

Wyoming County, NY

County · NY · New York

BUYER'S MARKET

\$165K

MEDIAN SALE PRICE

+3.3%

1-YR CHANGE

383

SALES (12 MO)

\$191K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



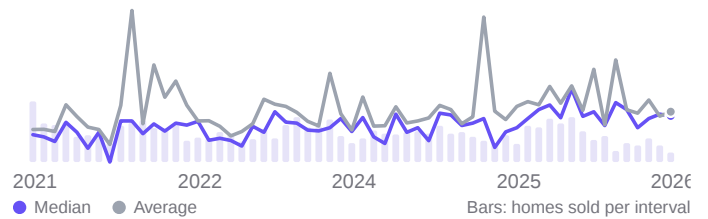
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$166K · Average \$175K

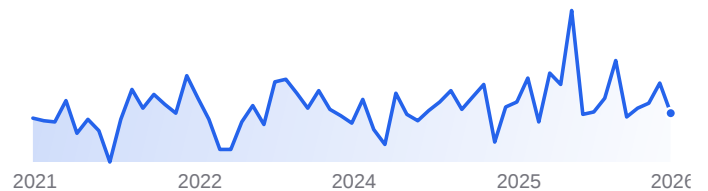
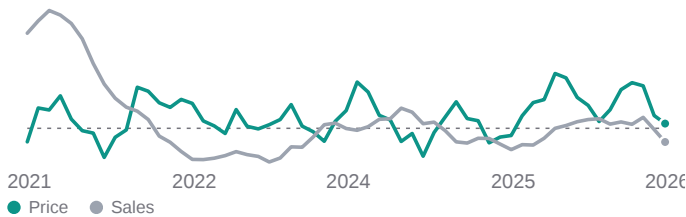


Growth (year over year)

Price +3.3% · Sales -9.9%

Price per square foot

\$90/ft²

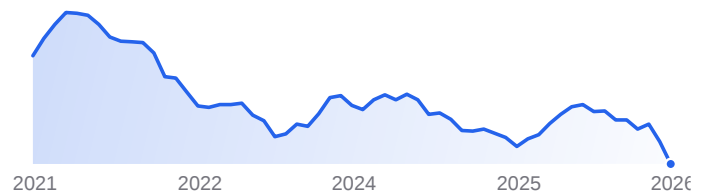
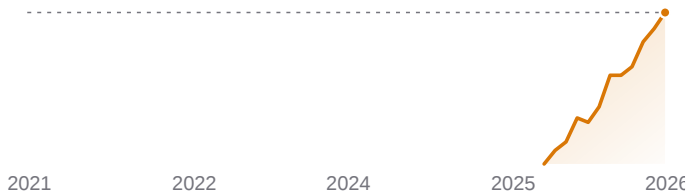


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

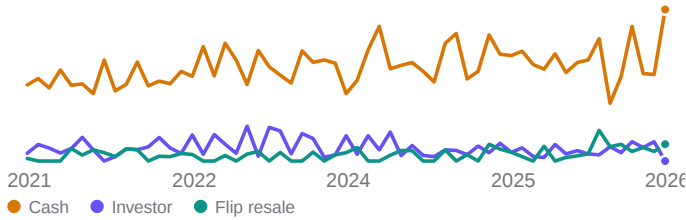
2.4%



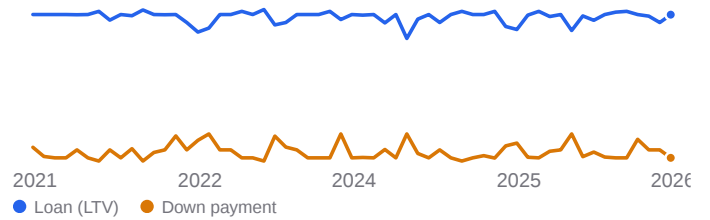
BUYERS & OUTCOMES

Buyer mix

Cash 75% · Investor 0% · Flip resale 8.3%

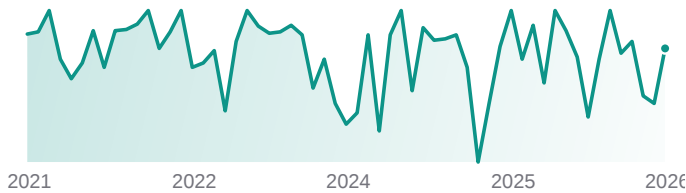


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



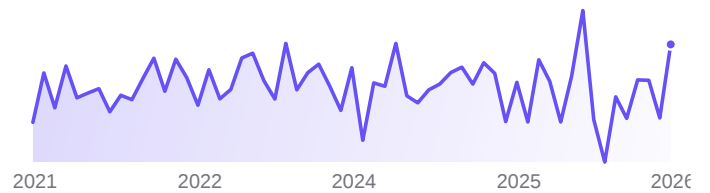
Sellers who sold at a gain

89%



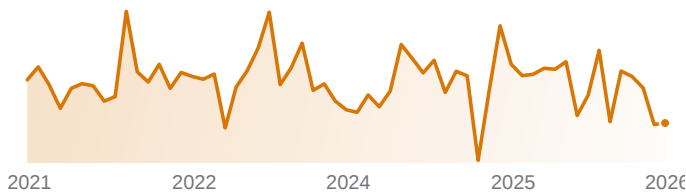
Typical hold before selling

9.0 yrs



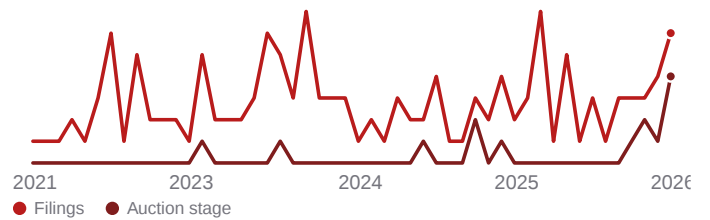
Median annualized return at resale

+3.4%



Preforeclosure filings

Filings 6 · Auction stage 4



HOUSING STOCK

Homes	15,893
Median value (AVM)	\$191K
Median size	1,586 ft²
Median bedrooms	3
Median year built	1942
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.2%
Owner occupied	76%
Company owned	8.5%
Median loan-to-value	35%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	39,858
Density	67 / mi²
Median household income	\$69K
Average household income	\$87K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	73
Homes occupied	88%
Bachelor's or higher	11%
Poverty rate	12.3%
Unemployment	1.0%
Average temp	45°F
Annual precip	40 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.