

Scio

Community · NY · New York > Allegany County

SELLER'S MARKET

\$91K

MEDIAN SALE PRICE

+58.8%

1-YR CHANGE

22

SALES (12 MO)

\$100K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

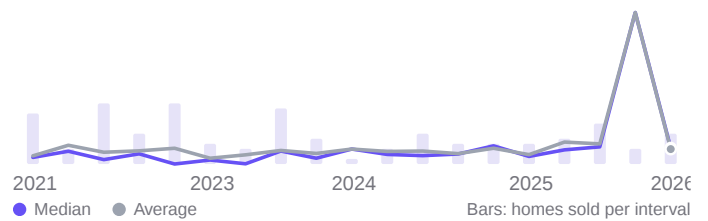
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$110K · Average \$105K

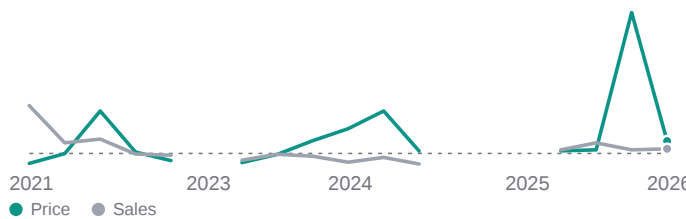


Growth (year over year)

Price +58.8% · Sales +22.2%

Price per square foot

\$122/ft²



Sale premium vs estimated value

-11.1%

Annual turnover (share of homes sold)

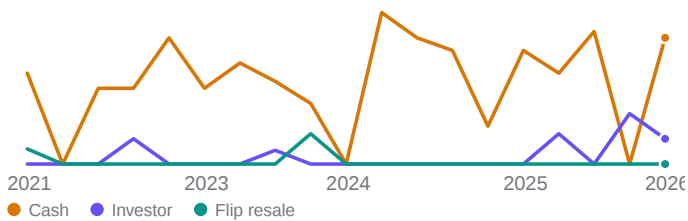
2.3%



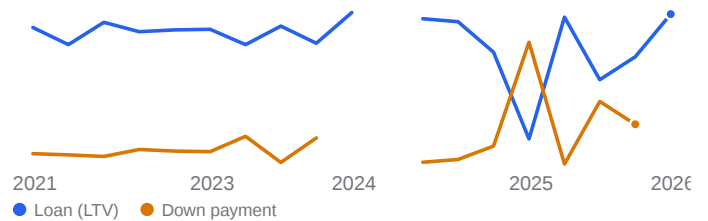
BUYERS & OUTCOMES

Buyer mix

Cash 83% · Investor 17% · Flip resale 0%

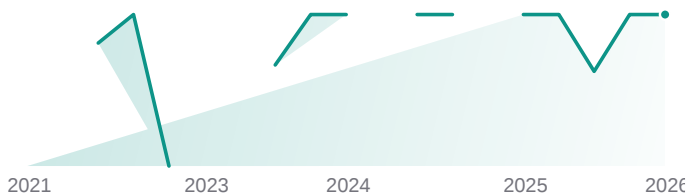


Financing (share of purchase price) Loan (LTV) 100% · Down payment 28%



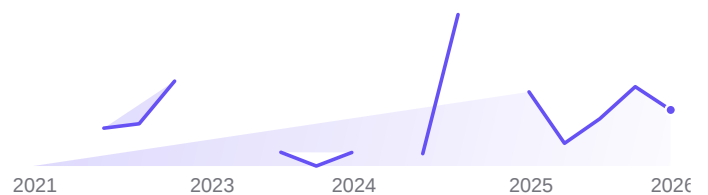
Sellers who sold at a gain

100%



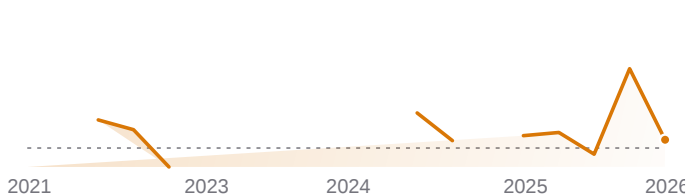
Typical hold before selling

5.8 yrs



Median annualized return at resale

+6.6%



HOUSING STOCK

Homes	950
Median value (AVM)	\$100K
Median size	1,320 ft²
Median bedrooms	3
Median year built	1970
Single family	45%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	3.6%
Owner occupied	63%
Company owned	9.9%
Median loan-to-value	41%
Typical ownership tenure	8.0 yrs

COMMUNITY

Population	526
Density	397 / mi²
Median household income	\$53K
Average household income	\$64K
Crime index (US avg 100)	147
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	41
Homes occupied	81%
Bachelor's or higher	13%
Poverty rate	19.6%
Unemployment	1.1%
Average temp	45°F
Annual precip	39 in
Sunshine	48%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.