

Rochester 14616

ZIP code · NY · New York > Monroe County > Rochester

SELLER'S MARKET

\$218K

MEDIAN SALE PRICE

+1.2%

1-YR CHANGE

387

SALES (12 MO)

\$195K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



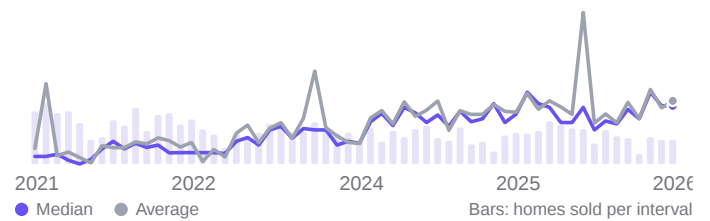
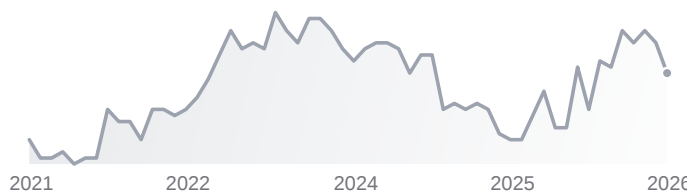
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$212K · Average \$219K

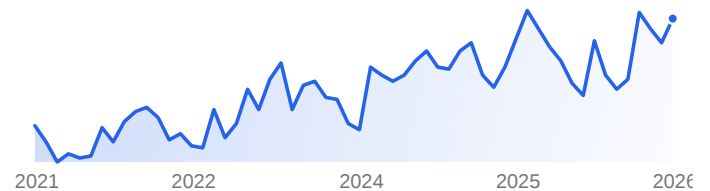
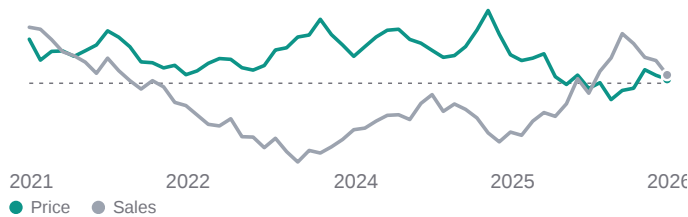


Growth (year over year)

Price +1.2% · Sales +2.7%

Price per square foot

\$174/ft²

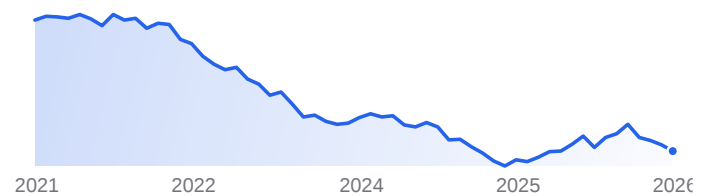
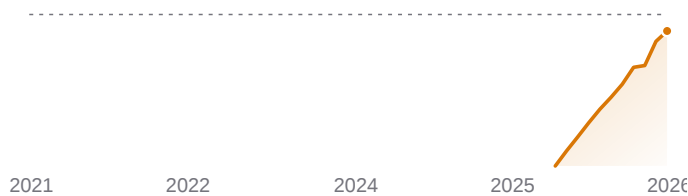


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

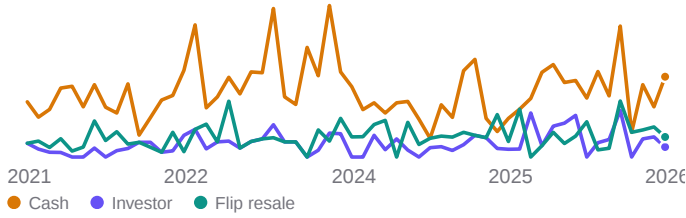
4.1%



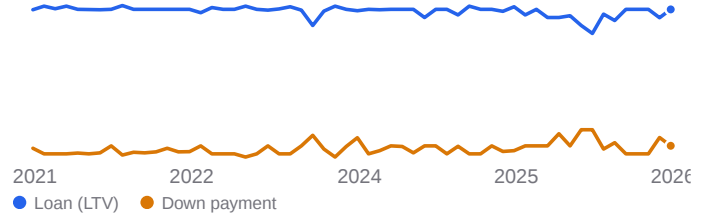
BUYERS & OUTCOMES

Buyer mix

Cash 30% · Investor 3.7% · Flip resale 7.4%

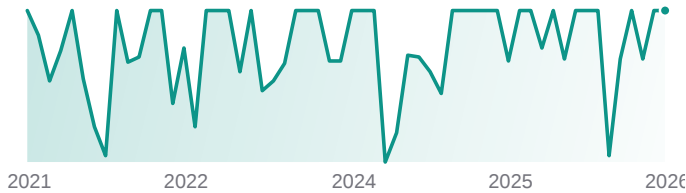


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



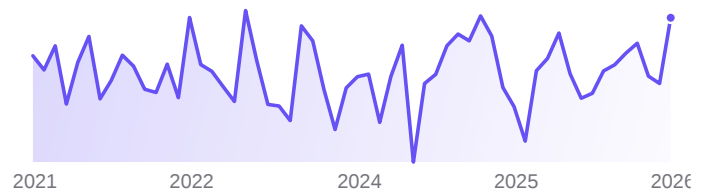
Sellers who sold at a gain

100%



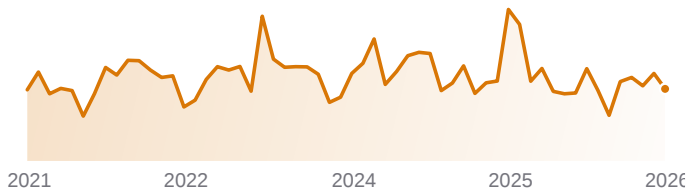
Typical hold before selling

8.4 yrs



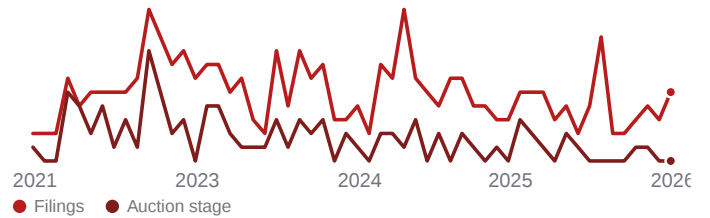
Median annualized return at resale

+6.8%



Preforeclosure filings

Filings 5 · Auction stage 0



HOUSING STOCK

Homes	9,506
Median value (AVM)	\$195K
Median size	1,334 ft²
Median bedrooms	3
Median year built	1952
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	0.8%
Owner occupied	91%
Company owned	6.1%
Median loan-to-value	47%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	25,755
Density	4,645 / mi²
Median household income	\$65K
Average household income	\$76K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	57
Homes occupied	96%
Bachelor's or higher	17%
Poverty rate	9.3%
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.