

Batavia 14020

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

BALANCED MARKET

\$181K

MEDIAN SALE PRICE

-4.6%

1-YR CHANGE

238

SALES (12 MO)

\$195K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



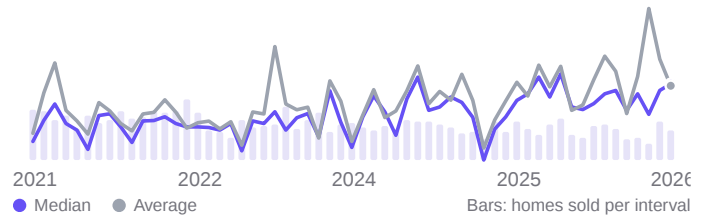
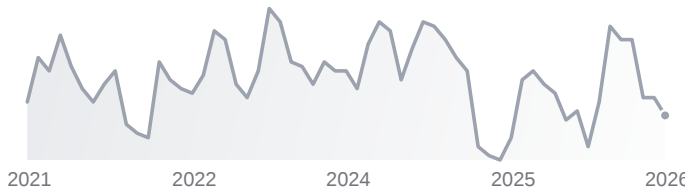
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

43 / 100

Sale prices

Median \$200K · Average \$197K

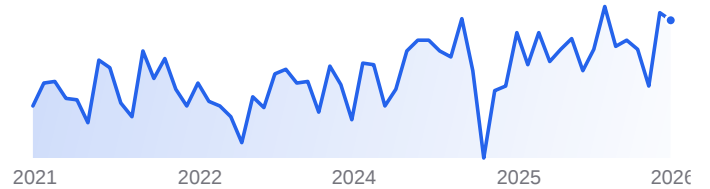
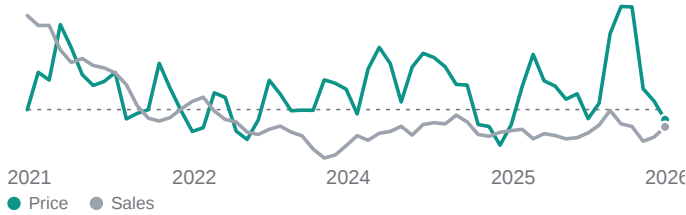


Growth (year over year)

Price -4.6% · Sales -7.8%

Price per square foot

\$139/ft²

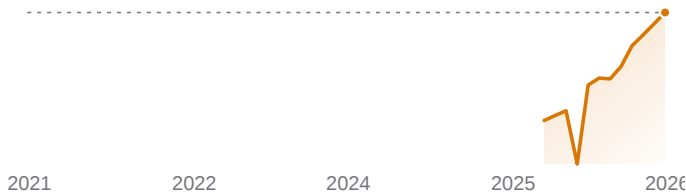


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

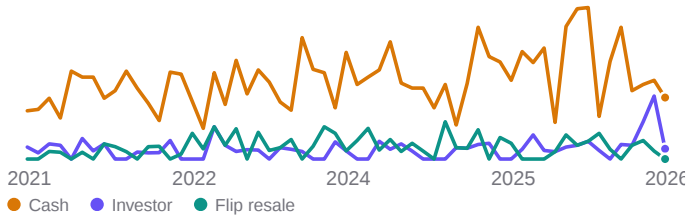
3.5%



BUYERS & OUTCOMES

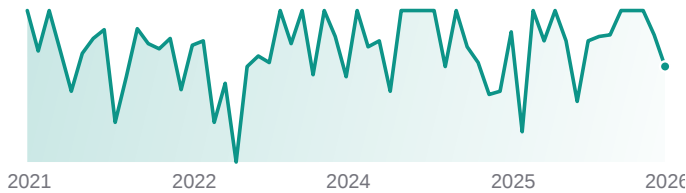
Buyer mix

Cash 30% · Investor 5.0% · Flip resale 0%



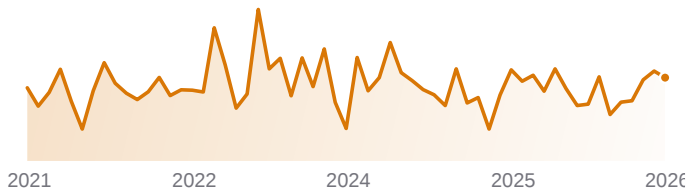
Sellers who sold at a gain

85%

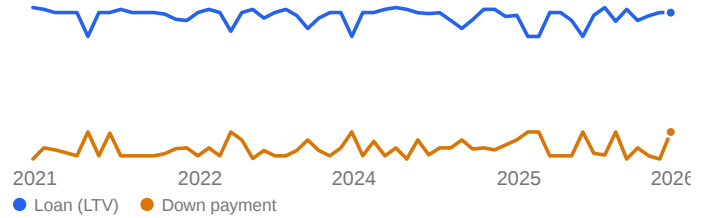


Median annualized return at resale

+7.5%

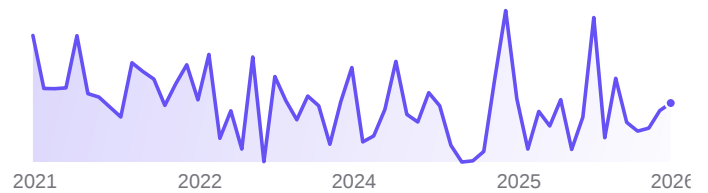


Financing (share of purchase price) Loan (LTV) 95% · Down payment 20%



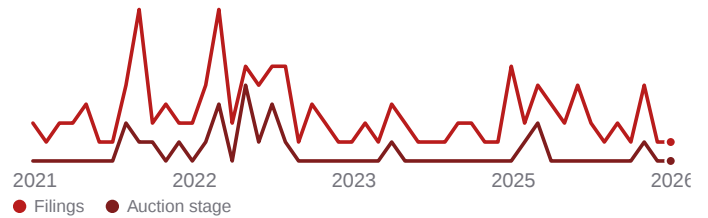
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	6,861
Median value (AVM)	\$195K
Median size	1,536 ft²
Median bedrooms	3
Median year built	1929
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.0%
Owner occupied	80%
Company owned	15%
Median loan-to-value	33%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	22,520
Density	330 / mi²
Median household income	\$62K
Average household income	\$83K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	84
Homes occupied	91%
Bachelor's or higher	13%
Poverty rate	14.4%
Unemployment	1.0%
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.