QUANTUM LEAPS AI · PUBLIC SHOWCASE EDITION

Keuka Lake Real Estate Market & Opportunity Intelligence

Yates & Steuben Counties, New York

Selected findings, methodology and deliverable examples

REPORT DATE · SEPTEMBER 2026

RESEARCH STATUS · SELECTED, TIME-BOUND PUBLIC-SOURCE RESEARCH

This public showcase demonstrates the research method while reserving named opportunities, client-specific competitive analysis and prioritized activation plans for private engagements.

01 · PUBLIC SHOWCASE SCOPE

Selected Evidence. Clear Boundaries.

This public showcase presents selected market-level findings and examples of the Quantum Leaps AI research process. Complete private engagements may include named opportunity registers, client-specific competitive analysis, website and AI Concierge recommendations, and prioritized activation plans that are not published publicly.

WATERFRONT-SET AVG. SOLD	AVG. SOLD / SQ. FT.	AVG. SOLD MARKET TIME	ACTIVE-SET AVG. ASK
≈ $1.086M	≈ $579	36 days	≈ $1.376M
33 sold properties	Referenced set	Time-bound set	19 listings

AVG. ACTIVE MARKET TIME	DIRECTIONAL PREMIUM	DIRECTIONAL FRONTAGE
100 days	≈ 4×	$15K–$30K
Time-bound set	Unmatched datasets	Per frontage foot

TL;DR

Keuka waterfront behaves like a premium micro-market. The referenced set averaged approximately $1.086 million across 33 sold properties, with approximately $579 per square foot and 36 average days on market.

The active and sold sets showed a meaningful split. Nineteen active listings averaged approximately $1.376 million asking and 100 days on market. The cited waterfront-versus-all-homes comparison suggested an approximately four-times directional premium.

READ THE CAVEAT The waterfront premium and frontage-foot range are directional. Property definitions and time periods differ, and every time-sensitive figure requires reverification.

02 · SELECTED MARKET FINDINGS

A Market That Does Not Move as One Segment.

An MLS-fed public market report identified 33 sold properties with an approximately $1.086 million average sold price, approximately $579 per square foot and 36 average days on market. The referenced active set contained 19 listings with an approximately $1.376 million average asking price and 100 average days on market.

DATASET LIMITATION

The referenced waterfront set may include some near-lake or village properties. No public source identified in the research publishes a definitive waterfront-only Keuka median.

Directional waterfront-versus-all-homes comparison

REFERENCED WATERFRONT SOLD SET

≈ $1.086M

33 properties · referenced dataset

≈ 4×

CITED YATES COUNTY ALL-HOMES MEDIAN

≈ $288K

All home types · different source and period

The datasets are not perfectly matched. This is a directional comparison, not an official waterfront premium.

Three historical closed examples

Closed property	Frontage	Sold	DOM	Derived / ft.
2225 W Lake Rd, Penn Yan	56 ft	$830,000	7	≈ $14,800
4930 W Bluff Dr, Keuka Park	60 ft	$1,800,000	39	≈ $30,000
1073 E Lake Rd, Barrington/Dundee	≈ 200 ft	$4,350,000	8	≈ $21,750

No public source publishes an official Keuka price-per-frontage-foot statistic. The approximately $15,000–$30,000 working range is directional and is not a property-specific valuation.

03 · BUYER, DEMAND AND STR

Context That Requires Qualification.

Directional buyer segments

Second-home, vacation, investment, relocation and retirement demand recur in public market descriptions. A clean Keuka-specific split by origin or intended use was not available.

Regional demand context

Wine tourism, higher-education activity, regional employers and access from upstate metropolitan areas can influence demand without proving buyer intent.

Short-term rental and regulatory example

Level	Selected public-research example
COUNTY	County occupancy-tax requirements may apply. The referenced Steuben County rate was 4%; current treatment must be verified.
TOWN	Registration, permitting, moratoria, caps and operating rules can differ by town and change after public review.
VILLAGE	Zoning, special-use approval and property-use definitions may differ from surrounding town or county requirements.

Revenue assumptions should remain conservative across occupancy, rate, seasonality, fees, maintenance and compliance. Third-party estimates are not interchangeable with verified property results.

PRIVATE-ENGAGEMENT DEPTH A complete private engagement may include a current jurisdiction-by-jurisdiction reference covering the client’s exact territory.

04 · COMPETITIVE AND DIGITAL POSITIONING

How the Market Is Explained and Presented.

The research process reviews how established agents and brokerages present the market, organize geographic expertise, explain property distinctions, use visual media, answer recurring customer questions, and guide visitors toward inquiry.

Lake, arm, township and neighborhood coverage

Depth and usability of geographic market guidance.

Waterfront and frontage-specific information

Clarity around distinctions that affect due diligence and value.

Video, drone and property-context presentation

How visual media supports understanding rather than decoration.

Buyer, seller and investor guidance

How recurring questions lead toward an appropriate human conversation.

PUBLIC SHOWCASE BOUNDARY

Complete private engagements may include a client-specific competitor set and detailed positioning recommendations. That analysis is not published in the public showcase.

Real Estate Opportunity Radar categories

Listing movement

New inventory, relistings, status changes and longer exposure.

Pricing signals

Adjustments, closed-sale patterns and segment movement.

Regulation

STR, zoning, permitting, tax and policy developments.

Property due diligence

Water, septic, sewer, dock, shoreline and environmental context.

Demand drivers

Tourism, institutions, employers, enrollment and access.

Customer information gaps

Recurring questions not answered clearly online.

05 · ILLUSTRATIVE OPPORTUNITY CATEGORIES

What a Private Real Estate Intelligence Engagement May Surface.

Long-Market-Time or Relisted Inventory

Public listing patterns may justify closer pricing, positioning, buyer-fit, or marketing investigation. Market time alone does not establish seller motivation.

Meaningful Price Adjustments

Price changes may support an updated comparable review or carefully prepared market-positioning discussion. Current status and seller circumstances require verification.

Seller Re-Approach Situations

Historical listing and transaction evidence may identify properties or owner situations worth lawful, respectful investigation. Private or MLS-derived information is never assumed.

Buyer-Segment Openings

Pricing gaps, property tiers and local demand may support campaigns for move-up, second-home, retirement, relocation, or investment-oriented buyers when properly qualified.

Content and Market-Authority Gaps

Weak lake, township, frontage, regulation, or due-diligence information may create an opportunity for a real-estate professional to provide clearer public guidance.

PRIVATE REPORT BOUNDARY

A private report identifies and prioritizes specific situations within an agreed geography. Those commercially actionable details are not included in this public showcase.

06 · FROM EVIDENCE TO ACTIVATION

What the Private Report Adds Beyond the Public Showcase.

Named Opportunity Register
Time-stamped situations organized by evidence, relevance, uncertainty and required verification.

Seller and Listing Strategy
Carefully supported re-approach, positioning, CMA, listing-presentation, or marketing directions.

Buyer Campaign Direction
Qualified audience concepts tied to geography, property segment, timing and realistic affordability.

Market-Authority Content Plan
Prioritized lake, township, property, regulation and due-diligence content designed around genuine customer questions.

Website and AI Concierge Plan
Recommendations for turning approved market expertise into a clearer digital customer journey and better inquiry handoff.

Thirty-Day Action Plan
The few activities deserving immediate attention, what should be monitored, and what must be verified before action.

RESERVED FOR PRIVATE WORK

The complete named register, client-specific recommendations and priority action plan are reserved for private client or pilot engagements.

Evidence and uncertainty framework

Verified or Directly Reported Fact
A dated claim tied to an identified public source.

Derived or Directional Indication
A calculation or comparison whose inputs and limitations remain visible.

Strategic Interpretation
A human-reviewed reading of what the evidence may mean commercially.

Unknown or Data Gap
Information that is unavailable, private, incomplete or still requires verification.

07 · CAVEATS AND SOURCES

What the Public Evidence Can—and Cannot—Support.

No definitive waterfront-only median The referenced set may include near-lake or village properties.	**No official frontage-foot statistic** The $15,000–$30,000 range is directional and based on selected historical examples.
Datasets are not perfectly matched Waterfront and all-homes comparisons use different definitions and periods.	**Private information is not assumed** MLS-derived or nonpublic facts remain unknown until authorized evidence supports them.

Every time-sensitive figure, listing status, rule and market condition should be independently reverified before advice, outreach, underwriting or action.

Representative sources

Market and transaction context: public MLS-fed market reports, Brix & Maven Realty Group's Keuka Lake market report, Sotheby's International Realty market updates, Redfin and Rocket Homes.

Regulation and public records: Yates and Steuben County materials, municipal minutes and codes, eCode360 and New York State legislative or agency sources.

Demand, rental and local conditions: AirROI, Airbtics and AirDNA estimates; Keuka Lake Association and environmental reporting; Keuka College, regional tourism organizations and local news sources.

SOURCE NOTE These are representative public sources and categories—not a complete private research file. Source dates and definitions require reverification. No private access is implied.

THE PUBLIC SAMPLE SHOWS THE METHOD

The Private Report Is Built Around Your Territory.

A private engagement can focus on one lake, county, municipality, neighborhood, brokerage territory, property segment, or defined growth question—and add named opportunities, client-specific positioning, website and AI Concierge recommendations, and an immediate action plan.

QuantumLeapsAI.com/contact