

East Otto 14729

ZIP code · NY · New York > Cattaraugus County

BALANCED MARKET

\$164K

MEDIAN SALE PRICE

+14.6%

1-YR CHANGE

12

SALES (12 MO)

\$185K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100

Buyer's market

Balanced

Seller's market

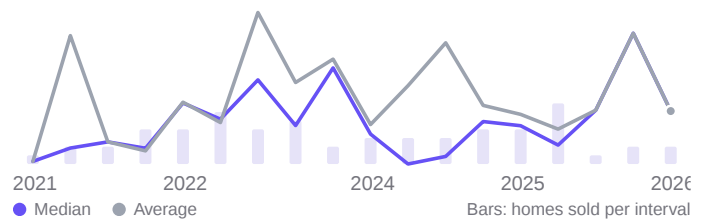
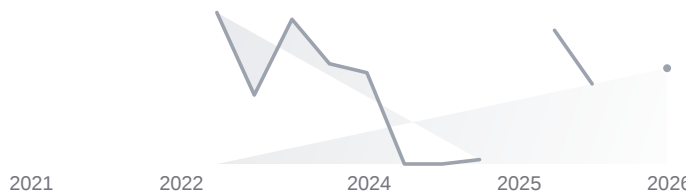
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$164K · Average \$164K

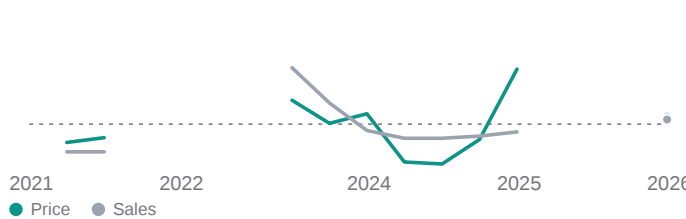


Growth (year over year)

Price +14.6% · Sales +9.1%

Price per square foot

\$191/ft²

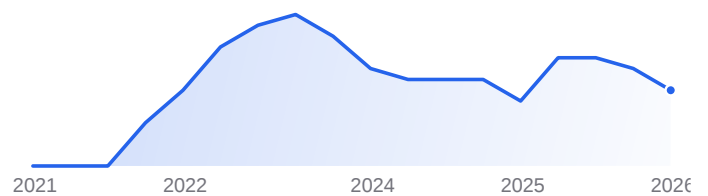


Sale premium vs estimated value

-1.5%

Annual turnover (share of homes sold)

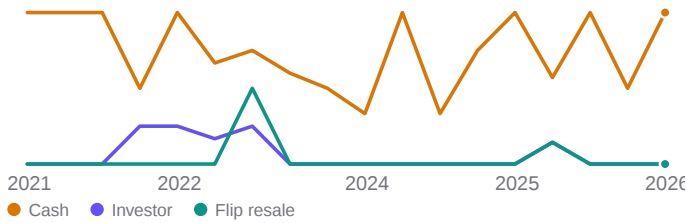
2.2%



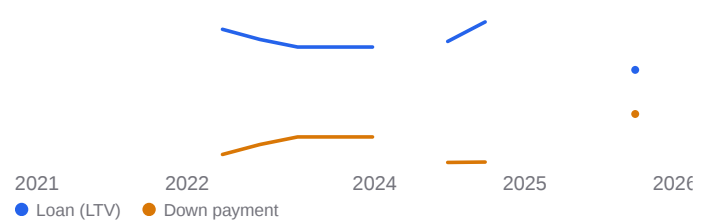
BUYERS & OUTCOMES

Buyer mix

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

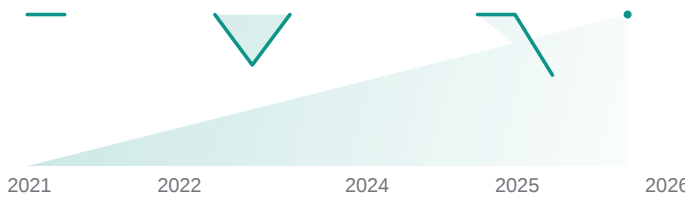


Financing (share of purchase price) Loan (LTV) 65% · Down payment 35%



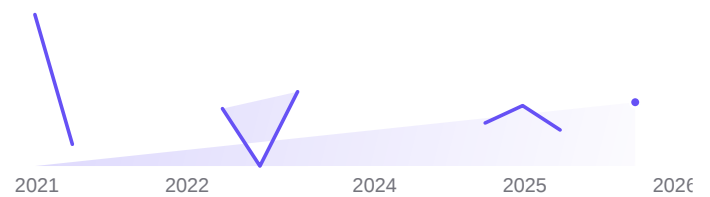
Sellers who sold at a gain

100%



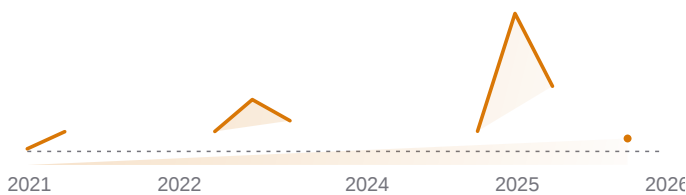
Typical hold before selling

7.0 yrs



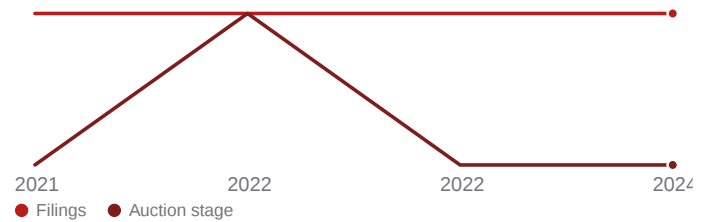
Median annualized return at resale

+6.4%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	551
Median value (AVM)	\$185K
Median size	1,430 ft²
Median bedrooms	3
Median year built	1977
Single family	46%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	1.7%
Owner occupied	61%
Company owned	6.0%
Median loan-to-value	0%
Typical ownership tenure	9.4 yrs

COMMUNITY

Population	816
Density	24 / mi ²
Median household income	\$72K
Average household income	\$85K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	48
Homes occupied	75%
Bachelor's or higher	12%
Poverty rate	8.0%
Unemployment	1.3%
Average temp	45°F
Annual precip	45 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.