

Angelica 14709

ZIP code · NY · New York > Allegany County > Angelica

BALANCED MARKET

\$115K

MEDIAN SALE PRICE

+7.8%

1-YR CHANGE

23

SALES (12 MO)

\$113K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



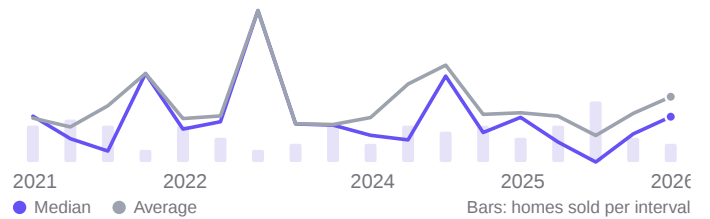
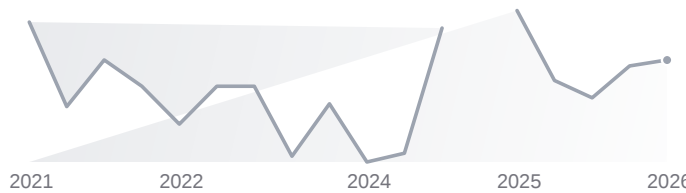
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$103K · Average \$133K

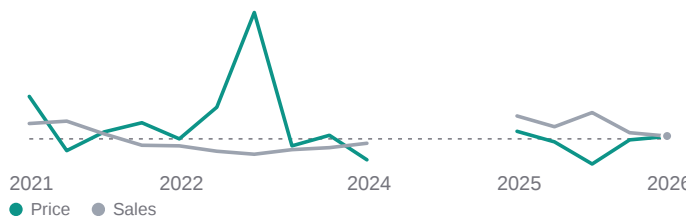


Growth (year over year)

Price +7.8% · Sales +9.5%

Price per square foot

\$95/ft²

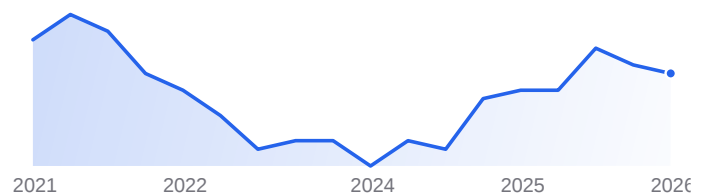


Sale premium vs estimated value

+21.3%

Annual turnover (share of homes sold)

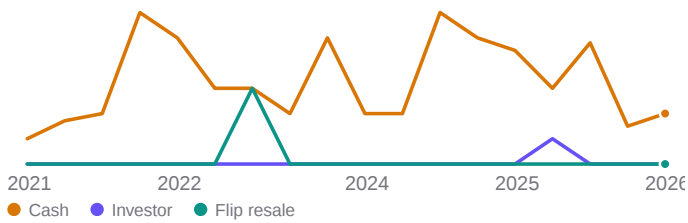
2.4%



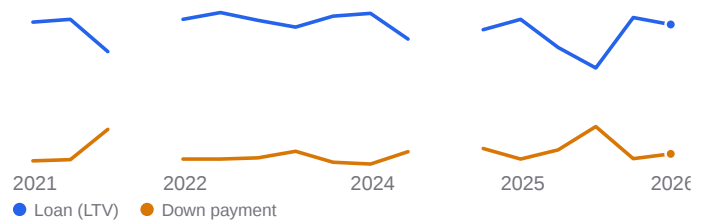
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

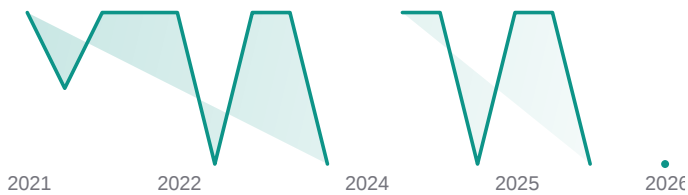


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.4%



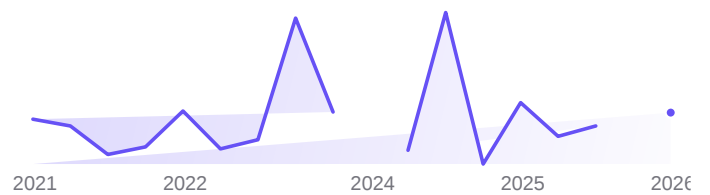
Sellers who sold at a gain

0%



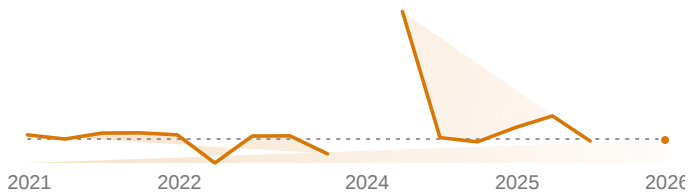
Typical hold before selling

8.1 yrs



Median annualized return at resale

-1.4%



HOUSING STOCK

Homes	964
Median value (AVM)	\$113K
Median size	1,404 ft²
Median bedrooms	3
Median year built	1970
Single family	43%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	4.1%
Owner occupied	58%
Company owned	8.2%
Median loan-to-value	35%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	1,416
Density	25 / mi²
Median household income	\$57K
Average household income	\$70K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	48
Homes occupied	72%
Bachelor's or higher	12%
Poverty rate	17.1%
Unemployment	1.3%
Average temp	45°F
Annual precip	38 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.