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KMP Homes, LLC  
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## 2025 Skaneateles Lake Waterfront Housing Report

	2024	2025	Change
# Sold	24	30	25.0%
Average Sale Price	\$1,912,000	\$2,469,961	29.2%
Median Sale Price	\$1,450,000	\$2,000,000	37.9%
Average Square Footage	2,538	2,567	1.1%
Average Sale Price / SF	\$835	\$1,042	24.8%
Highest Sale Price	\$5,000,000	\$5,800,000	16.0%
Average Water Frontage (ft)	138	123	-10.9%
\$ / Water Front Foot	\$21,415	\$24,030	12.2%
Days on Market	42	42	0.0%
Original List Price / Sale Price Ratio	97.8%	128.9%	31.8%
Average Lot Size (Acres)	2.24	2.00	-10.7%
Average Year Built	1970	1964	
Average Bedrooms	3.7	3.3	
Average Full Bathrooms	2.5	2.6	
Sale Price to Assessed Value	2.5	2.1	-16.0%
Total Tax per SF	\$8.71	\$9.77	12.2%
Total Tax to SP Ratio	1.16%	1.00%	-13.8%
Total Tax to Assessed Value Ratio	2.52%	1.99%	-21.0%

# HOMES