

Alma 14708

ZIP code · NY · New York > Allegany County

\$45K

MEDIAN SALE PRICE

3

SALES (12 MO)

\$102K

MEDIAN VALUE (AVM)

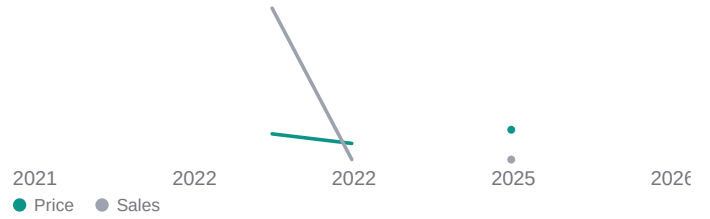
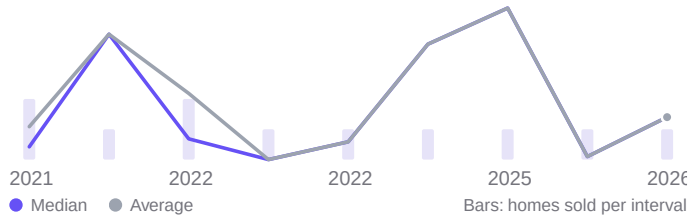
MARKET TRENDS (5 YEARS)

Sale prices

Median \$65K · Average \$65K

Growth (year over year)

Price +26.3% · Sales +0.0%

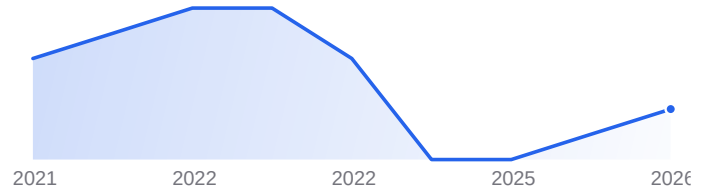
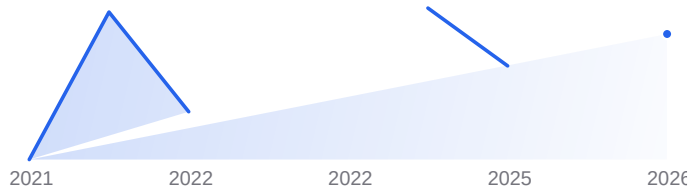


Price per square foot

\$86/ft²

Annual turnover (share of homes sold)

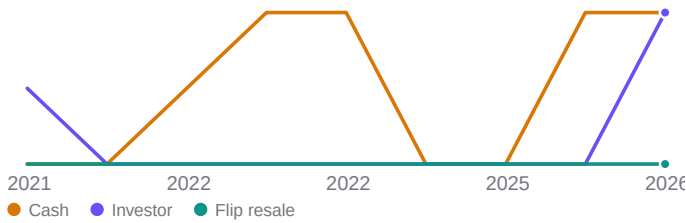
2.4%



BUYERS & OUTCOMES

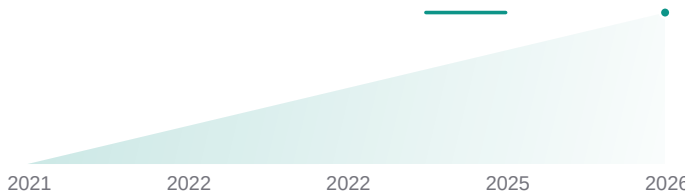
Buyer mix

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



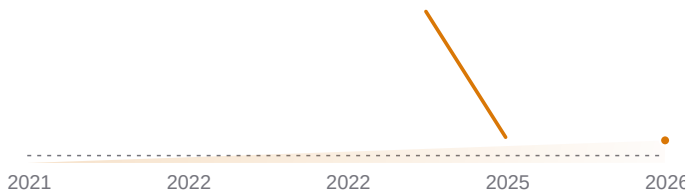
Sellers who sold at a gain

100%

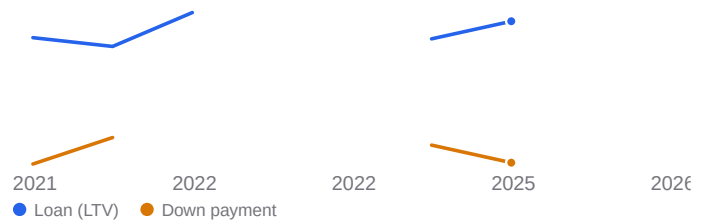


Median annualized return at resale

+6.5%

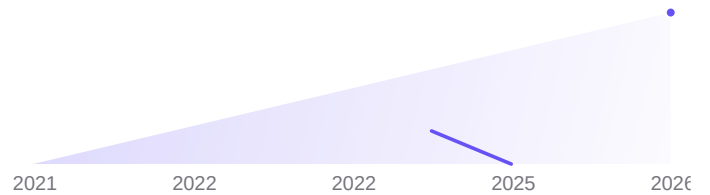


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.4%



Typical hold before selling

12.2 yrs



HOUSING STOCK

Homes	126
Median value (AVM)	\$102K
Median size	1,180 ft²
Median bedrooms	3
Median year built	1971
Single family	40%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	0%
Owner occupied	52%
Company owned	11%
Median loan-to-value	36%
Typical ownership tenure	5.0 yrs

COMMUNITY

Population	260
Density	24 / mi ²
Median household income	\$66K
Average household income	\$78K
Crime index (US avg 100)	148
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	34
Homes occupied	75%
Bachelor's or higher	4%
Poverty rate	13.5%
Unemployment	1.4%
Average temp	45°F
Annual precip	41 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.