedrooms	3
Median year built	1961
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	1.4%
Owner occupied	62%
Company owned	16%
Median loan-to-value	24%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	24,448
Density	72 / mi²
Median household income	\$65K
Average household income	\$85K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	44
Homes occupied	75%
Bachelor's or higher	14%
Poverty rate	14.5%
Unemployment	0.9%
Average temp	47°F
Annual precip	34 in
Sunshine	49%

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.