

Forestville 14062

ZIP code · NY · New York > Chautauqua County > Forestville

BALANCED MARKET

\$116K

MEDIAN SALE PRICE

+21.9%

1-YR CHANGE

29

SALES (12 MO)

\$193K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

Balanced

Seller's market

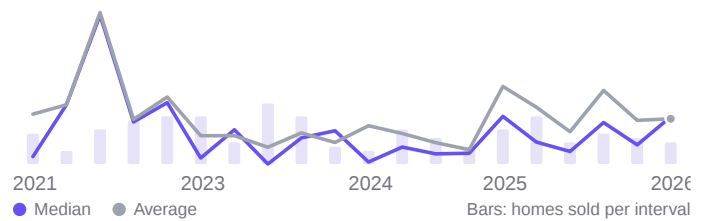
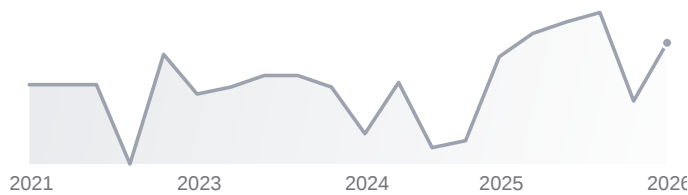
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$159K · Average \$155K

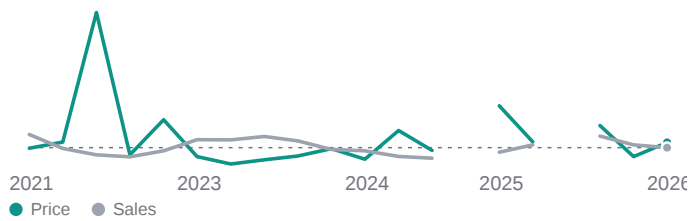


Growth (year over year)

Price +21.9% · Sales +0.0%

Price per square foot

\$130/ft²

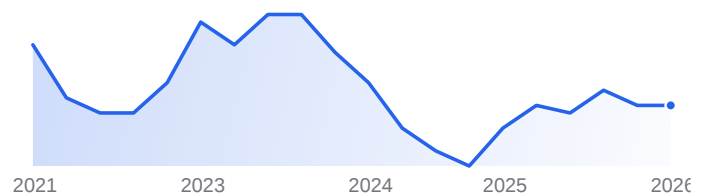


Sale premium vs estimated value

-23.0%

Annual turnover (share of homes sold)

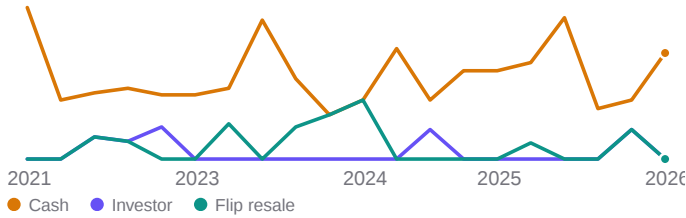
1.8%



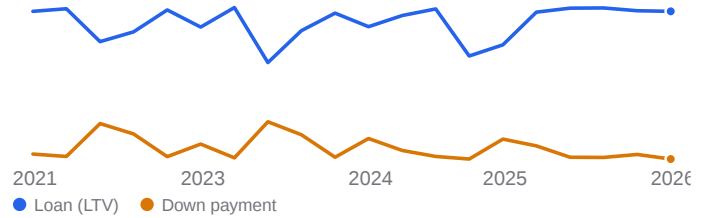
BUYERS & OUTCOMES

Buyer mix

Cash 60% · Investor 0% · Flip resale 0%

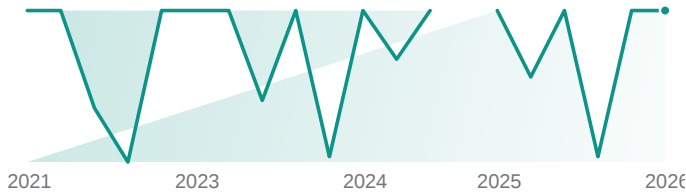


Financing (share of purchase price) Loan (LTV) 95% · Down payment 1.8%



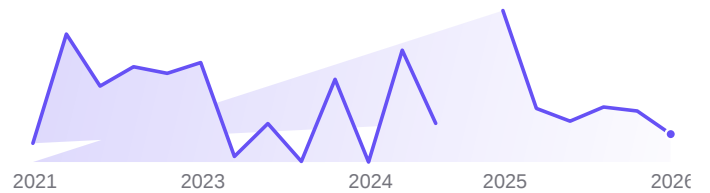
Sellers who sold at a gain

100%



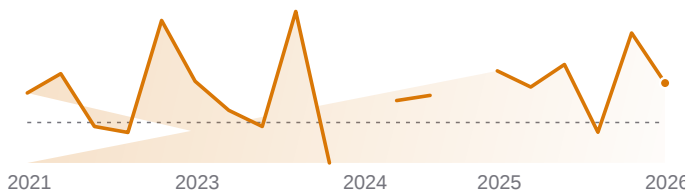
Typical hold before selling

3.5 yrs



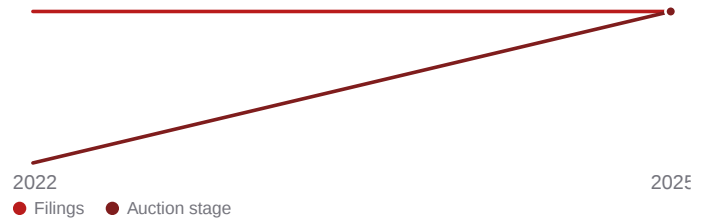
Median annualized return at resale

+8.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,569
Median value (AVM)	\$193K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1962
Single family	55%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.1%
Owner occupied	77%
Company owned	9.9%
Median loan-to-value	28%
Typical ownership tenure	10.5 yrs

COMMUNITY

Population	3,465
Density	53 / mi²
Median household income	\$65K
Average household income	\$81K
Crime index (US avg 100)	62
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	46
Homes occupied	91%
Bachelor's or higher	12%
Poverty rate	10.2%
Unemployment	1.1%
Average temp	47°F
Annual precip	45 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.