

Gerry 14740

ZIP code · NY · New York · Chautauqua County

BALANCED MARKET

\$94K

MEDIAN SALE PRICE

9

SALES (12 MO)

\$176K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



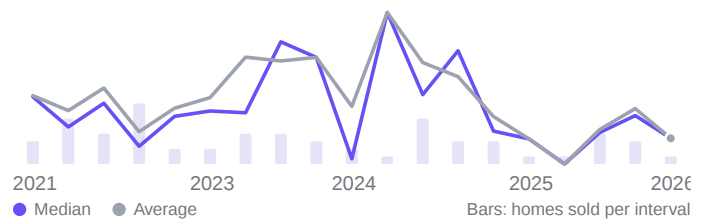
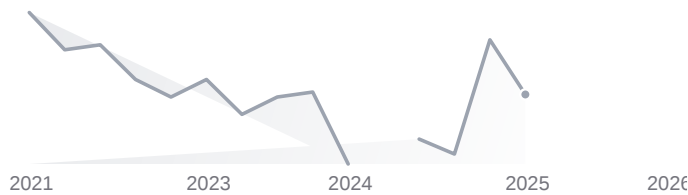
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$70K · Average \$70K

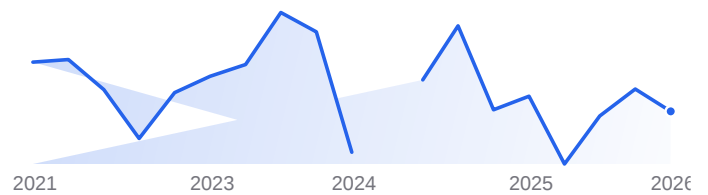
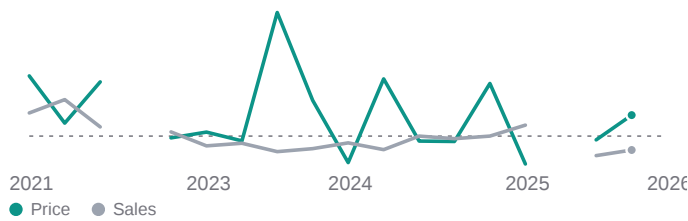


Growth (year over year)

Price +57.6% · Sales -38.5%

Price per square foot

\$57/ft²

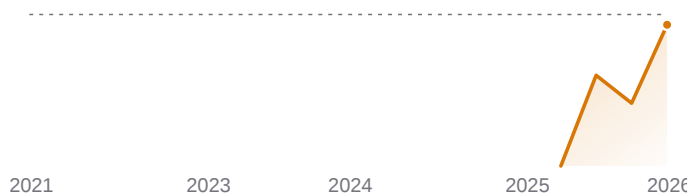


Sale premium vs estimated value

-5.9%

Annual turnover (share of homes sold)

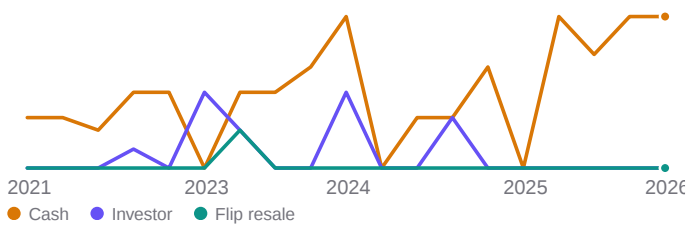
1.7%



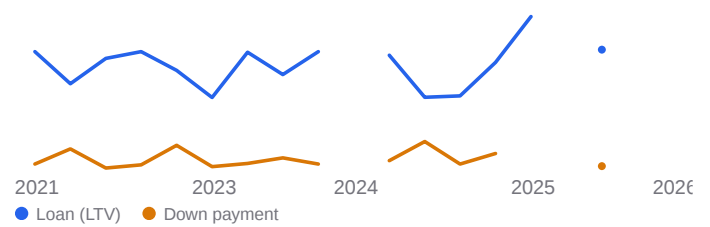
BUYERS & OUTCOMES

Buyer mix

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



Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.3%



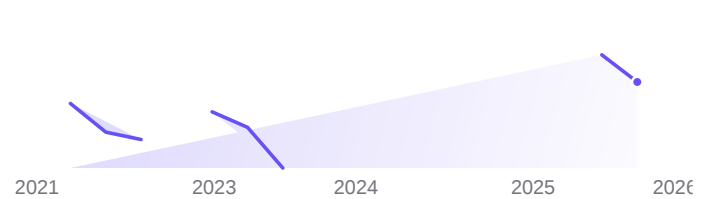
Sellers who sold at a gain

100%



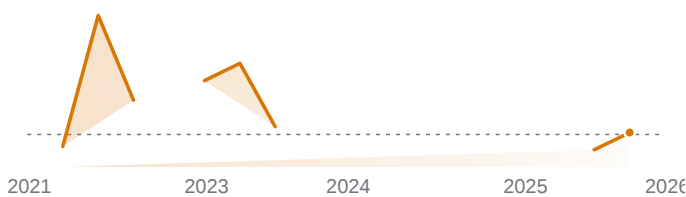
Typical hold before selling

10.6 yrs



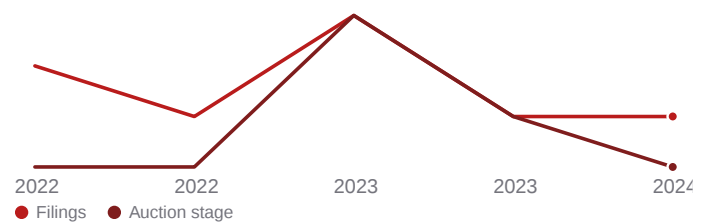
Median annualized return at resale

+0.3%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	533
Median value (AVM)	\$176K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1972
Single family	52%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.7%
Owner occupied	77%
Company owned	7.1%
Median loan-to-value	24%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	1,153
Density	45 / mi²
Median household income	\$66K
Average household income	\$81K
Crime index (US avg 100)	67
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	43
Homes occupied	86%
Bachelor's or higher	15%
Poverty rate	9.6%
Unemployment	1.1%
Average temp	45°F
Annual precip	47 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.