

Kent 14477

ZIP code · NY · New York > Orleans County

SELLER'S MARKET

\$185K

MEDIAN SALE PRICE

+35.4%

1-YR CHANGE

20

SALES (12 MO)

\$219K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



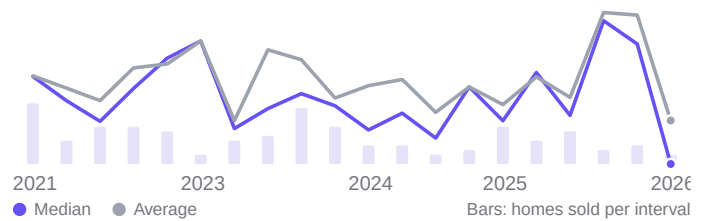
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$15K · Average \$108K

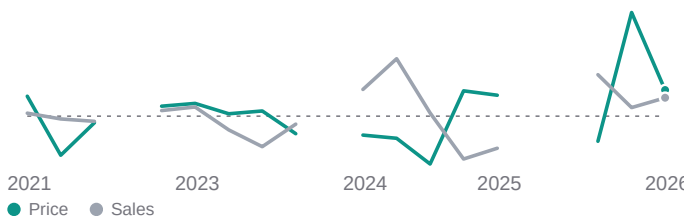


Growth (year over year)

Price +35.4% · Sales +25.0%

Price per square foot

\$236/ft²

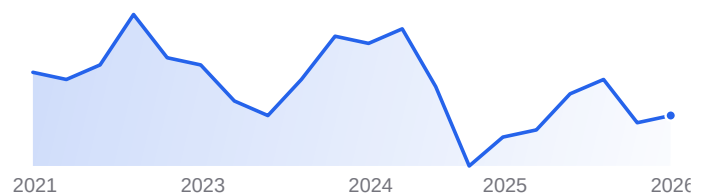
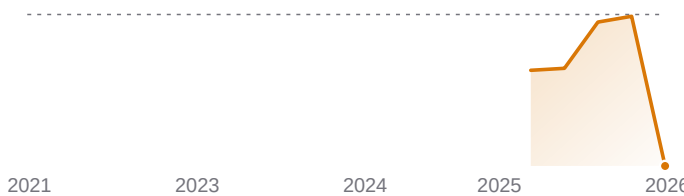


Sale premium vs estimated value

-71.0%

Annual turnover (share of homes sold)

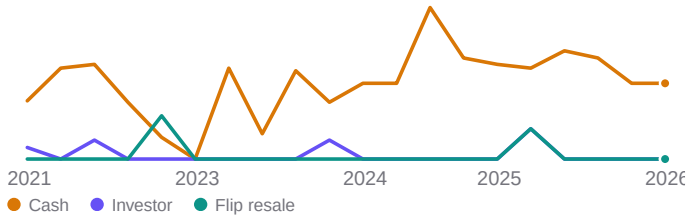
2.8%



BUYERS & OUTCOMES

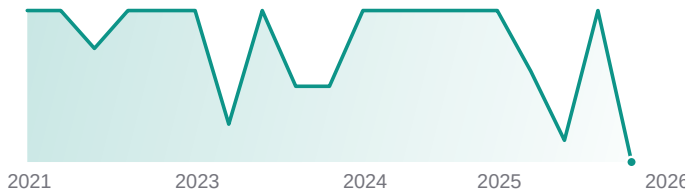
Buyer mix

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



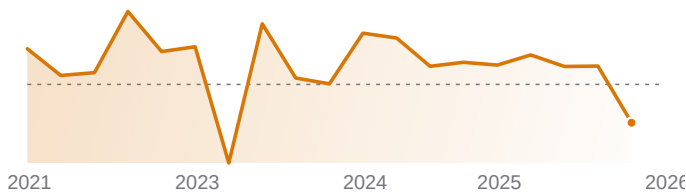
Sellers who sold at a gain

50%

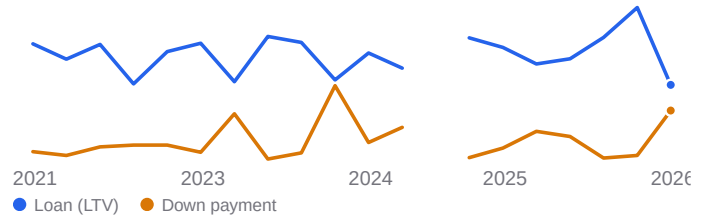


Median annualized return at resale

-10.8%

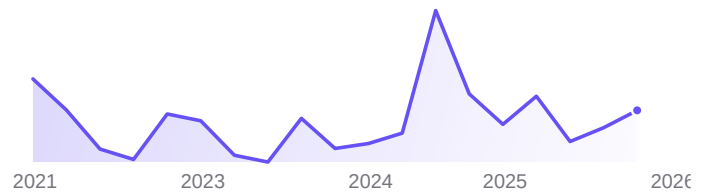


Financing (share of purchase price) Loan (LTV) 60% · Down payment 40%



Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	719
Median value (AVM)	\$219K
Median size	1,484 ft²
Median bedrooms	3
Median year built	1960
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	0.9%
Owner occupied	75%
Company owned	8.8%
Median loan-to-value	27%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	1,436
Density	56 / mi²
Median household income	\$86K
Average household income	\$114K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	67
Homes occupied	75%
Bachelor's or higher	23%
Poverty rate	5.5%
Unemployment	1.4%
Average temp	49°F
Annual precip	35 in
Sunshine	51%

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.