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KMP Homes, LLC  
Brokerage + Home Services  
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## 2025 Seneca Lake Waterfront Housing Report

	2024	2025	Change
# Sold	42	56	133.3%
Average Sale Price	\$775,507	\$758,514	-2.2%
Median Sale Price	\$687,500	\$682,500	-0.7%
Average Square Footage	1937	1610	-16.9%
Average Sale Price / SF	\$459	\$539	17.4%
Highest Sale Price	\$2,200,000	\$2,857,000	29.9%
Average Water Frontage (ft)	126	104	-17.5%
\$/ Water Front Foot	\$10,517	\$9,402	-10.6%
Days on Market	52	51	-1.9%
Original List Price / Sale Price Ratio	93.1%	100.0%	7.4%
Average Lot Size (Acres)	1.90	1.28	-32.6%
Average Year Built	1978	1964	
Average Bedrooms	3.0	2.8	
Average Full Bathrooms	2.0	1.6	
Sale Price to Assessed Value	2.2	2.0	-9.1%
Total Tax per SF	\$5.32	\$6.62	24.4%
Total Tax to SP Ratio	1.22%	1.21%	-0.8%
Total Tax to Assessed Value Ratio	2.41%	2.33%	-3.3%

# HOMES