

Salamanca 14779

ZIP code · NY · New York > Cattaraugus County > Salamanca

STRONG BUYER'S MARKET

\$72K

MEDIAN SALE PRICE

-30.2%

1-YR CHANGE

40

SALES (12 MO)

\$117K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 10 / 100



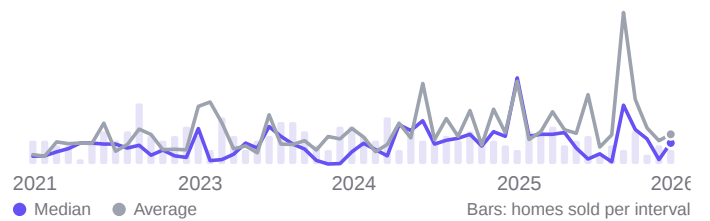
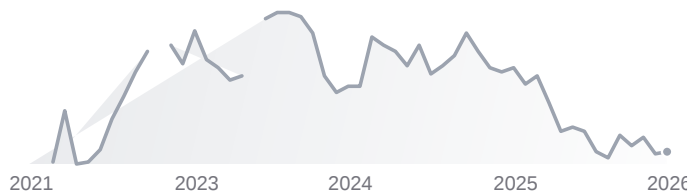
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

10 / 100

Sale prices

Median \$83K · Average \$105K

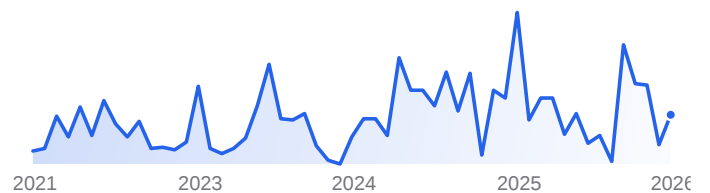
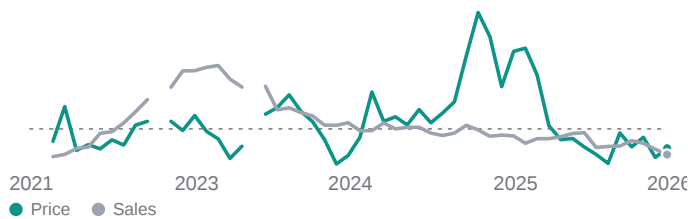


Growth (year over year)

Price -30.2% · Sales -40.3%

Price per square foot

\$55/ft²

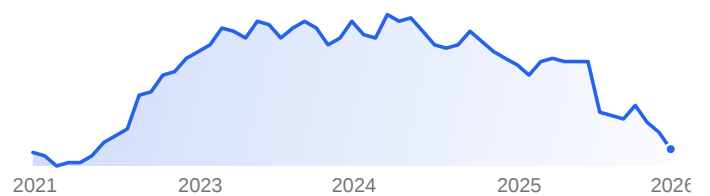
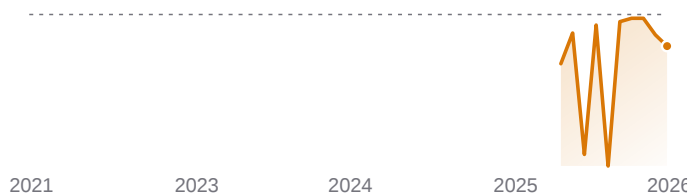


Sale premium vs estimated value

-13.6%

Annual turnover (share of homes sold)

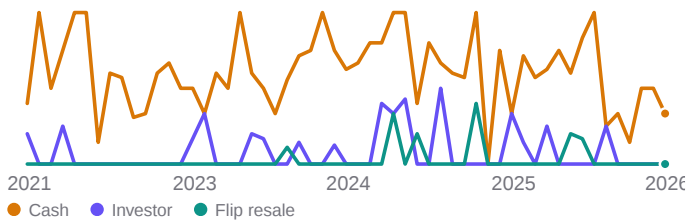
1.6%



BUYERS & OUTCOMES

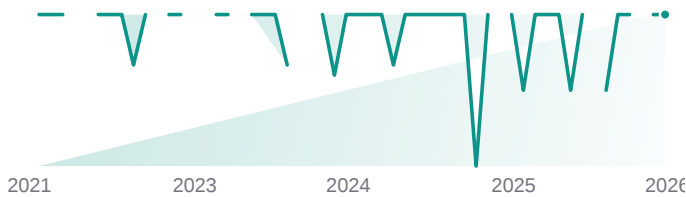
Buyer mix

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



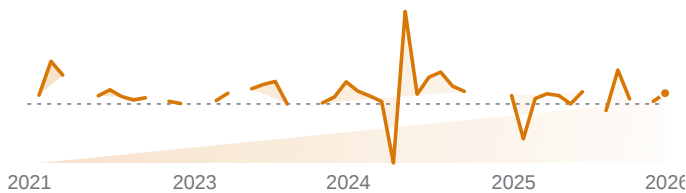
Sellers who sold at a gain

100%



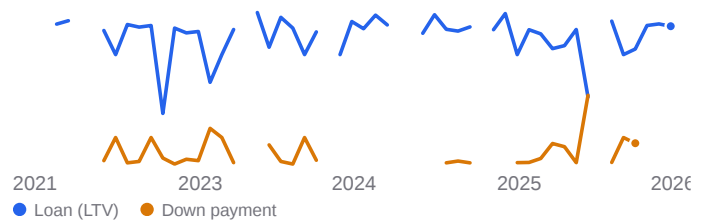
Median annualized return at resale

+7.7%



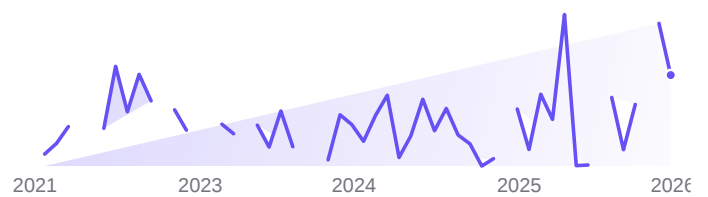
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 16%



Typical hold before selling

12.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,494
Median value (AVM)	\$117K
Median size	1,530 ft²
Median bedrooms	3
Median year built	1915
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	84%
Underwater (LTV 125% or more)	0.5%
Owner occupied	80%
Company owned	10%
Median loan-to-value	0%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	6,705
Density	61 / mi²
Median household income	\$42K
Average household income	\$59K
Crime index (US avg 100)	147
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	42
Homes occupied	84%
Bachelor's or higher	9%
Poverty rate	24.8%
Unemployment	1.1%
Average temp	45°F
Annual precip	46 in
Sunshine	48%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.