

Whitesville 14897

ZIP code · NY · New York > Allegany County

BUYER'S MARKET

\$228K

MEDIAN SALE PRICE

+244.7%

1-YR CHANGE

11

SALES (12 MO)

\$99K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



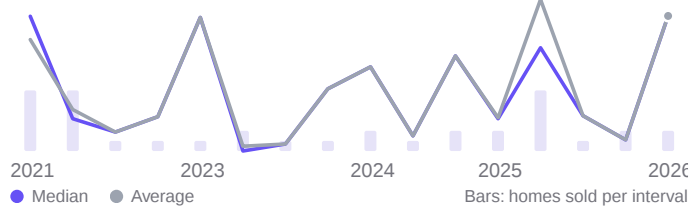
MARKET TRENDS (5 YEARS)

Sale prices

Median \$228K · Average \$228K

Growth (year over year)

Price +244.7% · Sales +120.0%



Price per square foot

\$135/ft²

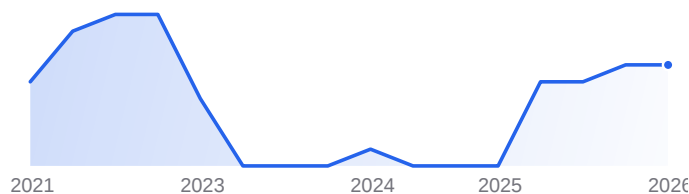
Sale premium vs estimated value

-1.2%



Annual turnover (share of homes sold)

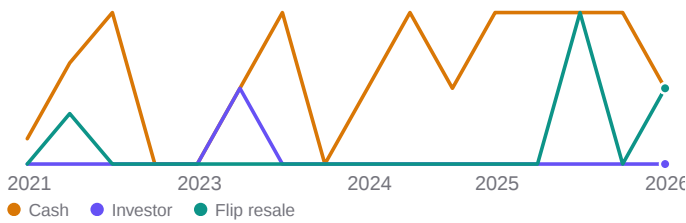
2.7%



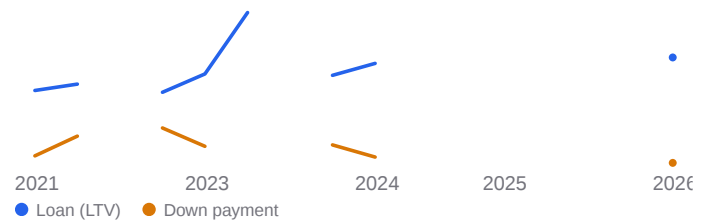
BUYERS & OUTCOMES

Buyer mix

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

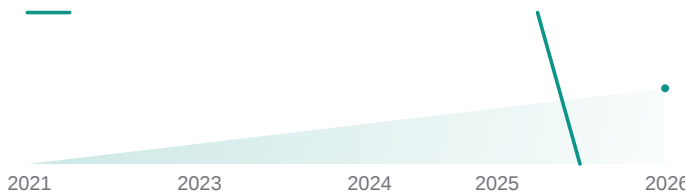


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Sellers who sold at a gain

50%



Typical hold before selling

1.1 yrs



Median annualized return at resale

-19.3%



HOUSING STOCK

Homes	403
Median value (AVM)	\$99K
Median size	1,527 ft²
Median bedrooms	3
Median year built	1945
Single family	53%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.2%
Owner occupied	72%
Company owned	9.7%
Median loan-to-value	19%
Typical ownership tenure	7.2 yrs

COMMUNITY

Population	758
Density	28 / mi²
Median household income	\$71K
Average household income	\$82K
Crime index (US avg 100)	68
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	39
Homes occupied	83%
Bachelor's or higher	9%
Poverty rate	20.9%
Unemployment	1.3%
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.