

Avoca 14809

ZIP code · NY · New York > Steuben County > Avoca

SELLER'S MARKET

\$133K

MEDIAN SALE PRICE

-1.2%

1-YR CHANGE

43

SALES (12 MO)

\$152K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

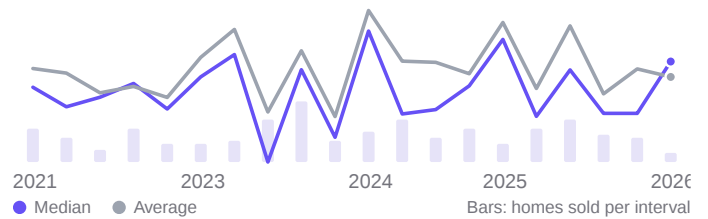
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$140K · Average \$124K

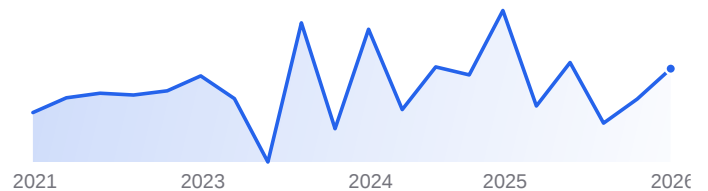
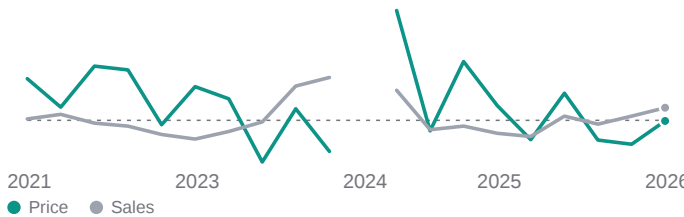


Growth (year over year)

Price -1.2% · Sales +22.9%

Price per square foot

\$86/ft²

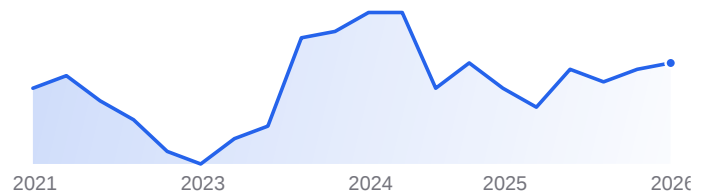


Sale premium vs estimated value

-44.1%

Annual turnover (share of homes sold)

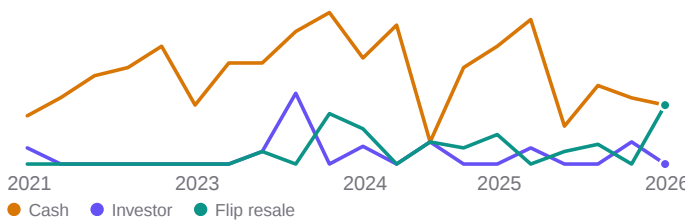
3.9%



BUYERS & OUTCOMES

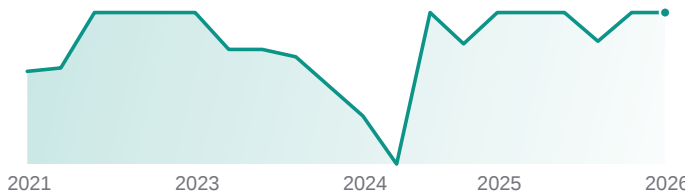
Buyer mix

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



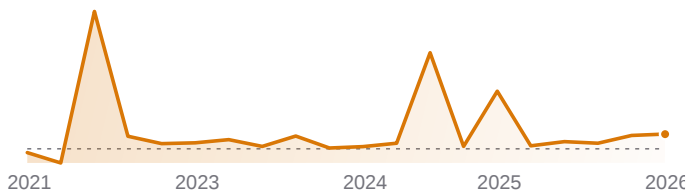
Sellers who sold at a gain

100%

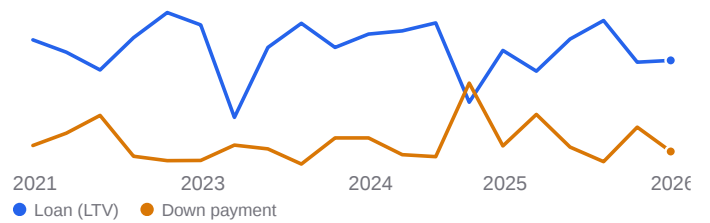


Median annualized return at resale

+13.8%

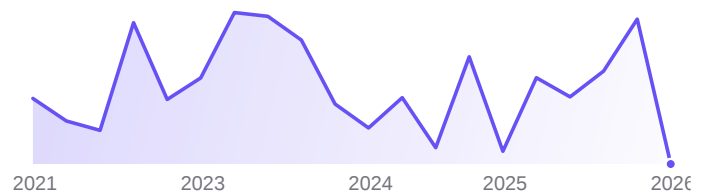


Financing (share of purchase price) Loan (LTV) 71% · Down payment 11%



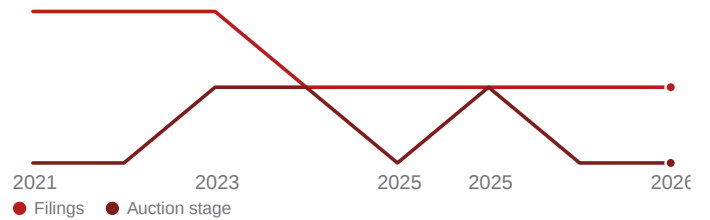
Typical hold before selling

0.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,097
Median value (AVM)	\$152K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1961
Single family	58%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	0.5%
Owner occupied	73%
Company owned	10%
Median loan-to-value	16%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	2,328
Density	41 / mi²
Median household income	\$65K
Average household income	\$80K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	40
Homes occupied	81%
Bachelor's or higher	13%
Poverty rate	13.8%
Unemployment	1.4%
Average temp	45°F
Annual precip	34 in
Sunshine	49%

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.