

Akron 14001

ZIP code · NY · New York > Erie County > Akron

BALANCED MARKET

\$295K

MEDIAN SALE PRICE

+5.4%

1-YR CHANGE

86

SALES (12 MO)

\$311K

MEDIAN VALUE (AVM)

Market temperature

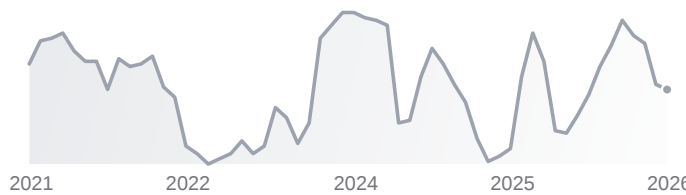
Balanced market · 46 / 100



MARKET TRENDS (5 YEARS)

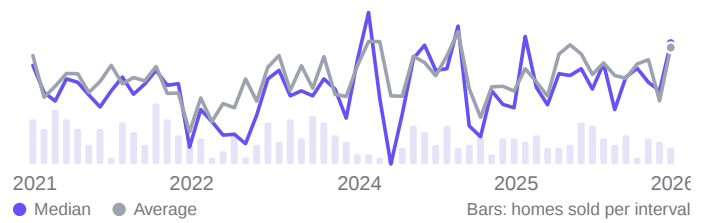
Market temperature (0–100)

46 / 100



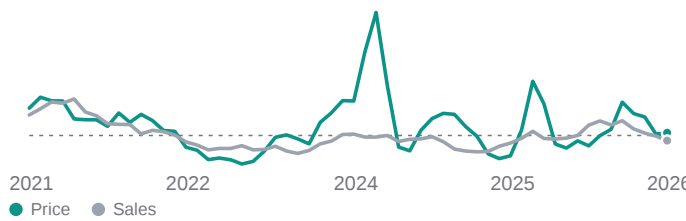
Sale prices

Median \$380K · Average \$367K



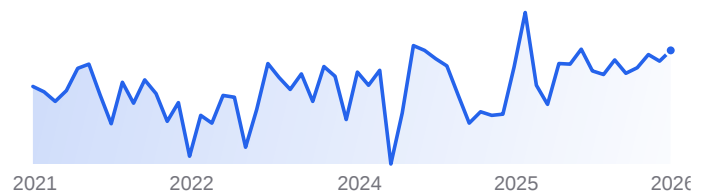
Growth (year over year)

Price +5.4% · Sales -9.5%



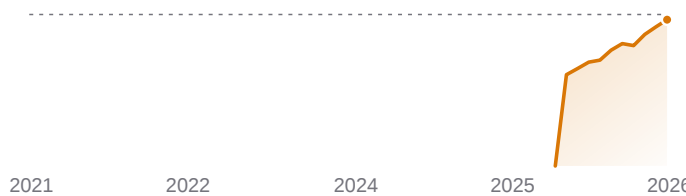
Price per square foot

\$206/ft²



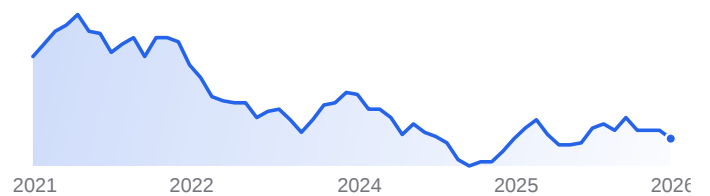
Sale premium vs estimated value

-0.2%



Annual turnover (share of homes sold)

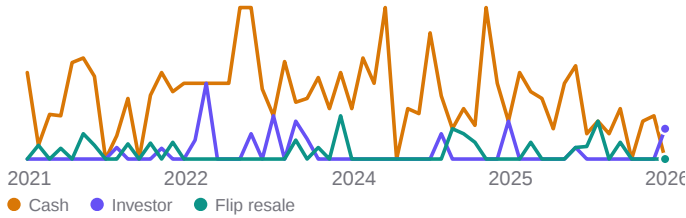
2.3%



BUYERS & OUTCOMES

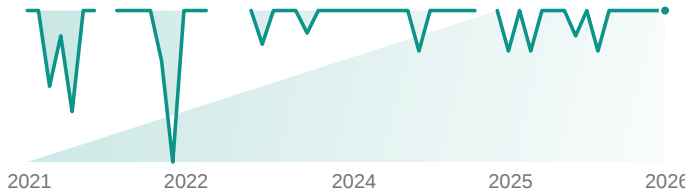
Buyer mix

Cash 0% · Investor 20% · Flip resale 0%



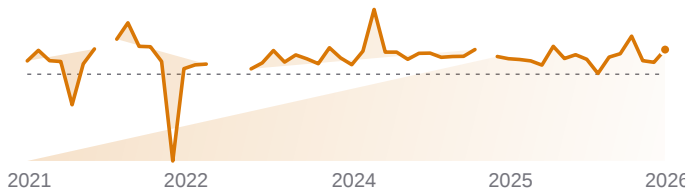
Sellers who sold at a gain

100%

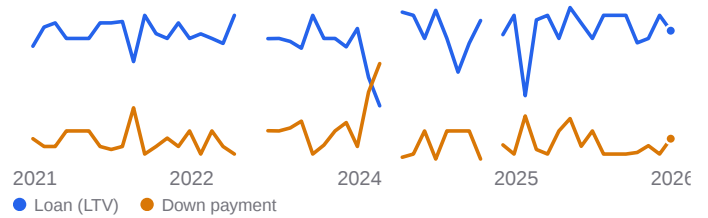


Median annualized return at resale

+9.8%

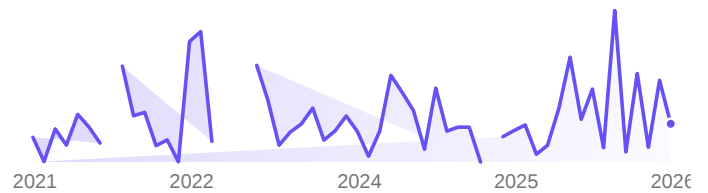


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



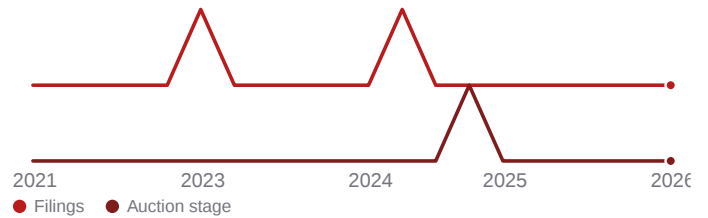
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,763
Median value (AVM)	\$311K
Median size	1,644 ft²
Median bedrooms	3
Median year built	1973
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.2%
Owner occupied	87%
Company owned	12%
Median loan-to-value	38%
Typical ownership tenure	29.2 yrs

COMMUNITY

Population	9,524
Density	148 / mi²
Median household income	\$79K
Average household income	\$97K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	86
Homes occupied	89%
Bachelor's or higher	17%
Poverty rate	6.2%
Unemployment	1.2%
Average temp	47°F
Annual precip	38 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.