

# SENECAYUGA 2015 LAKE PROPERTY SALES REPORT

## 2015 Lake Property Sales for Cayuga and Seneca Lakes

Item	2009	2010	2011	2012	2013	2014	2015	% chg
Total # of sales *land & dwellings	65	86	81	90	101	112	113*	8%
Total # of sales volume	\$22,199,898	\$29,206,412	\$22,745,900	\$20,095,451	\$34,773,498	\$33,453,876	\$34,414,574	3%
Avg. SP dwelling only	\$ 341,536	\$ 357,175	\$ 280,014	\$ 346,374	\$ 354,154	\$ 307,933	\$ 359,745**	17%
Avg. SP land only	\$ **	\$ 168,350	\$ 215,333	\$ 115,667	\$ 211,857	\$ 204,468	\$ 119,612	-42%
Price per/ft land only	\$ **	\$ 1,394	\$ 1,090	\$ 1,374	\$ 899	\$ 1,382	\$ 1,184***	-14%
Price per ft. w/dwelling	\$ 2,379	\$ 2,643	\$ 2,958	\$ 2,889	\$ 3,146	\$ 2,873	\$ 2,776	-3%
SP -List price ratio	91%	90%	91%	97%	92%	91%	93%	2%
Total lakefront ft. sold	9,560	11,712	8,559	10,578	11,393	12,393	13,407	8%

\* Includes both dwellings and land. Sales above are those reported to New York MLS Alliance, Ithaca and Elmira-Corning MLS systems including non-conforming sale. \*\*Figure does not include non-conforming sale of \$1,500,000 with 155' of Lakefront and a 5764 sq ft (a deviation of 60% from high Sale Price). \*\*\* Not sufficient sample for statistical validity.

### COMPARING THE BIG SIX FINGER LAKES

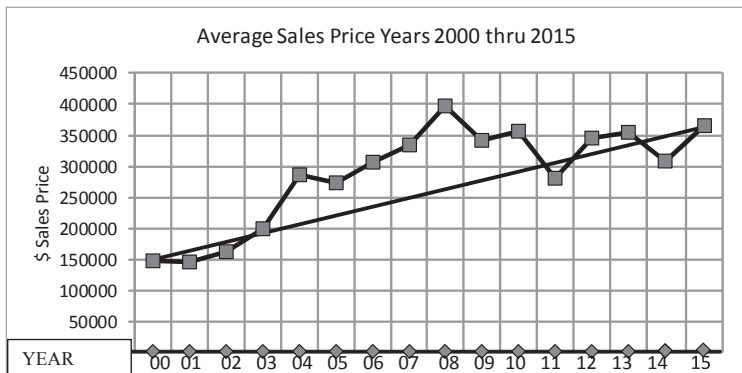
There are eleven Finger Lakes in all. From east to west they are: Otisco, Skaneateles, Owasco, Cayuga, Seneca, Keuka, Canandaigua, Honeoye, Canadice, Hemlock and Conesus. We have compared the six largest, contiguous of them below.

Lake Name	Skaneateles	Owasco	Cayuga	Seneca	Keuka	Canandaigua
Est. surface sq. miles	14 sq mi	10 sq mi	76 sq mi	74 sq mi	49 sq mi	18 sq mi
Max width x length (mi)	1.4 x 15.1	1.3 x 11.1	3.5 x 40	3.2 x 34.5	2.2 x 19.6	1.5 x 17.6
Max. depth in feet	287'	177'	435'	650'	186'	273'
2015 \$ volume sales	\$20,458,000	\$6,427,500	\$19,184,374	\$13,730,200	\$16,609,700	\$25,602,850
2015 # of sales	19	17	59*	43	34	35
2015 avg. sale price *	\$1,076,737	\$378,088	\$385,769*	\$342,293	\$488,520	\$731,510
% Change in avg. sale price	32%	47%	22%	14%	-8%	7%

\*Figures represent sales with a dwelling only. Calculations do not include non-conforming sale of \$1,500,000. (also not included in the top chart).



#### THE SENECA-YUGA CHRONICLES By Mel Russo



Years 2000 thru 2015 average sales with dwelling, Cayuga and Seneca Lake combined

The graph at the left displays the trend in Residential lake property average sale price over the last 16 years. Moreover, it displays the theme that over random successive years the average sale price may go down or up but the net return on your 16 year investment, before taxes, is 140%. However, average prices were still lower in 2015 than their high in 2008. Meanwhile, you are finding pleasure in the visual beauty of the lake and its creatures as well as swimming, boating and fishing. Lake property is a good long term investment and one you can enjoy, up and down.

**senecayuga**  
properties, LLC



Luna Fortunata  
Licensed Real Estate Barker  
Sept. 1995 - Oct. 2010

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#### Mode Calculations by Thousands

# of Sales	Seneca		Cayuga	
	2014	2015	2014	2015
Under 100K	2	1	3	2
100K range	12	9	13	14
200K range	16	15	15	17
300K range	11	8	6	10
400K range	5	4	5	8
500K range	5	3	3	2
600K range	0	2	3	2
700K range	0	0	1	2
800K range	1	0	0	2
900K range	0	1	0	0
1M range	0	0	1	1

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#### INTERNET CONNECTIONS

Lakehouse.com Ithacarealtors.com  
Realtor.com Fingerlakes.com  
Elmira-corningrealtors.com Homesteadnet.com  
Google.com Yahoo.com  
Zillow.com Trulia.com

\*IDX feed to participating Real Estate MLS Brokers,  
with syndications to hundreds of websites nationwide.

CAYUGA LAKE	LF	X LOT	Sq.Ft.	List Price	Sale Price
6397 Lower Lakewood Drive,Romulus	100	x435	320	\$82,000	\$72,000
1065 Honoco Road,Genoa	180	x120	384	\$110,000	\$92,500
6715 Route 90 N, Aurelius	100	x490	1056	\$127,000	\$104,000
5391 State Route 89,Varick	18	x1.35 acres	600	\$120,000	\$110,000
2491 Lower Lake Road, Seneca Falls	25	x63	1124	\$129,900	\$125,000
5491 Fire Lane 15	50	x300	1280	\$150,000	\$150,000
5515 State Route 89, Romulus	50	x.12 acre	1216	\$182,000	\$160,000
6563 Route 90 N, Aurelius	98	x120	1604	\$175,000	\$159,875
6367 Water Street, Aurelius	73	x75	1168	\$174,900	\$165,000
661 Firelane#5/ClearviewRd,King Ferry	99	x69	800	\$195,000	\$170,000
1441 Honoco Road, Ledyard	105	x99	880	\$179,900	\$170,000
6055 Lakeview Lane, Romulus	63	x183	532	\$189,000	\$172,500
2433 Lower Lake Road, Seneca Falls	50	x93	1632	\$199,000	\$175,000
4193 Shady Beach, Seneca Falls	55	x175	616	\$189,400	\$175,000
6357 Willow Drive, Aurelius	45	x77	1575	\$199,900	\$178,000
6585 Route 90 N, Aurelius	100	x308	2806	\$234,900	\$190,000
6045 Lakeview Lane, Romulus	70	x141	750	\$234,000	\$205,000
8475 Bergen Beach Road,Interlaken	145	x264	425	\$249,000	\$215,000
6309 Towpath Road, Aurelius	45	x110	3592	\$229,000	\$215,000
3717 Parker Road S,Seneca Falls	50	x250	1010	\$239,900	\$221,500
3911 Bull Farm Road, Seneca Falls	52	x186	1248	\$229,000	\$224,500
8099 Bainbridge Beach Rd,Interlaken	106	x81	1492	\$250,000	\$225,000
5995 Lower Lake Road, Aurelius	146	x118	1761	\$255,000	\$225,000
9337 Kingtown Beach Road, Covert	50	x179	768	\$254,000	\$235,500
1735 Honoco Road, Ledyard	116	x95	1200	\$249,900	\$240,000
4865 Springport Cove Road, Springport	62	x.77acre	1502	\$275,000	\$250,000
5296 Route 89, Varick	50	x60	1612	\$264,900	\$250,000
5187 Plaster Pt., Springport	60	X250	1368	\$265,000	\$255,000
4780 Route 89, Romulus	100	x280	1310	\$279,000	\$265,000
5523 Route 89, Varick	170	x158	1064	\$295,900	\$275,000
3097 Noble Road, Seneca Falls	40	x5.50acres	2100	\$309,900	\$287,000
6117 Poplar Beach, Romulus	75	x130	896	\$296,000	\$290,000
3565 Parker Road, Fayette	50	x296	2100	\$315,000	\$299,000
5703 Route 89, Romulus	100	x522	1340	\$315,000	\$300,000
2808 Lower Lake Road, Seneca Falls	151	x600	1940	\$332,000	\$310,000
8429 Bergen Beach Road,Interlaken	100	x135	890	\$318,495	\$319,000
3791 Gusty Lane, Fayette	103	x193	2114	\$329,000	\$329,000
6403 Willard Street, Aurelius	146	x75	2880	\$349,000	\$340,000
3135 Noble Road, Seneca Falls	40	x5.30 acres	2500	\$349,000	\$340,000
4255 Sherwood Lane, Fayette	195	x190	1984	\$350,000	\$340,000
5675 State Route 90 N, Springport	190	x726	728	\$379,900	\$350,000
5499 State Route, Varick	115	x138	2901	\$398,000	\$370,000
15 Main Street, Springport	74	x311	1170	\$395,900	\$380,000
1020 East Shore Drive,Covert	40	x105	1120	\$445,000	\$425,000
5405 State Route 90, Springport	125	x940	4267	\$499,900	\$450,000
6923 Route 89, Romulus	275	x33 acres	1700	\$550,000	\$455,000
258 Bill George Road, Covert	155	x152	924	\$490,000	\$465,000
7916 County Road 153, Ovid	220	x440	2434	\$529,000	\$466,000
318 Backus Road, Springport	64	x252	2687	\$495,000	\$479,000
1228/1232 East Shore Drive,Lansing	187	xirr	2384	\$525,000	\$480,000
3653 Parker Road, Fayette	127	x253	3616	\$575,000	\$499,999
641 Fire Lane 5, Genoa	206	x77	1624	\$549,900	\$540,000
9207 Hatch Road, Covert	175	X194	1028	\$599,000	\$560,000
913 Taughanock Blvd., Covert	87	x211	2344	\$635,000	\$615,000
1469 Taughanock Blvd.,Covert	270	x900	2700	\$685,000	\$685,000
1194/1196 East Shore Drive/Lansing	330	x242	2575	\$799,900	\$720,000
687 Lansing Station Road, Springport	191	x203	3348	\$750,000	\$725,000
109 Maplewood Road, Ulysses	175	X250	2786	\$835,000	\$800,000
4315 Route 89, Fayette	1342	X1516	4970	\$950,000	\$895,000
176 Reach Run, Lansing	155	x1.51 acre	5764	\$1,576,000	\$1,500,000
<b>TOTAL SALES 60</b>	<b>8064</b>				

SENECA LAKE	LF	X LOT	Sq.Ft.	List Price	Sale Price
8516 Lower Lake Road,Lodi	105	x43	1344	\$130,000	\$85,000
1730 Log Cabin Road, Torrey	50	x281	740	\$129,900	\$119,000
4098 Squaw Point Road, Starkey	55	x75	440	\$156,000	\$130,000
4175 Glass Factory Bay, Geneva	70	x51	754	\$169,900	\$130,000
1252 Arrowhead Beach, Torrey	25	x133	640	\$154,900	\$150,000
441 Newlanders Cove Road, Benton	110	x.33 acre	768	\$179,000	\$168,500
3990 Pine Road, Starkey	65	x378	650	\$179,000	\$169,000
4886 State Route 14, Geneva	100	x175	1092	\$179,900	\$173,000
8126 Porter Covert Road, Ovid	50	x190	973	\$198,500	\$192,500
7025 East Lake Road, Varick	128	x340	1861	\$234,500	\$195,000
1245 Arrowhead Drive, Torrey	25	x141	861	\$219,000	\$205,000
1669 Long Point Road, Torrey	51	x363	1220	\$215,000	\$210,000
5458-5459 East Lake Road, Varick	100	x663	700	\$229,900	\$215,000
5442 East Lake Road, Varick	106	x101	1018	\$279,900	\$230,000
3898 Pastime Park, Fayette	122	x290	1018	\$239,900	\$242,500
2235 Hansen Hbr., Torrey	100	x190	960	\$264,900	\$247,000
1163 Anthony Beach Rd.,Torrey	50	x317	1130	\$259,000	\$248,000
2234 Hansen Hbr., Torrey	20	x2.68 acre	1300	\$259,000	\$250,000
4659 Whites Point, Geneva	50	x243	1496	\$264,900	\$250,000
5776 East Lake Road, Varick	114	x165	1054	\$274,900	\$265,000
5256 East Lake Road, Varick	75	x200	1313	\$279,900	\$269,900
4158 PoplarPoint Road, Starkey	94	x83	951	\$289,900	\$270,000
4144 Poplar Point Road, Starkey	140	x550	504	\$299,000	\$280,000
5041 Mapes Matthews Rd., Hector	49	x155	1232	\$318,000	\$295,000
4436 Juniper Point Road, Starkey	146	x1276	528	\$319,900	\$297,000
4246 Kent Klub Road, Reading	81	x380	864	\$325,000	\$300,000
4675 White's Point, Geneva	131	x59	1393	\$395,000	\$325,000
93 Locust Grove, Benton	271	x49	2210	\$349,000	\$333,000
1244 Arrowhead Beach Rd.,Torrey	75	x130	1232	\$369,000	\$340,000
3709 Shingle Point Rd.,Milo	102	x5.22 acres	1050	\$359,000	\$340,000
4787 Harmony Beach, Geneva	50	x76	2648	\$374,900	\$360,000
3859 N Falls Road, Hector	156	x180	2388	\$379,500	\$360,000
4819 Henson Drive,Genewa	79	x68	2312	\$399,900	\$372,000
1879 Perry Point Road, Torrey	100	x270	1872	\$410,000	\$400,000
4758 Lambs Run Creek Rd.,Starkey	100	x776	1676	\$489,000	\$430,000
5782 East Lake Road, Varick	87	x171	2305	\$474,900	\$460,000
4205 Glass Factory Bay, Geneva	75	x285	2312	\$495,000	\$475,000
4590 Sunset Bay, Geneva	139	x235	2242	\$549,900	\$510,000
4766 Lambs Run Creek Rd.,Starkey	208	x4.10 acres	1946	\$599,000	\$570,000
5109 Club Seneca, Hector	110	x1.70 acres	3000	\$675,000	\$579,000
4638 Leonard Road, Reading	225	x2.04 acres	3568	\$699,900	\$645,000
4376 Teall Beach, Fayette	101	x209	2689	\$599,900	\$649,800
3174 Ravenna Road, Milo	177	x290	3644	\$1,050,000	\$995,000
<b>TOTAL SALES 43</b>	<b>4333</b>				
<b>Combined Lakes 103 sales</b>	<b>12397</b>				

## 2015 LAKE SALES

Note: Parcels sold with common frontage were not considered for data.  
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Senecayuga Properties LLC, is a long established single owner firm since 1990 in lake sales and marketing on Seneca and Cayuga Lakes.

MEMBER 3 Multiple Listing Services/Real Estate Boards  
 Greater Rochester Board of Realtors NY State Alliance of MLS's including agents from Syracuse to Buffalo. Ithaca Board of Realtors MLS.  
 Elmira/Corning Board of Realtors MLS.

CAYUGA LAKE	LF	XLOT	List Price	Sales Price
00 Honoco Road, Ledyard	144	x 152	\$ 89,900	\$ 73,786
0 Route 89 & L.Lake Road, SF	70	x 1.92ac	\$ 85,000	\$ 80,000
0 Lower Lake Rd, Aurelius	182	x 93	\$ 119,900	\$ 105,000
002 Route 90N, Springport	80	x 199	\$ 177,778	\$ 148,000
1967 Lake Road, Ledyard	100	x 74	\$ 169,900	\$ 154,000
<b>SENECA LAKE</b>				
0 East Lake & Teall Beach	10	x 12.0 ac	\$ 79,900	\$ 70,000
711 Route 14, Torrey	110	x 298	\$ 80,900	\$ 75,000
Lot 9 Roak Road,Starkey	20	x 5.0.ac	\$ 99,000	\$ 84,900
4220 Teall Beach	147	x 240	\$ 179,000	\$ 170,000
0 Victoriad Drive,Lodi	147	x 5.10 ac	\$ 239,900	\$ 235,000

5/22/15

### The Invasion of the Gobyfish (Family Gobiidae) by Mel Russo



In very recent times, an exotic fish, new to the Finger Lakes has made headlines. The nuisance newcomer is the round goby (*Neogobius melanostomus*). The species, which is native to the Black and Caspian Seas, was mistakenly introduced to the Great Lakes by the emptying of the ballasts of cargo ships from eastern Europe. In the early 90's the zebra and quagga mussels were introduced in the same manner, from the same origin.

The round goby can be as long as 6 inches but most are about 3-4 inches. They can be positively identified by their silvery/mottled color, the absence of a lateral line on the side, and a large dark spot at the posterior base of the anterior dorsal fin. In addition, there is a dark spot at the base of the pectoral fins. The pelvic fins are circularly connected and located towards the front bottom of the fish rather than towards the rear.

As common with most species when introduced to an ecosystem, the gobies have reproduced in great numbers. This is due to a lack of stronger competition for food and reproductive space as well as low natural predator populations. Most recently, the goby has made the news in Cayuga Lake because of the large 2015 spring die off due to a fungal infection affecting it and some of the indigenous species of pan fish. Although this appears to have knocked out thousands of gobies, the most fit and resistant individuals survive and pass on their favorable genes to the next generation, which can be termed in some circles as a subtle example of evolution.

Not only will the round goby survive, it will do so with great proliferation. They are masters of reproduction. Each female can produce more than five thousand eggs at a time and can spawn up to six times a year. The eggs are deposited in crevices between the rocks of the shallows. After the male fertilizes them, he guards the nest and provides continual, highly oxygenated water by fanning the eggs with his pectoral fins. It is said that there is a hatch rate of 95% which is excellent in the fish world.

Gobies push aside the native, beneficial inhabitants of the shoals of a lake such as sculpins, darters, and troutperch by taking over the habitat as well as feeding and/or breeding areas. In addition, they can eat the eggs of shallow water breeding species as well as aquatic insects, crustaceans and small fishes that desirable fish would eat.

On the other hand, gobies may serve as food for bass, pike, perch and walleyes (although not many walleyes are in Cayuga or Seneca Lakes). Other good news is that a single goby can eat up to 100 zebra mussels per day and can process them very efficiently. This is because gobies have a set of molar teeth in their throat (pharyngeal teeth) which grinds the shells of the bivalves and then extracts the meat nutrients lower in the digestive tract. The pulverized shells are separated and then eliminated. Since the goby is a benthic (bottom dwelling) organism, mussels on posts and the hulls of boats are unaffected.

Watch for the culprits as well as another alien, the tubenose goby (*Proterohinus marmoratus*) in the shallows of Cayuga and Seneca Lakes. The tubenose, so named because of the protruding tubes it has for nostrils, inhabits more weedy environments. The two species look similar except *P. marmoratus* lacks the dark spots at the base of the dorsal and pectoral fins and of course, there are those tubular nostrils! Although they're apt to cause some disruption at first, somehow and hopefully, the *Gobiidae* will fit into the 10,000 year ecosystems of Cayuga and Seneca Lakes.

Resource: Hubbs 2004

Post thoughts:  
  
Zebra mussels filter tons of plankton food organisms from the water thereby concentrating any toxins contained in the plankton into their own, zebra mussel tissue many times over. In turn, while gobies ingest scores of zebra mussels per day; they too are concentrating the toxins even more and so on up the food chain to top level consumers like bass, pike, trout, and humans. Perhaps a study should be done in a few years to determine the levels of various materials such as PCB'S, DDT, heavy metals, and other accumulating contaminants in the now, edible fish of our lakes.

Gobies will readily take the bait of perch fisherman. Since the invaders are mainly benthic in their habitat, it may help to keep the bait further up from the bottom of the lake to avoid them. Both species of gobies are said to be edible (commonly in eastern Europe) with or without the bones but the author can't bring himself to recommend them for consumption. ~M.R.