

West Henrietta 14586

ZIP code · NY · New York > Monroe County

BALANCED MARKET

\$334K

MEDIAN SALE PRICE

+16.1%

1-YR CHANGE

118

SALES (12 MO)

\$337K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



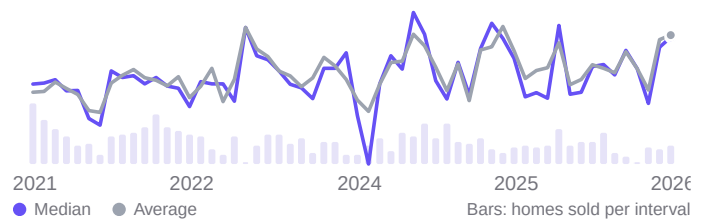
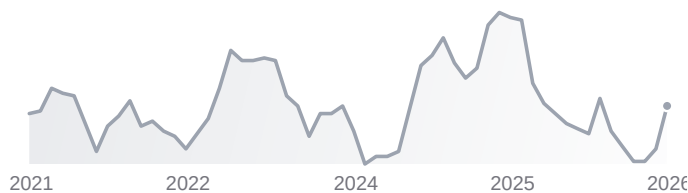
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$393K · Average \$398K

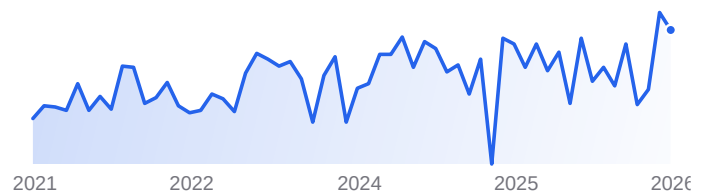
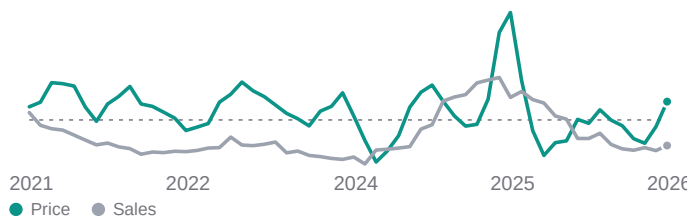


Growth (year over year)

Price +16.1% · Sales -22.4%

Price per square foot

\$215/ft²

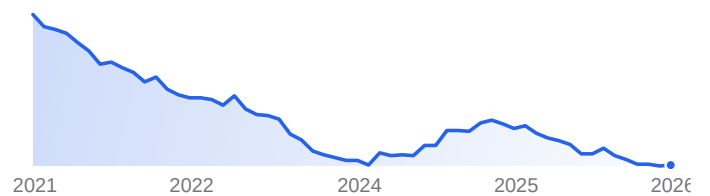
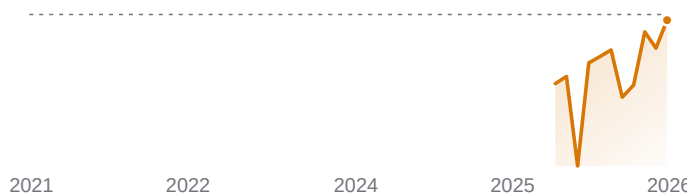


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

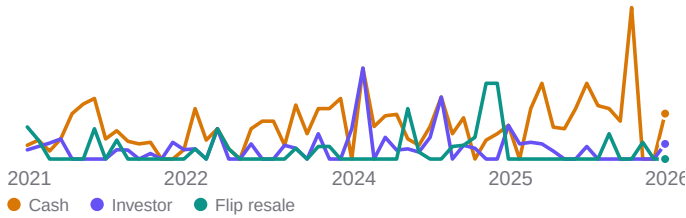
3.0%



BUYERS & OUTCOMES

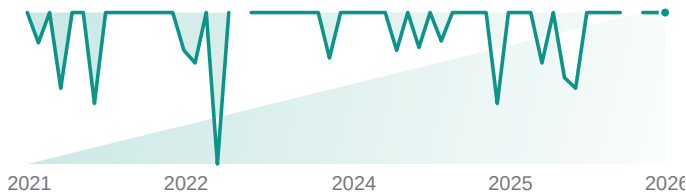
Buyer mix

Cash 30% · Investor 10% · Flip resale 0%



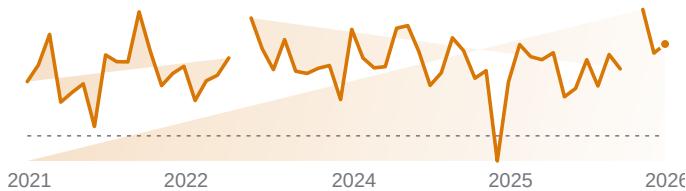
Sellers who sold at a gain

100%

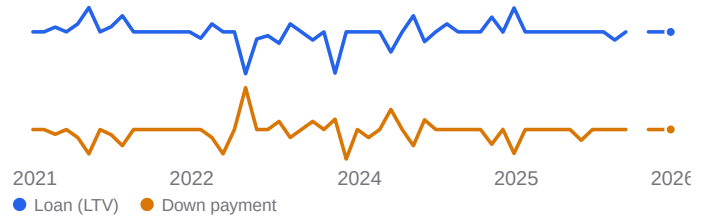


Median annualized return at resale

+8.3%

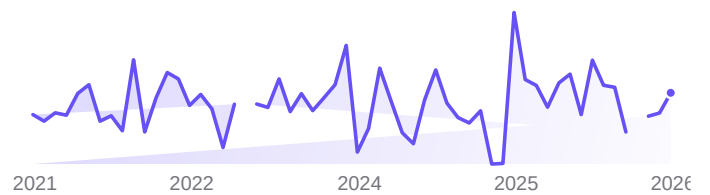


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



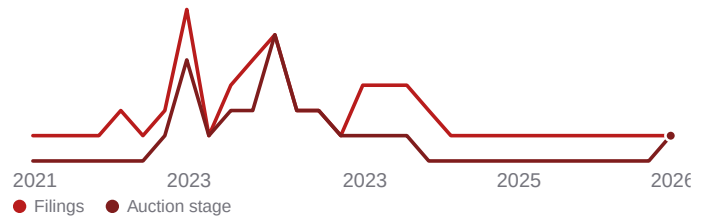
Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,881
Median value (AVM)	\$337K
Median size	1,770 ft²
Median bedrooms	3
Median year built	2000
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.0%
Owner occupied	92%
Company owned	5.7%
Median loan-to-value	47%
Typical ownership tenure	10.3 yrs

COMMUNITY

Population	12,552
Density	1,099 / mi²
Median household income	\$95K
Average household income	\$109K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	56
Homes occupied	95%
Bachelor's or higher	30%
Poverty rate	9.6%
Unemployment	1.1%
Average temp	48°F
Annual precip	34 in
Sunshine	51%

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