

Bergen 14416

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

BALANCED MARKET

\$266K

MEDIAN SALE PRICE

36

SALES (12 MO)

\$242K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



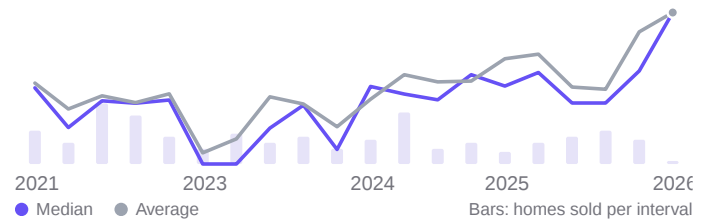
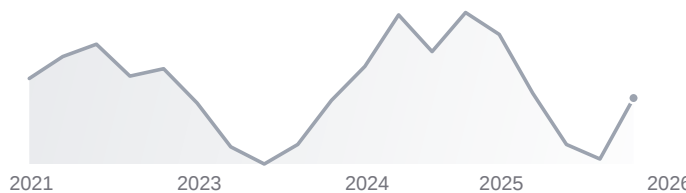
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$310K · Average \$310K

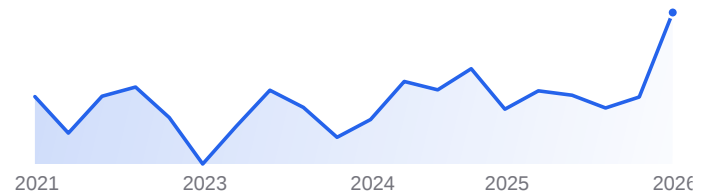
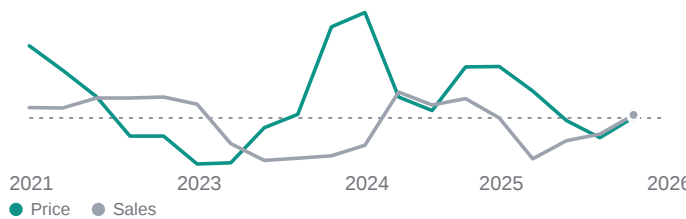


Growth (year over year)

Price +0.6% · Sales +2.9%

Price per square foot

\$202/ft²



Sale premium vs estimated value

+10.8%

Annual turnover (share of homes sold)

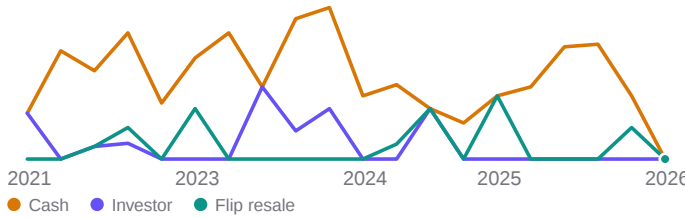
2.7%



BUYERS & OUTCOMES

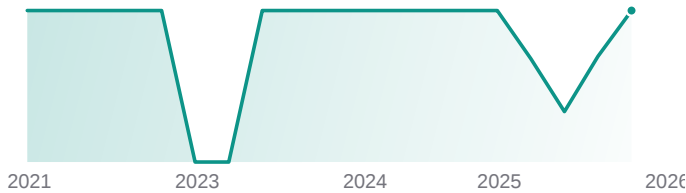
Buyer mix

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



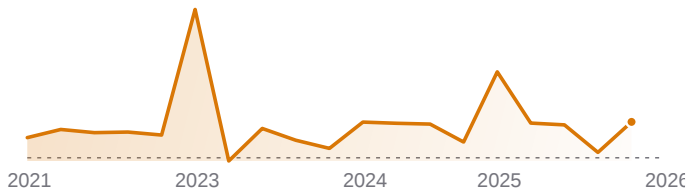
Sellers who sold at a gain

100%

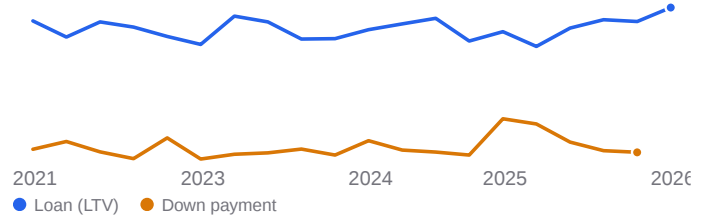


Median annualized return at resale

+10.0%

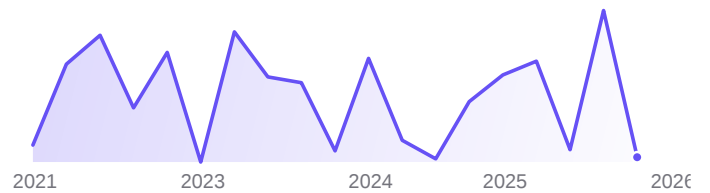


Financing (share of purchase price) Loan (LTV) 100% · Down payment 6.7%



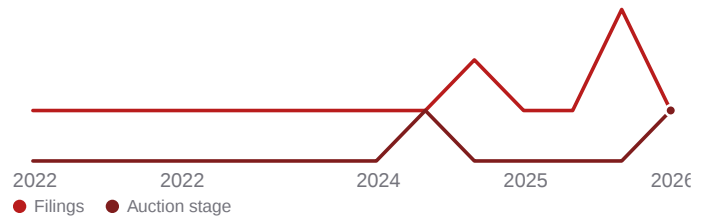
Typical hold before selling

2.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,344
Median value (AVM)	\$242K
Median size	1,611 ft²
Median bedrooms	3
Median year built	1971
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	0.9%
Owner occupied	91%
Company owned	7.5%
Median loan-to-value	35%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	3,590
Density	108 / mi²
Median household income	\$79K
Average household income	\$90K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	74
Homes occupied	92%
Bachelor's or higher	19%
Poverty rate	9.2%
Unemployment	1.1%
Average temp	48°F
Annual precip	35 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.