

Great Valley 14741

ZIP code · NY · New York > Cattaraugus County

STRONG BUYER'S MARKET

\$140K

MEDIAN SALE PRICE

-45.1%

1-YR CHANGE

26

SALES (12 MO)

\$217K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 15 / 100



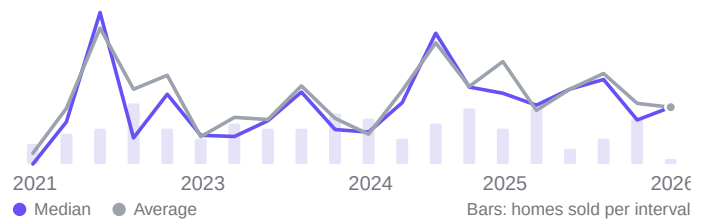
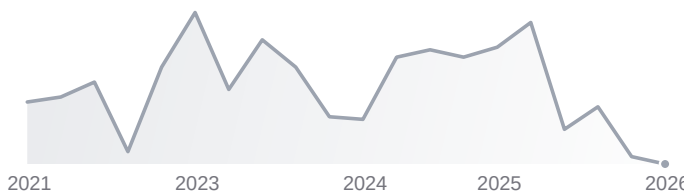
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

15 / 100

Sale prices

Median \$190K · Average \$190K

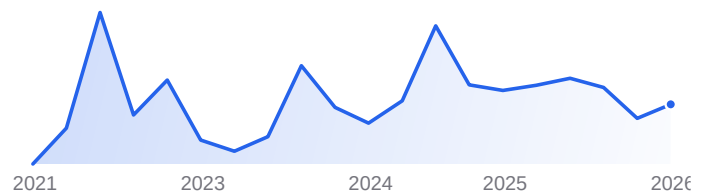
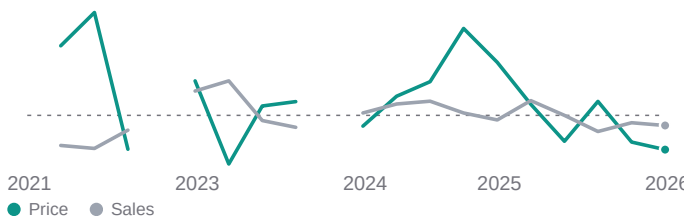


Growth (year over year)

Price -45.1% · Sales -13.3%

Price per square foot

\$109/ft²

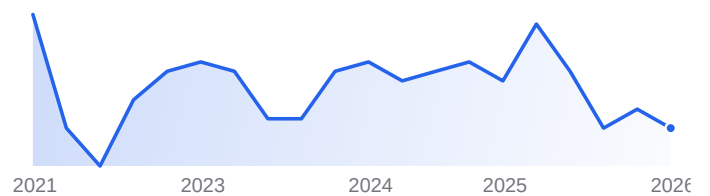
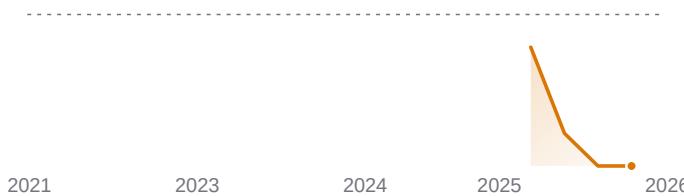


Sale premium vs estimated value

-21.1%

Annual turnover (share of homes sold)

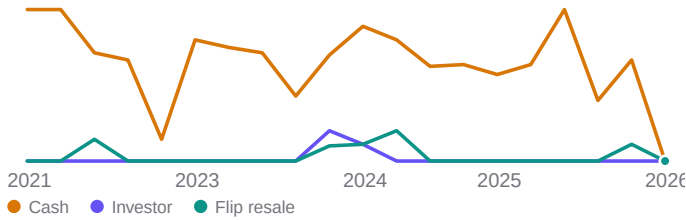
2.2%



BUYERS & OUTCOMES

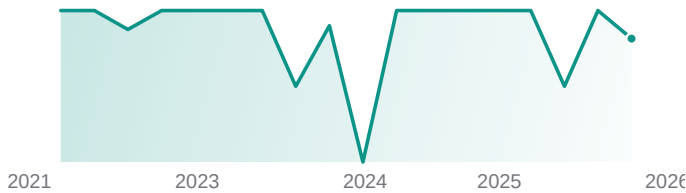
Buyer mix

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



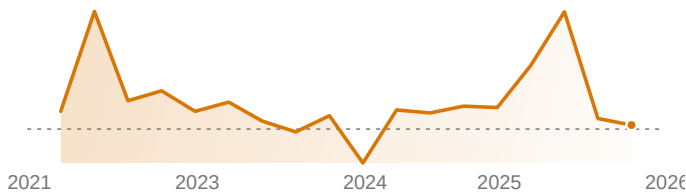
Sellers who sold at a gain

81%

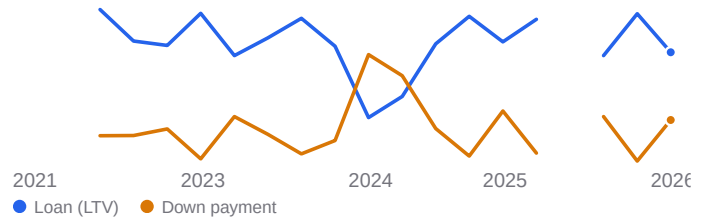


Median annualized return at resale

+1.7%

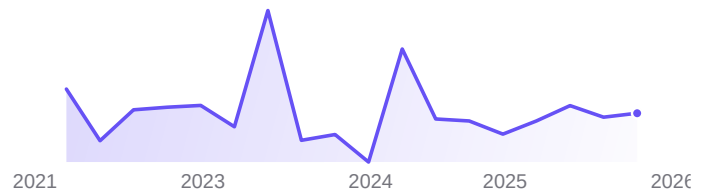


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,193
Median value (AVM)	\$217K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1980
Single family	53%
Condos	5.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	83%
Underwater (LTV 125% or more)	0.6%
Owner occupied	54%
Company owned	11%
Median loan-to-value	0%

Typical ownership tenure

7.9 yrs

COMMUNITY

Population	2,288
Density	36 / mi²
Median household income	\$67K
Average household income	\$81K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	40
Homes occupied	65%
Bachelor's or higher	14%
Poverty rate	11.6%
Unemployment	1.0%
Average temp	45°F
Annual precip	44 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.