

Conesus 14435

ZIP code · NY · New York > Livingston County > Conesus

SELLER'S MARKET

\$265K

MEDIAN SALE PRICE

+30.0%

1-YR CHANGE

46

SALES (12 MO)

\$234K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



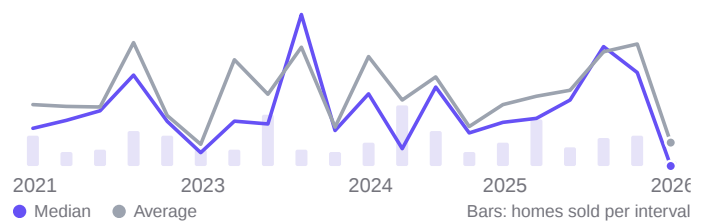
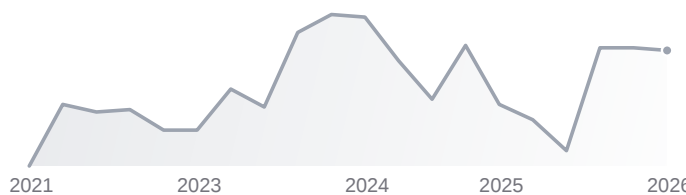
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$35K · Average \$111K

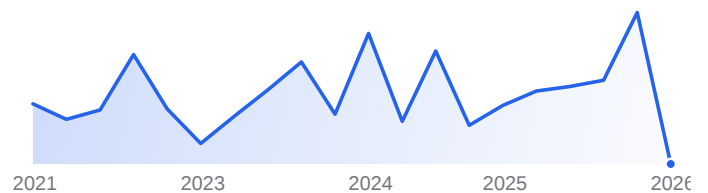
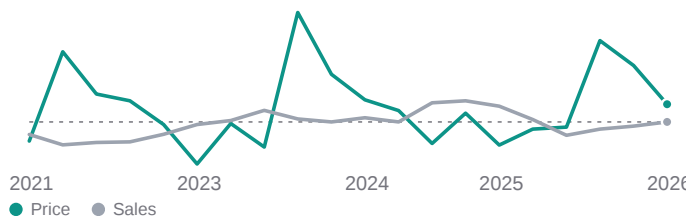


Growth (year over year)

Price +30.0% · Sales +0.0%

Price per square foot

\$17/ft²

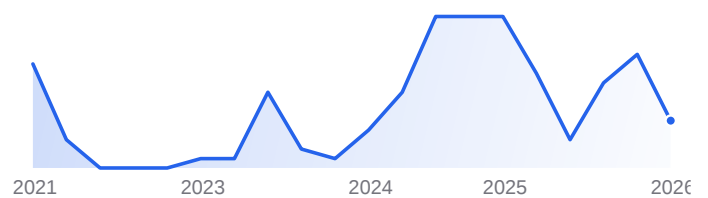
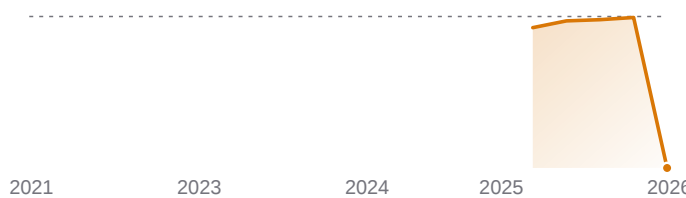


Sale premium vs estimated value

-84.6%

Annual turnover (share of homes sold)

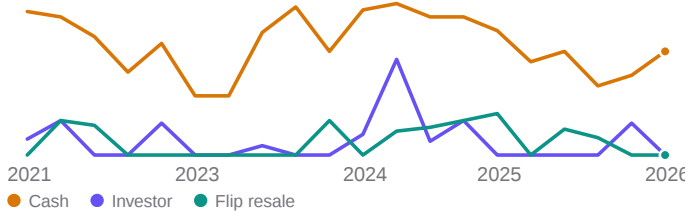
3.1%



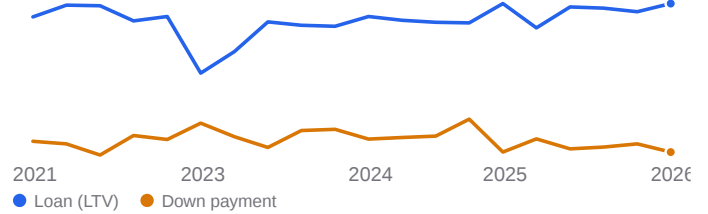
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

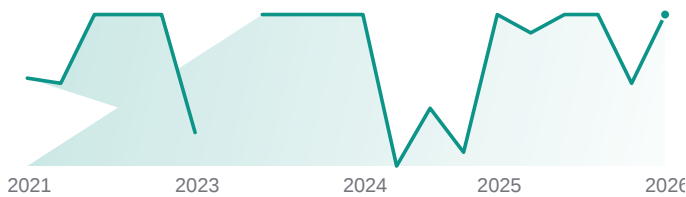


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



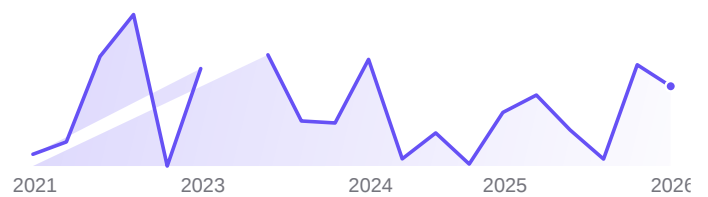
Sellers who sold at a gain

100%



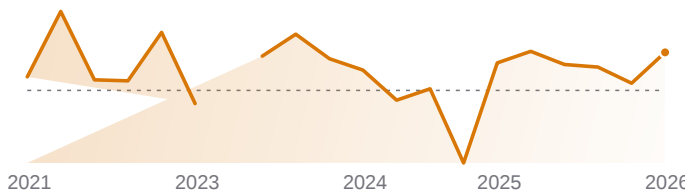
Typical hold before selling

7.7 yrs



Median annualized return at resale

+10.7%



HOUSING STOCK

Homes	1,507
Median value (AVM)	\$234K
Median size	1,424 ft²
Median bedrooms	3
Median year built	1975
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.4%
Owner occupied	73%
Company owned	9.8%
Median loan-to-value	33%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	2,498
Density	68 / mi²
Median household income	\$85K
Average household income	\$101K
Crime index (US avg 100)	138
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	58
Homes occupied	81%
Bachelor's or higher	19%
Poverty rate	5.6%
Unemployment	1.1%
Average temp	46°F
Annual precip	36 in
Sunshine	51%

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.