

# Victor 14564

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

BALANCED MARKET

**\$555K**

MEDIAN SALE PRICE

**+9.3%**

1-YR CHANGE

**213**

SALES (12 MO)

**\$492K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

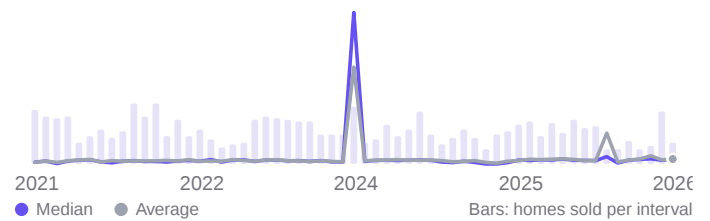
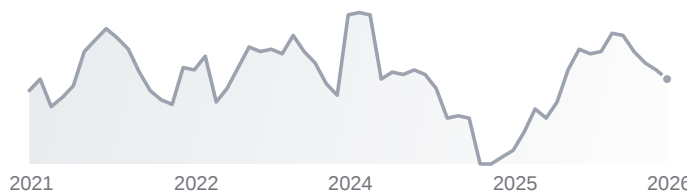
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$565K · Average \$588K

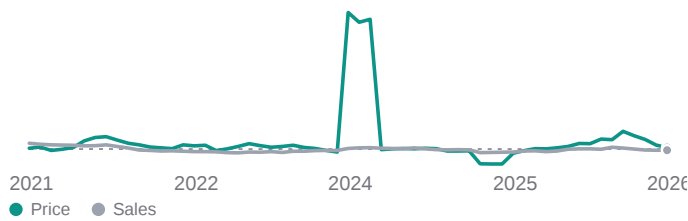


Growth (year over year)

Price +9.3% · Sales -7.0%

Price per square foot

\$262/ft²

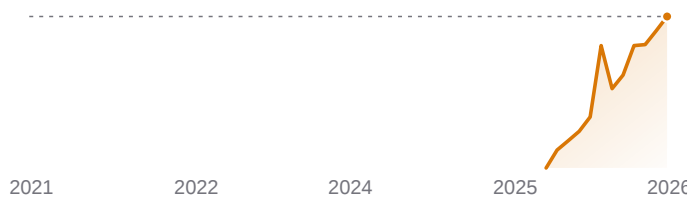


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

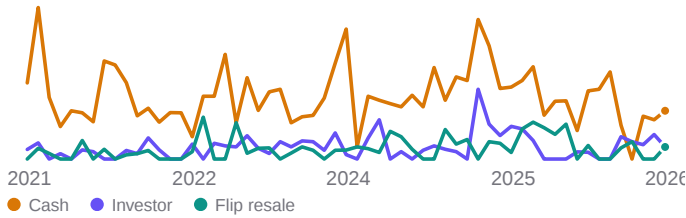
3.7%



## BUYERS & OUTCOMES

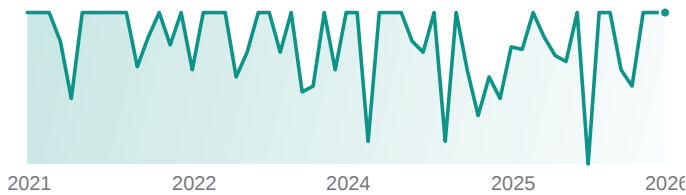
### Buyer mix

Cash 31% · Investor 7.7% · Flip resale 7.7%



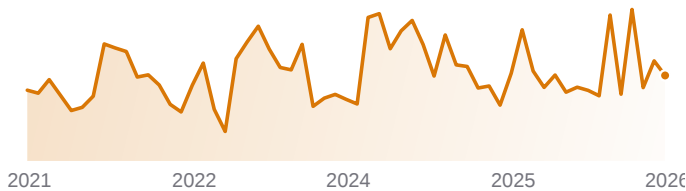
### Sellers who sold at a gain

100%

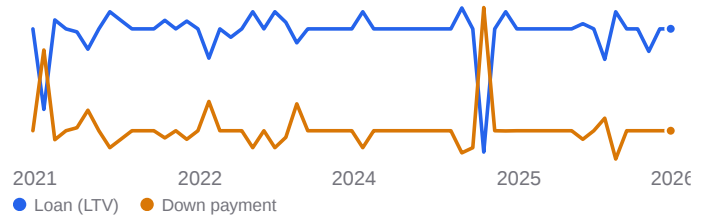


### Median annualized return at resale

+5.8%

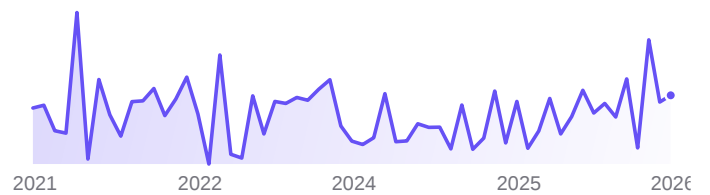


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



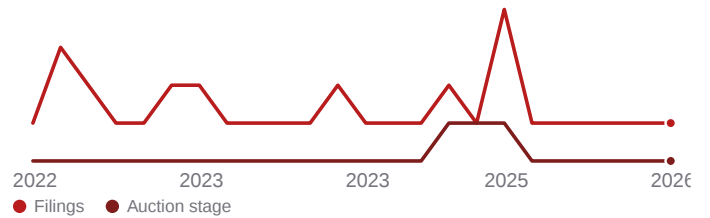
### Typical hold before selling

7.5 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 5,716     |
| Median value (AVM) | \$492K    |
| Median size        | 2,046 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1996      |
| Single family      | 73%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 63%     |
| Underwater (LTV 125% or more) | 0.5%    |
| Owner occupied                | 87%     |
| Company owned                 | 10%     |
| Median loan-to-value          | 41%     |
| Typical ownership tenure      | 9.4 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 16,815    |
| Density                          | 400 / mi² |
| Median household income          | \$123K    |
| Average household income         | \$138K    |
| Crime index (US avg 100)         | 45        |
| Air pollution index (US avg 100) | 85        |
| Earthquake index (US avg 100)    | 50        |
| Homes occupied                   | 95%       |
| Bachelor's or higher             | 27%       |
| Poverty rate                     | 3.5%      |
| Unemployment                     | 1.0%      |
| Average temp                     | 48°F      |
| Annual precip                    | 34 in     |
| Sunshine                         | 51%       |

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.