

Piffard 14533

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

BUYER'S MARKET

\$168K

MEDIAN SALE PRICE

-42.8%

1-YR CHANGE

12

SALES (12 MO)

\$205K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 22 / 100



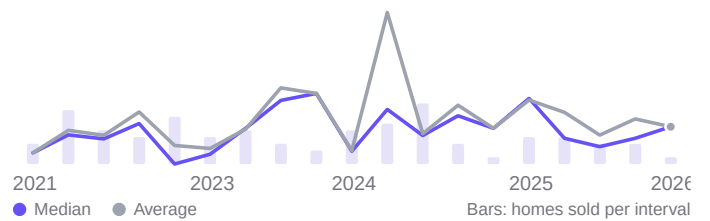
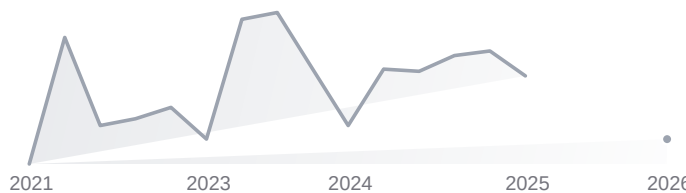
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

22 / 100

Sale prices

Median \$185K · Average \$185K

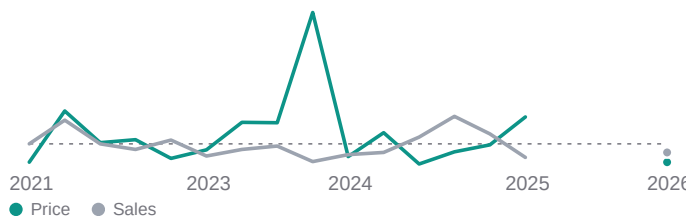


Growth (year over year)

Price -42.8% · Sales -20.0%

Price per square foot

\$134/ft²



Sale premium vs estimated value

+30.1%

Annual turnover (share of homes sold)

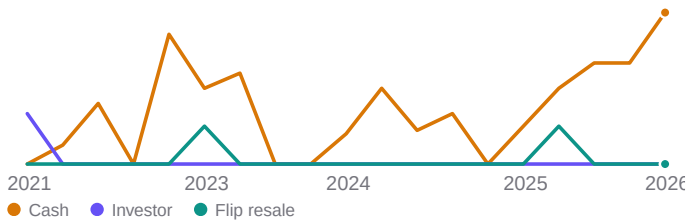
2.1%



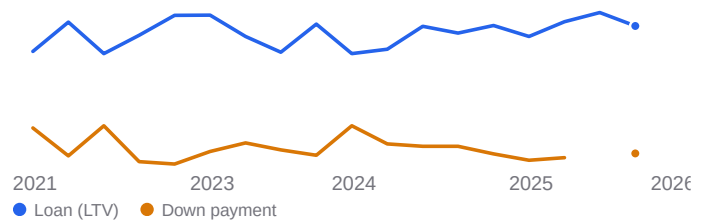
BUYERS & OUTCOMES

Buyer mix

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

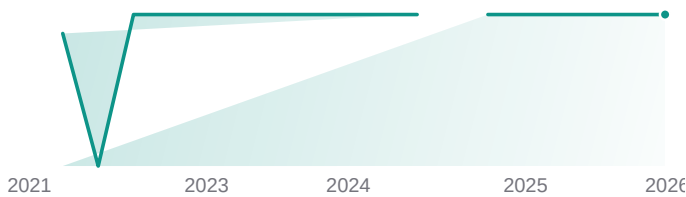


Financing (share of purchase price) Loan (LTV) 91% · Down payment 8.7%



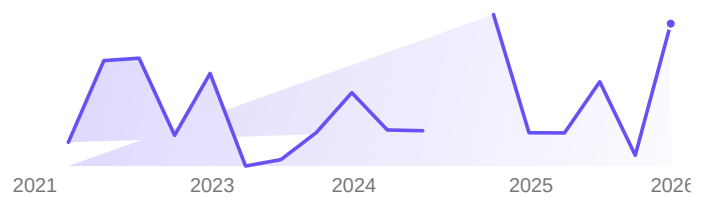
Sellers who sold at a gain

100%



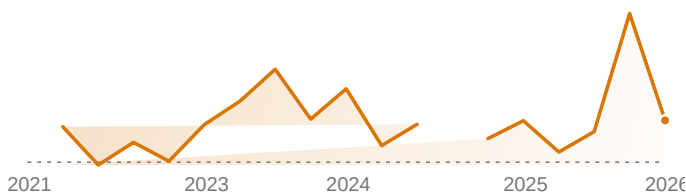
Typical hold before selling

18.7 yrs



Median annualized return at resale

+6.3%



HOUSING STOCK

Homes	582
Median value (AVM)	\$205K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1968
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.1%
Owner occupied	90%
Company owned	7.6%
Median loan-to-value	38%
Typical ownership tenure	11.2 yrs

COMMUNITY

Population	2,032
Density	67 / mi²
Median household income	\$80K
Average household income	\$92K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	70
Homes occupied	94%
Bachelor's or higher	10%
Poverty rate	25.6%
Unemployment	1.0%
Average temp	47°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.