

Erie County, NY

County · NY · New York

BALANCED MARKET

\$262K

MEDIAN SALE PRICE

+2.6%

1-YR CHANGE

11,183

SALES (12 MO)

\$276K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



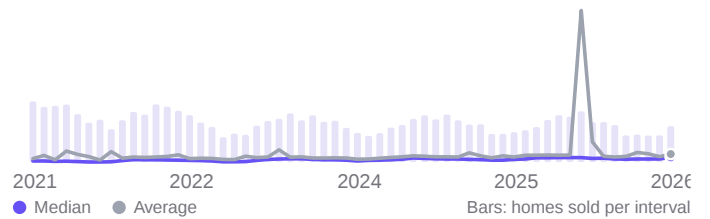
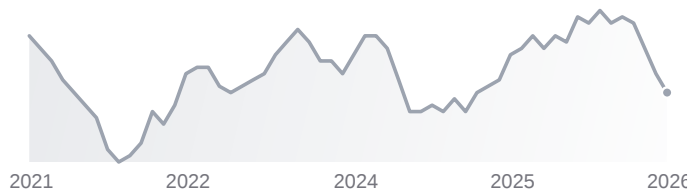
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$285K · Average \$354K

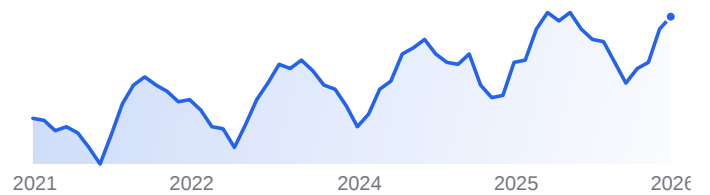
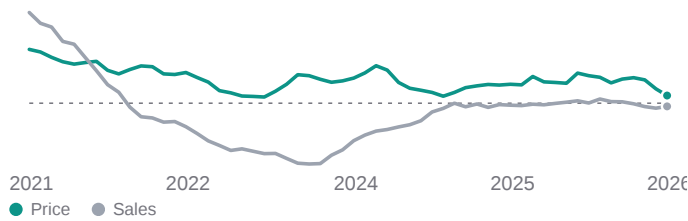


Growth (year over year)

Price +2.6% · Sales -1.1%

Price per square foot

\$191/ft²

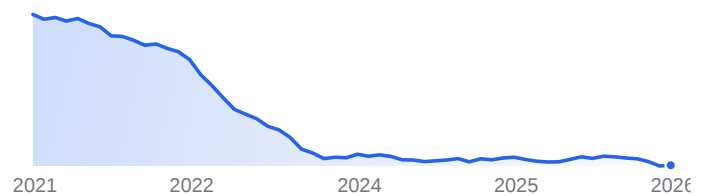
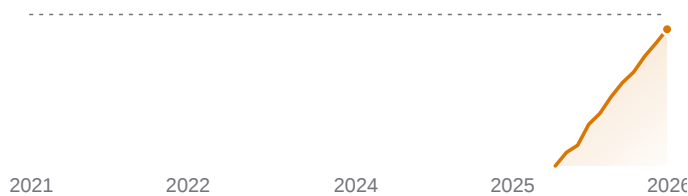


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

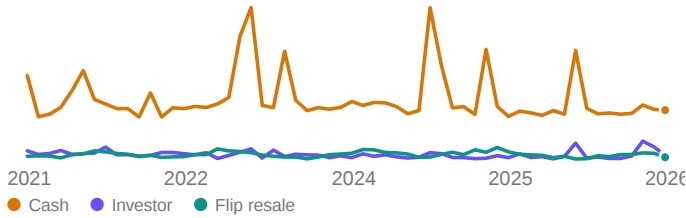
3.6%



BUYERS & OUTCOMES

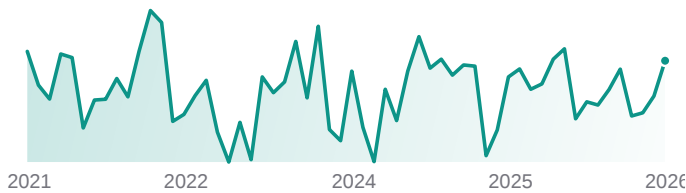
Buyer mix

Cash 35% · Investor 6.1% · Flip resale 5.0%



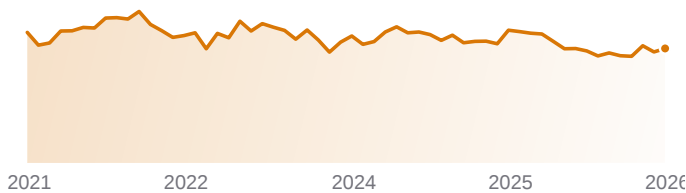
Sellers who sold at a gain

95%

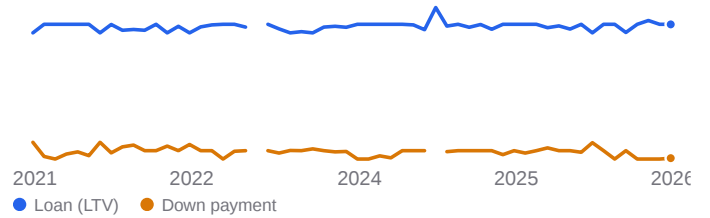


Median annualized return at resale

+7.5%

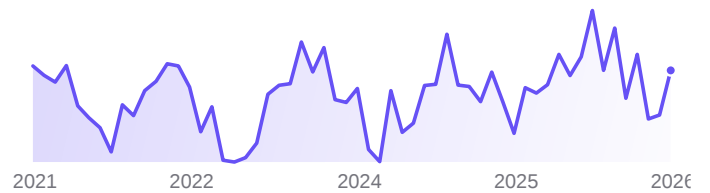


Financing (share of purchase price) Loan (LTV) 90% · Down payment 11%



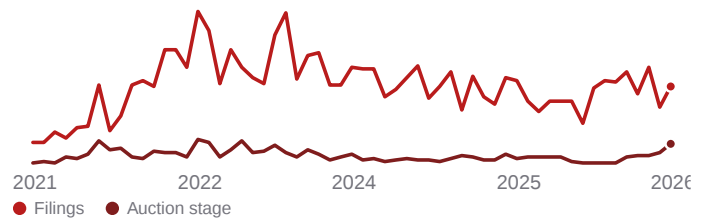
Typical hold before selling

6.3 yrs



Preforeclosure filings

Filings 52 · Auction stage 13



HOUSING STOCK

Homes	308,104
Median value (AVM)	\$276K
Median size	1,645 ft²
Median bedrooms	3
Median year built	1955
Single family	75%
Condos	3.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	0.9%
Owner occupied	80%
Company owned	14%
Median loan-to-value	36%

Typical ownership tenure

17.9 yrs

COMMUNITY

Population	952,902
Density	914 / mi²
Median household income	\$70K
Average household income	\$94K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	82
Homes occupied	93%
Bachelor's or higher	20%
Poverty rate	12.8%
Unemployment	1.1%
Average temp	47°F
Annual precip	40 in
Sunshine	48%

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