

Rochester 14622

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

BALANCED MARKET

\$277K

MEDIAN SALE PRICE

+3.3%

1-YR CHANGE

195

SALES (12 MO)

\$231K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

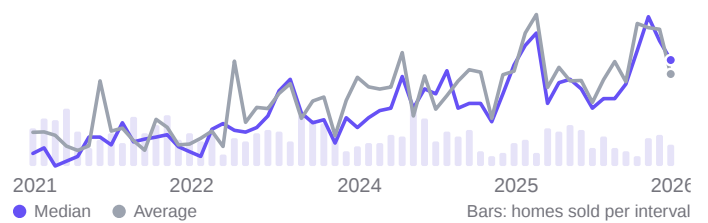
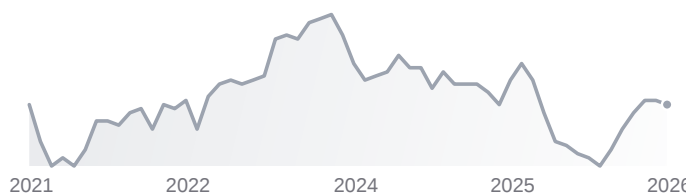
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

58 / 100

Sale prices

Median \$255K · Average \$240K

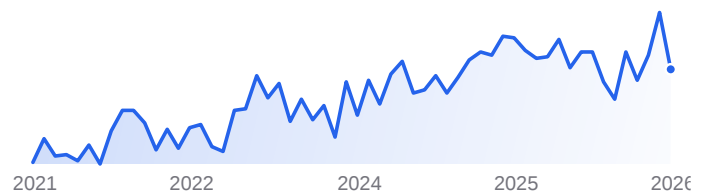
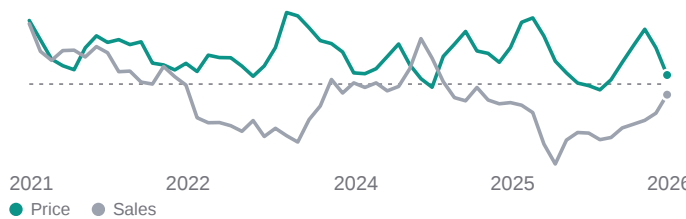


Growth (year over year)

Price +3.3% · Sales -3.9%

Price per square foot

\$165/ft²

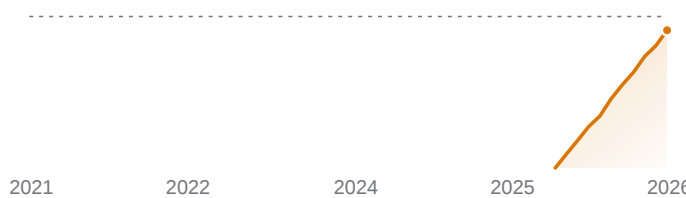


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

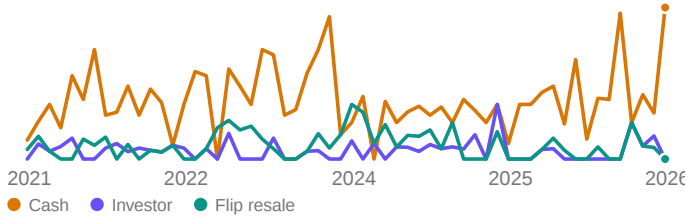
3.9%



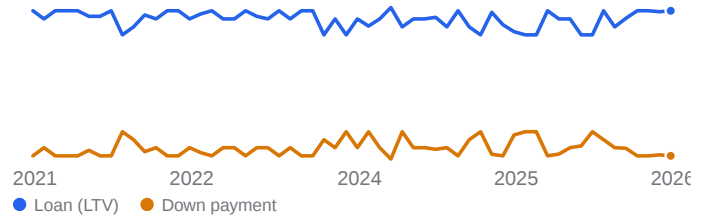
BUYERS & OUTCOMES

Buyer mix

Cash 69% · Investor 0% · Flip resale 0%

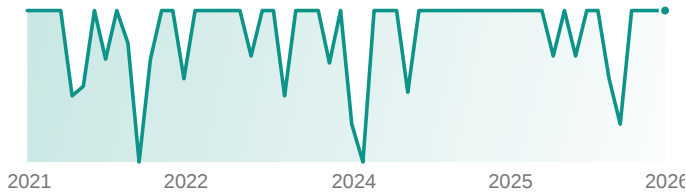


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



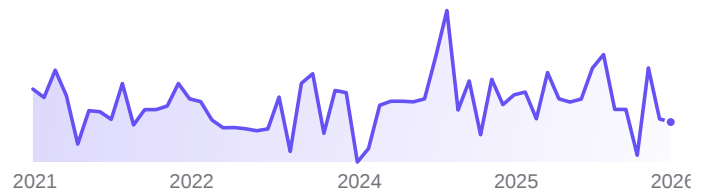
Sellers who sold at a gain

100%



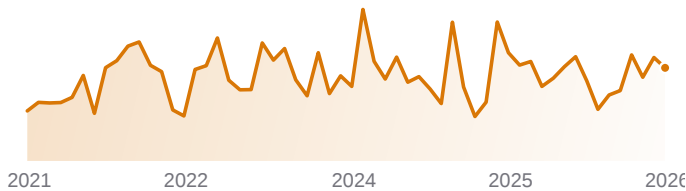
Typical hold before selling

4.2 yrs



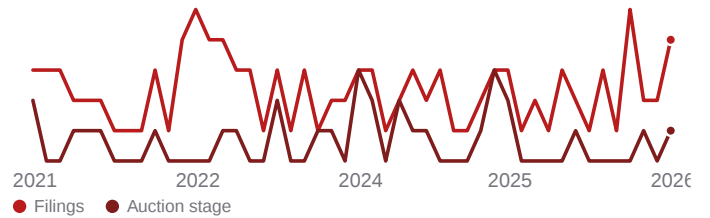
Median annualized return at resale

+9.7%



Preforeclosure filings

Filings 4 · Auction stage 1



HOUSING STOCK

Homes	5,000
Median value (AVM)	\$231K
Median size	1,399 ft²
Median bedrooms	3
Median year built	1950
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	0.7%
Owner occupied	91%
Company owned	5.7%
Median loan-to-value	41%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	12,349
Density	2,126 / mi²
Median household income	\$72K
Average household income	\$93K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	54
Homes occupied	97%
Bachelor's or higher	20%
Poverty rate	8.3%
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.