

Cato 13033

ZIP code · NY · New York > Cayuga County > Cato

BALANCED MARKET

\$311K

MEDIAN SALE PRICE

+250.1%

1-YR CHANGE

37

SALES (12 MO)

\$198K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



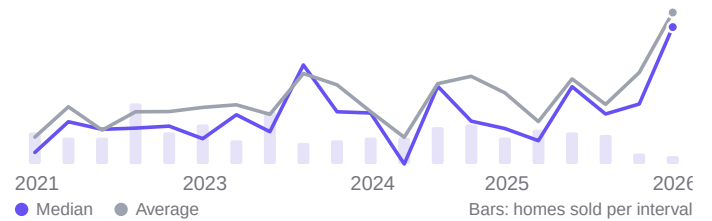
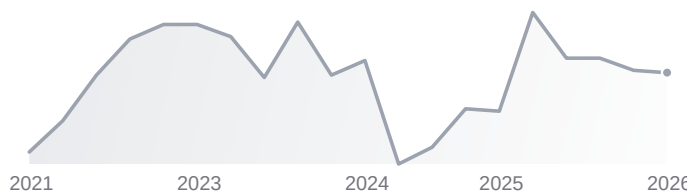
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$353K · Average \$386K

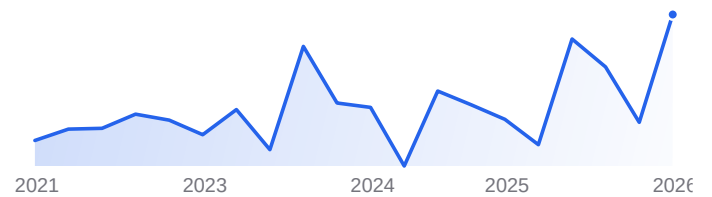
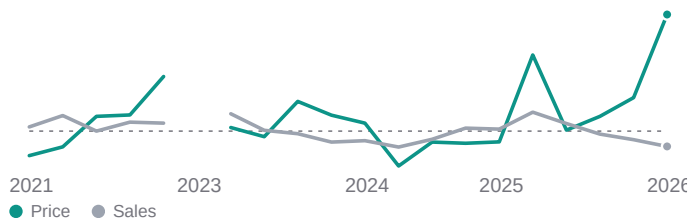


Growth (year over year)

Price +250.1% · Sales -32.7%

Price per square foot

\$182/ft²

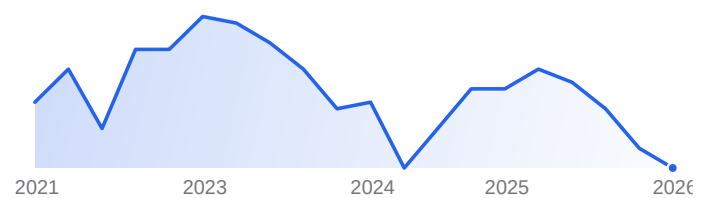


Sale premium vs estimated value

-0.9%

Annual turnover (share of homes sold)

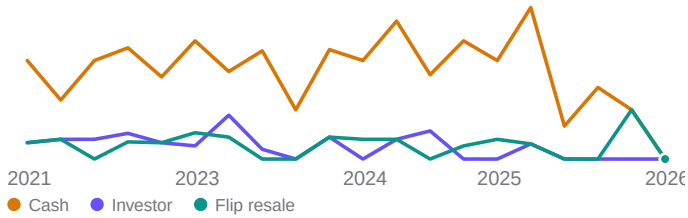
2.4%



BUYERS & OUTCOMES

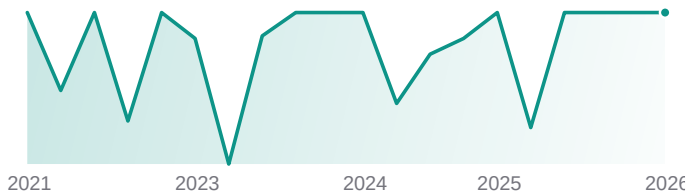
Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



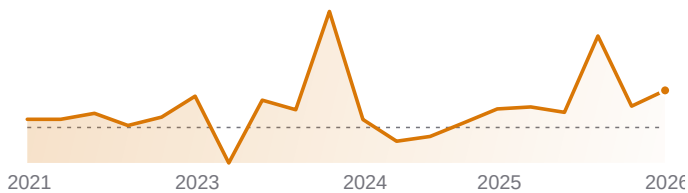
Sellers who sold at a gain

100%

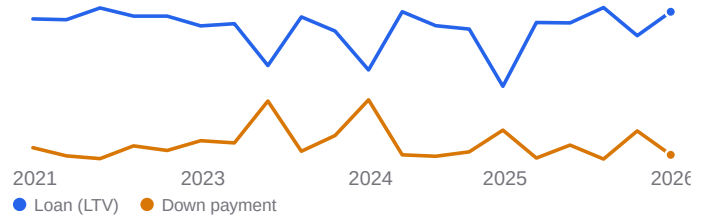


Median annualized return at resale

+14.4%

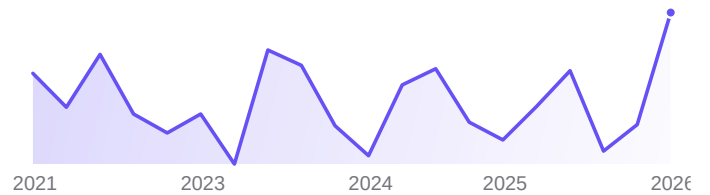


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



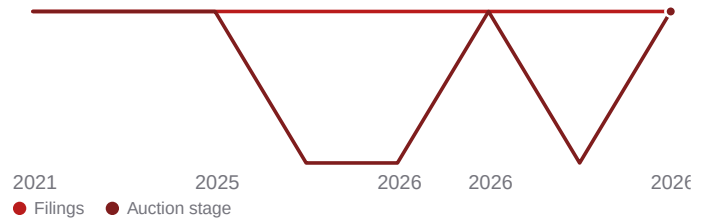
Typical hold before selling

8.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,562
Median value (AVM)	\$198K
Median size	1,561 ft²
Median bedrooms	3
Median year built	1973
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	2.1%
Owner occupied	83%
Company owned	10%
Median loan-to-value	40%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	3,626
Density	57 / mi²
Median household income	\$74K
Average household income	\$92K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	44
Homes occupied	88%
Bachelor's or higher	11%
Poverty rate	11.6%
Unemployment	1.2%
Average temp	47°F
Annual precip	39 in
Sunshine	49%

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