

Cassadaga 14718

ZIP code · NY · New York > Chautauqua County > Cassadaga

BALANCED MARKET

\$100K

MEDIAN SALE PRICE

+11.6%

1-YR CHANGE

25

SALES (12 MO)

\$171K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



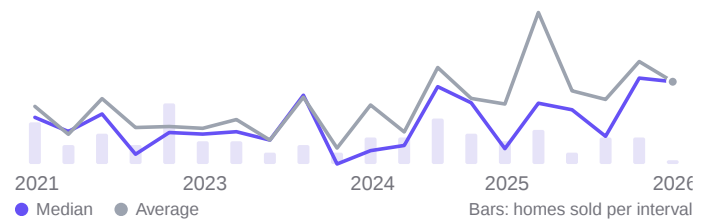
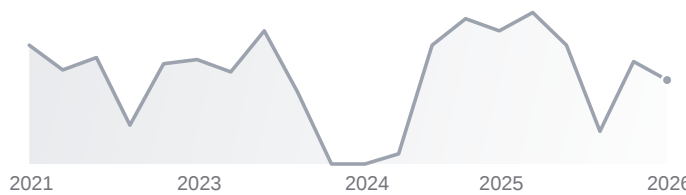
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$200K · Average \$200K

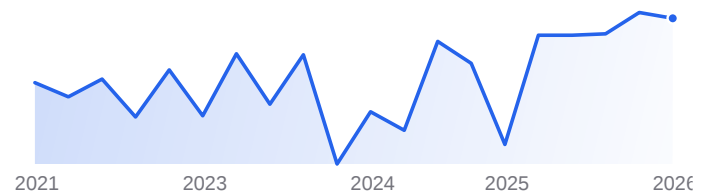
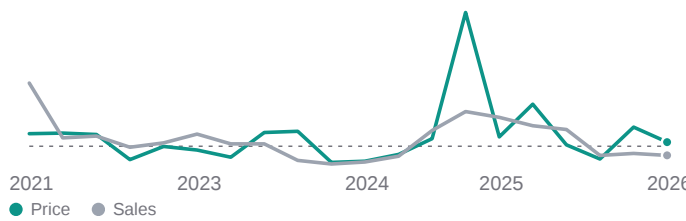


Growth (year over year)

Price +11.6% · Sales -26.5%

Price per square foot

\$136/ft²

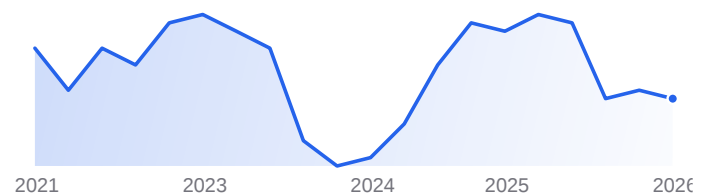


Sale premium vs estimated value

+8.2%

Annual turnover (share of homes sold)

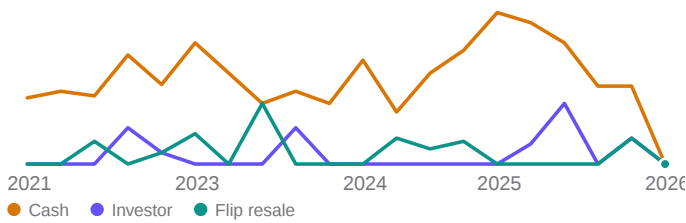
2.5%



BUYERS & OUTCOMES

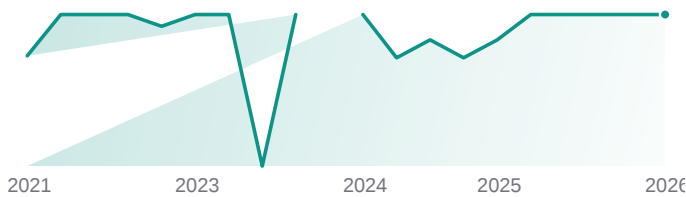
Buyer mix

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



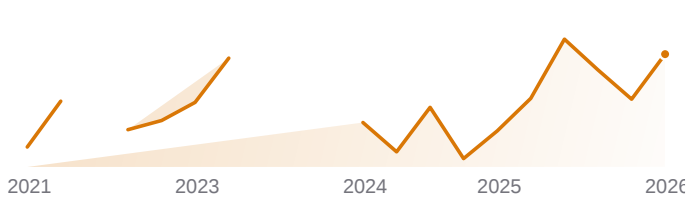
Sellers who sold at a gain

100%

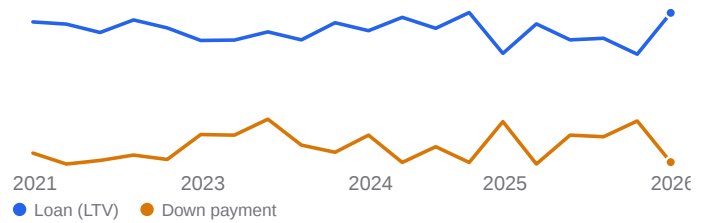


Median annualized return at resale

+13.6%

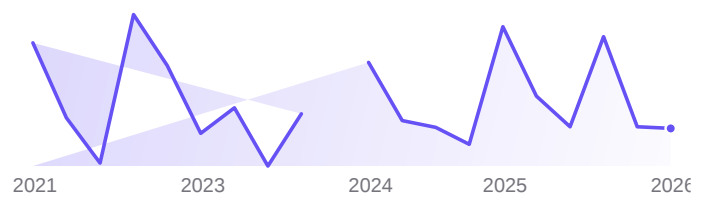


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	992
Median value (AVM)	\$171K
Median size	1,360 ft²
Median bedrooms	3
Median year built	1967
Single family	52%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	3.5%
Owner occupied	69%
Company owned	9.5%
Median loan-to-value	35%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	1,766
Density	52 / mi²
Median household income	\$70K
Average household income	\$80K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	41
Homes occupied	82%
Bachelor's or higher	15%
Poverty rate	14.2%
Unemployment	1.1%
Average temp	46°F
Annual precip	49 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.