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KMP Homes, LLC
Brokerage + Home Services
39 Cayuga Shores Dr., Cayuga NY 13034

2025 Cayuga Lake Waterfront Housing Report

	2024	2025	*Change*
# Sold	57	39	-31.6%
Average Sale Price	$687,602	$930,143	35.3%
Median Sale Price	$625,000	$835,000	33.6%
Average Square Footage	1,733	2,009	15.9%
Average Sale Price / SF	$459	$512	11.5%
Highest Sale Price	$1,498,500	$3,000,000	
Average Water Frontage (ft)	108	116	7.4%
$ / Water Front Foot	$8,420	$9,365	11.2%
Days on Market	40	37	-7.5%
Original List Price / Sale Price Ratio	100.0%	98.5%	-1.5%
Average Lot Size (Acres)	0.96	0.83	-13.5%
Average Year Built	1962	1966	
Average Bedrooms	3.1	3.0	
Average Full Bathrooms	1.9	2.0	
Sale Price to Assessed Value	2.0	2.3	15.0%
Total Tax per SF	$6.62	$6.38	-3.6%
Total Tax to SP Ratio	1.50%	1.26%	-16.0%
Total Tax to Assessed Value Ratio	2.58%	2.66%	3.1%