

Houghton 14744

ZIP code · NY · New York > Allegany County > Houghton

SELLER'S MARKET

\$168K

MEDIAN SALE PRICE

+60.5%

1-YR CHANGE

9

SALES (12 MO)

\$163K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

Balanced

Seller's market

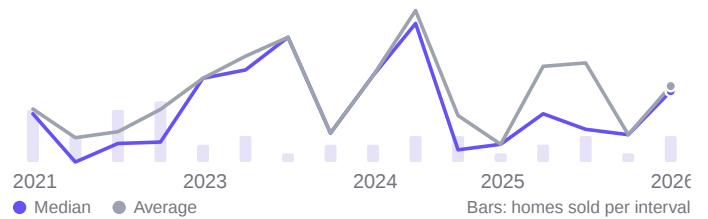
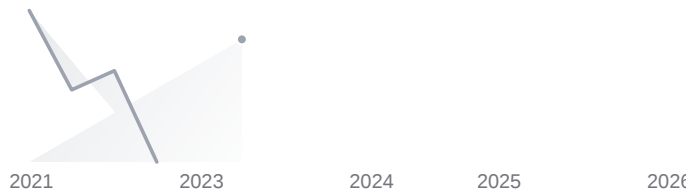
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

76 / 100

Sale prices

Median \$162K · Average \$170K

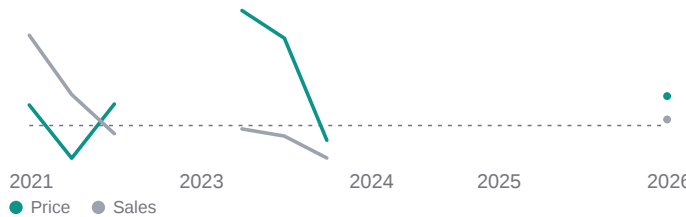


Growth (year over year)

Price +60.5% · Sales +12.5%

Price per square foot

\$86/ft²

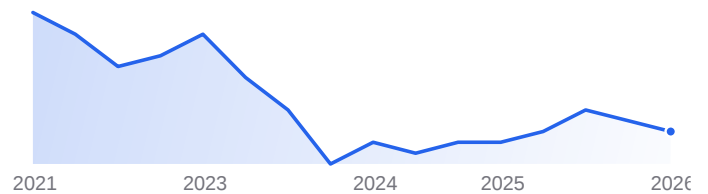


Sale premium vs estimated value

-42.8%

Annual turnover (share of homes sold)

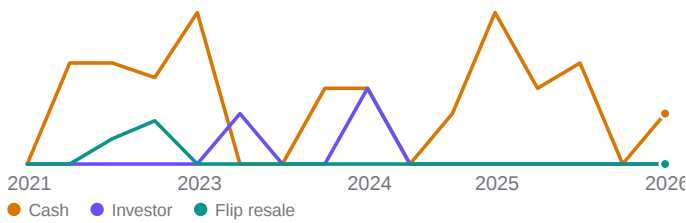
3.0%



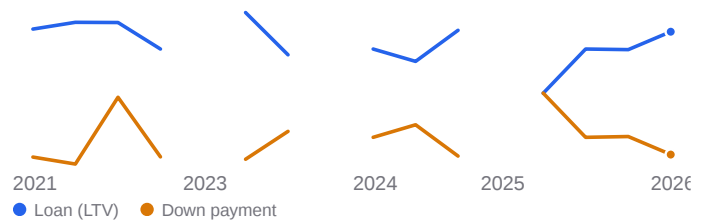
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

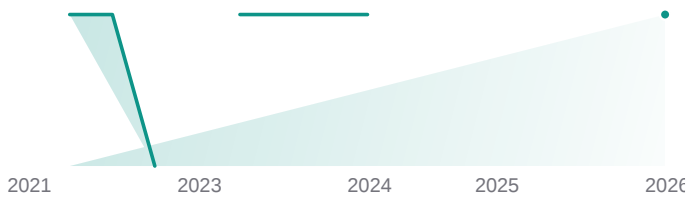


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.2%



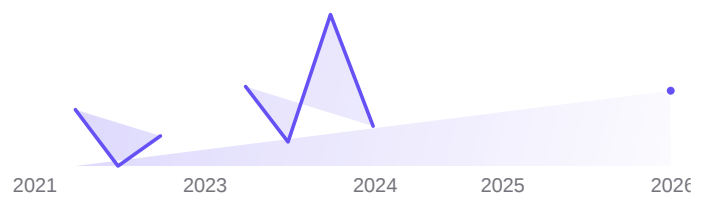
Sellers who sold at a gain

100%



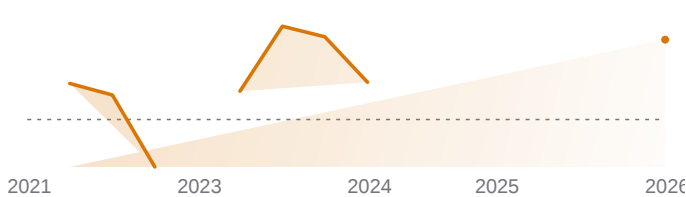
Typical hold before selling

8.0 yrs



Median annualized return at resale

+12.7%



HOUSING STOCK

Homes	297
Median value (AVM)	\$163K
Median size	1,680 ft²
Median bedrooms	3
Median year built	1966
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.9%
Owner occupied	89%
Company owned	12%
Median loan-to-value	42%
Typical ownership tenure	7.1 yrs

COMMUNITY

Population	1,516
Density	89 / mi²
Median household income	\$85K
Average household income	\$99K
Crime index (US avg 100)	56
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	55
Homes occupied	82%
Bachelor's or higher	29%
Poverty rate	17.1%
Unemployment	1.1%
Average temp	45°F
Annual precip	39 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.