

Arcade 14009

ZIP code · NY · New York > Wyoming County > Arcade

BALANCED MARKET

\$196K

MEDIAN SALE PRICE

+14.9%

1-YR CHANGE

52

SALES (12 MO)

\$204K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

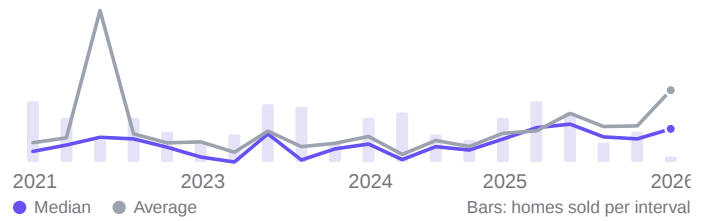
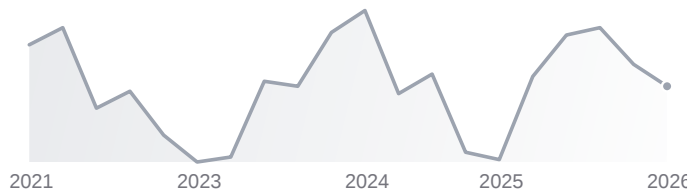
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$200K · Average \$315K

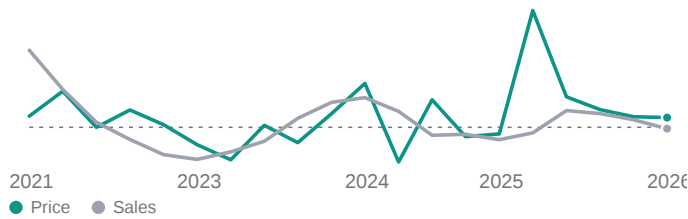


Growth (year over year)

Price +14.9% · Sales -1.9%

Price per square foot

\$103/ft²

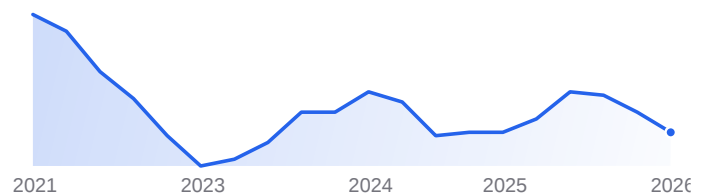


Sale premium vs estimated value

-2.3%

Annual turnover (share of homes sold)

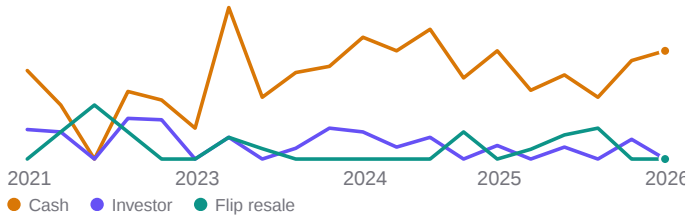
2.6%



BUYERS & OUTCOMES

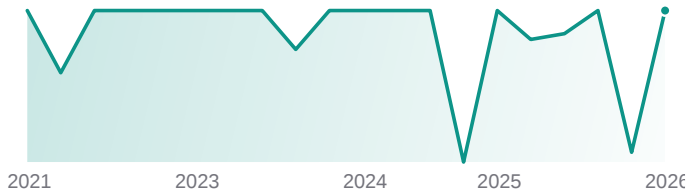
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



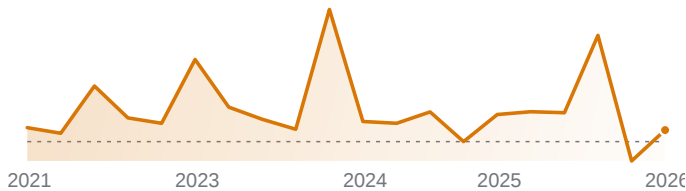
Sellers who sold at a gain

100%

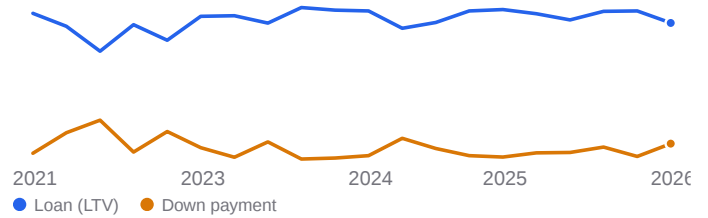


Median annualized return at resale

+3.4%

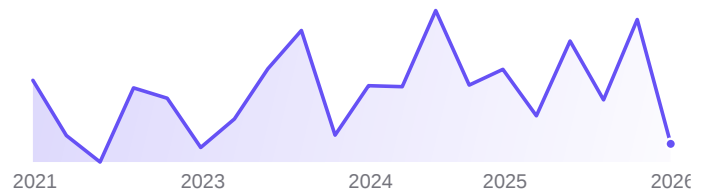


Financing (share of purchase price) Loan (LTV) 88% · Down payment 13%



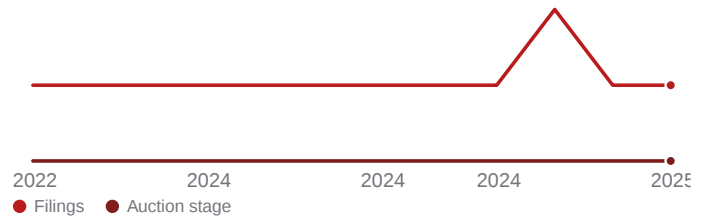
Typical hold before selling

2.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,016
Median value (AVM)	\$204K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1962
Single family	63%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.5%
Owner occupied	79%
Company owned	6.8%
Median loan-to-value	40%
Typical ownership tenure	10.8 yrs

COMMUNITY

Population	5,785
Density	73 / mi²
Median household income	\$70K
Average household income	\$88K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	66
Homes occupied	88%
Bachelor's or higher	11%
Poverty rate	9.4%
Unemployment	1.2%
Average temp	45°F
Annual precip	43 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.