

Phelps 14532

ZIP code · NY · New York > Ontario County > Phelps

BALANCED MARKET

\$189K

MEDIAN SALE PRICE

+14.6%

1-YR CHANGE

42

SALES (12 MO)

\$204K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



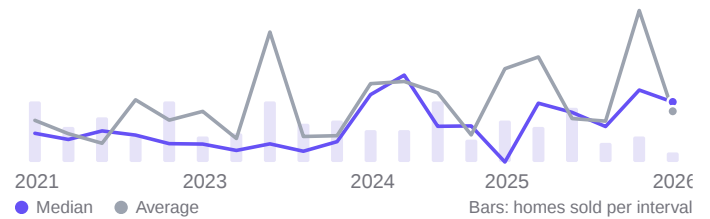
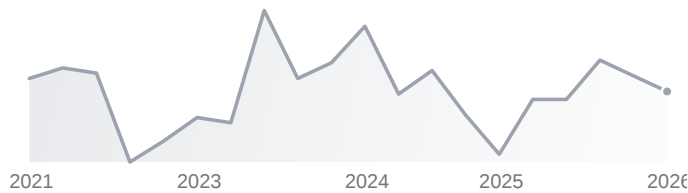
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$200K · Average \$190K

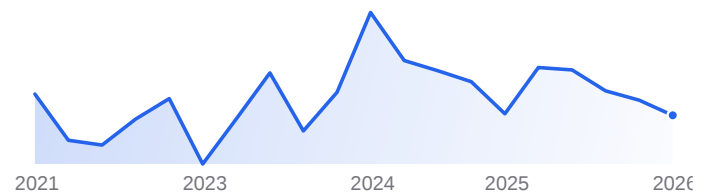
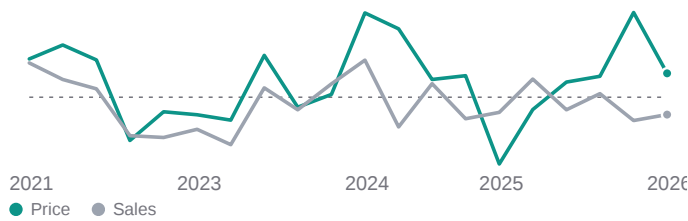


Growth (year over year)

Price +14.6% · Sales -10.6%

Price per square foot

\$96/ft²

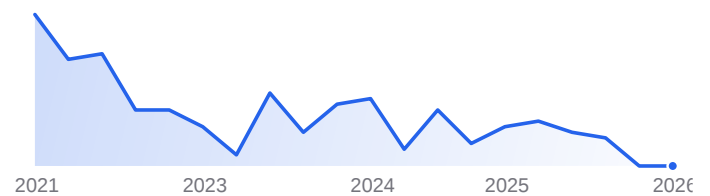
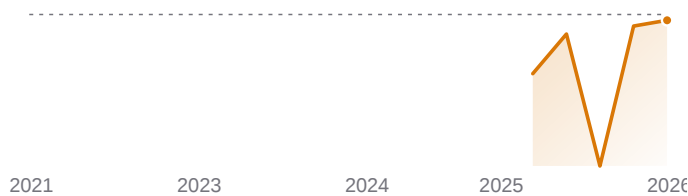


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

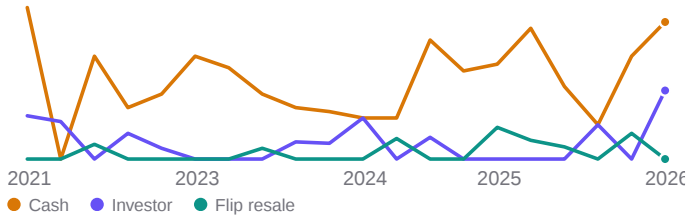
2.6%



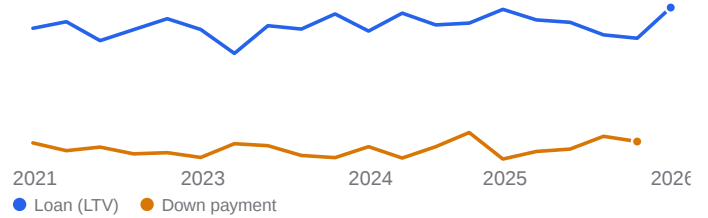
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 33% · Flip resale 0%

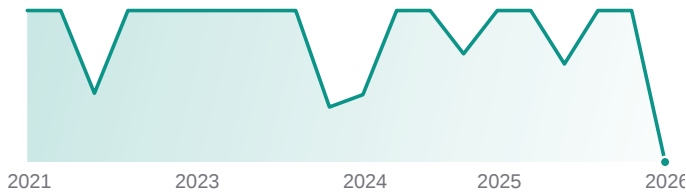


Financing (share of purchase price) Loan (LTV) 100% · Down payment 14%



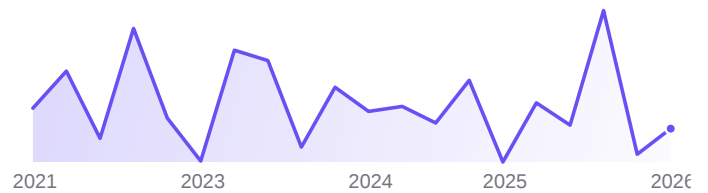
Sellers who sold at a gain

50%



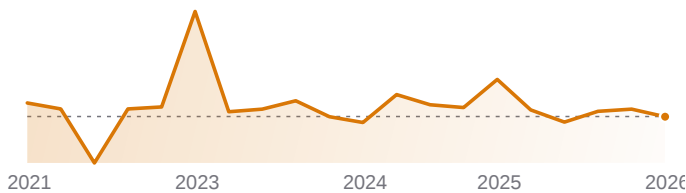
Typical hold before selling

4.2 yrs



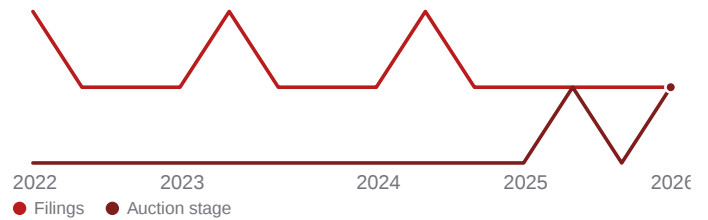
Median annualized return at resale

-0.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,617
Median value (AVM)	\$204K
Median size	1,650 ft²
Median bedrooms	3
Median year built	1951
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.3%
Owner occupied	85%
Company owned	6.9%
Median loan-to-value	44%
Typical ownership tenure	10.4 yrs

COMMUNITY

Population	4,376
Density	108 / mi²
Median household income	\$76K
Average household income	\$95K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	46
Homes occupied	95%
Bachelor's or higher	12%
Poverty rate	11.0%
Unemployment	0.9%
Average temp	48°F
Annual precip	35 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.