

Silver Springs 14550

ZIP code · NY · New York > Wyoming County > Silver Springs

SELLER'S MARKET

\$314K

MEDIAN SALE PRICE

+445.0%

1-YR CHANGE

21

SALES (12 MO)

\$159K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

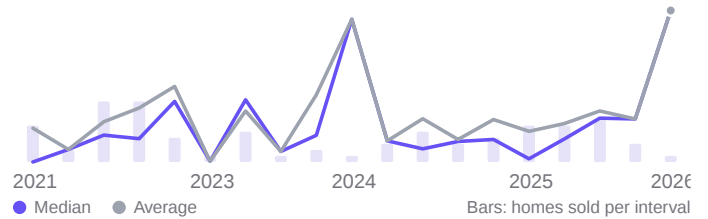
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$475K · Average \$475K

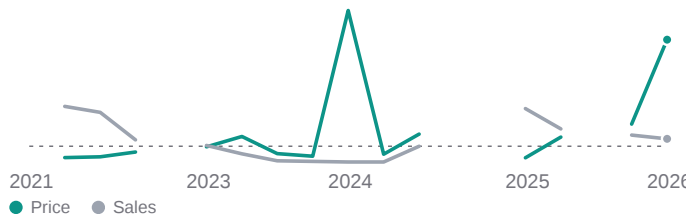


Growth (year over year)

Price +445.0% · Sales +31.3%

Price per square foot

\$248/ft²



Sale premium vs estimated value

+23.9%

Annual turnover (share of homes sold)

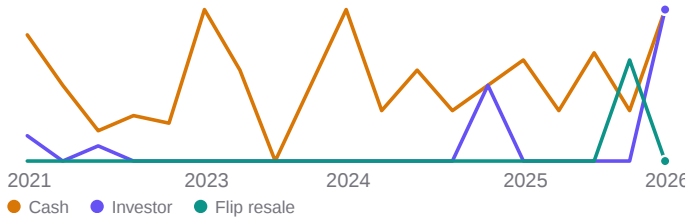
3.0%



BUYERS & OUTCOMES

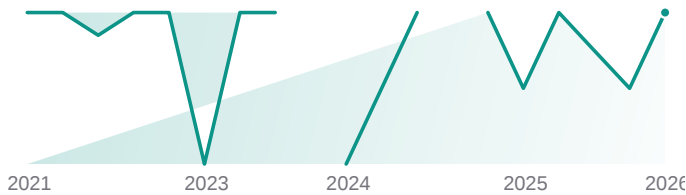
Buyer mix

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



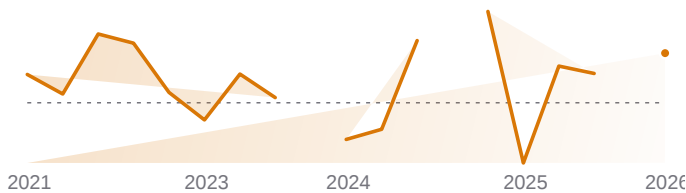
Sellers who sold at a gain

100%

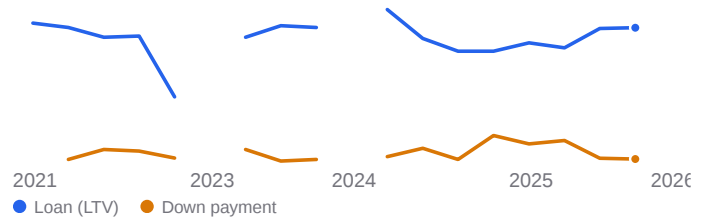


Median annualized return at resale

+9.9%

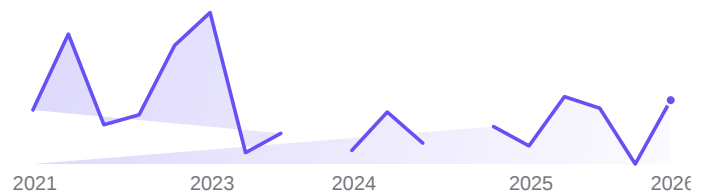


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.3%



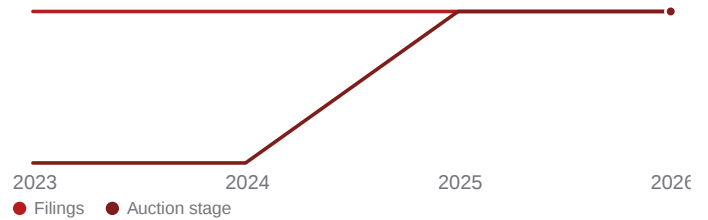
Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	711
Median value (AVM)	\$159K
Median size	1,511 ft²
Median bedrooms	3
Median year built	1927
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.2%
Owner occupied	73%
Company owned	9.6%
Median loan-to-value	27%
Typical ownership tenure	11.5 yrs

COMMUNITY

Population	1,768
Density	90 / mi²
Median household income	\$46K
Average household income	\$63K
Crime index (US avg 100)	149
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	68
Homes occupied	73%
Bachelor's or higher	9%
Poverty rate	16.8%
Unemployment	1.1%
Average temp	45°F
Annual precip	40 in
Sunshine	48%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.