

Himrod 14842

ZIP code · NY · New York > Yates County

SELLER'S MARKET

\$103K

MEDIAN SALE PRICE

7

SALES (12 MO)

\$374K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100



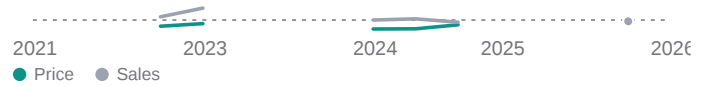
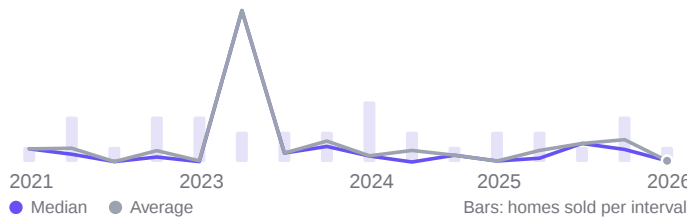
MARKET TRENDS (5 YEARS)

Sale prices

Median \$103K · Average \$103K

Growth (year over year)

Price +1490.7% · Sales -12.5%

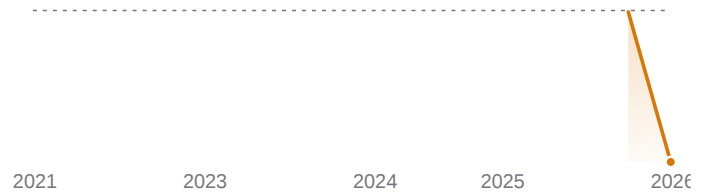
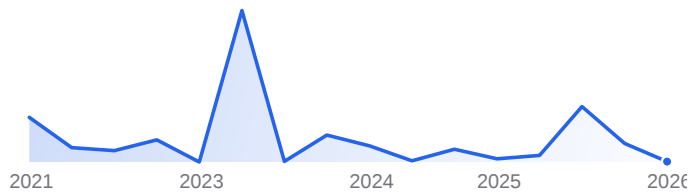


Price per square foot

\$43/ft²

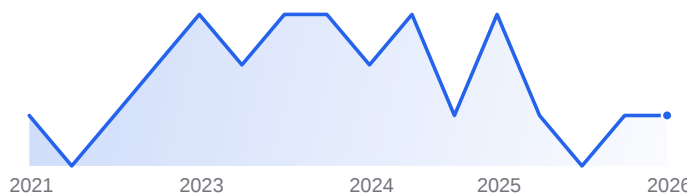
Sale premium vs estimated value

-86.3%



Annual turnover (share of homes sold)

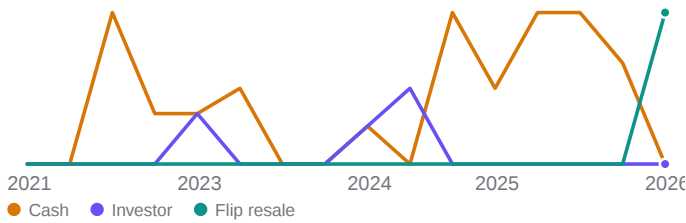
1.8%



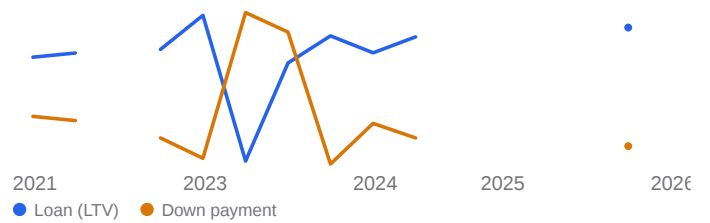
BUYERS & OUTCOMES

Buyer mix

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



Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



Sellers who sold at a gain

0%



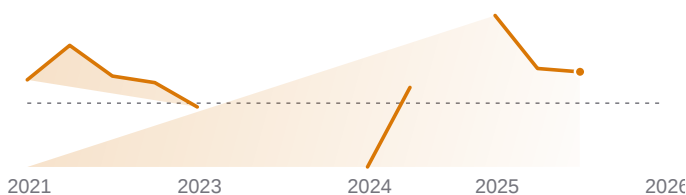
Typical hold before selling

0.2 yrs



Median annualized return at resale

+7.6%



HOUSING STOCK

Homes	384
Median value (AVM)	\$374K
Median size	1,481 ft²
Median bedrooms	3
Median year built	1972
Single family	58%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	2.2%
Owner occupied	61%
Company owned	15%
Median loan-to-value	20%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	658
Density	39 / mi²
Median household income	\$60K
Average household income	\$72K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	39
Homes occupied	58%
Bachelor's or higher	15%
Poverty rate	19.4%
Unemployment	0.9%
Average temp	48°F
Annual precip	34 in
Sunshine	49%

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