

Depew

City · NY · New York > Erie County

SELLER'S MARKET

\$273K

MEDIAN SALE PRICE

+11.1%

1-YR CHANGE

327

SALES (12 MO)

\$251K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

Balanced

Seller's market

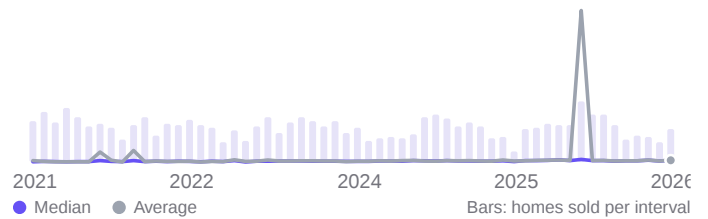
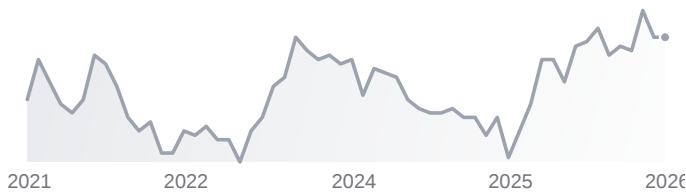
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

71 / 100

Sale prices

Median \$290K · Average \$284K

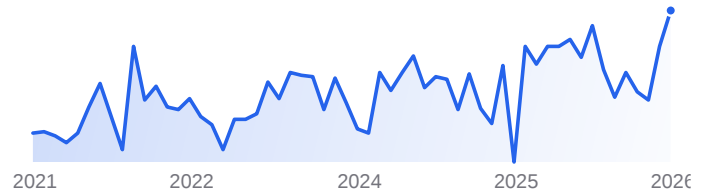
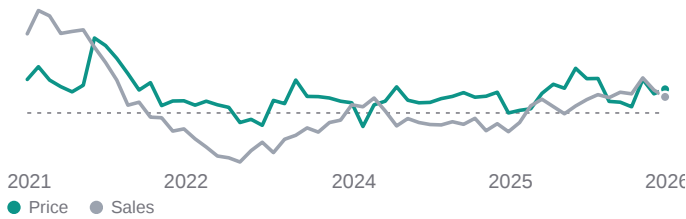


Growth (year over year)

Price +11.1% · Sales +7.6%

Price per square foot

\$227/ft²

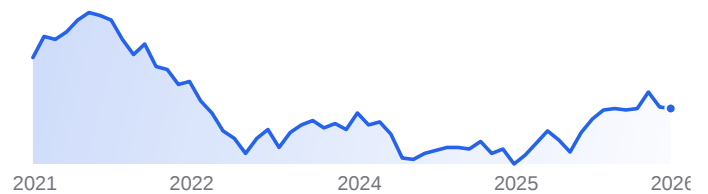
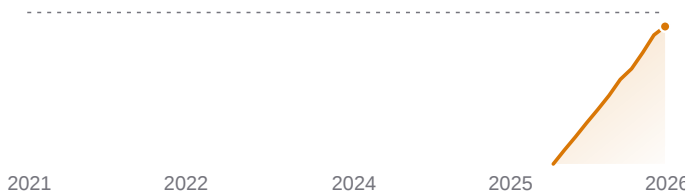


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

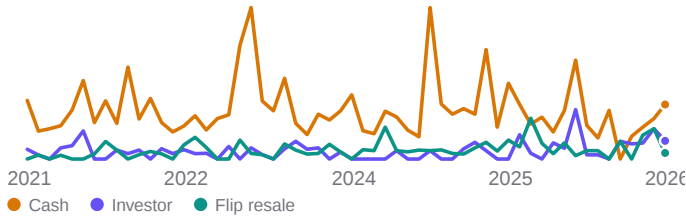
3.9%



BUYERS & OUTCOMES

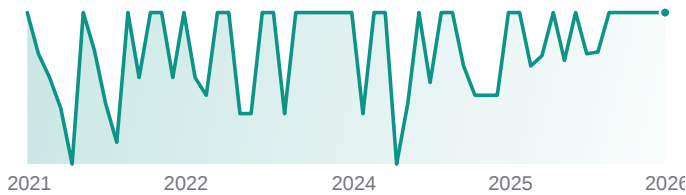
Buyer mix

Cash 36% · Investor 12% · Flip resale 4.0%



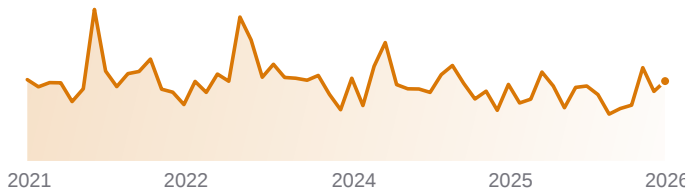
Sellers who sold at a gain

100%

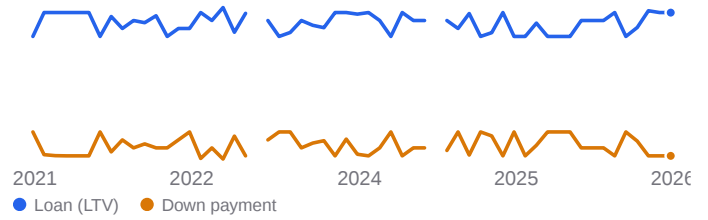


Median annualized return at resale

+8.7%

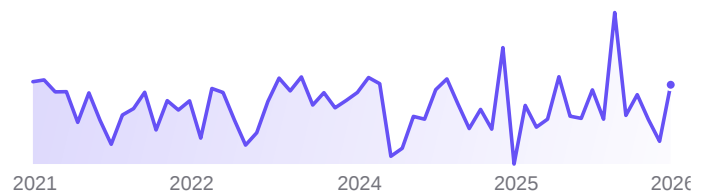


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



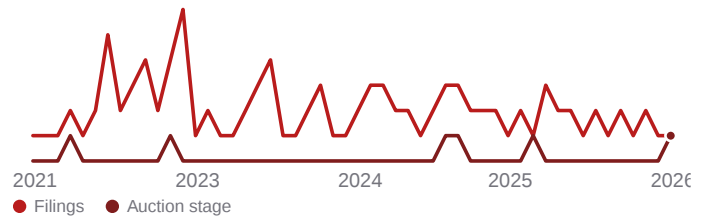
Typical hold before selling

7.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,395
Median value (AVM)	\$251K
Median size	1,439 ft²
Median bedrooms	3
Median year built	1965
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	0.4%
Owner occupied	85%
Company owned	16%
Median loan-to-value	37%
Typical ownership tenure	19.9 yrs

COMMUNITY

Population	15,129
Density	2,980 / mi²
Median household income	\$72K
Average household income	\$87K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	87
Homes occupied	95%
Bachelor's or higher	14%
Poverty rate	7.4%
Unemployment	1.1%
Average temp	48°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.