

Angola 14006

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

BALANCED MARKET

\$171K

MEDIAN SALE PRICE

-13.6%

1-YR CHANGE

148

SALES (12 MO)

\$215K

MEDIAN VALUE (AVM)

Market temperature

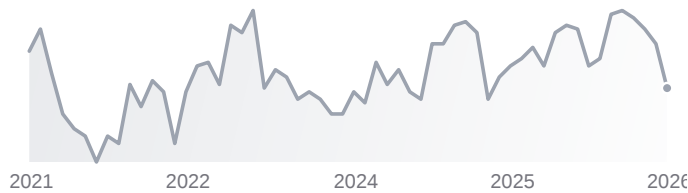
Balanced market · 45 / 100



MARKET TRENDS (5 YEARS)

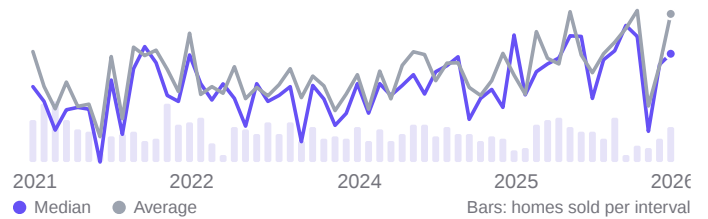
Market temperature (0-100)

45 / 100



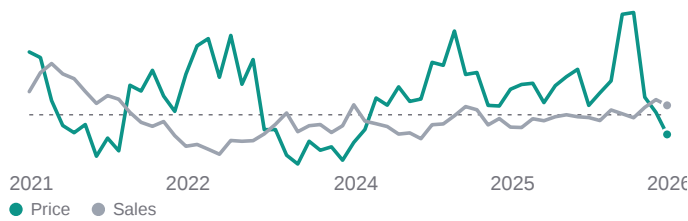
Sale prices

Median \$220K · Average \$287K



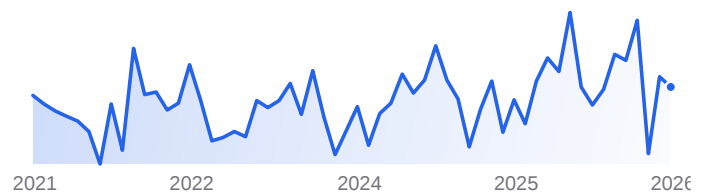
Growth (year over year)

Price -13.6% · Sales +6.5%



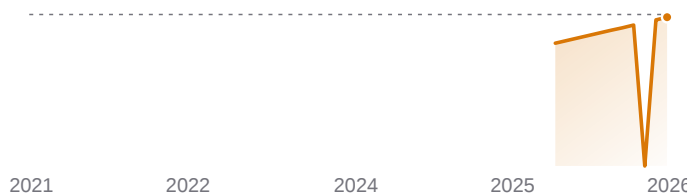
Price per square foot

\$136/ft²



Sale premium vs estimated value

-0.7%



Annual turnover (share of homes sold)

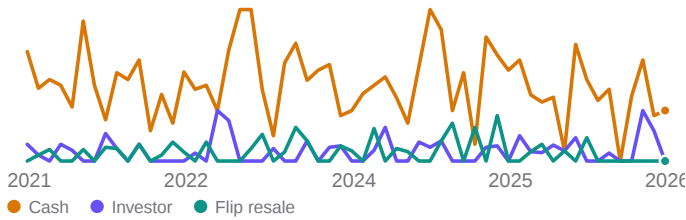
3.3%



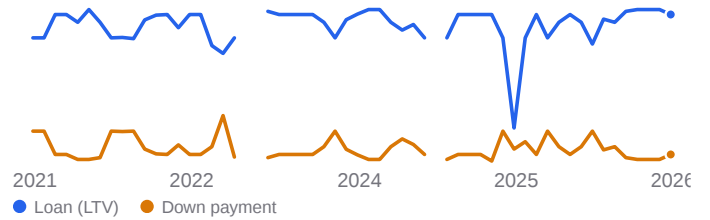
BUYERS & OUTCOMES

Buyer mix

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

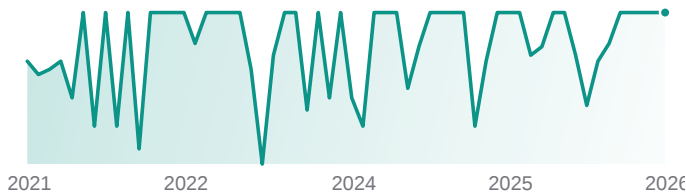


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



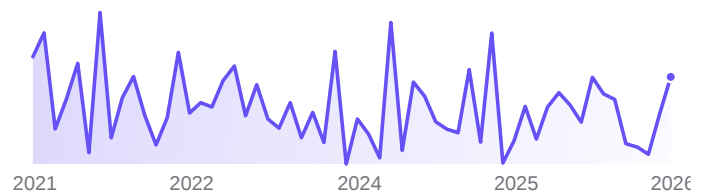
Sellers who sold at a gain

100%



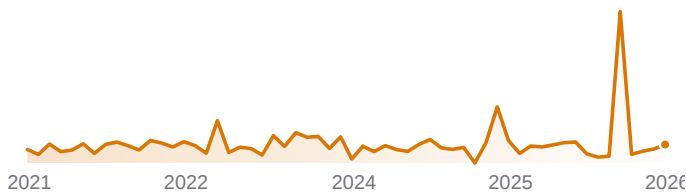
Typical hold before selling

8.6 yrs



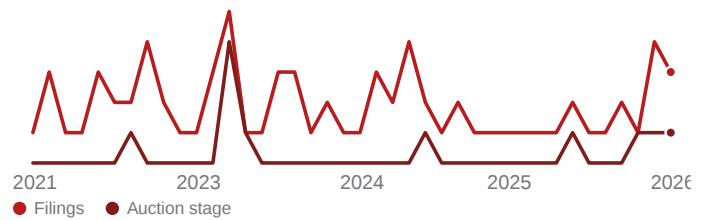
Median annualized return at resale

+8.8%



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	4,508
Median value (AVM)	\$215K
Median size	1,396 ft²
Median bedrooms	3
Median year built	1948
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.4%
Owner occupied	71%
Company owned	13%
Median loan-to-value	34%
Typical ownership tenure	20.8 yrs

COMMUNITY

Population	8,537
Density	322 / mi²
Median household income	\$66K
Average household income	\$83K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	63
Homes occupied	84%
Bachelor's or higher	14%
Poverty rate	14.5%
Unemployment	0.9%
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.