

Cattaraugus County, NY

County · NY · New York

BUYER'S MARKET

\$146K

MEDIAN SALE PRICE

+37.2%

1-YR CHANGE

736

SALES (12 MO)

\$150K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



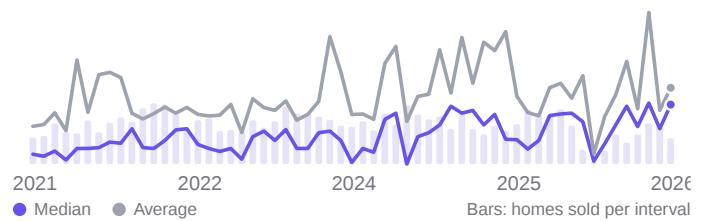
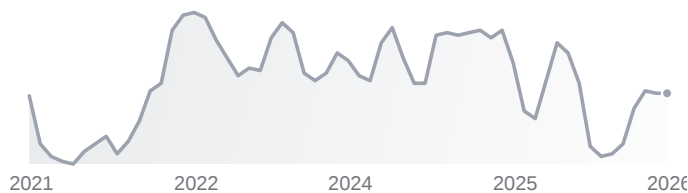
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$156K · Average \$177K

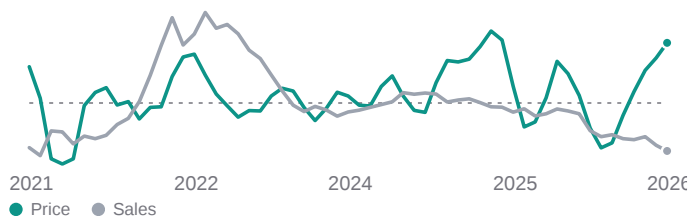


Growth (year over year)

Price +37.2% · Sales -29.6%

Price per square foot

\$101/ft²

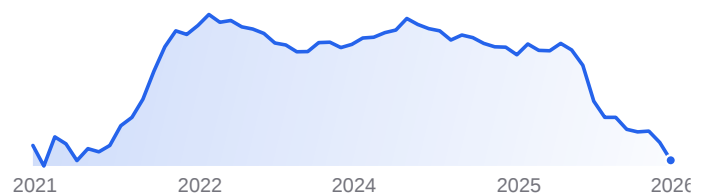
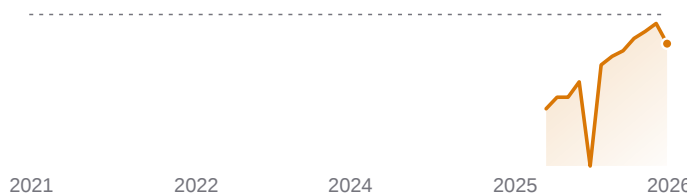


Sale premium vs estimated value

-3.2%

Annual turnover (share of homes sold)

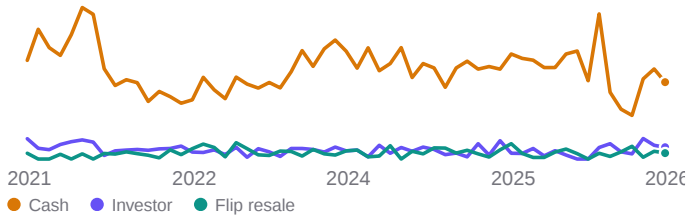
2.1%



BUYERS & OUTCOMES

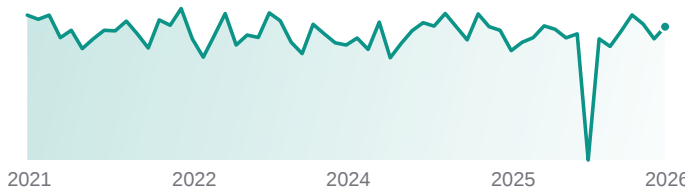
Buyer mix

Cash 49% · Investor 7.5% · Flip resale 3.8%



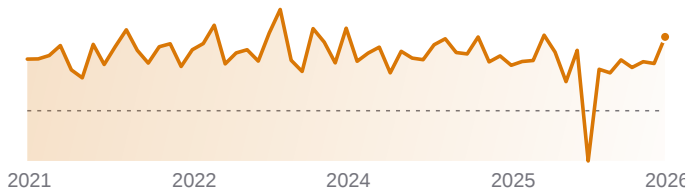
Sellers who sold at a gain

88%

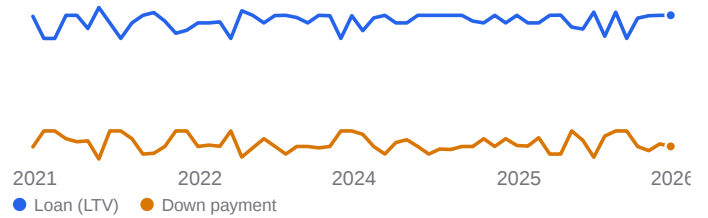


Median annualized return at resale

+10.9%

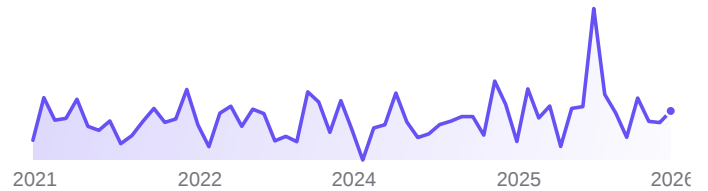


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



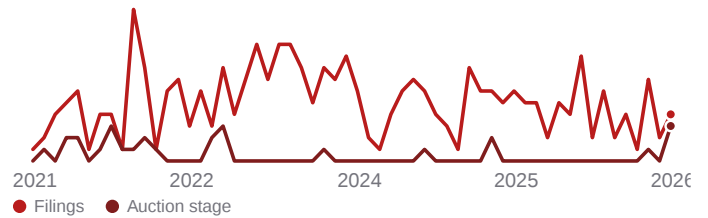
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 4 · Auction stage 3



HOUSING STOCK

Homes	34,710
Median value (AVM)	\$150K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1955
Single family	63%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	1.3%
Owner occupied	67%
Company owned	9.3%
Median loan-to-value	0%
Typical ownership tenure	7.7 yrs

COMMUNITY

Population	75,786
Density	58 / mi²
Median household income	\$58K
Average household income	\$76K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	45
Homes occupied	81%
Bachelor's or higher	12%
Poverty rate	17.5%
Unemployment	1.1%
Average temp	45°F
Annual precip	43 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.