

Machias 14101

ZIP code · NY · New York > Cattaraugus County > Machias

STRONG BUYER'S MARKET

\$127K

MEDIAN SALE PRICE

-17.8%

1-YR CHANGE

18

SALES (12 MO)

\$189K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 7 / 100



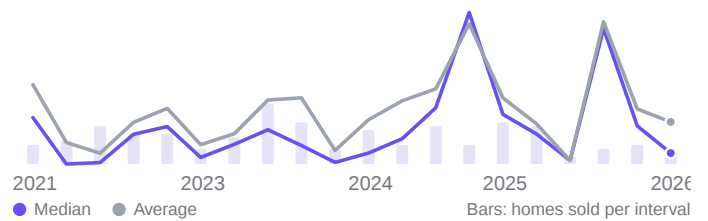
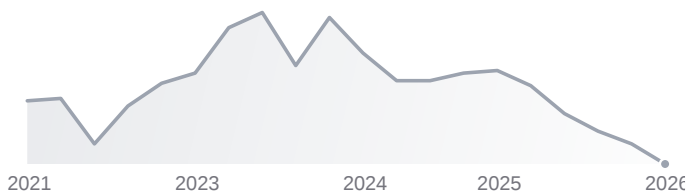
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

7 / 100

Sale prices

Median \$79K · Average \$144K

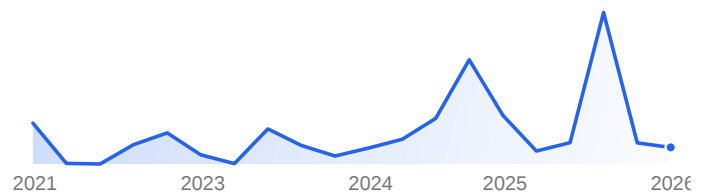
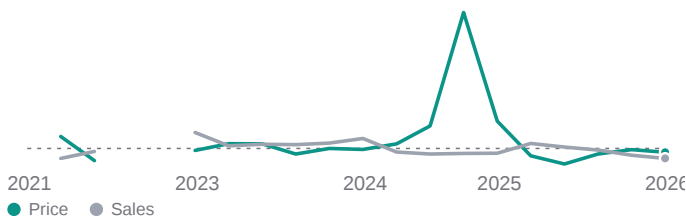


Growth (year over year)

Price -17.8% · Sales -47.1%

Price per square foot

\$71/ft²

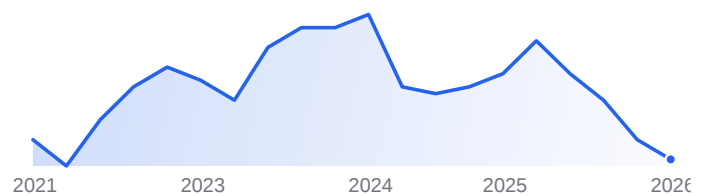


Sale premium vs estimated value

-53.5%

Annual turnover (share of homes sold)

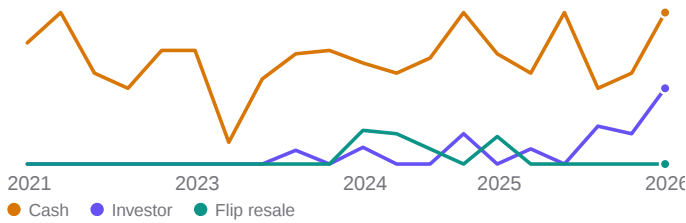
1.8%



BUYERS & OUTCOMES

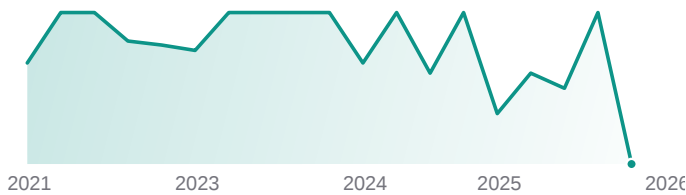
Buyer mix

Cash 100% · Investor 50% · Flip resale 0%



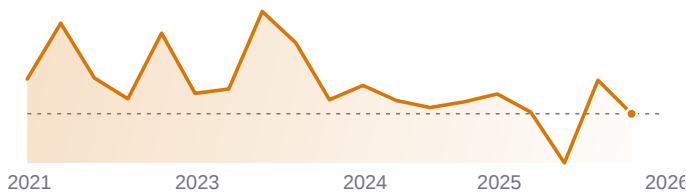
Sellers who sold at a gain

0%

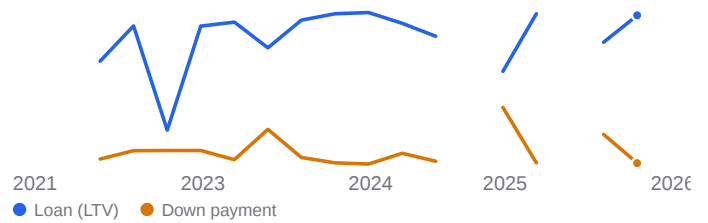


Median annualized return at resale

+0.0%

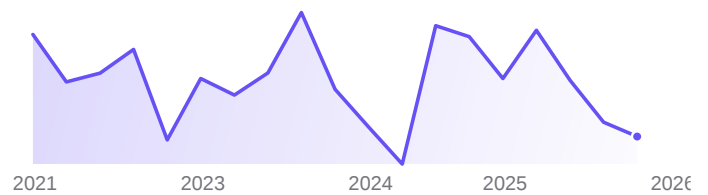


Financing (share of purchase price) Loan (LTV) 97% · Down payment 1.8%



Typical hold before selling

1.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,024
Median value (AVM)	\$189K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1970
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	1.1%
Owner occupied	59%
Company owned	8.6%
Median loan-to-value	0%
Typical ownership tenure	7.7 yrs

COMMUNITY

Population	2,025
Density	50 / mi²
Median household income	\$56K
Average household income	\$72K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	61
Homes occupied	67%
Bachelor's or higher	10%
Poverty rate	18.3%
Unemployment	1.1%
Average temp	44°F
Annual precip	44 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.