

Allegany County, NY

County · NY · New York

BALANCED MARKET

\$128K

MEDIAN SALE PRICE

+30.1%

1-YR CHANGE

473

SALES (12 MO)

\$115K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

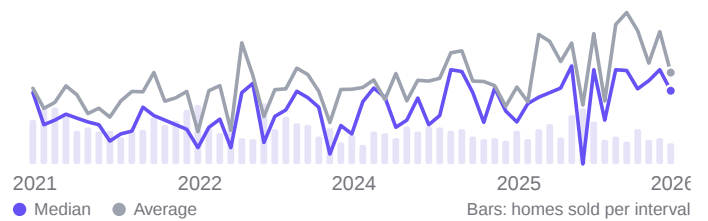
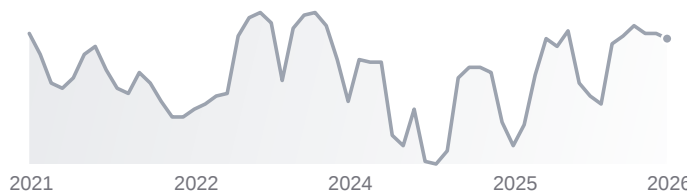
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$117K · Average \$137K

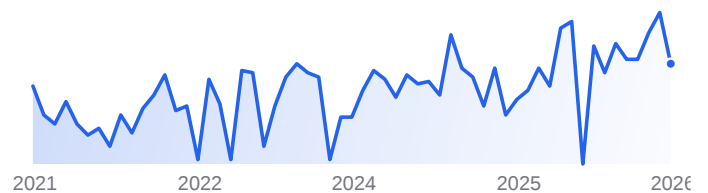
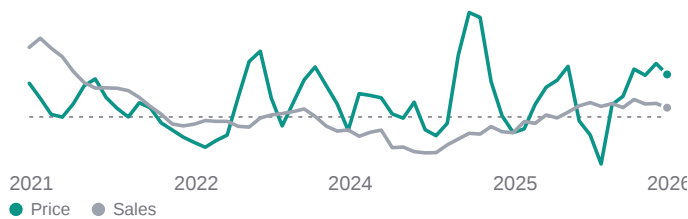


Growth (year over year)

Price +30.1% · Sales +6.5%

Price per square foot

\$81/ft²

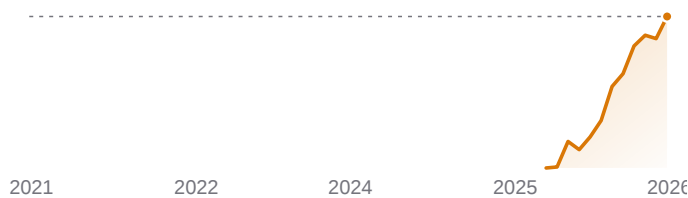


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

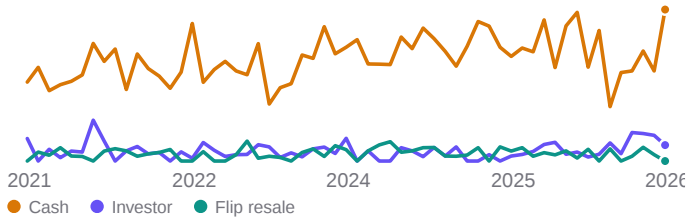
2.1%



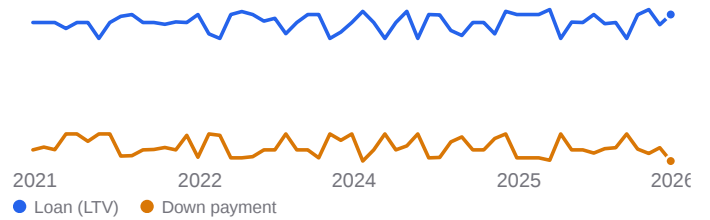
BUYERS & OUTCOMES

Buyer mix

Cash 76% · Investor 8.0% · Flip resale 0%

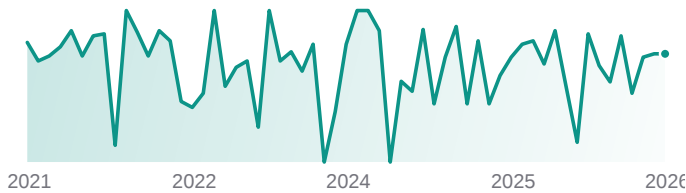


Financing (share of purchase price) Loan (LTV) 95% · Down payment 3.0%



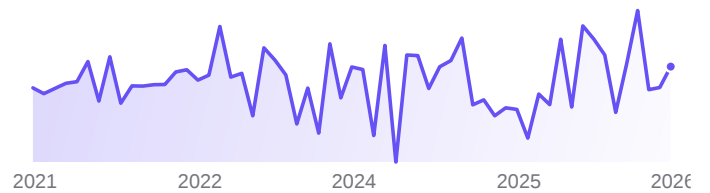
Sellers who sold at a gain

86%



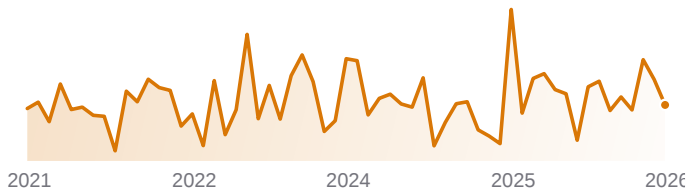
Typical hold before selling

5.9 yrs



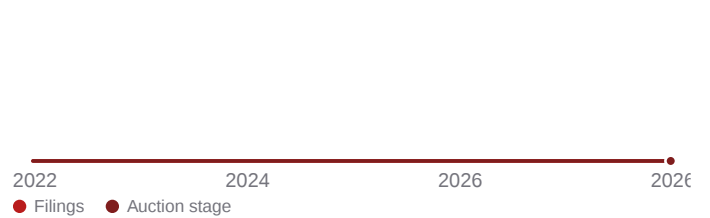
Median annualized return at resale

+7.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	22,874
Median value (AVM)	\$115K
Median size	1,408 ft²
Median bedrooms	3
Median year built	1960
Single family	52%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.6%
Owner occupied	63%
Company owned	9.2%
Median loan-to-value	36%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	47,304
Density	46 / mi²
Median household income	\$61K
Average household income	\$77K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	44
Homes occupied	78%
Bachelor's or higher	15%
Poverty rate	17.1%
Unemployment	1.1%
Average temp	45°F
Annual precip	39 in
Sunshine	48%

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