

Lakeville 14480

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

SELLER'S MARKET

\$201K

MEDIAN SALE PRICE

+21.3%

1-YR CHANGE

8

SALES (12 MO)

\$292K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



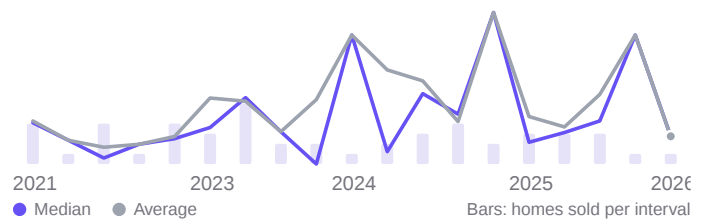
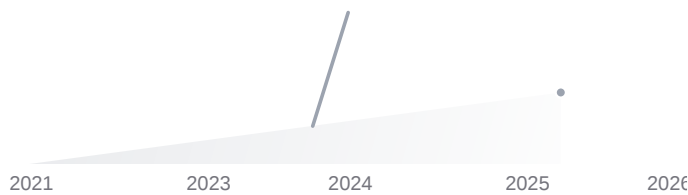
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$201K · Average \$201K

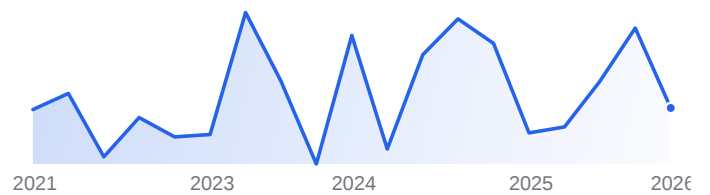


Growth (year over year)

Price +21.3% · Sales -33.3%

Price per square foot

\$181/ft²



Sale premium vs estimated value

+17.8%

Annual turnover (share of homes sold)

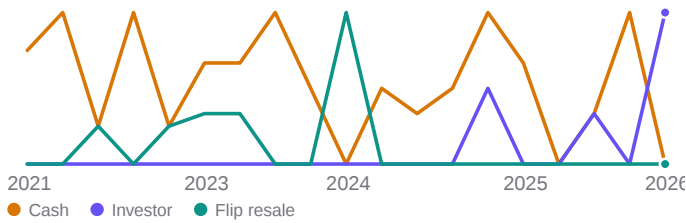
3.1%



BUYERS & OUTCOMES

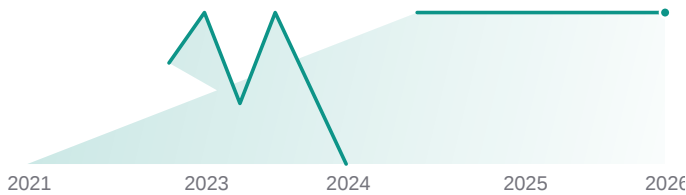
Buyer mix

Cash 0% · Investor 100% · Flip resale 0%



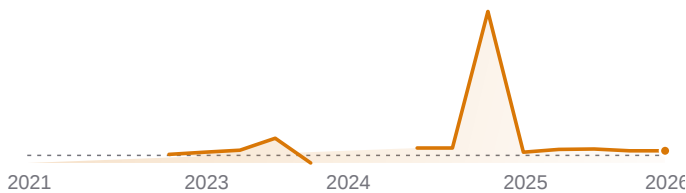
Sellers who sold at a gain

100%

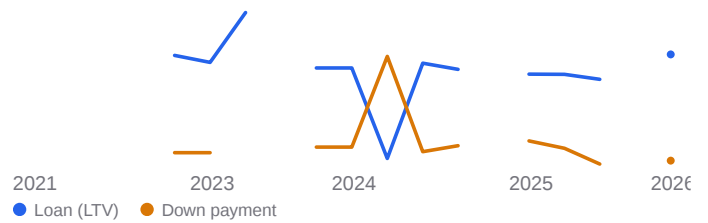


Median annualized return at resale

+7.5%

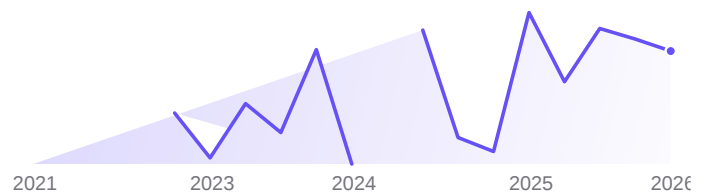


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



Typical hold before selling

11.1 yrs



HOUSING STOCK

Homes	260
Median value (AVM)	\$292K
Median size	1,574 ft²
Median bedrooms	3
Median year built	1947
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.5%
Owner occupied	65%
Company owned	13%
Median loan-to-value	23%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	685
Density	519 / mi²
Median household income	\$83K
Average household income	\$98K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	63
Homes occupied	79%
Bachelor's or higher	19%
Poverty rate	8.2%
Unemployment	0.9%
Average temp	47°F
Annual precip	34 in
Sunshine	51%

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