

Le Roy

City · NY · New York > Genesee County

SELLER'S MARKET

\$231K

MEDIAN SALE PRICE

+81.2%

1-YR CHANGE

92

SALES (12 MO)

\$213K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100



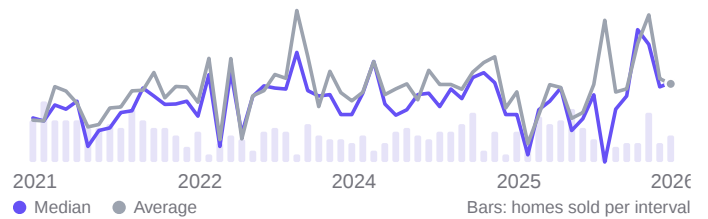
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$210K · Average \$208K

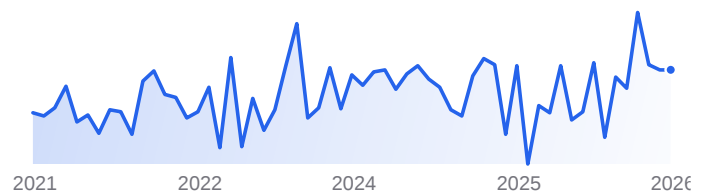
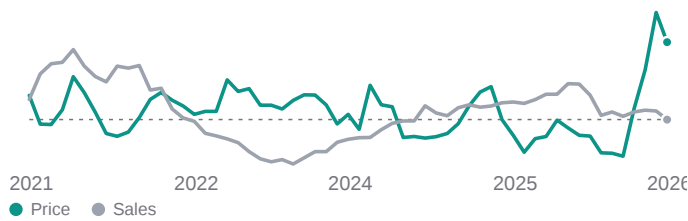


Growth (year over year)

Price +81.2% · Sales +0.0%

Price per square foot

\$135/ft²

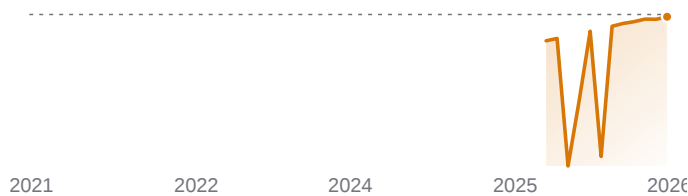


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

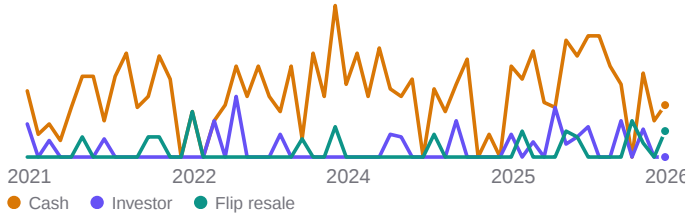
3.3%



BUYERS & OUTCOMES

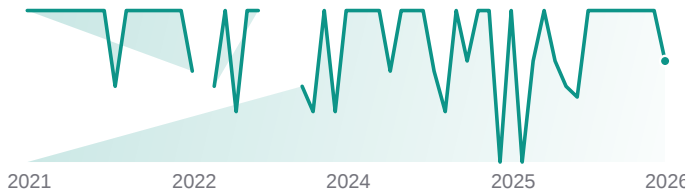
Buyer mix

Cash 29% · Investor 0% · Flip resale 14%



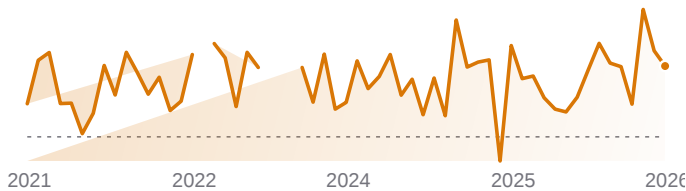
Sellers who sold at a gain

83%

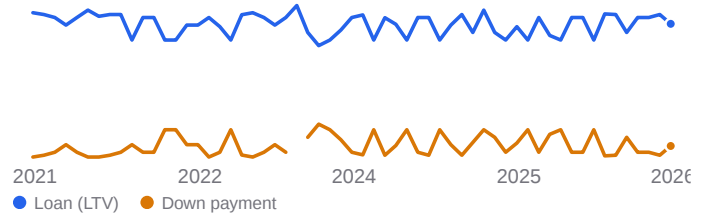


Median annualized return at resale

+7.5%

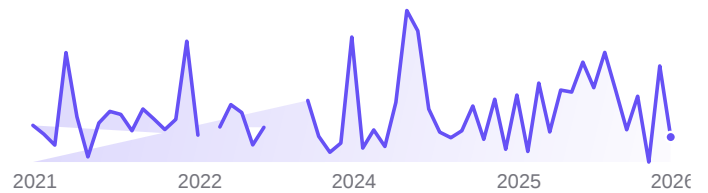


Financing (share of purchase price) Loan (LTV) 91% · Down payment 9.2%



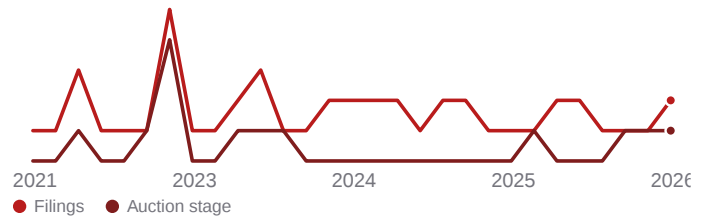
Typical hold before selling

3.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	2,829
Median value (AVM)	\$213K
Median size	1,636 ft²
Median bedrooms	3
Median year built	1951
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.2%
Owner occupied	84%
Company owned	8.8%
Median loan-to-value	35%
Typical ownership tenure	10.6 yrs

COMMUNITY

Population	4,258
Density	1,583 / mi²
Median household income	\$64K
Average household income	\$79K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	71
Homes occupied	92%
Bachelor's or higher	20%
Poverty rate	12.5%
Unemployment	0.9%
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.