

Alexander 14005

ZIP code · NY · New York > Genesee County > Alexander

BALANCED MARKET

\$423K

MEDIAN SALE PRICE

+115.6%

1-YR CHANGE

21

SALES (12 MO)

\$217K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



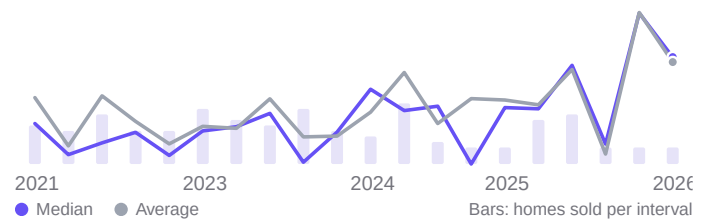
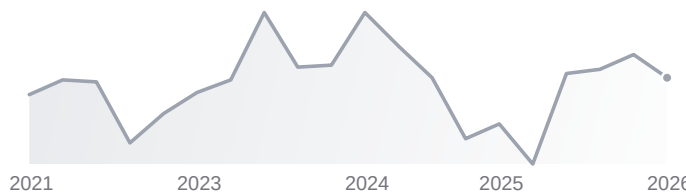
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$300K · Average \$290K

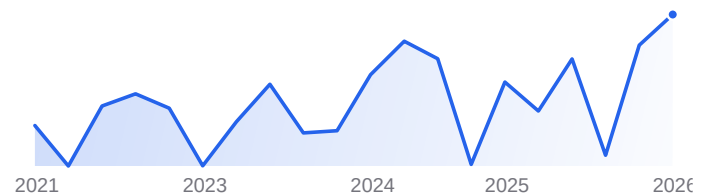
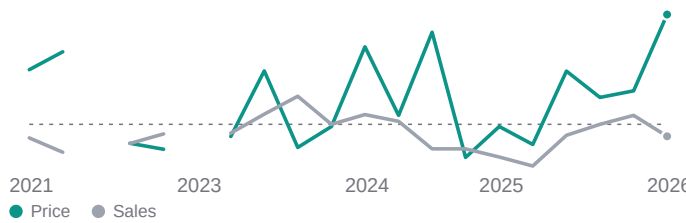


Growth (year over year)

Price +115.6% · Sales -12.5%

Price per square foot

\$216/ft²

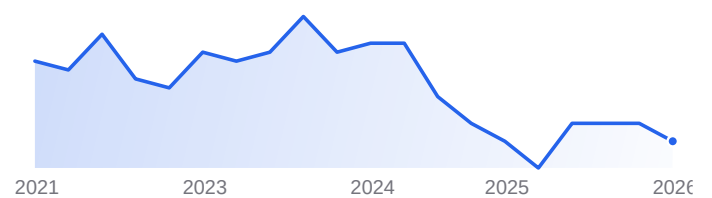


Sale premium vs estimated value

+20.5%

Annual turnover (share of homes sold)

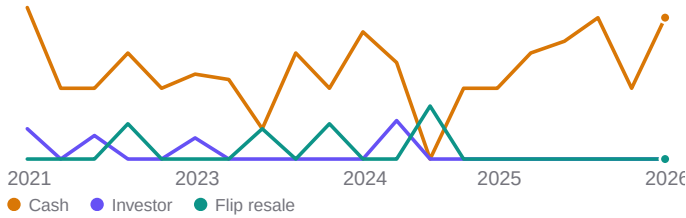
2.8%



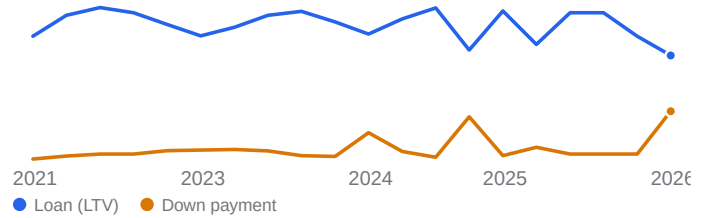
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 0% · Flip resale 0%

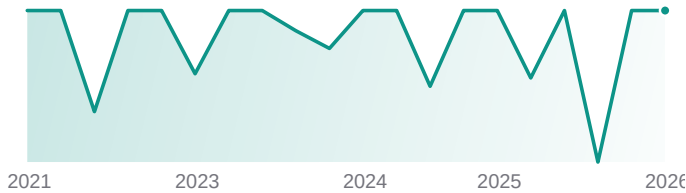


Financing (share of purchase price) Loan (LTV) 68% · Down payment 32%



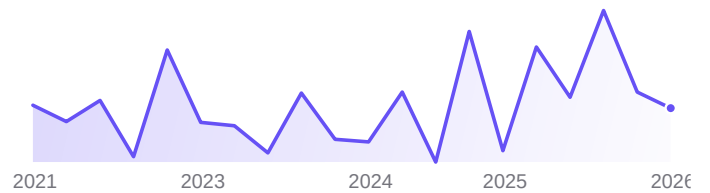
Sellers who sold at a gain

100%



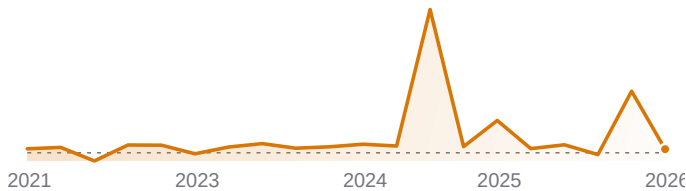
Typical hold before selling

6.0 yrs



Median annualized return at resale

+3.6%



HOUSING STOCK

Homes	762
Median value (AVM)	\$217K
Median size	1,528 ft²
Median bedrooms	3
Median year built	1960
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	2.2%
Owner occupied	86%
Company owned	8.8%
Median loan-to-value	35%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	2,061
Density	64 / mi²
Median household income	\$84K
Average household income	\$105K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	84
Homes occupied	93%
Bachelor's or higher	13%
Poverty rate	3.3%
Unemployment	0.9%
Average temp	47°F
Annual precip	37 in
Sunshine	48%

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.