

Black Creek 14714

ZIP code · NY · New York > Allegany County

\$128K

MEDIAN SALE PRICE

-28.9%

1-YR CHANGE

3

SALES (12 MO)

\$159K

MEDIAN VALUE (AVM)

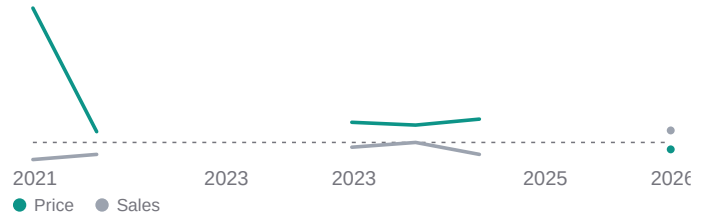
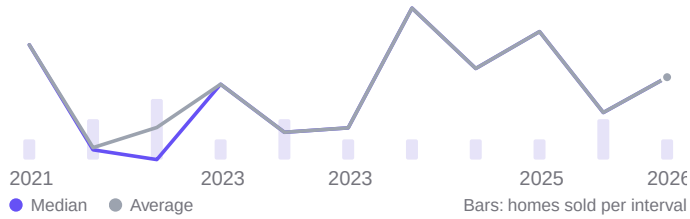
MARKET TRENDS (5 YEARS)

Sale prices

Median \$128K · Average \$128K

Growth (year over year)

Price -28.9% · Sales +50.0%

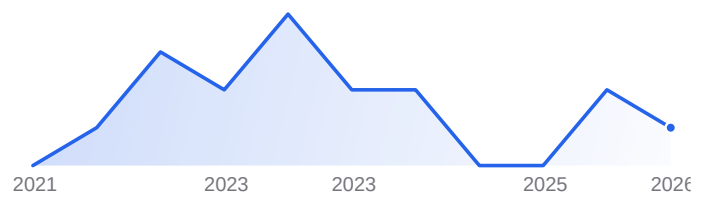
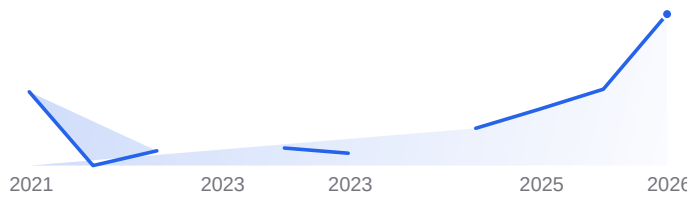


Price per square foot

\$242/ft²

Annual turnover (share of homes sold)

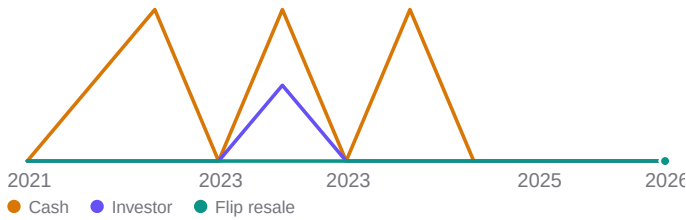
0.8%



BUYERS & OUTCOMES

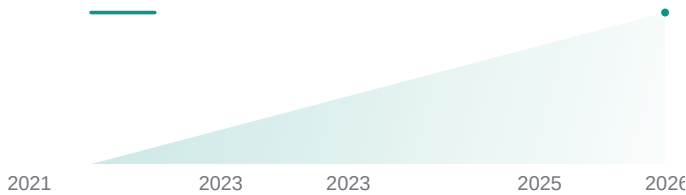
Buyer mix

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



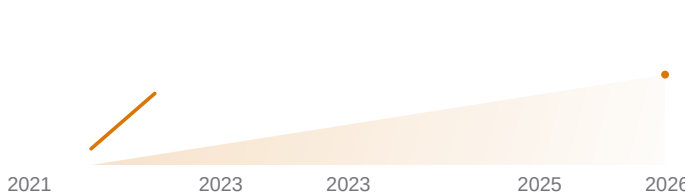
Sellers who sold at a gain

100%



Median annualized return at resale

+11.3%

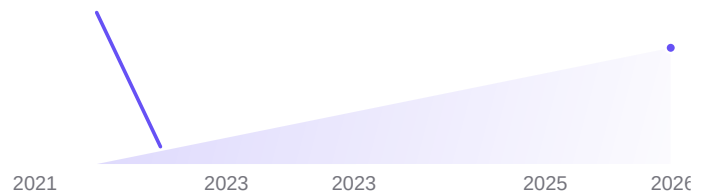


Financing (share of purchase price) Loan (LTV) 53% · Down payment 47%



Typical hold before selling

12.7 yrs



HOUSING STOCK

Homes	362
Median value (AVM)	\$159K
Median size	1,296 ft²
Median bedrooms	3
Median year built	1974
Single family	33%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	2.9%
Owner occupied	49%
Company owned	9.4%
Median loan-to-value	27%
Typical ownership tenure	9.6 yrs

COMMUNITY

Population	360
Density	22 / mi²
Median household income	\$75K
Average household income	\$83K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	46
Homes occupied	78%
Bachelor's or higher	12%
Poverty rate	10.1%
Unemployment	1.2%
Average temp	45°F
Annual precip	39 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.