

Cuba

City · NY · New York > Allegany County

BUYER'S MARKET

\$94K

MEDIAN SALE PRICE

-15.5%

1-YR CHANGE

65

SALES (12 MO)

\$150K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



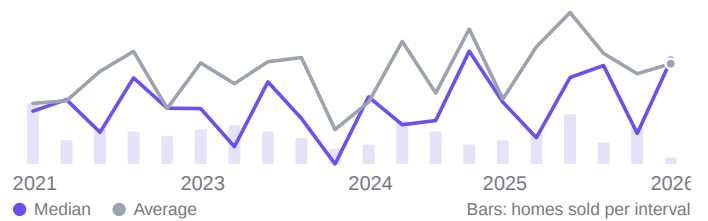
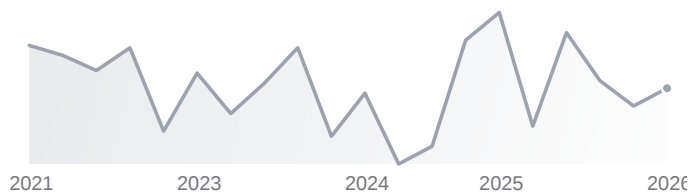
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$150K · Average \$146K

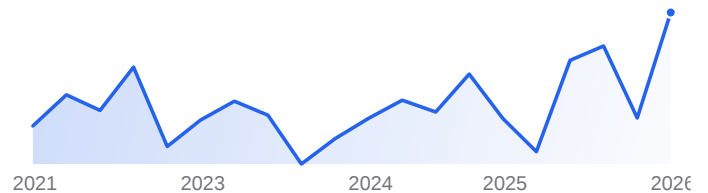
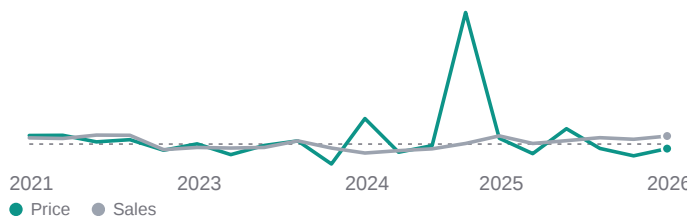


Growth (year over year)

Price -15.5% · Sales +27.5%

Price per square foot

\$104/ft²

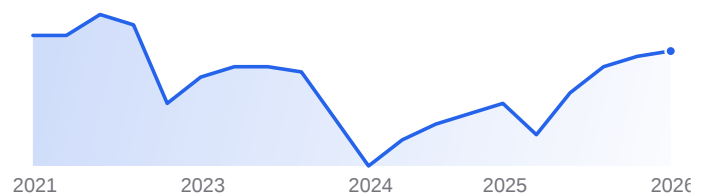
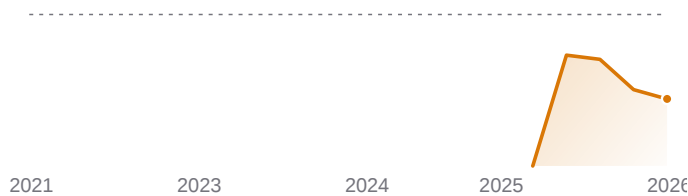


Sale premium vs estimated value

-15.4%

Annual turnover (share of homes sold)

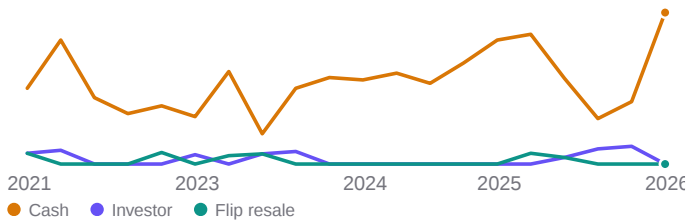
2.2%



BUYERS & OUTCOMES

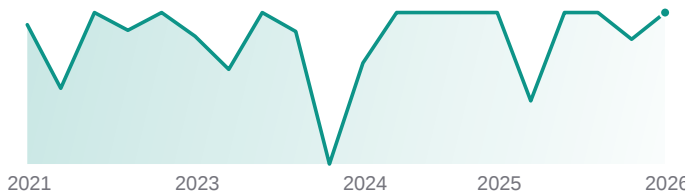
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



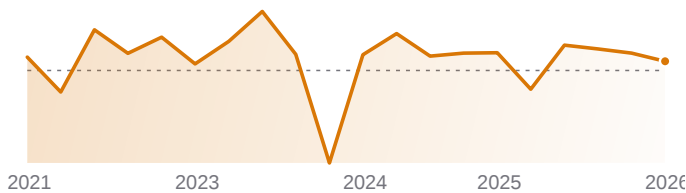
Sellers who sold at a gain

100%

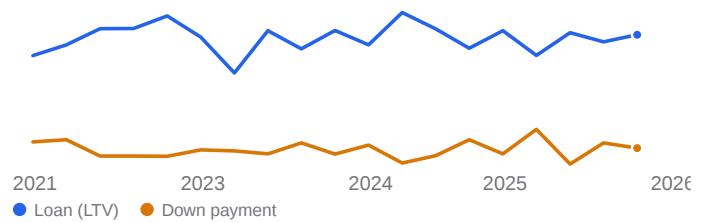


Median annualized return at resale

+4.3%

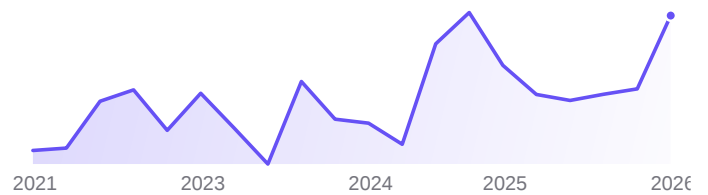


Financing (share of purchase price) Loan (LTV) 86% · Down payment 15%



Typical hold before selling

11.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,962
Median value (AVM)	\$150K
Median size	1,374 ft²
Median bedrooms	3
Median year built	1970
Single family	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.4%
Owner occupied	60%
Company owned	8.7%
Median loan-to-value	31%
Typical ownership tenure	7.5 yrs

COMMUNITY

Population	1,485
Density	1,221 / mi²
Median household income	\$66K
Average household income	\$77K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	44
Homes occupied	83%
Bachelor's or higher	11%
Poverty rate	12.1%
Unemployment	1.2%
Average temp	45°F
Annual precip	41 in
Sunshine	48%

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