

Clarence 14031

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

BALANCED MARKET

\$411K

MEDIAN SALE PRICE

-1.0%

1-YR CHANGE

119

SALES (12 MO)

\$521K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



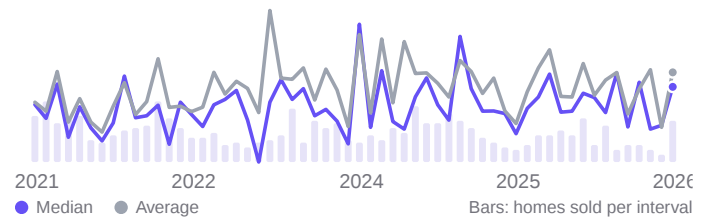
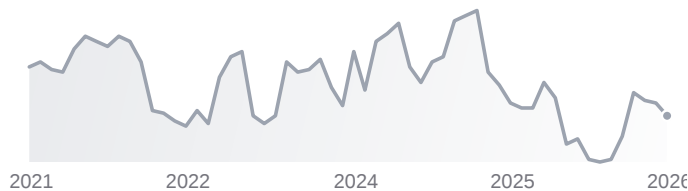
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$560K · Average \$640K

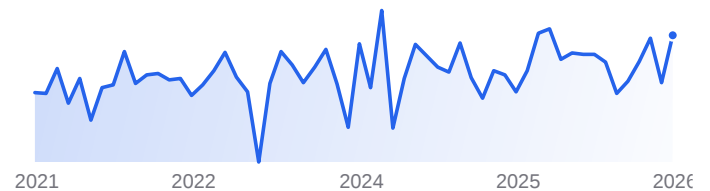
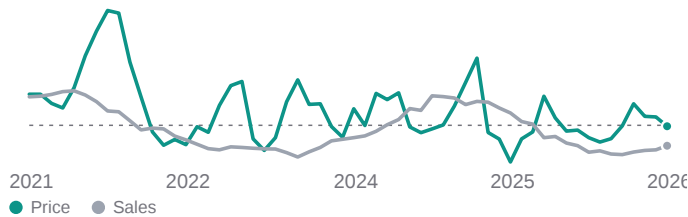


Growth (year over year)

Price -1.0% · Sales -22.2%

Price per square foot

\$247/ft²

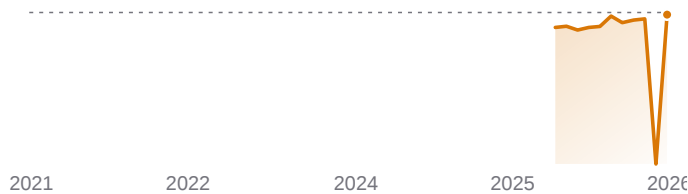


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

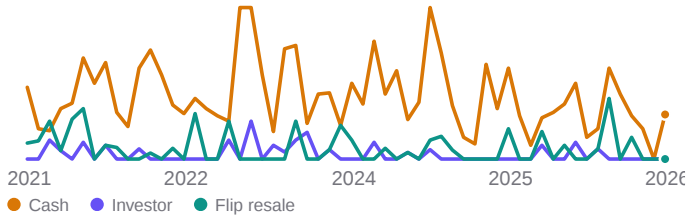
3.1%



BUYERS & OUTCOMES

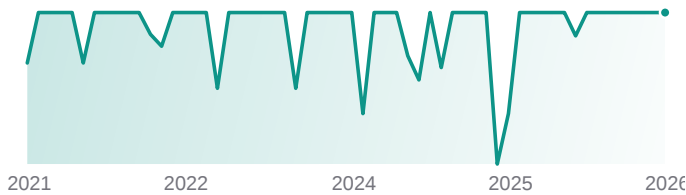
Buyer mix

Cash 29% · Investor 0% · Flip resale 0%



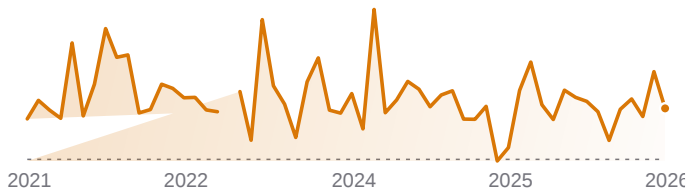
Sellers who sold at a gain

100%

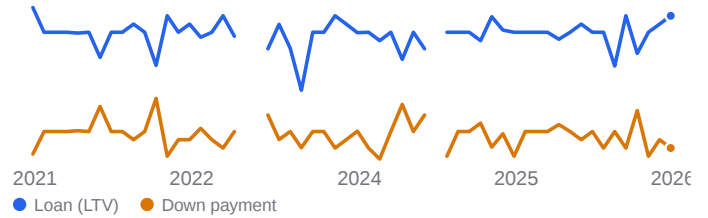


Median annualized return at resale

+6.0%

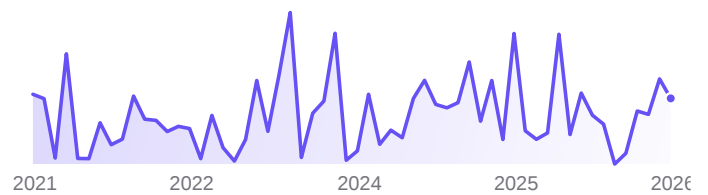


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



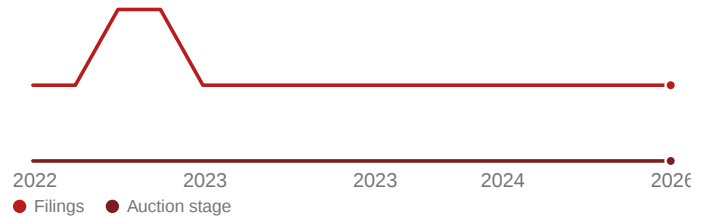
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,872
Median value (AVM)	\$521K
Median size	2,190 ft²
Median bedrooms	3
Median year built	1983
Single family	77%
Condos	2.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.4%
Owner occupied	77%
Company owned	12%
Median loan-to-value	37%

Typical ownership tenure

21.4 yrs

COMMUNITY

Population	10,622
Density	545 / mi²
Median household income	\$108K
Average household income	\$134K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	84
Homes occupied	93%
Bachelor's or higher	22%
Poverty rate	4.7%
Unemployment	1.2%
Average temp	47°F
Annual precip	39 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.