



DRAFT HOUSING MARKET ANALYSIS

BATAVIA OPPORTUNITY AREA



February 4, 2013

CONTENTS

INTRODUCTION..... 1

ECONOMIC TRENDS 2

POPULATION AND HOUSING TRENDS..... 5

 POPULATION 5

 HOUSING AND HOUSEHOLDS 8

 INCOME..... 15

 MIGRATION 17

HOUSING MARKET TRENDS 18

 RESIDENTIAL SALES 18

 RENTAL HOUSING MARKET 20

 CITY OF BATAVIA COMMUNITY IMPROVEMENT PLAN 22

SUMMARY AND ANALYSIS 23

LIST OF TABLES

TABLE 1. POPULATION, GENESEE COUNTY MUNICIPALITIES (SOURCE: U.S. BUREAU OF THE CENSUS)..... 5

TABLE 2. HOUSING TENURE CHARACTERISTICS, GENESEE COUNTY AND THE CITY OF BATAVIA, 2000 TO 2010 (SOURCE: U.S. BUREAU OF THE CENSUS, DECENNIAL CENSUS) 8

TABLE 3. UNIT TYPE PROFILE, GENESEE COUNTY AND THE CITY OF BATAVIA, 2000 AND 2010 (SOURCE: U.S. BUREAU OF THE CENSUS, DECENNIAL CENSUS) 13

TABLE 4. INCOME PROFILE, GENESEE COUNTY, 2010 (U.S. BUREAU OF THE CENSUS, ACS 2006-2010 ESTIMATE) 15

TABLE 5. MIGRATION PROFILE, 2010, GENESEE COUNTY (SOURCE: U.S. BUREAU OF THE CENSUS, 2006-2010 ACS ESTIMATES) ... 17

TABLE 6. SAMPLE OF RENTS ASKED, GENESEE COUNTY, JANUARY 2012 (SOURCE: BATAVIA DAILY NEWS) 20

TABLE 7. APARTMENT COMPLEX PROFILE, GENESEE COUNTY (SOURCE: GENESEE HOUSING ASSISTANCE DIRECTORY) 21

TABLE 8. HOUSING MARKET ESTIMATES (UNITS); (SOURCE: U.S. BUREAU OF THE CENSUS; LABELLA ASSOCIATES)..... 26

TABLE OF FIGURES

FIGURE 1. UNEMPLOYMENT RATES, GENESEE COUNTY, FINGER LAKES AND NYS 2

FIGURE 2. INDUSTRY EMPLOYMENT - PLACE OF WORK, GENESEE COUNTY 3

FIGURE 3. PROJECTED INDUSTRY EMPLOYMENT, FINGER LAKES REGION 4

FIGURE 4. AGE COHORTS, GENESEE COUNTY, YEARS 2000 - 2030 6

FIGURE 5. AGE COHORT DISTRIBUTION, GENESEE COUNTY, 2000 TO 2030 7

FIGURE 8. OWNER OCCUPIED UNIT AGE PROFILE, GENESEE COUNTY, 2010 10

FIGURE 9. RENTER OCCUPIED UNIT AGE PROFILE, GENESEE COUNTY, 2010 10

FIGURE 10. OWNER OCCUPIED UNIT SIZE, GENESEE COUNTY, 2010 11

FIGURE 11. RENTER OCCUPIED UNIT SIZE, GENESEE COUNTY, 2010 11

FIGURE 12. AGE OF HOUSING STOCK, GENESEE COUNTY 14

FIGURE 13. HOUSEHOLD INCOME BY AGE GROUP, GENESEE COUNTY, 2010 16

FIGURE 14. TENURE OF MOVERS, GENESEE COUNTY, 2010 17

FIGURE 15. RESIDENTIAL SALES PRICES, CITY OF BATAVIA, 2007-2012 18

FIGURE 16. NUMBER OF SALES BY SALES PRICE, ONE FAMILY HOMES, GENESEE COUNTY, 2007-2012 19

FIGURE 17. NUMBER OF SALES BY SALES PRICE, TWO FAMILY HOMES, GENESEE COUNTY, 2007-2012 19

FIGURE 18. RESIDENTIAL BUILDING PERMITS ISSUED, GENESEE COUNTY, 2002 TO 2012 22

INTRODUCTION

As part of the Batavia Opportunity Area project an Economic and Market Analysis is being prepared. The Economic and Market Analysis will evaluate industry, hotel and retail conditions in the market area. However the market analysis will not include a housing market analysis.

Consequently, a separate housing market analysis has been prepared for the Batavia Opportunity Area Project to complement the Economic and Market Analysis. The purposes of the report are to provide the following information:

- An understanding of housing supply and demand factors in the market area defined as Genesee County;
- A guide for future housing development and redevelopment in the Batavia Opportunity Area;
- To provide an overall assessment of housing trends in the market area; and
- To provide a structure for future actions by public and private organizations to incorporate housing development with economic development actions.

Individual housing studies have been completed by various public and private organizations in Genesee County to support specific project applications for funding or financing. This analysis is not project based and therefore will be to provide a global perspective on the Genesee County Housing Market. In addition, the analysis will complement the recently completed Community Improvement Plan prepared for the City.

The analysis is timely because a countywide housing market analysis has not been conducted since 2005. Over the last eight years the region's economy and demographics have changed. New housing developments have been completed, others are planned and some housing needs have not been met. As a result, the analysis will offer a unique opportunity for the City to define a housing market niche for the Batavia Opportunity Area that can be coordinated with economic development activities and infrastructure improvements.

ECONOMIC TRENDS

While the Economic and Market Analysis will provide a detailed and robust analysis of the City’s economy a brief summary of employment data is provided here to offer a context for the housing analysis. Employment is a key factor that impacts housing demand.

The City of Batavia is a small City of 15,465 persons that serves as the County Seat for Genesee County and is located between Buffalo and Rochester. Four State Routes (5, 98, 33 and 63) traverse the City and exit/entrance 48 of the New York State Thruway provides access to the Western New York and Finger Lakes regions. The City serves as the regional economic center for Genesee County and many surrounding rural areas in adjacent counties.

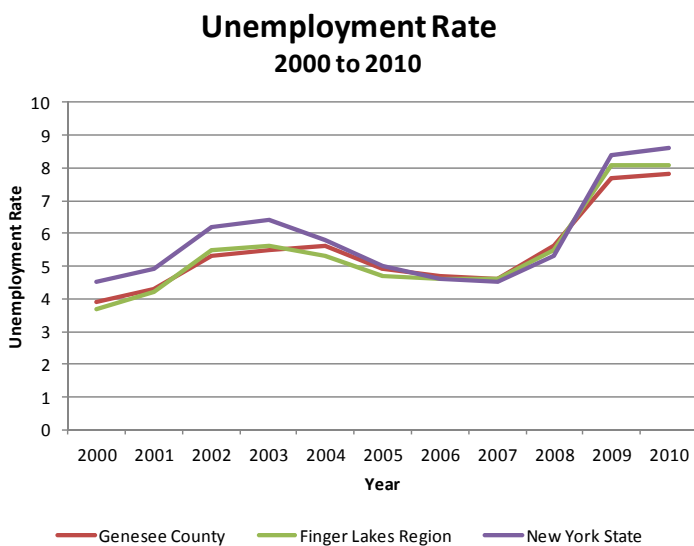


Figure 1. Unemployment Rates, Genesee County, Finger Lakes and NYS (Source: NYS Dept. of Labor)

Like many upstate New York counties Genesee County has faced economic challenges. One of the biggest challenges is unemployment. Since 2000 the annual average unemployment rate has doubled from 3.9 percent to 7.8 percent as exhibited in Figure 1.

The trend is consistent with unemployment rates throughout the Finger Lakes region and New York State overall. However, Genesee County’s unemployment rate has generally been lower than the unemployment rates in the Finger Lakes and New York State during the 10 year period albeit by a small percentage. Similarly, the number of employed in Genesee County

decreased from 31,300 persons in 2000 to 30,100 persons in 2010 according to the New York State Department of Labor. Employment peaked and unemployment dipped to its lowest level in 2007, prior to the financial crisis in 2008 from which the country and New York State continue to recover.

Fortunately, several proactive efforts by economic development agencies in the County have addressed job creation and retention in the County. The Genesee County Economic Development Center (GCEDC) has been very active in promoting job growth in the County with multiple active projects throughout the County. Recently the GCEDC announced that it was successful in attracting and incentivizing two yogurt

plants to locate in its Genesee Valley Agri-business Park in the Town of Batavia that together will employ 236 people.

The GCEDC focuses on creating jobs in Genesee County while unemployment and employment figures from New York State represent the employment status of Genesee County residents that could work anywhere. Therefore, a more accurate reflection of economic activity in the County is establishment employment or jobs provided by Genesee County businesses (Figure 2). In 2010, Genesee County businesses and organizations provided 23,148 jobs, slightly lower than in 2000 when 23,698 jobs were available in the County.

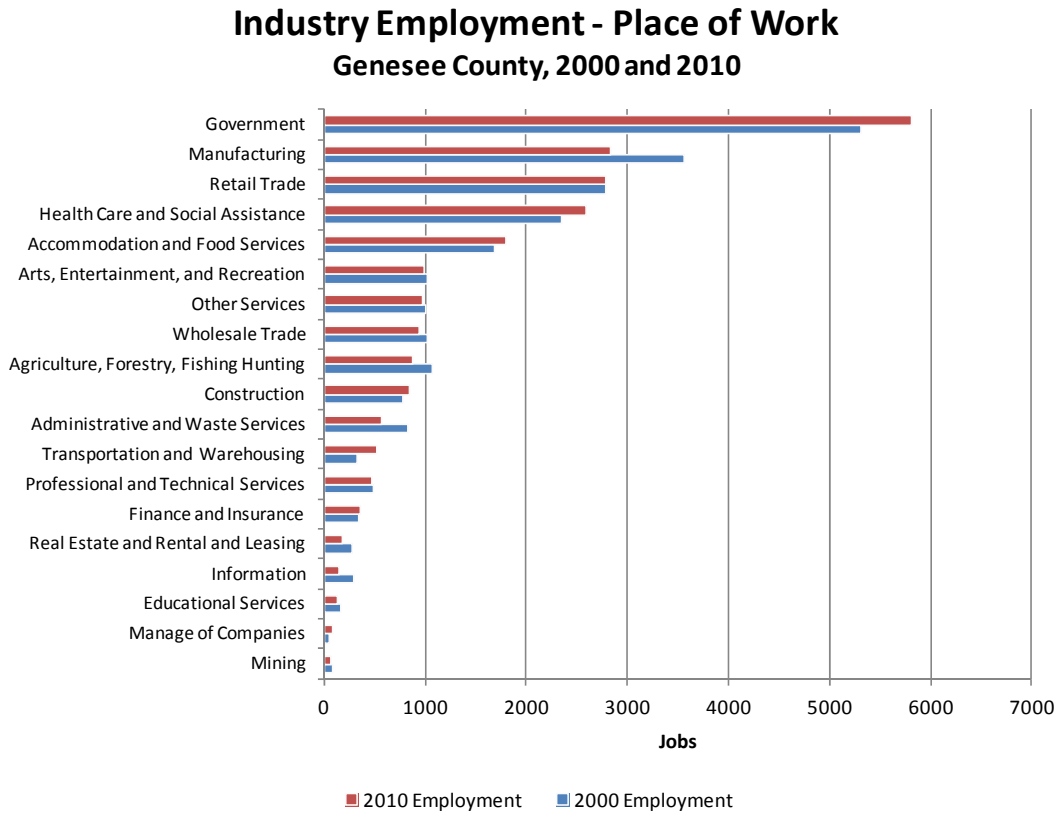


Figure 2. Industry Employment - Place of Work, Genesee County (Source: NYS Dept. of Labor)

The biggest change in industry employment was in manufacturing. In 2000 manufacturing was the largest private employment sector with 3,567 jobs in Genesee County. In 2010 it was still the largest private sector employer with 2,832 jobs, but 735 manufacturing jobs were lost in that time period.

The largest employer in the County is government, providing jobs to 5,823 individuals. Between 2000 and 2010 the number of jobs in government grew by more than 500 jobs. Other industries with job gains included Health Care and Accommodation/Food Services.

Similar industry employment trends are expected to continue over the next five years in the Finger Lakes. The New York State Department of Labor predicts that manufacturing employment will continue to decline significantly with a projected loss of more than 13,000 jobs in the Finger Lakes Region as illustrated in Figure 3. Job gains in health care, professional services, educational services and accommodation are expected to substitute for losses in manufacturing

Projected Industry Employment Changes Finger Lakes Region - 2008 to 2018

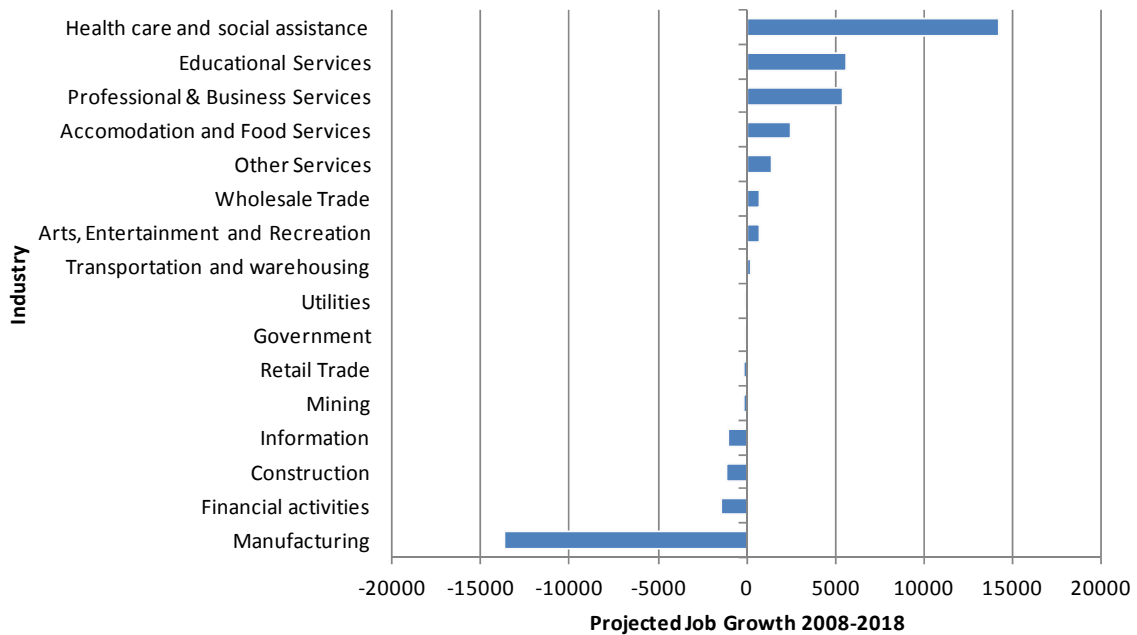


Figure 3. Projected Industry Employment, Finger Lakes Region (Source: NYS Dept. of Labor)

POPULATION AND HOUSING TRENDS

Trends in population and housing data provide the most relevant information for an analysis of the housing market in Genesee County. The analysis of the data provides key trends to determine the current and future market for housing in Genesee County and specifically in the Batavia Opportunity Area. Key indicators and data that are considered below include population, migration patterns, household characteristics (including age and tenure), physical housing characteristics, and household income.

POPULATION

The County's population is stable as there was a slight decrease of 291 persons between 2000 and 2010. The population is projected to drop slightly to 59,706 in 2018 according to data by Nielsen Corporation.

There was no particular pattern or trend to population loss among municipalities in the County as can be seen in Table 1. Some Towns lost population while others gained population and the same is true for Villages. Nor was there a geographical pattern of population changes – population losses as well as gains were distributed evenly throughout the County.

Table 1. Population, Genesee County Municipalities (Source: U.S. Bureau of the Census)

Place	Census Population		Change	
	2000	2010	Number	Percent
Alabama, T	1,881	1,869	-12	-0.6%
Alexander, T	2,451	2,534	83	3.4%
Alexander, V	481	509	28	5.8%
Batavia, C	16,256	15,465	-791	-4.9%
Batavia, T	5,915	6,809	894	15.1%
Bergen, T	3,182	3,120	-62	-1.9%
Bergen, V	1,240	1,176	-64	-5.2%
Bethany, T	1,760	1,765	5	0.3%
Byron, T	2,493	2,369	-124	-5.0%
Corfu, V	795	709	-86	-10.8%
Darien, T	3,061	3,158	97	3.2%
Elba, T	2,439	2,370	-69	-2.8%
Elba, V	696	676	-20	-2.9%
Leroy, T	7,790	7,641	-149	-1.9%
Leroy, V	4,462	4,391	-71	-1.6%
Oakfield, T	3,203	3,250	47	1.5%
Oakfield, V	1,805	1,813	8	0.4%
Pavilion, T	2,467	2,495	28	1.1%
Pembroke, T	4,530	4,292	-238	-5.3%
Stafford, T	2,409	2,459	50	2.1%
Total*	60,370	60,079	-291	-0.5%

The only significant finding from the population trends is directly applicable to the Batavia Opportunity Area project: population in the City of Batavia dropped by 791 persons while a functionally equivalent number of persons moved to the Town of Batavia between 2000 and 2010. This happened despite the lack of major subdivision developments in the Town.

Differences in population change among County municipalities may be related to significant shifts in the age profiles in the area. Genesee County is getting older and will continue to get older in the future. Between 2000 and 2010 the median age of the County increased from 37.4 years of age to 41.5 years of age. In contrast, the median age for New York State in 2010 is 38 years of age. As will be described below in the household section, older households tend to be smaller households which contribute to population losses.

As is shown in Figures 4 and 5 there was significant population growth in the 45-64 age cohort (baby boomers) between 2000 and 2010 and lesser growth in the 15-24 and over 65 age cohorts. The growth in the baby boomer population is likely correlated with the growth in the 15-24 age group cohort as the baby boom “echo” – children of baby boomers.

Population Change in Age Cohorts Genesee County - Years 2000 - 2030

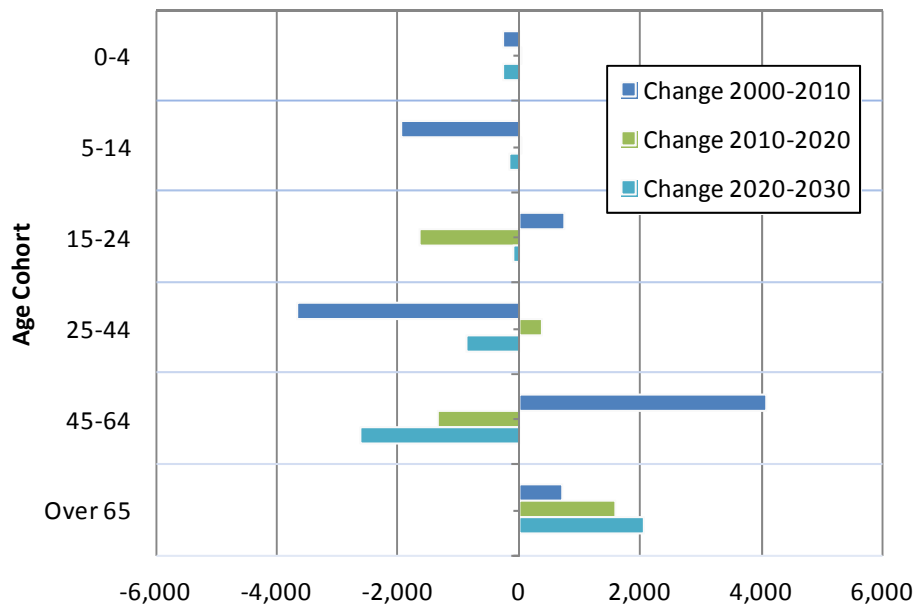


Figure 4. Age Cohorts, Genesee County, Years 2000 - 2030 (Projected) (Source: CARDI, Cornell University)

Age Cohort Distribution Genesee County - Years 2000 - 2030

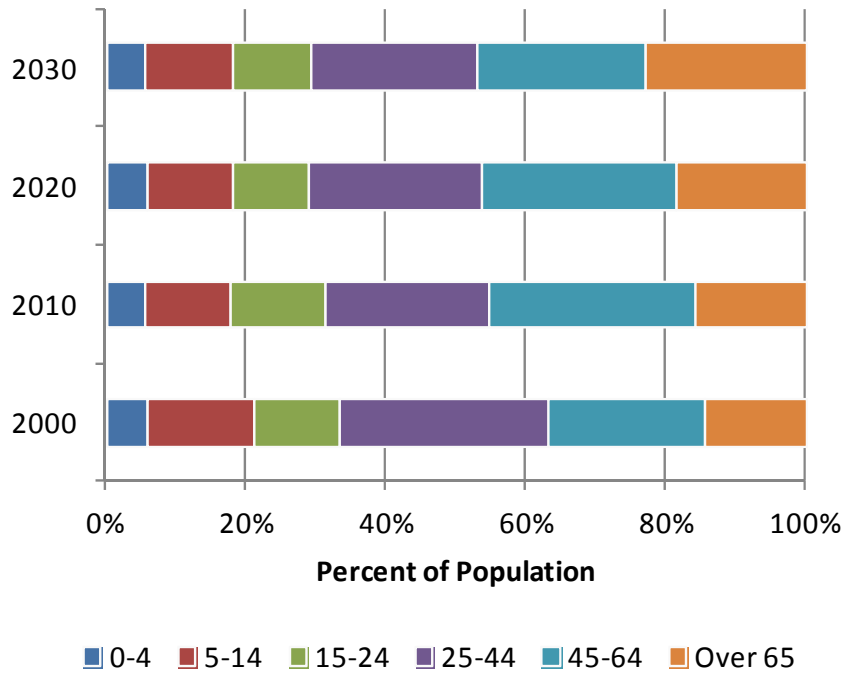


Figure 5. Age Cohort Distribution, Genesee County, 2000 to 2030 (Source: CARDI, Cornell University)

However, growth in those sectors was coupled with a striking loss in the 5-14 and 25-44 age group cohorts. The real impact of the loss in the 5-14 age cohort is evidenced by the recent closure of an elementary school in the Batavia School District.

The most dramatic finding of the review of age cohorts is that after 2010 the population will become increasingly older as baby boomers transition into the over 65 age cohort. In 2000 seniors made up less than 15 percent of the County’s population. In 2030, 22 percent of the population is projected to be seniors. Similarly, the population over 45 years of age will increase to 47 percent of the population in 2030; up from 36 percent in 2000.

HOUSING AND HOUSEHOLDS

The makeup and characteristics of households in Genesee County has changed considerably in the last ten years. The change will likely have long term effects on the utilization of the County’s existing housing stock while creating opportunities for new housing types.

Between 2000 and 2010 the number of occupied housing units (households) in the County increased from 22,770 to 23,728. This happened at a time when the population was decreasing, which is correlated with the change in the County’s average household size from 2.59 in 2000 to 2.45 in 2010 (Table 2).

The same trend in household growth and smaller household sizes is happening in the City of Batavia where the Batavia Opportunity Area is located. The number of households in the City increased from 16,611 to 17,067 during the 10 year period while the average household size decreased from 2.34 to 2.22.

Table 2. Housing Tenure Characteristics, Genesee County and the City of Batavia, 2000 to 2010 (Source: U.S. Bureau of the Census, Decennial Census)

Housing Tenure	2000 Census				2010 Census			
	County		City		County		City	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Occupied housing units	22,770	100	6,457	100	23,728	100	6,644	100
Owner-occupied housing units	16,611	73	3,580	55.4	17,067	71.9	3,475	52.3
Renter-occupied housing units	6,159	27	2,877	44.6	6,661	28.1	3,169	47.7
Average household size of owner-occupied unit	2.74	(X)	2.59	(X)	2.57	(X)	2.41	(X)
Average household size of renter-occupied unit	2.18	(X)	2.03	(X)	2.16	(X)	2.01	(X)

In addition to households getting smaller, the share of owner occupied housing in the County decreased from 73 percent of all units to 71.9 percent; in the City the share decreased from 55.4 percent to 52.3 percent. Again, while the share decreased, the number of owner occupied units increased but at a slower pace than renter occupied units. Part of this may be the result of changes in household income discussed below as well as the types of households that are moving into the County from other areas.

Examining additional 2010 Census household size data confirms the trend of smaller household sizes in the County. Based on 2010 Census data and exhibited in Figures 6 and 7, one to three person households occupy 76 percent of owner housing units in the County and 84 percent of renter occupied units. The typical household with two parents with two kids is a thing of the past. The trend is even more pronounced in the City of Batavia where 80 percent of owner-occupied households and 88 percent of renter-occupied households are comprised of three persons or less.

Owner Occupied Household Size Genesee County - 2010

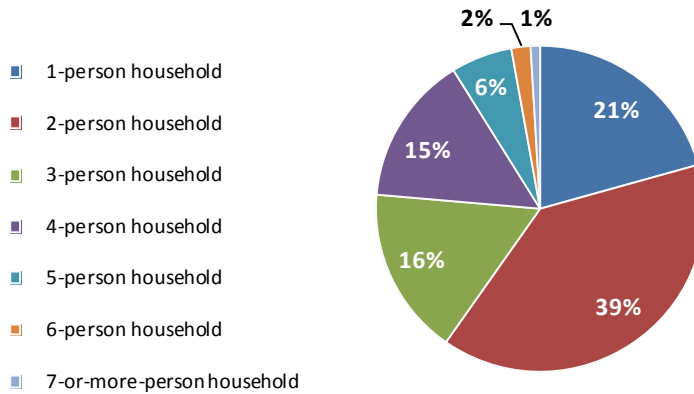


Figure 6. Owner Occupied Household Size, Genesee County, 2010 (Source: U.S. Bureau of the Census, Decennial Census)

Renter Occupied Household Size Genesee County - 2010

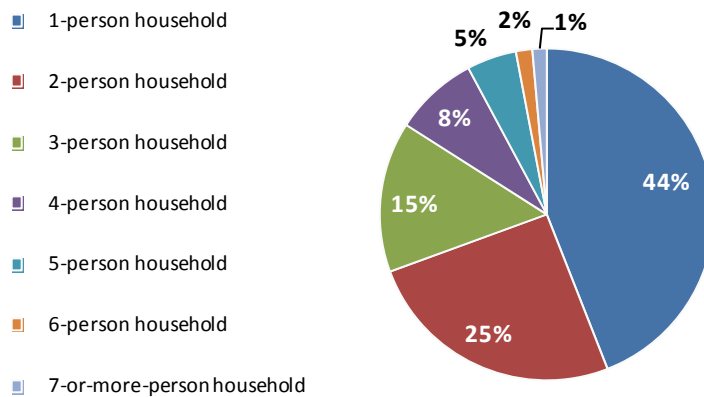


Figure 7. Renter Occupied Household Size, Genesee County, 2010 (Source: U.S. Bureau of the Census, Decennial Census)

The increase in the County’s median age is also reflected in the age of County householders (Figures 8 and 9). In 2010, 75 percent of owner-occupied households and 51 percent of renter-occupied households were headed by individuals 45 years of age or older. Only 16 percent of owner occupied households are headed by individuals between the ages of 35-44. In contrast, close to 20 percent of the households in the United States and New York State are headed by individuals between 35-44 years of age.

Owner Occupied Unit Age Profile Genesee County - 2010

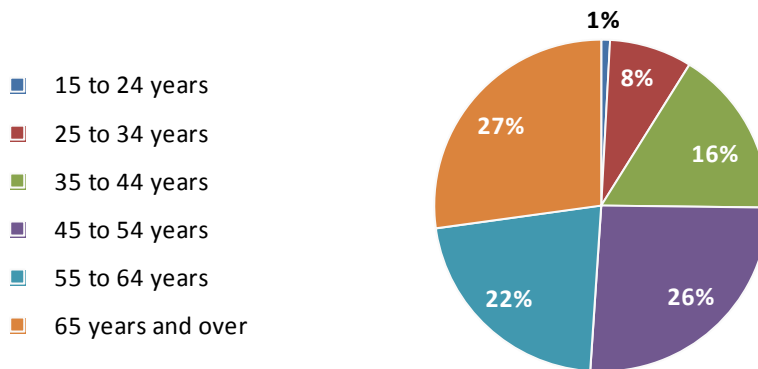


Figure 6. Owner Occupied Unit Age Profile, Genesee County, 2010 (U.S. Bureau of the Census, Decennial Census)

Renter Occupied Unit Age Profile Genesee County - 2010

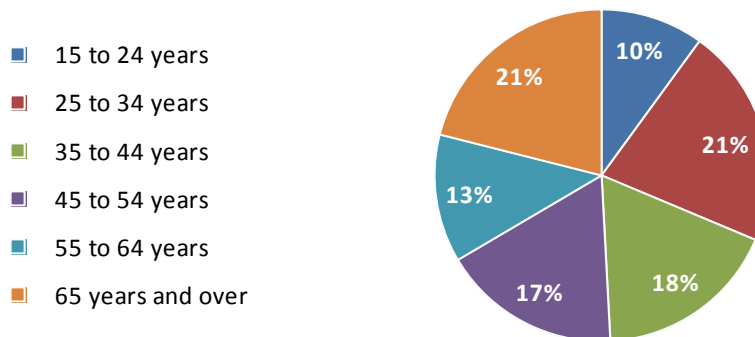


Figure 7. Renter Occupied Unit Age Profile, Genesee County, 2010 (U.S. Bureau of the Census, Decennial Census)

The current housing stock, however, is not aligned with current and anticipated household sizes in the County. Many of the housing units are larger than what may be needed by the current population. Eighty percent of all owner-occupied housing units in Genesee County are 3 bedrooms or more (Figure 10). For comparison purposes, 78 percent of owner occupied units in the United States and 75 percent of owner occupied units in New York State have three bedrooms or more.

Owner Occupied Unit Size Genesee County - 2010

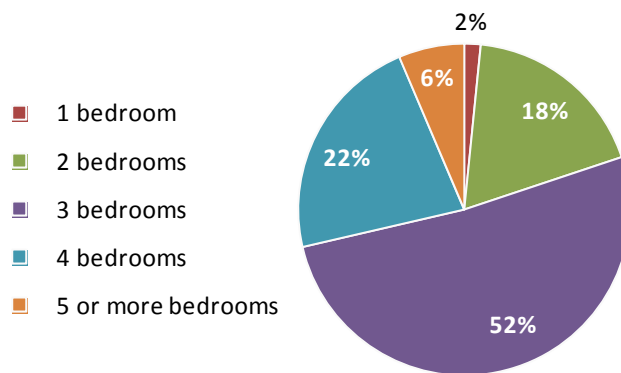


Figure 8. Owner Occupied Unit Size, Genesee County, 2010 (U.S. Bureau of the Census, Decennial Census)

Renter Occupied Unit Size Genesee County - 2010

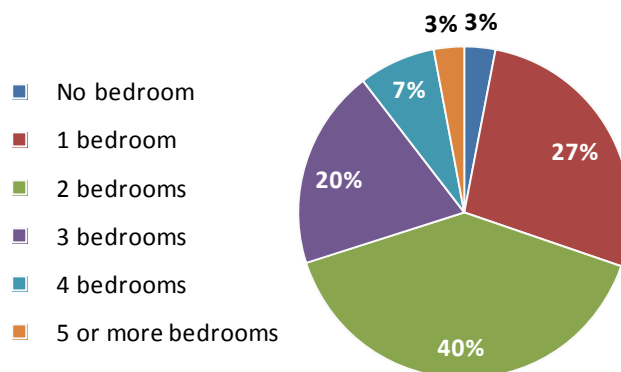


Figure 9. Renter Occupied Unit Size, Genesee County, 2010 (U.S. Bureau of the Census, Decennial Census)

With an average owner-occupied household size of 2.57 and decreasing, the demand for existing larger housing units should decline. As they represent 80 percent of the housing stock the impact may be significant on the values of those larger housing units (and the corresponding tax assessments in municipalities).

In contrast, there are not a lot of smaller owner occupied housing units in the County. Only 20 percent, or about 3,300 owner occupied units, are two bedrooms or smaller. Coupled with an aging household demographic, the demand for smaller units will also likely increase which could present an opportunity for development.

There are potential problems from a community perspective that also may need to be addressed because of the mismatch between household sizes, housing unit sizes and an aging, stagnant population including:

- Reductions in assessments;
- Potential owner-occupied vacancies;
- Construction of new housing units of similar size diminishing the value of existing units;
- Conversion of larger owner occupied units to apartments;
- The need for programs to assist aging homeowners who cannot afford to keep up larger households;
- Lack of smaller units to accommodate smaller, aging households; and
- Zoning that will not permit smaller, higher density owner occupied housing options.

Some of these problems are currently emerging issues in many Genesee County communities and if not addressed or acknowledged could become major issues. As many similar housing trends are being felt throughout upstate New York this may also become a statewide issue.

The majority of renter occupied units in both Genesee County and the City of Batavia are two bedrooms or less. Consequently, rental units are aligned with the future demographic shift to smaller households. The corresponding demand for smaller rental units may be less than smaller owner occupied units depending on affordability issues which will be discussed in the income section.

Apparently there is some market recognition of the trend to smaller housing units based on the figures in Table 3. There has been an increase in the number Townhomes (1, attached - 44%) and larger multi-family homes (10+ units – 26%) since 2000. However, single family home starts of 1,139 during the 10 year period outpaced all other types of housing products, albeit at a slower pace (7%) than the smaller unit types of townhouses and larger multi-family.

Table 3. Unit Type Profile, Genesee County and the City of Batavia, 2000 and 2010 (Source: U.S. Bureau of the Census, Decennial Census)

Unit Type	Genesee County				City of Batavia			
	Year		Change		Year		Change	
	2000	2010	Number	Percent	2000	2010	Number	Percent
1, detached	16,522	17,661	1,139	7%	3,798	3,828	30	0.79%
1, attached	349	501	152	44%	148	218	70	47.3%
2	2,552	2,480	-72	-3%	1,251	1,185	-66	-5.3%
3 or 4	1,459	1,311	-148	-10%	567	419	-148	-26.1%
5 to 9	775	564	-211	-27%	428	328	-100	-23.4%
10 to 19	276	388	112	41%	173	269	96	55.5%
20 or more	683	824	141	21%	524	619	95	18.1%

Accommodating smaller units may also be complicated by the aging housing stock in the County and particularly in the City of Batavia. More than 56 percent of housing units in the County and 71.5 percent of City housing units were constructed before 1960 according to U.S Bureau of the Census figures and shown in Figure 12.

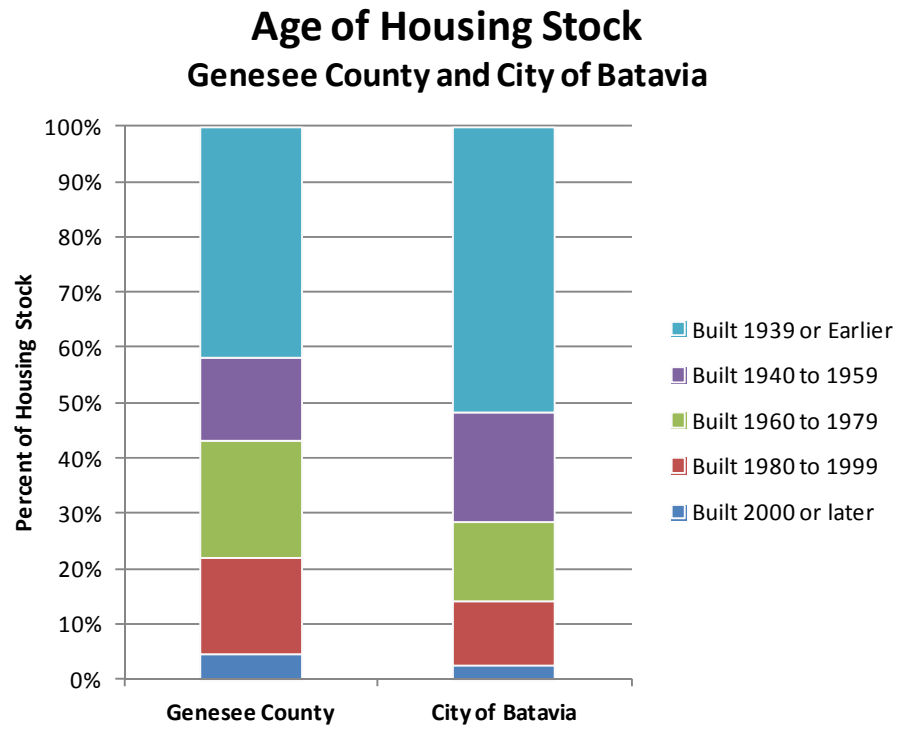


Figure 10. Age of Housing Stock, Genesee County (Source: U.S. Bureau of the Census, 2010 Decennial Census)

INCOME

Area income statistics provide indicators of affordability for various housing types. In short, a household’s income determines ability to pay for housing costs - mortgage or rents plus property taxes and insurance.

Table 4 exhibits the distribution of household income among different income ranges in Genesee County. It also lists a median household income as \$49,750, a median family income of \$60,127 and a median non-family income of \$28,042. The key number is the median family income figure which is used by many housing funding agencies to determine affordability.

Table 4. Income Profile, Genesee County, 2010 (U.S. Bureau of the Census, ACS 2006-2010 estimate)

Subject	Households	Families	Nonfamily households
Total	23,790	15,883	7,907
Less than \$10,000	6.50%	2.70%	15.50%
\$10,000 to \$14,999	6.10%	3.80%	12.30%
\$15,000 to \$24,999	9.90%	6.70%	16.40%
\$25,000 to \$34,999	12.00%	10.30%	15.10%
\$35,000 to \$49,999	15.80%	15.00%	18.00%
\$50,000 to \$74,999	22.50%	25.30%	15.30%
\$75,000 to \$99,999	13.40%	17.50%	4.10%
\$100,000 to \$149,999	9.50%	12.70%	2.30%
\$150,000 to \$199,999	3.20%	4.50%	0.70%
\$200,000 or more	1.10%	1.50%	0.40%
Median income (dollars)	49,750	60,127	28,042
Mean income (dollars)	59,990	69,423	38,530

The majority of Genesee County’s median family incomes fall in a range between \$35,000 and \$100,000. Some of these incomes can support mortgages and rents to pay for housing common in Genesee County (see Housing Market Trends). On the other hand, there are families that may need subsidized mortgages or rents.

Another key factor for many housing developers is to understand the connection between income and age. Income determines the value of a house a family can afford while age determines the type of house the family needs. Figure 13 shows the allocation of household income among different age groups (median family income figures by age were not available for 2010). The figure accurately and plainly states income distribution in Genesee County: The majority of those young (under 25) and old (over 65) earn less than \$50,000; the majority of those 25 to 64 earn above \$50,000; the majority of all households earn under \$75,000.

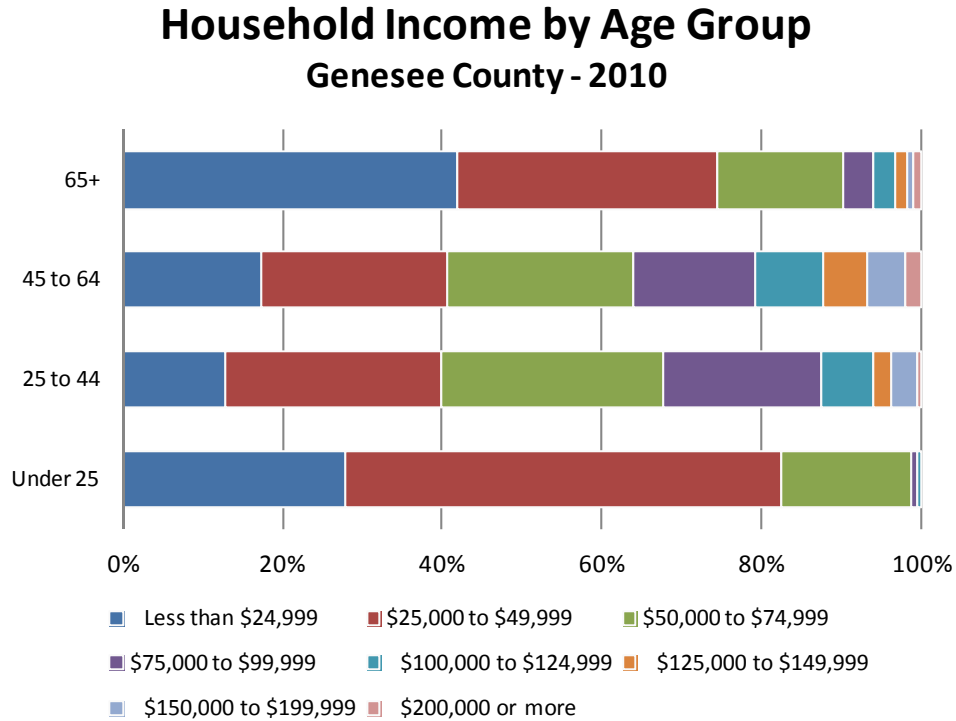


Figure 11. Household Income by Age Group, Genesee County, 2010 (Source: U.S. Bureau of the Census, 2006-2010 ACS estimates)

One significant concern from both a community and housing perspective is the level of poverty in the County. Between 2000 and 2010 the percent of individuals below poverty level increased from 7.6 percent to 11.7 percent in the County. The poverty figures are even more alarming for the City where the poverty rate went from 12.3 percent to 21.3 percent. High poverty levels support the need for additional programs and subsidies to assist individuals and families with housing costs. At the same time the demand for market rate owner occupied housing and rental units is diminished because of high poverty rates.

MIGRATION

Migration within the County and from other areas is a key factor in determining where the potential market is for existing or new units. In short, people who are moving need to move into a home or rental unit.

On an annual basis approximately 10 percent (approximately 6,000 people) of the population is moving; with the majority, just over seven percent, moving within the County. Table 5 provides a brief summary of the demographic characteristics of movers. Generally the movers are younger and earn less income than the population overall.

Table 5. Migration Profile, 2010, Genesee County (Source: U.S. Bureau of the Census, 2006-2010 ACS estimates)

Subject	Total County	Moved			
		Within Same County	From Different County	From Different State	From Abroad
Population	59,374	7.20%	3.10%	1.30%	0.10%
Median age	41.4	26.2	28.7	26.5	23.3
Median per capita income	\$25,533	\$20,600	\$17,100	\$25,417	\$4,511

Most of the movers were also renters in Genesee County. Approximately two thirds (67 percent) of all movers within the County were renters. Similarly, but to a lesser degree, the majority (56%) of those moving into the County were also renters (Figure 14).

Tenure of Movers
Genesee County - 2010

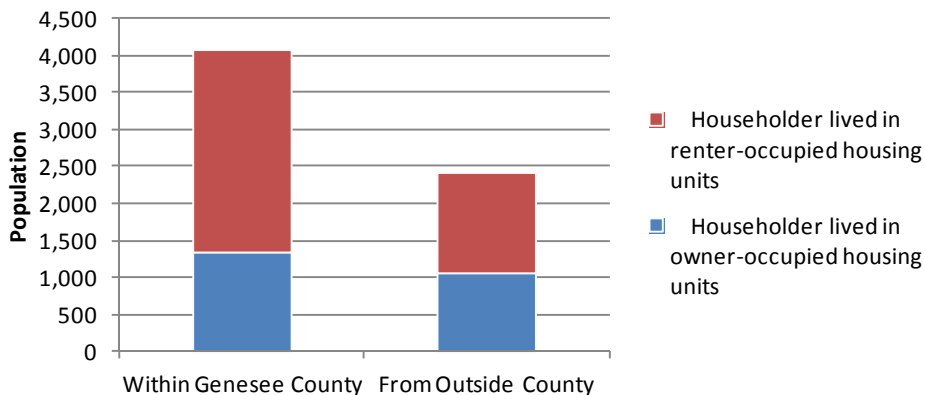


Figure 12. Tenure of Movers, Genesee County, 2010 (Source: U.S. Bureau of the Census, 2006-2010 ACS estimates)

HOUSING MARKET TRENDS

The market is probably the best indicator of the supply and demand of various types of housing. To assess the housing market data on sales of various types of housing between 2007 and 2012, sales data was collected for this study for the 14020 zip code (City and Town of Batavia). Data was deleted if it appeared it was not an arms' length transaction (sales of \$1 or very low prices).

Between 2007 and 2012 there were 1,463 residential property sales in the 14020 zip code, averaging about 300 sales annually. Of those, the majority (1,211 units, 82 percent) were sales of single family homes.

RESIDENTIAL SALES

Sales prices of different types of homes are instructive. With most real estate products the price increases with size of the structure or the number of units. However, housing sales prices in the 14020 zip codes did not follow that model. Single family homes sales prices outpaced the sales prices of two family homes and were essentially equal with three family home prices as shown in Figure 15.

Residential Sales Prices 2007-2012, Zip Code 14020

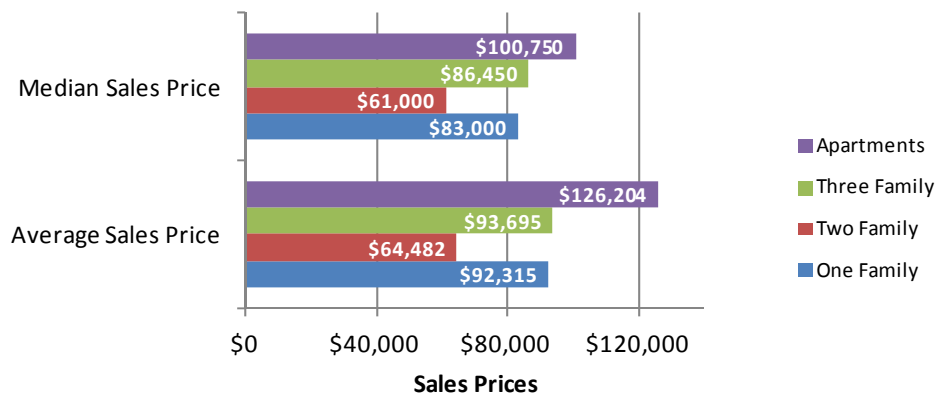


Figure 13. Residential Sales Prices, City of Batavia, 2007-2012 (Source: Landmax Data)

There may be multiple factors in the low values of two and three family homes, including the location of those homes, but the market for small multi-family properties is clearly depressed. This aligns with the Census figures in Table 3 which shows a decrease in the number of small to medium size multi-family units in the County as well as the findings of the Community Improvement Plan.

Sales data on the largest market segments (Figures 16 and 17) confirm the overall findings. In those market segments homes with a value of \$50,000 to \$100,000 had the greatest number of sales. However, almost 90 percent of the two family homes sold below \$100,000 while one third of single family home sales were above \$100,000.

Sales of One Family Homes 2007 - 2012, Zip Code 14020

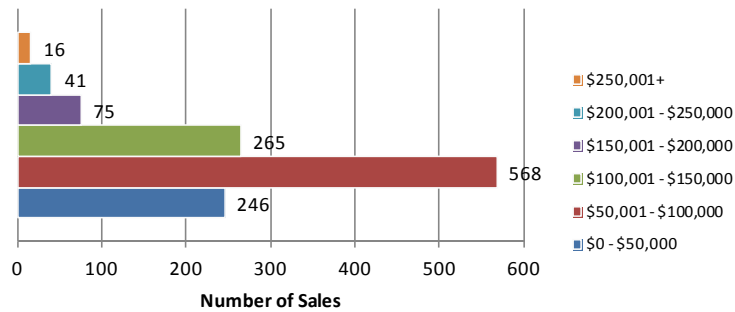


Figure 14. Number of Sales by Sales Price, One Family Homes, Genesee County, 2007-2012 (Source: Landmax Data)

Sales of Two Family Homes 2007-2012, Zip Code 14020

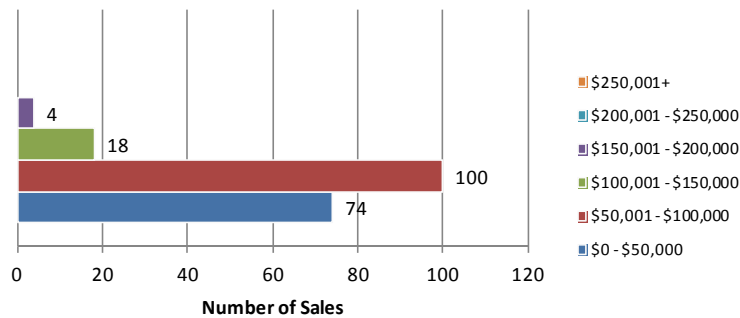


Figure 15. Number of Sales by Sales Price, Two Family Homes, Genesee County, 2007-2012 (Source: Landmax Data)

RENTAL HOUSING MARKET

As noted in Table 2, there are approximately 6,661 renter occupied units in Genesee County. Using data from the Genesee County Housing Assistance and Information Directory, and shown in Table 7, 1,833 or 28 percent of the housing units are located in subsidized or market rate apartment complexes. Of those, 779 (11% of total; 42% of apartment complex units) are subsidized.

The monthly market rents at the apartments, with a few exceptions, generally fall into the following ranges based on number of bedrooms (most include water and gas utility costs in the rent):

- Efficiency - \$500 to \$550
- One Bedroom - \$600 to \$650
- Two Bedroom - \$700 to \$750
- Three Bedroom - \$750+

The complexes with low rental costs generally do not include a major utility. Birchwood Village, for instance, only includes water/sewer costs in the rent but does not include heat.

Rental costs of units not in complexes are comparable. A review of Batavia Daily News housing rental ads revealed the rents listed on Table 6.

Table 6. Sample of Rents Asked, Genesee County, January 2012 (Source: Batavia Daily News)

Location	Rent	Bedrooms	Notes
Batavia, City	\$475	One	Utilities not included
Batavia, City	\$625	One	Utilities not included; remodeled
Batavia, City	\$450	One	Utilities not included
Batavia, City	\$490	One	Utilities not included
Byron, Town	\$700	One	Utilities included
Corfu, Village	\$475	One	Heat & water included
E. Pembroke	\$550	One	Utilities included
Oakfield, Village	\$475	One	Utilities not included
Oakfield, Village	\$425	One	Utilities not included
Batavia, City	\$550	Two	Utilities not included
Batavia, City	\$600	Two	Utilities not included
Batavia, City	\$600	Two	Utilities not included
Batavia, City	\$625	Two	Utilities not included
Batavia, City	\$735	Two	Utilities not included; New townhouse
Pembroke	\$600	Two	Utilities not included
Batavia, City	\$625	Two-Three	Utilities not included

Housing Market Analysis

Table 7. Apartment Complex Profile, Genesee County (Source: Genesee Housing Assistance Directory)

Development	Address	Municipality	Rooms					Monthly Rent
			Efficiency	One	Two	Three	Four	
SUBSIDIZED SENIOR UNITS								
400 Towers	400 East Main Street	City of Batavia	86	58	5			Subsidized
Bergen Meadows	6619 N. Lake Rd.	Bergen		24				Subsidized
Corfu Meadows	53 West Main Street	Corfu		24				Subsidized
Genesee Park Place	145 Park Rd.	City of Batavia		32				Subsidized
Havenwood Apartments	240 Richmond Avenue	City of Batavia		32				Subsidized
Jerome Senior Apartments	16 Bank Street	City of Batavia		34	3			Subsidized
Leisure Time Apartments	364 Bloomingdale Road	Alabama		18	4			Subsidized
LeRoy Meadows	18 Genesee Street	Village of LeRoy		80				Subsidized
Meadows at South Main	172 1/2 South Main	City of Batavia		24				Subsidized
Monsignor Kirby Apartments	203 Oak Street	City of Batavia		39				Subsidized
School House Manor	1 North Pearl Street	Village of Oakfield		36				Subsidized
Village Square	57 West Main Street	Village of LeRoy		36				Subsidized
Washington Towers	1 State Street	City of Batavia		126	4			Subsidized
TOTAL SENIOR SUBSIDIZED UNITS - 665			86	563	16			
FAMILY SUBSIDIZED UNITS								
400 Towers	400 East Main Street	City of Batavia				31	18	Subsidized
Batavia Meadows	4112 West Main Street Road	Batavia		16	16			Subsidized
Nichols Hillcrest Apartments	5828 East Bethany-LeRoy Rd.	Bethany		2	6			Subsidized
Northside Meadows	335 Bank Street	City of Batavia		14	6			Subsidized
Tonawanda Terrace	104 Pearl Street	City of Batavia			1	2	2	Subsidized
TOTAL FAMILY SUBSIDIZED UNITS - 114			32	29	33	20		
MARKET RATE APARTMENT COMPLEXES								
Batavia Gardens	679 East Main Street	City of Batavia		12	32			\$520-\$545
Birchwood Village	88 Dewey Avenue	City of Batavia		16	42	130	36	\$330-\$520
Brigman Apartments	6275 East Main Road	Stafford Road	9	2		1		\$250-\$700
College Village	8170 Batavia Stafford TL Rd.	Batavia			74		21	\$500 - \$600
Colony Run Town Homes	89 Colony Run	Attica			4	12	8	\$405-\$510
Creekside Manor	61 Myrtle Street	LeRoy		12	20			\$550-\$650
North Spruce Apartments	214 North Spruce Street	City of Batavia		45	30			\$600-\$700
Park Site Manor	541 East Main Street	City of Batavia	33		24			\$500-\$700
Rolling Hills	3274 Boradway Road	Alexander	2		2	1		\$500-\$900
Royal Apartments	103 West Main Street	Village of LeRoy	16	48	64	8		\$500-\$750
Walden Estates	337 Bank Street	City of Batavia		16	48	16		\$615-\$750
Woodstock Gardens	219 North Spruce Street	City of Batavia		40	88			\$630-720
TOTAL MARKET RATE UNITS - 912			60	191	428	168	65	
SENIOR FACILITY LIVING UNITS								
Greens of Leroy	1 West Avenue	LeRoy	52					
The Manor House	427 East Main Street	City of Batavia	90					
TOTAL SENIOR FACILITY UNITS			142					
TOTAL UNITS BY ROOMS			288	786	473	201	85	
TOTAL UNITS OVERALL			1833					

Investment in residential market can be tracked by building permits. The permits represent both new construction and renovation to existing homes. Residential building permit activity in the County has been somewhat erratic during the last 10 years.

There was a significant jump in residential building permits in 2007 followed by a substantial downturn in 2008; likely the result of the financial crisis. Permits picked up again in 2009 but have fell to their lowest level in 10 years in 2011. As the average number of annual permits over the 10 year period was 85, the 2011 number of 24 was a significant drop. However, the 10 year trend shows a decline in residential building permits as exhibited in Figure 18.

Residential Building Permits Genesee County - 2002 to 2011

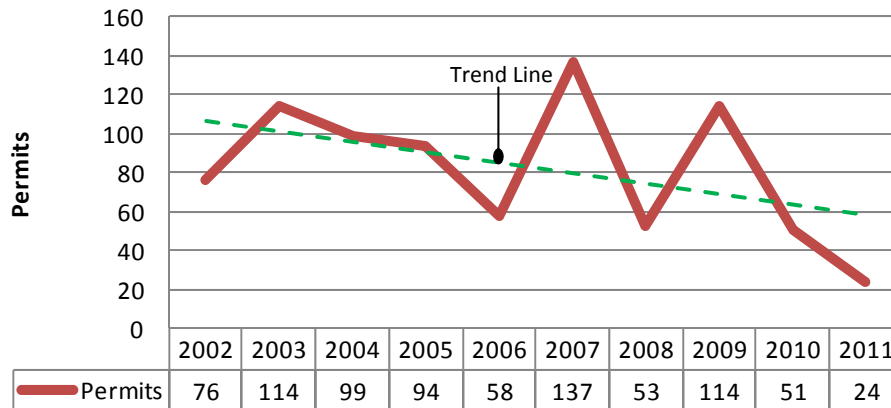


Figure 16. Residential Building Permits Issued, Genesee County, 2002 to 2012 (Source: GFL Regional Planning Council)

CITY OF BATAVIA COMMUNITY IMPROVEMENT PLAN

The City of Batavia recently completed a Community Improvement Plan that included a housing market study. Some of the findings of the report are confirmed or reinforced by this report including:

- There is an excess supply of small rental units in older houses;
- The overall stability and value of the housing market has been good;
- Householders are getting older; and
- There is no need for affordable housing production

SUMMARY AND ANALYSIS

The existing conditions in the economy and housing market help define the housing needs for the County. Some of the relevant trends include:

- The County's job market is generally stable; however, there has been a significant **loss in manufacturing jobs accompanied by an increase in government and health care jobs** between 2000 and 2010. That trend is expected to continue over the next 10 years.
- The County's population is also stable but **population losses in the City of Batavia were roughly equal to population gains in the Town of Batavia** between 2000 and 2010.
- **Genesee County's population is getting older** with a median age of 41.5 years of age, more than three years higher than the state average of 38 years of age. By year 2030 47 percent of the County's population will be over 45 years of age.
- Despite the County's minor population loss **the number of households increased between 2000 and 2010**. Population decreased while households increased because **the average household size decreased** from 2.34 to 2.22 between 2000 and 2010.
- Although the overwhelming majority (76 percent) of County households are occupied by less than three persons, **most existing owner occupied homes in the County (80 percent) are large with three bedrooms or more**. Conversely, only 20 percent of owner occupied homes are smaller units with two bedrooms or less.
- Single family homes dominate the County housing market but **the number of townhouse and large multi-family units in the County are increasing at a faster rate** than single family homes.
- The majority of housing units in the County are more than 50 years old and more than 70 percent of City homes are greater than 50 years old.
- The County's median family income is approximately \$61,000; the majority of younger and senior households make less than \$50,000.
- Most households moving within the County or from other areas are young and primarily renters.
- The **sales prices of single family homes were greater than the sales prices of two family homes** between 2007 and 2012.
- Residential permit activity, while erratic, has generally trended downward in the last 10 years.

Many of the County trends outlined above somewhat understate conditions in the City of Batavia. The City of Batavia's population base is older than the County; household sizes are smaller; incomes are lower. Considering all the data, therefore, leads to the following basic recommendations for housing within the Batavia Opportunity Area:

1. **Focus on smaller households; smaller housing units** - there is a lack of smaller housing units (2 bedrooms or less) in the owner occupied housing market to accommodate smaller household sizes. This may include owner occupied townhouse units or condominium units in a larger complex, both of which are aligned with the smaller lot sizes and density characteristics of the Batavia Opportunity Area.
2. **Recognize the aging housing market** - Genesee County will continue to age especially if the population remains stable or decreases in the future. Therefore, units will need to include amenities that cater to older adults such as first floor or elevator access, simple floor plans, wider doorways (for potential wheelchair use), and smaller yards.
3. **Update Zoning** - the restricted residential zoning in the C-3 downtown district may need to be updated to allow for more stories (currently limited to four); minimum setbacks (20 feet) and maximum coverages (40%) for multi-family buildings in other commercial zones (C-1 and C-2) present in the BOA may need updating to allow for more density; permitting residential (not just live/work units) in industrial districts; facilitating townhouse developments in commercial and residential zones which can be discouraged because of they have zero side setbacks.
4. **Develop a formal Housing Rehabilitation Program** - as households get smaller and older the need for existing larger housing units will decrease and that loss of demand for those homes will be amplified in older, city neighborhoods where there have not been updates. A formal housing rehabilitation program may need to be established in the City that would include multiple housing programs beyond periodic Community Development Block Grant programs. This program could be a City program or run by a non-profit or both.

Additional analysis was conducted to provide estimates of the market for housing based on 2010 City income profiles. Data from the 2010 Census provides the number of households in various income categories. For this analysis income was divided into four categories based on Genesee County's Median Family Income for a family of four (a common figure used in many housing programs). If a household had an income below \$50,000 it was assumed they may require below market rate housing (In 2010, \$48,950 was the income representing 80 percent of the Genesee County Median Family Income of \$61,200 for a family of four).

The four categories therefore were:

- Median Income below \$50,000 - Below Market Rate – for families that may need some kind of housing subsidy to make housing affordable. Based on households spending no more than 30 percent of their income for housing costs these families could afford sale prices below \$125,000 (accounting for mortgage, taxes, insurance) and rents (including utilities) below \$750/month, potentially with a housing subsidy.
- Between \$50,001 and \$74,999 - Middle Class – Above Market Rate – this category represents the income range for one out of every four families in the County that could afford most of the homes available in the City of Batavia; these families could afford housing sales prices of between \$125,000 and \$175,000 and rents (including utilities) of between \$750 and \$1,499/month.
- Between \$75,000 and \$99,999 – Above Middle Class – Above Market Rate – these families could afford homes between \$175,000 and \$250,000 and rents between \$1,500 and \$1,999.
- Above \$100,000 – Above Market Rate – for families that could potentially afford higher end housing options; these families could afford housing sales prices above \$250,000 and rents above \$2,000.

Using the 2010 Census housing tenure data the following assumptions and estimates were made to develop the potential City of Batavia market among the income ranges:

- A five percent annual vacancy rate for owner-occupied units;
- A 10 percent annual vacancy rate for rental units;
- An annual capture rate of 10 percent of households; the capture rate essentially representing the percentage of population moving annually;
- The City of Batavia commands 25 percent of the County housing market (units); and
- A 30 year mortgage at 4.5 percent interest for the for sale figures.

Using the data and assumptions an estimate of the City of Batavia market (excess demand) in 2010 is provided in Table 8. Please note these are generally conservative estimates as many families spend in excess of 30 percent of their income on housing. In addition, during that time period residential building activity decreased (Figure 16) while the number of households in the County has continued to increase (Nielsen/Claritas.), likely causing a pent up demand for housing. None of the market numbers alone are large and the number of households is increasing at less than one percent annually so one large project

could absorb the demand. The challenge for the City is to promote and encourage this before other products come on line.

Table 8. City of Batavia Housing Market Estimates (units); (Source: U.S. Bureau of the Census; LaBella Associates)

Income	Value/Rent	Demand	Supply	Market
Owner Occupied For Sale				
Less Than \$50,000 (Below Market Rate)	Less Than \$125,000	121	132	-11
\$50,000 - \$74,999	\$125,000 to \$174,999	54	22	32
\$75,000 - \$99,999	\$175,000 to \$250,000	32	17	15
\$100,000+	\$250,000+	33	8	25
For Rent				
	Rent (including utilities)			
Less Than \$50,000 (Below Market Rate)	Less than \$750/mo	181	185	-4
\$50,000 - \$74,999	\$750 - \$1,499/mo	81	77	4
\$75,000 - \$99,999	\$1,500 - \$1,999/mo	48	10	38
\$100,000+	Above \$2,000/mo	50	0	50

Based on these estimates some additional recommendations or findings can be made:

5. **Stop Building Affordable Rental Units and Upgrade Existing Affordable Units** – the analysis above is a very conservative estimate of the supply of affordable housing units because it does not count subsidies such as Section 8 housing vouchers which effectively increases the supply of affordable rental units. In short, the affordable rental market is currently saturated overall. There also may be affordable rental units, especially in older city homes, that need upgrades such as handicapped accessibility or grab bars to make them equal to newer affordable units.
6. **Consider Building Above Market Rate For Sale Units** - based on the analysis there is a demand for a variety of for sale units in the City for a variety of income groups. Land in the BOA is limited, and there are some vacant upper floor units in the downtown and industrial areas of the City. Therefore the City should focus on attracting higher density for sale housing (townhouses) for new builds and encourage (through zoning and attraction efforts) conversion of upper floors to for sale units such as condominiums. Again, the trend toward smaller units would also support this action.
7. **Construct More High End Market Rate Rental Units** – As noted in the Community Improvement Plan there is a lack of higher quality rental units in the City which is further confirmed by the numbers in Table 8. The Community Improvement Plan noted that Batavians could afford higher quality units. That is a very important distinction – high quality rental units would include higher grade finishes and amenities than a typical rental unit. In addition, the units would need to be set in an environment that is pleasing. Again, the BOA, especially in the form of loft units in the downtown area and industrial areas, could potentially take advantage of this market. *However,*

the environment they are built in must also be high quality and unique as the competition will be areas in the City or Town of Batavia with more land, landscaping and parking.

APPENDICES – DATA TABLES

**Unemployment Rates
Genesee County – 2000 to 2010**

Area	Annual Average Rate										
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Genesee County	3.9	4.3	5.3	5.5	5.6	4.9	4.7	4.6	5.6	7.7	7.8
Finger Lakes Region	3.7	4.2	5.5	5.6	5.3	4.7	4.6	4.6	5.5	8.1	8.1
New York State	4.5	4.9	6.2	6.4	5.8	5	4.6	4.5	5.3	8.4	8.6

**Industry Employment – Place of Work
Genesee County – 2000 and 2010**

Industry Title	2000 Employment	2010 Employment	Change
Mining	87	67	-20
Manage of Companies	52	92	40
Educational Services	172	131	-41
Information	298	151	-147
Real Estate and Rental and Leasing	282	180	-102
Finance and Insurance	354	367	13
Professional and Technical Services	490	470	-20
Transportation and Warehousing	332	520	188
Administrative and Waste Services	837	577	-260
Construction	783	847	64
Agriculture, Forestry, Fishing Hunting	1,081	879	-202
Wholesale Trade	1,030	943	-87
Other Services	1,009	987	-22
Arts, Entertainment, and Recreation	1,026	988	-38
Accommodation and Food Services	1,683	1,807	124
Health Care and Social Assistance	2,357	2,592	235
Retail Trade	2,799	2,792	-7
Manufacturing	3,567	2,832	-735
Government	5,314	5,823	509
Total	23,553	23,045	-508

**Projected Industry Employment – Place of Work
Finger Lakes**

Industry	Employment		Change		Employment Share	
	2008	2018 (Proj.)	Number	Percent	2008	2018
Manufacturing	77810	64090	-13720	-18%	13.7%	11.0%
Financial activities	22890	21430	-1460	-6%	4.0%	3.7%
Construction	20740	19620	-1120	-5%	3.7%	3.4%
Information	10780	9760	-1020	-9%	1.9%	1.7%
Mining	620	480	-140	-23%	0.1%	0.1%
Retail Trade	63500	63370	-130	0%	11.2%	10.9%
Government	46670	46570	-100	0%	8.2%	8.0%
Utilities	1980	1900	-80	-4%	0.3%	0.3%
Transportation and warehousing	17170	17410	240	1%	3.0%	3.0%
Arts, Entertainment and Recreation	8130	8810	680	8%	1.4%	1.5%
Wholesale Trade	20180	20930	750	4%	3.6%	3.6%
Other Services	22540	23920	1380	6%	4.0%	4.1%
Accommodation and Food Services	37560	40030	2470	7%	6.6%	6.9%
Professional & Business Services	65920	71360	5440	8%	11.6%	12.3%
Educational Services	73130	78700	5570	8%	12.9%	13.6%
Health care and social assistance	77670	91840	14170	18%	13.7%	15.8%
Total	567290	580220	12930	2%	100.0%	100.0%

**Population – 2000 and 2010
Genesee County Municipalities**

Place	Census Population		Change	
	2000	2010	Number	Percent
Alabama, T	1,881	1,869	-12	-0.6%
Alexander, T	2,451	2,534	83	3.4%
Alexander, V	481	509	28	5.8%
Batavia, C	16,256	15,465	-791	-4.9%
Batavia, T	5,915	6,809	894	15.1%
Bergen, T	3,182	3,120	-62	-1.9%
Bergen, V	1,240	1,176	-64	-5.2%
Bethany, T	1,760	1,765	5	0.3%
Byron, T	2,493	2,369	-124	-5.0%
Corfu, V	795	709	-86	-10.8%
Darien, T	3,061	3,158	97	3.2%
Elba, T	2,439	2,370	-69	-2.8%
Elba, V	696	676	-20	-2.9%
Leroy, T	7,790	7,641	-149	-1.9%
Leroy, V	4,462	4,391	-71	-1.6%
Oakfield, T	3,203	3,250	47	1.5%
Oakfield, V	1,805	1,813	8	0.4%
Pavilion, T	2,467	2,495	28	1.1%
Pembroke, T	4,530	4,292	-238	-5.3%
Stafford, T	2,409	2,459	50	2.1%
Total*	60,370	60,079	-291	-0.5%

**Age Cohorts – 2010 to 2030
Genesee County**

	Census Population		Projections		Change 2000- 2010	Change 2010- 2020	Change 2020- 2030
	2000	2010	2020	2030	Number	Number	Number
0-4	3,654	3,394	3447	3179	-260	53	-268
5-14	9216	7266	7271	7105	-1,950	5	-166
15-24	7379	8126	6491	6390	747	-1,635	-101
25-44	17836	14192	14566	13690	-3,644	374	-876
45-64	13624	17711	16385	13775	4,087	-1,326	-2610
Over 65	8661	9390	10969	13037	729	1,579	2068
Over 85	1101	1487	1428	1559	386	-59	131
Total Population	60,370	60,079	59,129	57,176	-291	-950	-1953

**Housing Tenure
Genesee County – 2000 and 2010**

HOUSING TENURE	2000 Census				2010 Census			
	County	Percent	City	Percent	County	Percent	City	Percent
Occupied housing units	22,770	100	6,457	100	23,728	100	6,644	100
Owner-occupied housing units	16,611	73	3,580	55.4	17,067	71.9	3,475	52.3
Renter-occupied housing units	6,159	27	2,877	44.6	6,661	28.1	3,169	47.7
Average household size of owner-occupied unit	2.74	(X)	2.59	(X)	2.57	(X)	2.41	(X)
Average household size of renter-occupied unit	2.18	(X)	2.03	(X)	2.16	(X)	2.01	(X)

**Population by Household Size and Tenure – 2010
Genesee County and City of Batavia**

Subject	Genesee County		City of Batavia	
	Number	Percent	Number	Percent
Owner-occupied housing units	17,067	100.00	3,475	100
1-person household	3,528	20.70	894	25.7
2-person household	6,674	39.10	1,329	38.2
3-person household	2,831	16.60	557	16
4-person household	2,516	14.70	455	13.1
5-person household	1,034	6.10	157	4.5
6-person household	324	1.90	51	1.5
7-or-more-person household	160	0.90	32	0.9
Renter-occupied housing units	6,661	100.00	3,169	100
1-person household	2,934	44.00	1,550	48.9
2-person household	1,691	25.40	783	24.7
3-person household	972	14.60	415	13.1
4-person household	543	8.20	225	7.1
5-person household	322	4.80	122	3.8
6-person household	106	1.60	40	1.3
7-or-more-person household	93	1.40	34	1.1

**Population by Age Cohort and Tenure – 2010
Genesee County and City of Batavia**

Subject	Genesee County		City of Batavia	
	Number	Percent	Number	Percent
Owner-occupied housing units	17,067	100.00	3,475	100
15 to 24 years	145	0.80	28	0.8
25 to 34 years	1,373	8.00	336	9.7
35 to 44 years	2,781	16.30	526	15.1
45 to 54 years	4,415	25.90	769	22.1
55 to 64 years	3,714	21.80	777	22.4
65 years and over	4,639	27.20	1,039	29.9
Renter-occupied housing units	6,661	100.00	3,169	100
15 to 24 years	668	10.00	358	11.3
25 to 34 years	1,418	21.30	641	20.2
35 to 44 years	1,188	17.80	476	15
45 to 54 years	1,158	17.40	527	16.6
55 to 64 years	826	12.40	382	12.1
65 years and over	1,403	21.10	785	24.8

**Unit Type Profile – 2000 and 2010
Genesee County and City of Batavia**

Unit Type	Genesee County				City of Batavia			
	Year		Change		Year		Change	
	2000	2010	Number	Percent	2000	2010	Number	Percent
1, detached	16,522	17,661	1,139	7%	3,798	3,828	30	0.79%
1, attached	349	501	152	44%	148	218	70	47.3%
2	2,552	2,480	-72	-3%	1,251	1,185	-66	-5.3%
3 or 4	1,459	1,311	-148	-10%	567	419	-148	-26.1%
5 to 9	775	564	-211	-27%	428	328	-100	-23.4%
10 to 19	276	388	112	41%	173	269	96	55.5%
20 or more	683	824	141	21%	524	619	95	18.1%

**Year Housing Built
Genesee County and City of Batavia**

	Genesee County	City of Batavia
Year Built	25,409	6,920
Built 2005 or later	209	36
Built 2000 to 2004	919	136
Built 1990 to 1999	2,254	344
Built 1980 to 1989	2,226	453
Built 1970 to 1979	2,944	675
Built 1960 to 1969	2,437	327
Built 1950 to 1959	2,612	879
Built 1940 to 1949	1,189	498
Built 1939 or earlier	10,619	3,572

**Income by Family Type – 2010
Genesee County**

Subject	Households	Families	Nonfamily households
Total	23,790	15,883	7,907
Less than \$10,000	6.50%	2.70%	15.50%
\$10,000 to \$14,999	6.10%	3.80%	12.30%
\$15,000 to \$24,999	9.90%	6.70%	16.40%
\$25,000 to \$34,999	12.00%	10.30%	15.10%
\$35,000 to \$49,999	15.80%	15.00%	18.00%
\$50,000 to \$74,999	22.50%	25.30%	15.30%
\$75,000 to \$99,999	13.40%	17.50%	4.10%
\$100,000 to \$149,999	9.50%	12.70%	2.30%
\$150,000 to \$199,999	3.20%	4.50%	0.70%
\$200,000 or more	1.10%	1.50%	0.40%
Median income (dollars)	49,750	60,127	28,042
Mean income (dollars)	59,990	69,423	38,530

**Income by Age – 2010
Genesee County**

Income Range	Number of Households by Age Group							
	Under 25		25 to 44		45 to 64		65+	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than \$24,999	260	28%	938	13%	1,717	17%	2,382	42%
\$25,000 to \$49,999	511	55%	1,941	27%	2,313	23%	1,855	33%
\$50,000 to \$74,999	150	16%	2,008	28%	2,290	23%	907	16%
\$75,000 to \$99,999	8	1%	1,437	20%	1,520	15%	211	4%
\$100,000 to \$124,999	4	0%	465	6%	834	8%	147	3%
\$125,000 to \$149,999	-	0%	167	2%	549	6%	88	2%
\$150,000 to \$199,999	-	0%	240	3%	488	5%	44	1%
\$200,000 or more	-	0%	31	0%	183	2%	56	1%
Total	933	100%	7227	100%	9894	100%	5690	100%

**Housing Sales by Unit Type – Genesee County
2007-2012**

Sales Price Range	One Family	Two Family	Three Family	Apartments
\$0 - \$50,000	246	74	2	3
\$50,001 - \$100,000	568	100	12	5
\$100,001 - \$150,000	265	18	4	5
\$150,001 - \$200,000	75	4	2	21
\$200,001 - \$250,000	41	0	0	1
\$250,001+	16	0	0	1
Total	1211	196	20	36
Average Sales Price	\$92,315	\$64,482	\$93,695	\$126,204
Median Sales Price	\$83,000	\$61,000	\$86,450	\$100,750