

Oakfield 14125

ZIP code · NY · New York > Genesee County > Oakfield

SELLER'S MARKET

\$274K

MEDIAN SALE PRICE

+58.5%

1-YR CHANGE

37

SALES (12 MO)

\$196K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

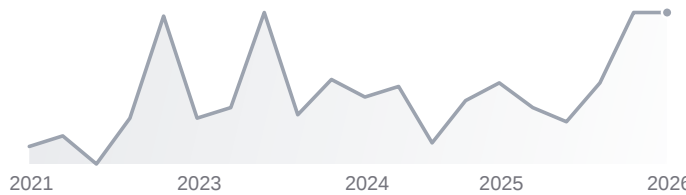
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

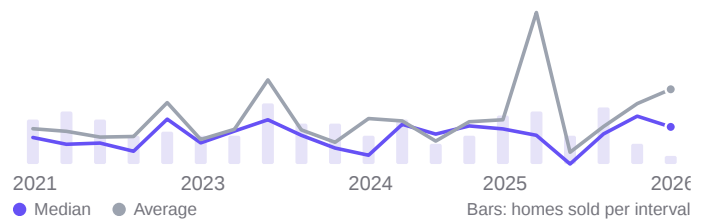
Market temperature (0–100)

66 / 100



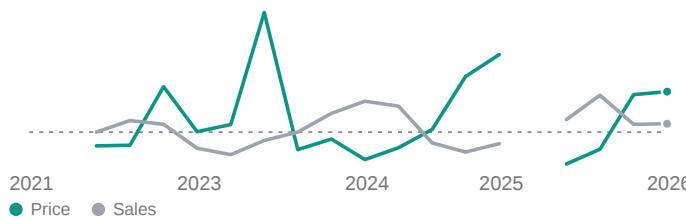
Sale prices

Median \$162K · Average \$281K



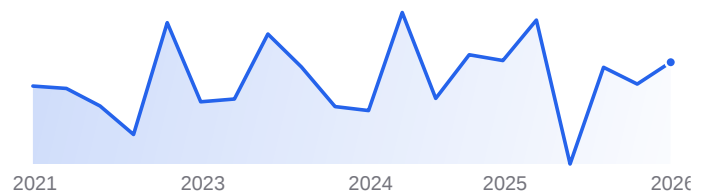
Growth (year over year)

Price +58.5% · Sales +12.1%



Price per square foot

\$98/ft²



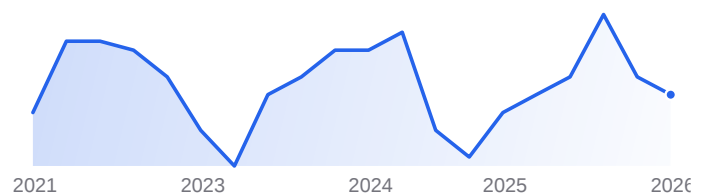
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

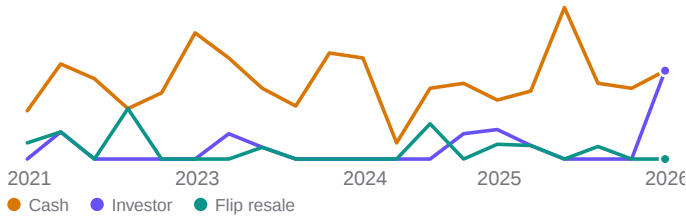
3.0%



BUYERS & OUTCOMES

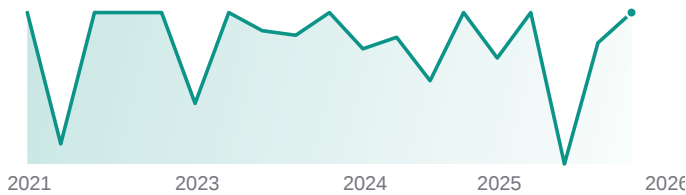
Buyer mix

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



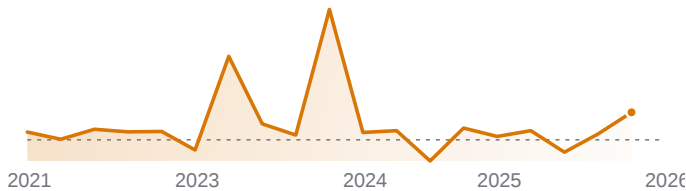
Sellers who sold at a gain

100%

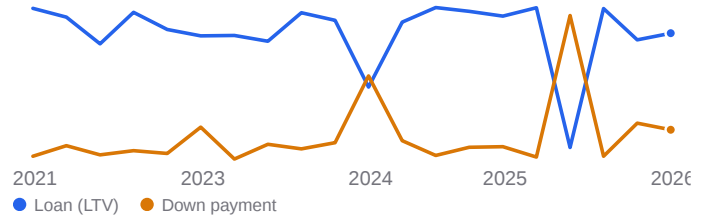


Median annualized return at resale

+26.7%

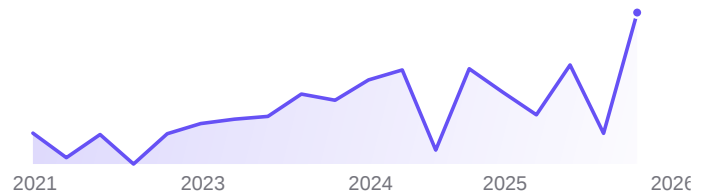


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



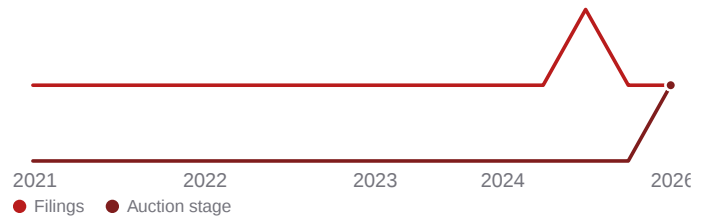
Typical hold before selling

14.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,230
Median value (AVM)	\$196K
Median size	1,464 ft²
Median bedrooms	3
Median year built	1925
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.0%
Owner occupied	86%
Company owned	9.8%
Median loan-to-value	31%
Typical ownership tenure	10.4 yrs

COMMUNITY

Population	3,515
Density	102 / mi²
Median household income	\$67K
Average household income	\$89K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	80
Homes occupied	90%
Bachelor's or higher	15%
Poverty rate	15.4%
Unemployment	1.0%
Average temp	48°F
Annual precip	36 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.