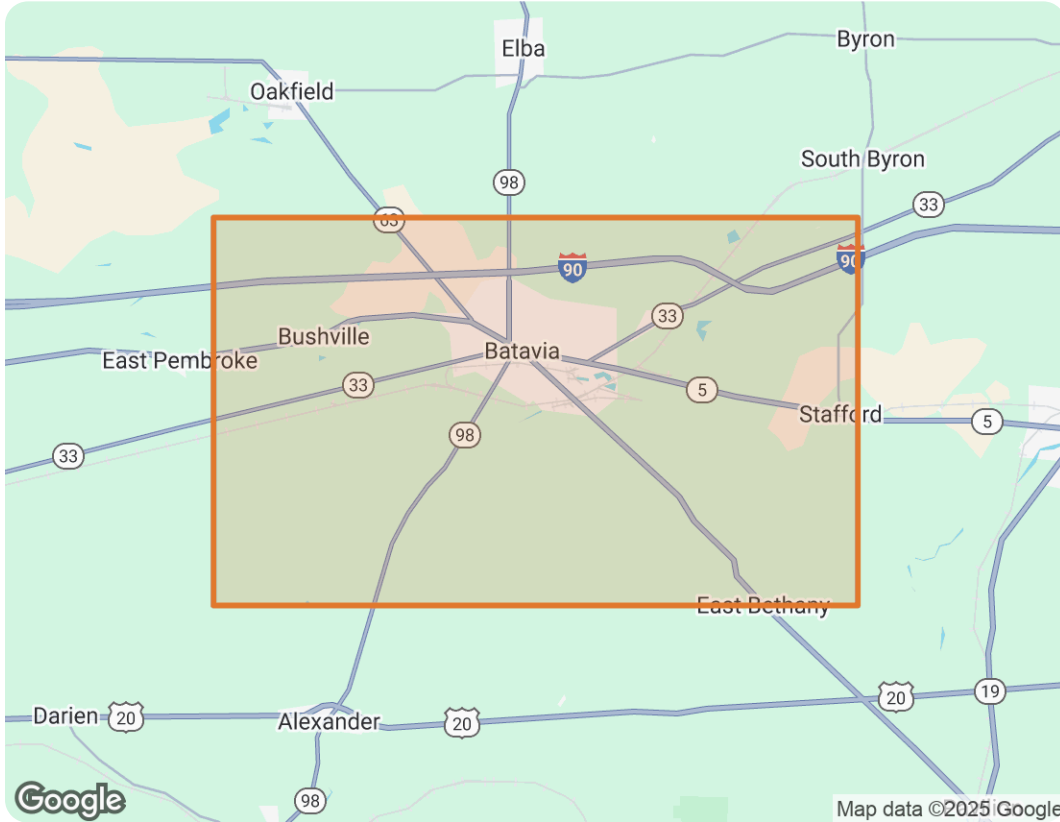




Map near Batavia, NY 14020



Hello

Here is your Market Report for the Batavia area. Please reach out to me if you have any questions or would like a specific report on your home.



David Gagne

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Market Trends

Market Trends for Batavia, NY 14020

Single Family + Condo/Townhouse/Apt.

January 2025

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

1.48

22.92% MoM

Sold to List Price %

103.3%

2.46% MoM

Median Days in RPR

17

21.43% MoM

Median Sold Price

\$175,000

6.42% MoM

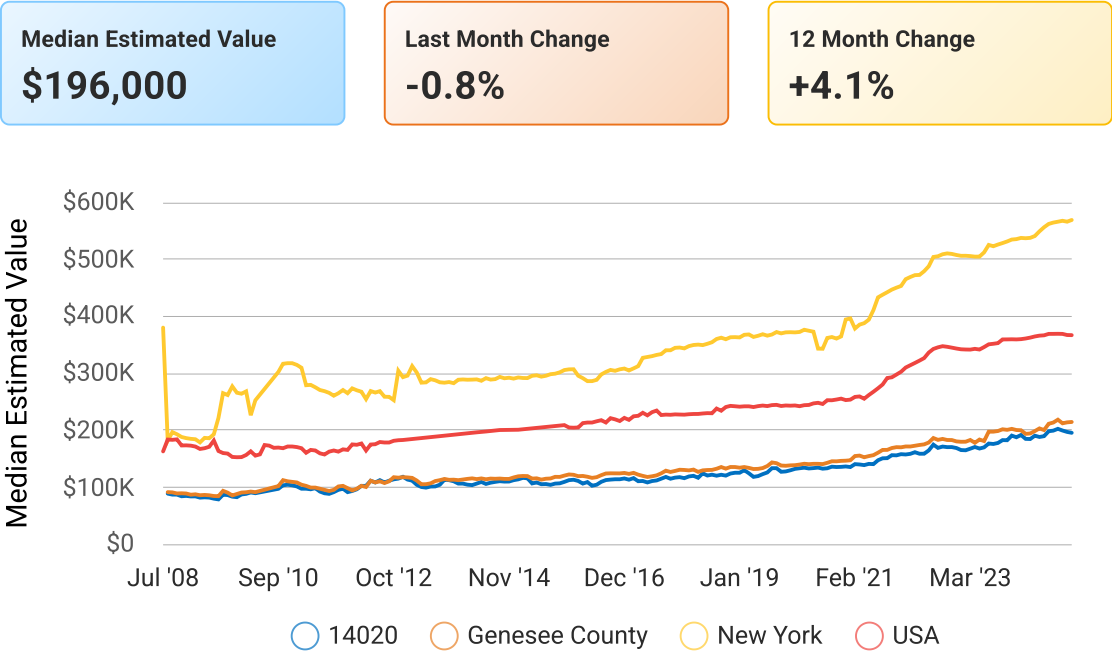
January 2025 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly





Map near Batavia, NY 14020

Active Listings

Batavia, NY 14020

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources
Update Frequency: Monthly

Median List Price - \$207,400

↑ 18.6% Month over Month



Sold Listings

Batavia, NY 14020

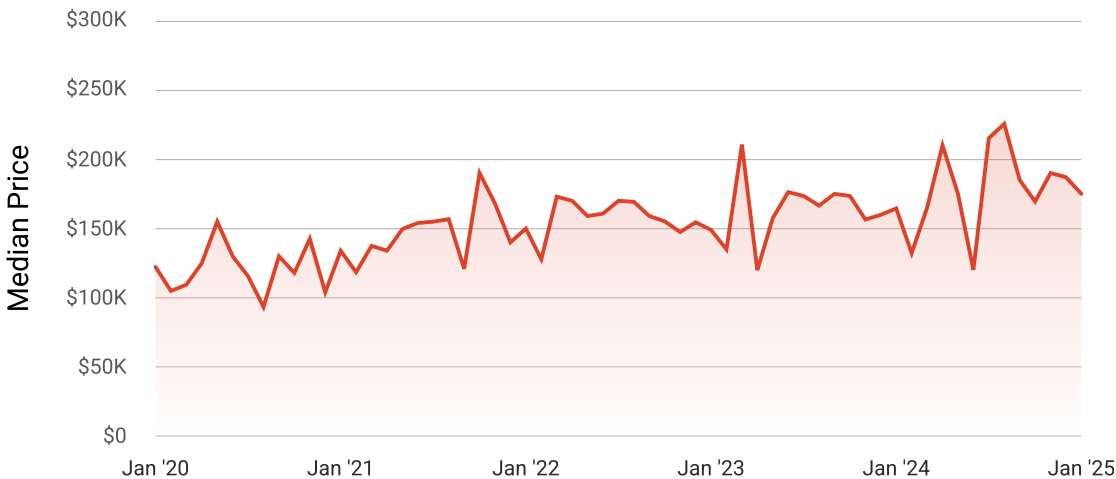
Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources
Update Frequency: Monthly

Median Sold Price - \$175,000

↓ 6.4% Month over Month



Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 1/31/2025	–	\$197,520 -0.77%	\$202,970 -3.43%	\$188,210 +4.14%	\$165,750 +18.25%	\$158,000 +24.05%
Median Sold Price Last Updated: 1/31/2025	–	\$176,000 +9.38%	\$165,250 +16.49%	\$125,000 +54%	\$125,000 +54%	\$130,000 +48.08%
Median List Price Last Updated: 1/31/2025	–	\$174,900 +18.58%	\$207,500 -0.05%	\$241,250 -14.03%	\$104,887 +97.74%	\$157,400 +31.77%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.

Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Filters Selected

Sort Order: Recently updated

Maximum Properties Per Change Type: 90

Change Types: New Listings, Distressed, Pending, Closed

Property Types: Single Family, Condo/Townhouse/Apt, CoOp

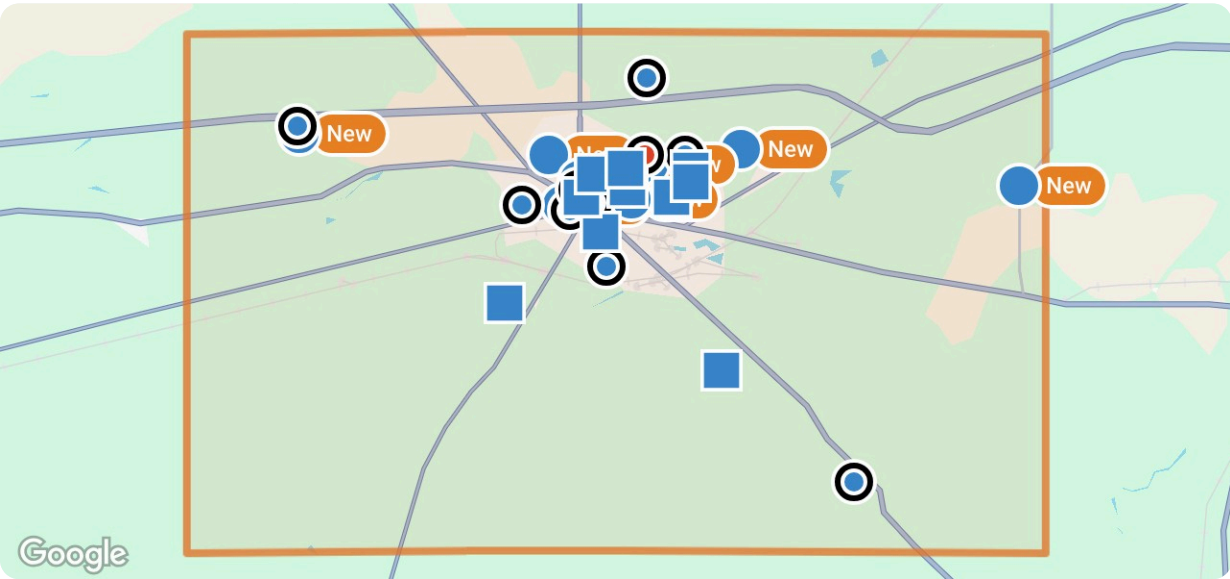
Property Features: Sale Price: Any, Lease Price: Any, Beds: 3+, Baths: 2+, Living Area: Any, Lot Size: Any, Year Built: Any

Map near Batavia, NY 14020



Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- For Sale Pending
- Distressed Pending
- Recently Closed

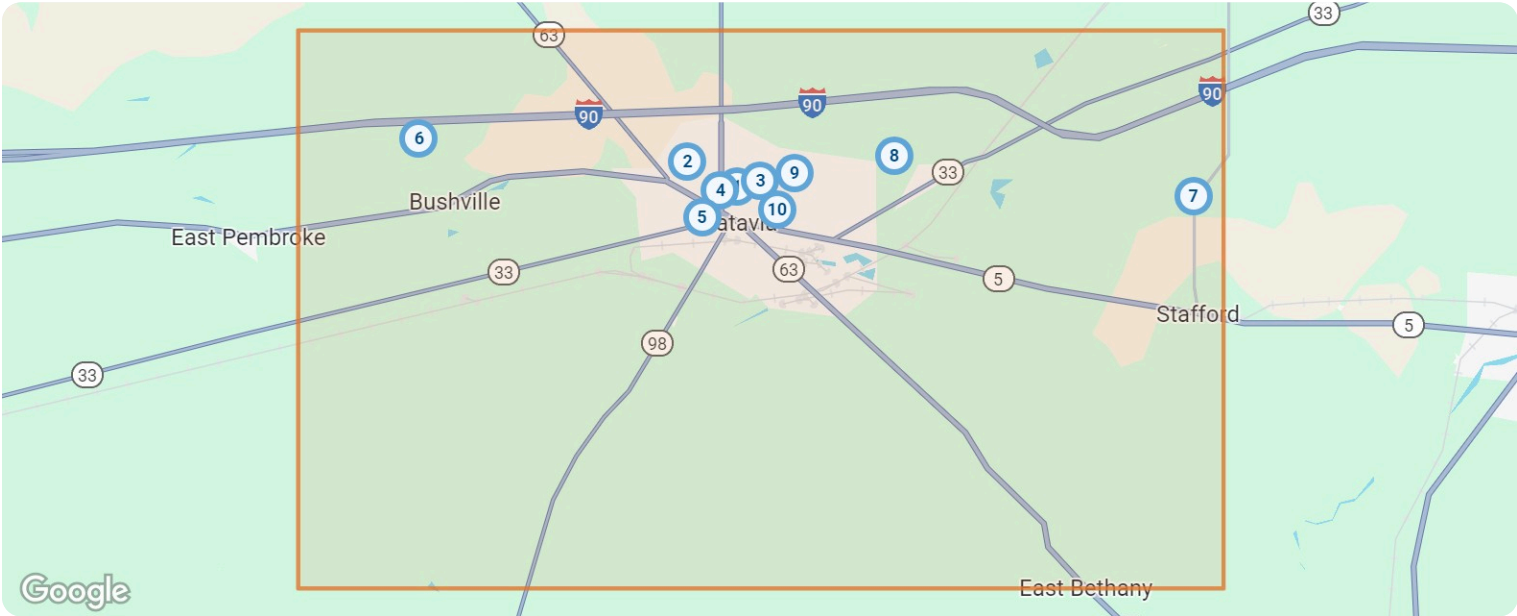
	New	Pending	Closed
Number of Properties	10	10	10
Lowest Listing Price / Est.Value	\$54,900	\$59,900	\$18,000
Median Listing Price / Est.Value	\$207,400	\$169,950	\$220,000
Highest Listing Price / Est.Value	\$499,500	\$475,000	\$585,000
Average Price / sqft	\$110	\$117	\$125
Median Price / sqft	\$119	\$120	\$112
Average Days in RPR	47	75	80
Median Days in RPR	35	69	75
Total Volume	\$2,243,000	\$2,269,400	\$2,563,350
Source	Listings	Listings	Public Records & Listings






Property Details

New





Source: Listings



New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	<div><div><div>63 Ellicott Ave</div><div>Batavia, NY 14020</div><div>MLS ID: B1578123</div><div>● Active Under Contract / For Sale</div></div><div>Listing Courtesy of HUNT Real Estate Corporation</div></div>	Single Family	5/5	3,624	0.37 acres	1928	11/18/2024 93 days	\$499,500 \$138/sq ft
2	<div><div><div>65 Redfield Pkwy</div><div>Batavia, NY 14020</div><div>MLS ID: B1589269</div><div>● Active / For Sale</div></div><div>Listing Courtesy of Superlative Real Estate, Inc.</div></div>	Single Family	3/2	1,652	7,700 sq ft	1925	2/18/2025 1 day	\$129,900 \$79/sq ft
3	<div><div><div>212 State St</div><div>Batavia, NY 14020</div><div>MLS ID: R1564798</div><div>● Active Under Contract / For Sale</div></div><div>Listing Courtesy of eXp Realty, LLC</div></div>	Single Family	4/2	1,974	4,950 sq ft	1914	9/12/2024 160 days	\$115,000 \$58/sq ft
4	<div><div><div>47 Oak St</div><div>Batavia, NY 14020</div><div>MLS ID: R1589046</div><div>● Active / For Sale</div></div><div>Listing Courtesy of Keller Williams Realty Greater Rochester</div></div>	Single Family	3/2	1,538	8,183 sq ft	1926	2/18/2025 1 day	\$199,900 \$130/sq ft
5	<div><div><div>8 Brooklyn Ave</div><div>Batavia, NY 14020</div><div>MLS ID: B1583724</div><div>● Active / For Sale</div></div><div>Listing Courtesy of HUNT Real Estate Corporation</div></div>	Single Family	4/2	2,205	9,750 sq ft	1962	1/9/2025 41 days	\$185,000 \$84/sq ft

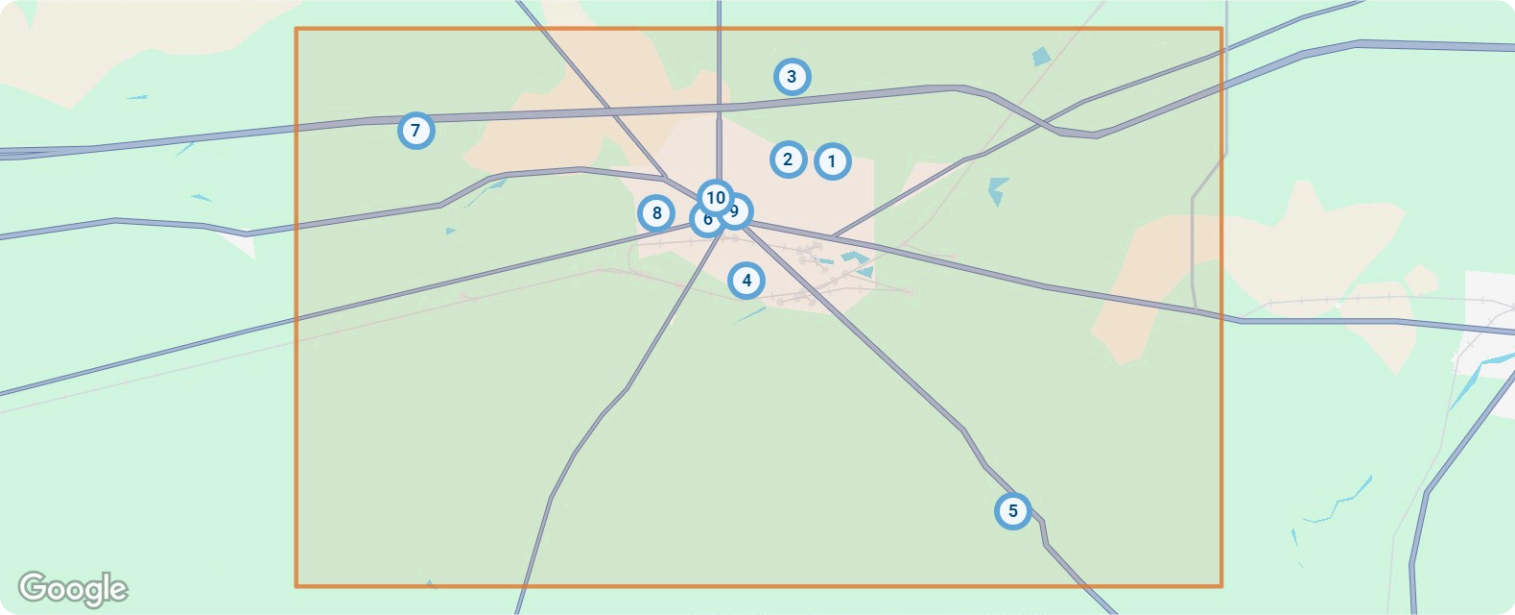


Map near Batavia, NY 14020

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
6	 <div>3233 Pratt Rd, Lot 30B Batavia, NY 14020 MLS ID: R1585332 ● Active / For Sale</div> <div>Listing Courtesy of Small City Property Management</div>	Single Family	3/2	1,013	–	1999	1/21/2025 29 days	\$54,900 \$54/sq ft
7	 <div>8497 Route 237 Stafford, NY 14143 MLS ID: R1588002 ● Active / For Sale</div> <div>Listing Courtesy of Empire Realty Group</div>	Single Family	3/2	1,664	1.13 acres	1930	2/10/2025 9 days	\$229,000 \$138/sq ft
8	 <div>8426 Stringham Dr Batavia, NY 14020 MLS ID: R1588899 ● Active / For Sale</div> <div>Listing Courtesy of Yasses Realty Group LLC</div>	Single Family	4/3	2,504	0.42 acres	1988	2/14/2025 5 days	\$379,900 \$152/sq ft
9	 <div>260 Ross St Batavia, NY 14020 MLS ID: B1579975 ● Active / For Sale</div> <div>Listing Courtesy of Reliant Real Estate</div>	Single Family	3/2	1,374	0.53 acres	1959	12/2/2024 79 days	\$214,900 \$156/sq ft
10	 <div>112 Summit St Batavia, NY 14020 MLS ID: R1582162 ● Active / For Sale</div> <div>Listing Courtesy of Howard Hanna</div>	Single Family	5/2	2,170	5,400 sq ft	1880	12/26/2024 55 days	\$235,000 \$108/sq ft











Pending

Source: Listings





Map near Batavia, NY 14020

Pending: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1	 <div>3 Carolwood Dr Batavia, NY 14020 MLS ID: B1587523 🕒 Pending / For Sale</div> <div>Listing Courtesy of HUNT Real Estate Corporation</div>	Single Family	4/3	2,862	0.36 acres 2004	2/6/2025	\$475,000 \$166/sq ft	2/18/2025 13 days
2	 <div>313 Bank St Batavia, NY 14020 MLS ID: B1553925 🕒 Pending / For Sale</div> <div>Listing Courtesy of Keller Williams Realty WNY</div>	Single Family	4/4	3,054	0.4 acres 1960	7/29/2024	\$325,000 \$106/sq ft	12/9/2024 205 days
3	 <div>4425 N Bennett Hts Batavia, NY 14020 MLS ID: B1585663 🕒 Pending / For Sale</div> <div>Listing Courtesy of HUNT Real Estate Corporation</div>	Single Family	3/2	2,160	0.6 acres 1992	1/28/2025	\$309,900 \$143/sq ft	2/5/2025 22 days
4	 <div>23 Kibbe Ave Batavia, NY 14020 MLS ID: B1578906 🕒 Pending / For Sale</div> <div>Listing Courtesy of NextHome Brixwood</div>	Single Family	3/2	1,164	0.36 acres 1900	12/8/2024	\$174,900 \$150/sq ft	1/3/2025 73 days
5	 <div>5520 Mayne Rd East Bethany, NY 14054 MLS ID: B1587454 🕒 Pending / For Sale</div> <div>Listing Courtesy of HUNT Real Estate Corporation</div>	Single Family	5/4	2,452	19.3 acres 1975	2/6/2025	\$350,000 \$143/sq ft	2/10/2025 13 days
6	 <div>38 Pearl St Batavia, NY 14020 MLS ID: B1581919 🕒 Pending / For Sale</div> <div>Listing Courtesy of Keller Williams Realty Lancaster</div>	Single Family	3/2	1,320	6,969 sq ft 1900	12/20/2024	\$159,900 \$121/sq ft	2/10/2025 61 days
7	 <div>3233 Pratt Rd Batavia, NY 14020 MLS ID: B1578292 🕒 Pending / For Sale</div> <div>Listing Courtesy of Bontrager RE & Auction Service</div>	Single Family	3/2	1,248	– 1990	11/18/2024	\$59,900 \$48/sq ft	2/10/2025 93 days
8	 <div>60 River St Batavia, NY 14020 MLS ID: B1581308 🕒 Pending / For Sale</div> <div>Listing Courtesy of HUNT Real Estate Corporation</div>	Single Family	3/2	1,426	10,000 sq ft 1927	12/16/2024	\$149,900 \$105/sq ft	2/1/2025 65 days
9	 <div>12 Dellinger Ave Batavia, NY 14020 MLS ID: R1572364 🕒 Pending / For Sale</div> <div>Listing Courtesy of Keller Williams Realty Greater Rochester</div>	Single Family	4/2	1,383	7,841 sq ft 1900	11/7/2024	\$165,000 \$119/sq ft	1/10/2025 104 days
10	 <div>23 Holland Ave Batavia, NY 14020 MLS ID: B1575962 🕒 Pending / For Sale</div> <div>Listing Courtesy of Keller Williams Realty WNY</div>	Single Family	3/2	1,470	1,788 sq ft 1910	11/7/2024	\$99,900 \$68/sq ft	12/3/2024 104 days

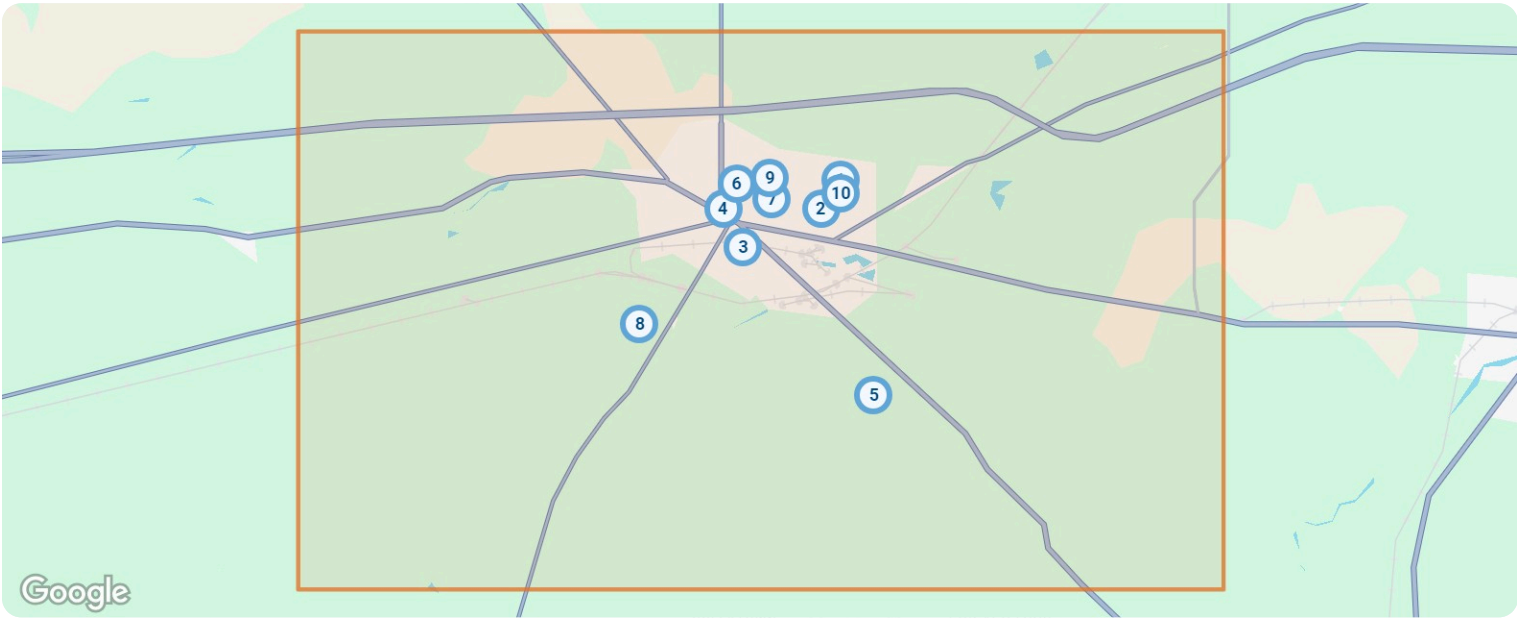


Map near Batavia, NY 14020



Closed

Source: Public Records and Listings



Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	<div><div><div>398 Garden Dr Batavia, NY 14020</div><div>MLS ID: B1576311</div><div><div>Closed / For Sale</div></div></div></div> <div>Courtesy of Berkshire Hathaway Homeservices Zambito Realtors</div>	Single Family	4/5	3,410	0.45 acres 1992	2/6/2025 91 days	\$585,000 \$172/sq ft	<div>↑</div> 1.76%
2	<div><div><div>110 N Spruce St Batavia, NY 14020</div><div>MLS ID: B1578219</div><div><div>Closed / For Sale</div></div></div></div> <div>Courtesy of Marathon Realty</div>	Single Family	3/2	1,519	0.76 acres 1957	1/29/2025 72 days	\$220,000 \$145/sq ft	<div>↑</div> 10.55%
3	<div><div><div>109 Evans St Batavia, NY 14020</div><div>MLS ID: R1559117</div><div><div>Closed / For Sale</div></div></div></div> <div>Courtesy of R Realty Rochester LLC</div>	Single Family	4/2	1,528	4,653 sq ft 1890	2/11/2025 181 days	\$18,000 \$12/sq ft	–
4	<div><div><div>6 Oak St Batavia, NY 14020</div><div>MLS ID: B1573980</div><div><div>Closed / For Sale</div></div></div></div> <div>Courtesy of Howard Hanna WNY Inc.</div>	Single Family	3/2	1,368	3,200 sq ft 1900	2/7/2025 106 days	\$88,500 \$65/sq ft	<div>↓</div> 11.5%
5	<div><div><div>9232 Putnam Rd Batavia, NY 14020</div><div>MLS ID: B1577144</div><div><div>Closed / For Sale</div></div></div></div> <div>Courtesy of Gerace Realty LLC</div>	Single Family	5/2	2,916	10.07 acres 1983	1/23/2025 73 days	\$317,000 \$109/sq ft	<div>↓</div> 2.43%



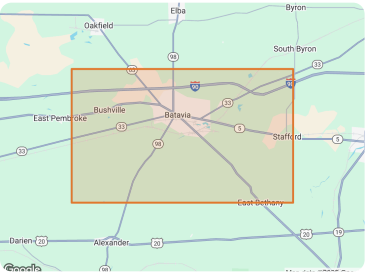


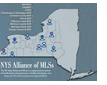
Map near Batavia, NY 14020

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
6	<div><div><div>1 Richmond Ave Batavia, NY 14020</div><div>MLS ID: B1576002</div><div><div>Closed / For Sale</div></div></div><div>Courtesy of WNY Metro Roberts Realty</div></div>	Single Family	3/3	1,904	4,371 sq ft 1929	1/21/2025 76 days	\$220,000 \$116/sq ft	<div>↑</div> 4.76%
7	<div><div><div>39 Tracy Ave Batavia, NY 14020</div><div>MLS ID: R1571071</div><div><div>Closed / For Sale</div></div></div><div>Courtesy of Howard Hanna</div></div>	Single Family	4/2	2,083	8,000 sq ft 1870	1/3/2025 86 days	\$220,000 \$106/sq ft	<div>↓</div> 2.18%
8	<div><div><div>4075 Rose Rd Batavia, NY 14020</div><div>MLS ID: R1571091</div><div><div>Closed / For Sale</div></div></div><div>Courtesy of Howard Hanna</div></div>	Single Family	3/2	1,660	18.7 acres 1993	12/20/2024 72 days	\$500,000 \$301/sq ft	<div>↓</div> 14.53%
9	<div><div><div>229 Bank St Batavia, NY 14020</div><div>MLS ID: B1577412</div><div><div>Closed / For Sale</div></div></div><div>Courtesy of Keller Williams Realty WNY</div></div>	Single Family	3/2	1,120	4,455 sq ft 1920	12/30/2024 47 days	\$149,350 \$133/sq ft	<div>↑</div> 14.89%
10	<div><div><div>5 Belvedere Ln Batavia, NY 14020</div><div><div>Closed / Public Record</div></div></div><div></div></div>	Single Family	4/3	2,648	0.41 acres 1977	12/20/2024 – days	\$245,500 \$132/sq ft	–

Photos

Maps





Map near Batavia, NY 14020

About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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