

Belfast 14711

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

SELLER'S MARKET

\$134K

MEDIAN SALE PRICE

+248.7%

1-YR CHANGE

32

SALES (12 MO)

\$120K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100

Buyer's market

Balanced

Seller's market

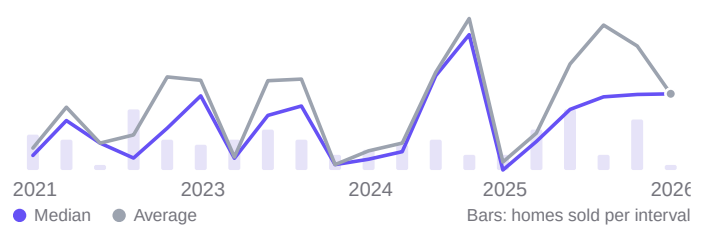
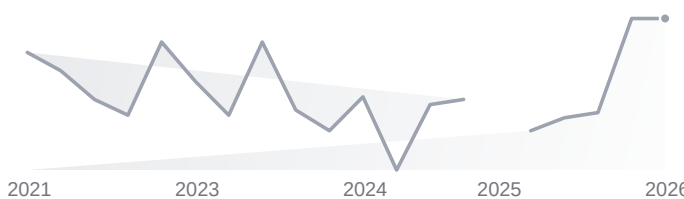
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

72 / 100

Sale prices

Median \$117K · Average \$117K

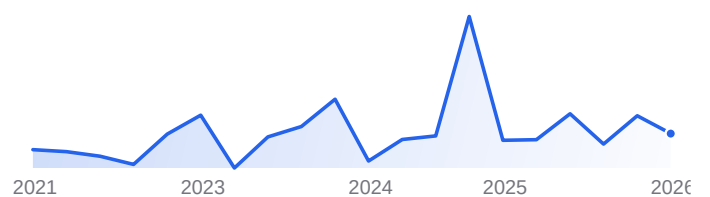
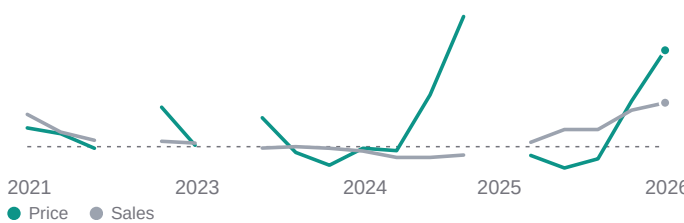


Growth (year over year)

Price +248.7% · Sales +113.3%

Price per square foot

\$65/ft²

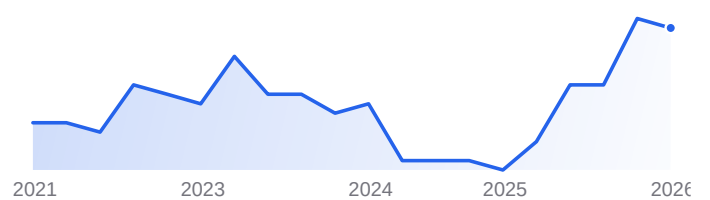


Sale premium vs estimated value

+0.9%

Annual turnover (share of homes sold)

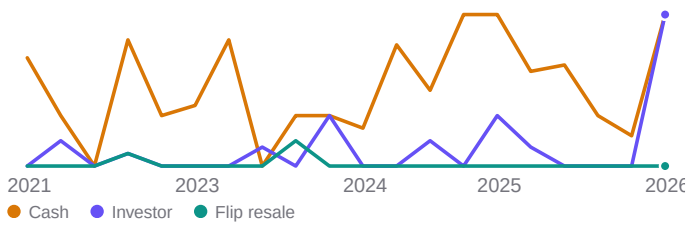
3.2%



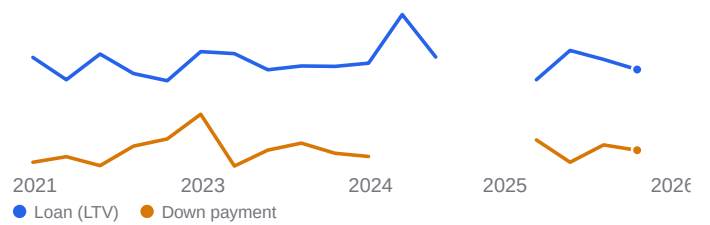
BUYERS & OUTCOMES

Buyer mix

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

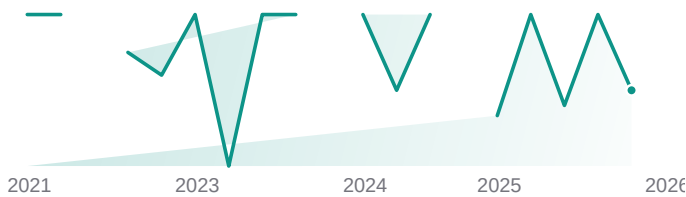


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



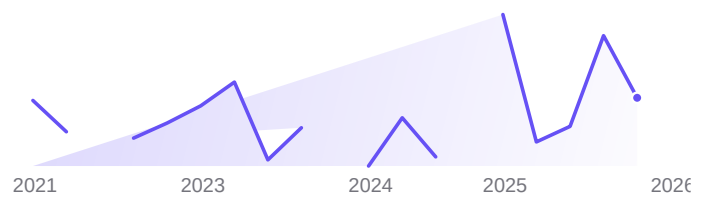
Sellers who sold at a gain

50%



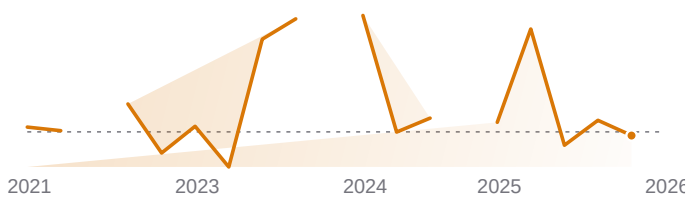
Typical hold before selling

7.4 yrs



Median annualized return at resale

-1.1%



HOUSING STOCK

Homes	993
Median value (AVM)	\$120K
Median size	1,392 ft²
Median bedrooms	3
Median year built	1964
Single family	46%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.9%
Owner occupied	60%
Company owned	7.0%
Median loan-to-value	39%
Typical ownership tenure	7.4 yrs

COMMUNITY

Population	1,153
Density	27 / mi²
Median household income	\$69K
Average household income	\$76K
Crime index (US avg 100)	169
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	47
Homes occupied	66%
Bachelor's or higher	13%
Poverty rate	17.3%
Unemployment	1.3%
Average temp	45°F
Annual precip	38 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.