

Falconer 14733

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

BALANCED MARKET

\$119K

MEDIAN SALE PRICE

+94.6%

1-YR CHANGE

28

SALES (12 MO)

\$145K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



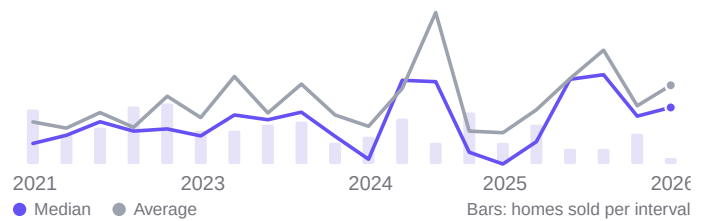
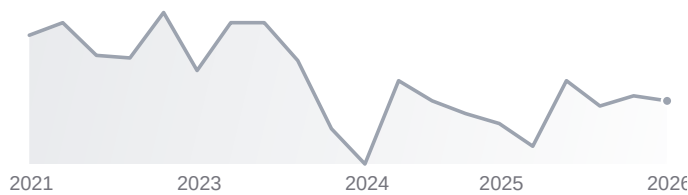
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$115K · Average \$139K

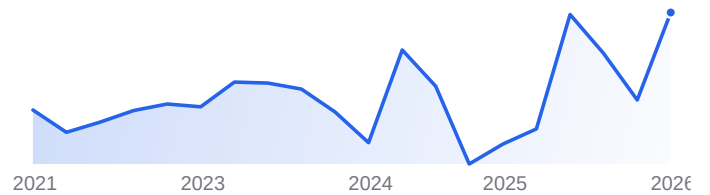
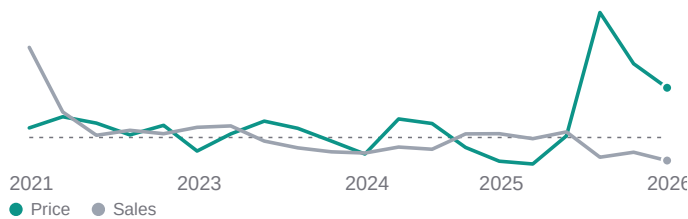


Growth (year over year)

Price +94.6% · Sales -44.0%

Price per square foot

\$122/ft²

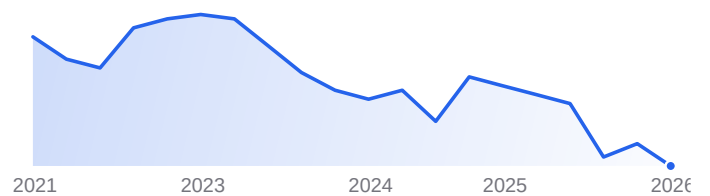


Sale premium vs estimated value

-3.4%

Annual turnover (share of homes sold)

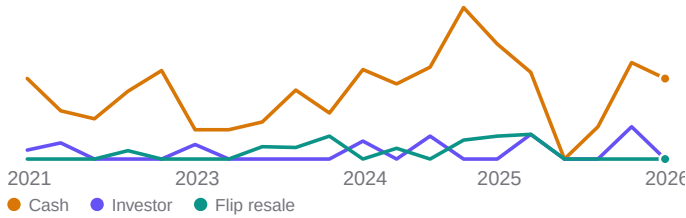
2.0%



BUYERS & OUTCOMES

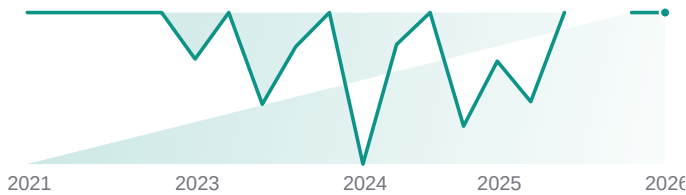
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



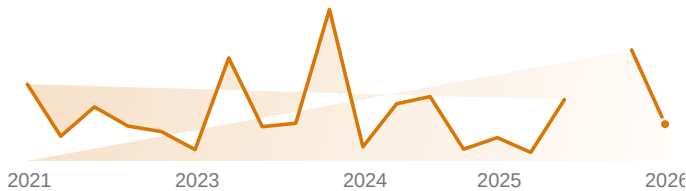
Sellers who sold at a gain

100%



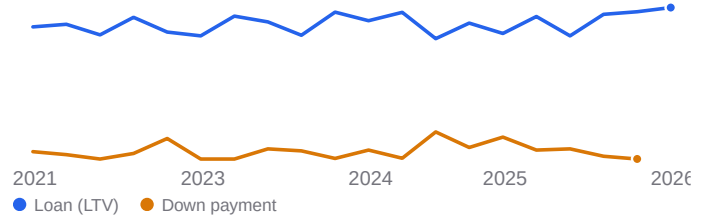
Median annualized return at resale

+5.5%



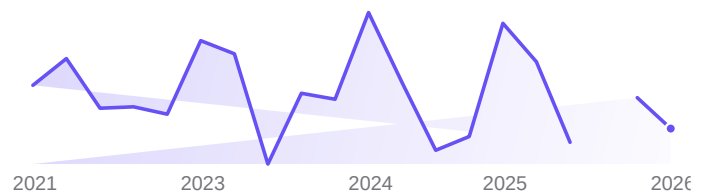
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 2.7%



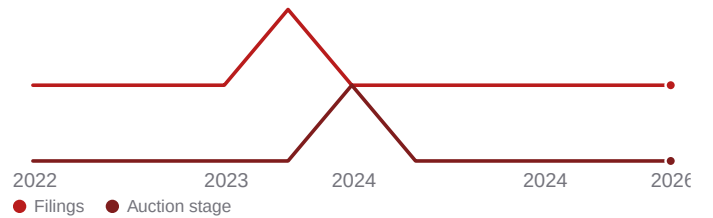
Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,418
Median value (AVM)	\$145K
Median size	1,484 ft²
Median bedrooms	3
Median year built	1930
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.0%
Owner occupied	78%
Company owned	7.7%
Median loan-to-value	39%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	3,859
Density	136 / mi²
Median household income	\$61K
Average household income	\$73K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	37
Homes occupied	90%
Bachelor's or higher	15%
Poverty rate	10.8%
Unemployment	1.0%
Average temp	46°F
Annual precip	46 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.