

Portland 14769

ZIP code · NY · New York · Chautauqua County

SELLER'S MARKET

\$94K

MEDIAN SALE PRICE

-77.6%

1-YR CHANGE

11

SALES (12 MO)

\$167K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

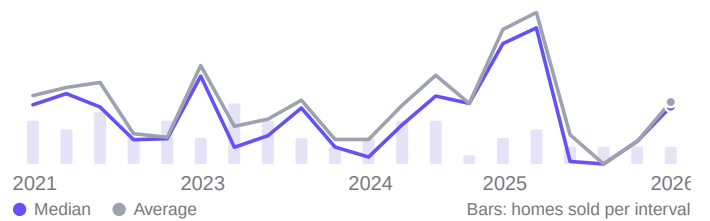
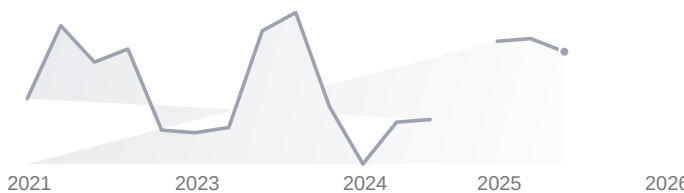
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

63 / 100

Sale prices

Median \$143K · Average \$153K

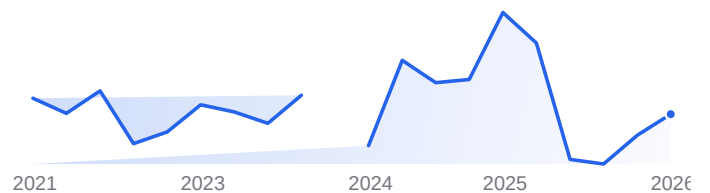
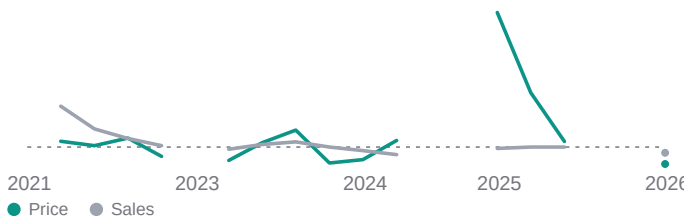


Growth (year over year)

Price -77.6% · Sales -26.7%

Price per square foot

\$80/ft²

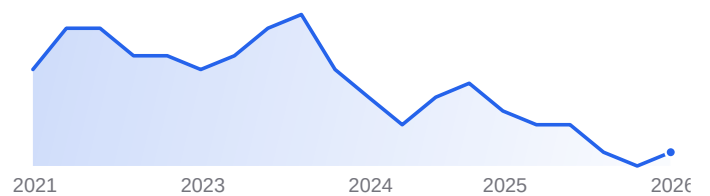
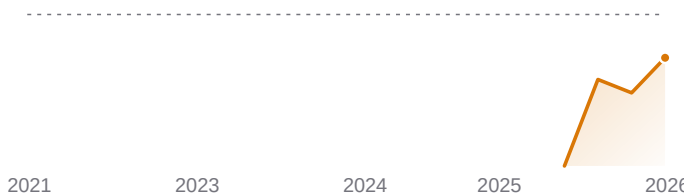


Sale premium vs estimated value

-26.1%

Annual turnover (share of homes sold)

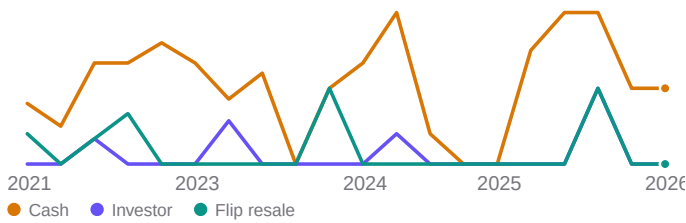
2.4%



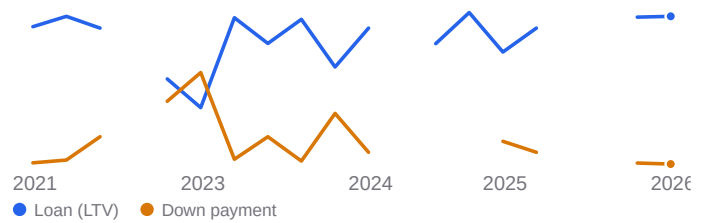
BUYERS & OUTCOMES

Buyer mix

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

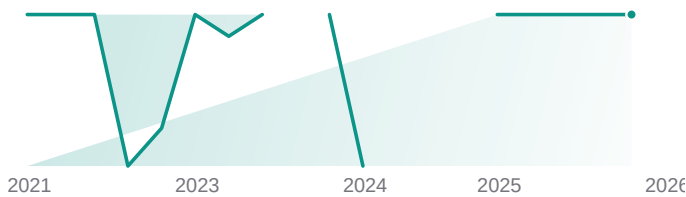


Financing (share of purchase price) Loan (LTV) 98% · Down payment 2.4%



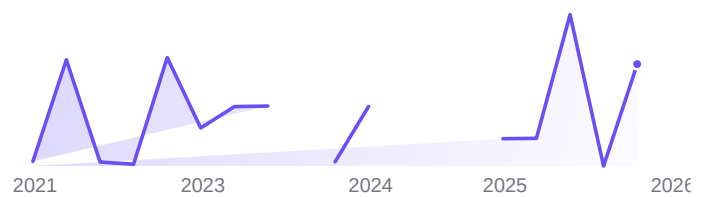
Sellers who sold at a gain

100%



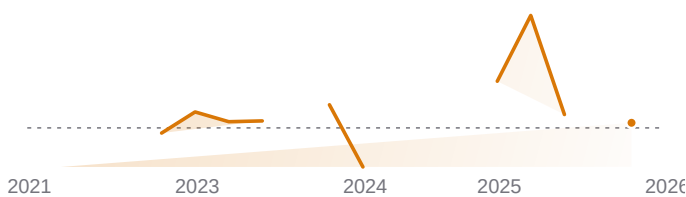
Typical hold before selling

13.1 yrs



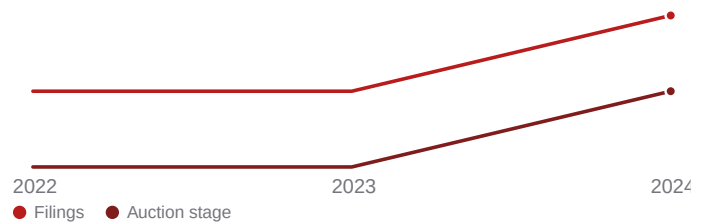
Median annualized return at resale

+2.9%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	468
Median value (AVM)	\$167K
Median size	1,479 ft²
Median bedrooms	3
Median year built	1949
Single family	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.7%
Owner occupied	68%
Company owned	11%
Median loan-to-value	27%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	1,360
Density	89 / mi²
Median household income	\$57K
Average household income	\$68K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	45
Homes occupied	87%
Bachelor's or higher	18%
Poverty rate	13.3%
Unemployment	0.8%
Average temp	49°F
Annual precip	43 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.