

Basom 14013

ZIP code · NY · New York > Genesee County

BUYER'S MARKET

\$186K

MEDIAN SALE PRICE

14

SALES (12 MO)

\$193K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 21 / 100



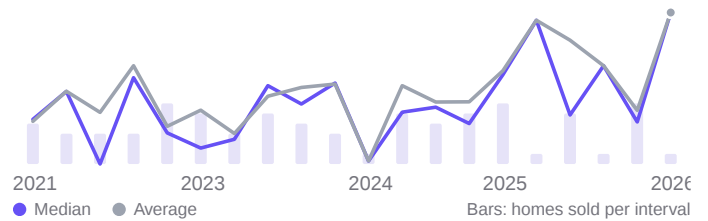
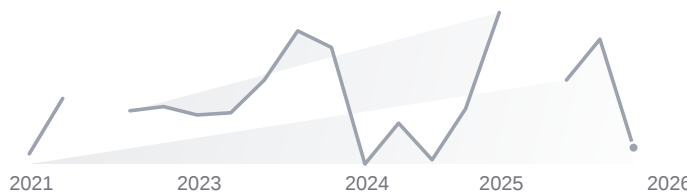
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

21 / 100

Sale prices

Median \$330K · Average \$330K

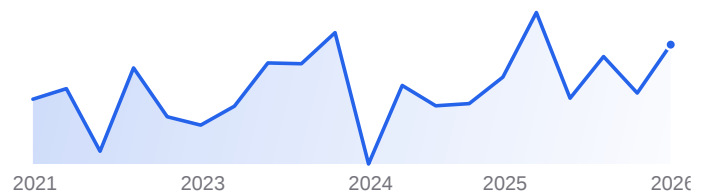
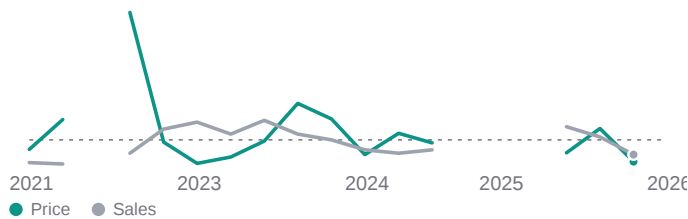


Growth (year over year)

Price -51.7% · Sales -35.0%

Price per square foot

\$149/ft²



Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

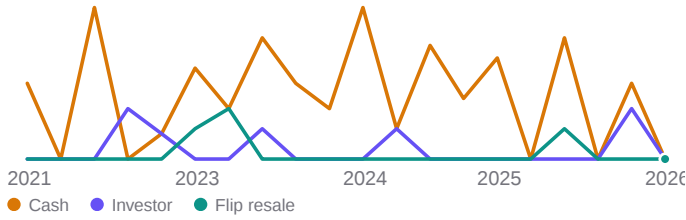
3.0%



BUYERS & OUTCOMES

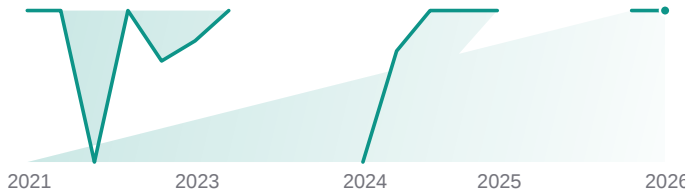
Buyer mix

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



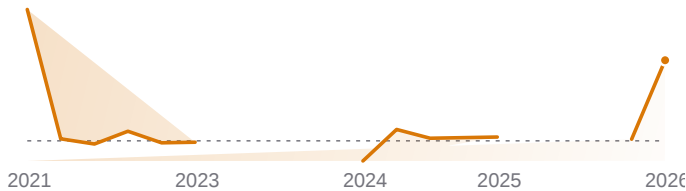
Sellers who sold at a gain

100%

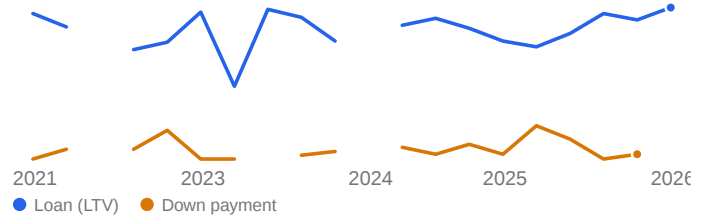


Median annualized return at resale

+141.7%

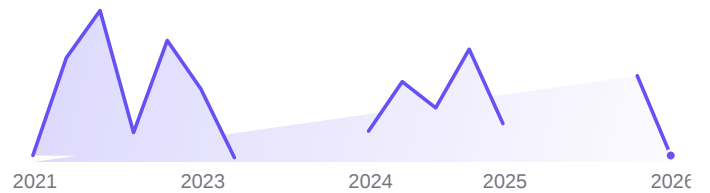


Financing (share of purchase price) Loan (LTV) 102% · Down payment 5.0%



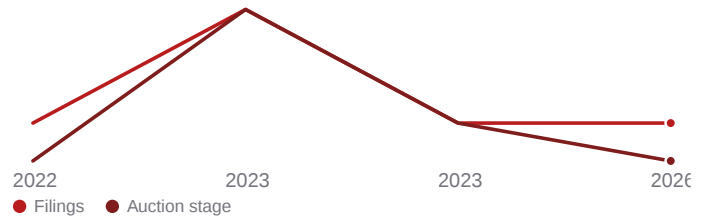
Typical hold before selling

1.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	472
Median value (AVM)	\$193K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1937
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	2.5%
Owner occupied	88%
Company owned	11%
Median loan-to-value	31%
Typical ownership tenure	8.1 yrs

COMMUNITY

Population	1,318
Density	34 / mi²
Median household income	\$72K
Average household income	\$84K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	81
Homes occupied	91%
Bachelor's or higher	14%
Poverty rate	10.4%
Unemployment	1.0%
Average temp	48°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.