

Colden 14033

ZIP code · NY · New York > Erie County

SELLER'S MARKET

\$500K

MEDIAN SALE PRICE

+92.3%

1-YR CHANGE

28

SALES (12 MO)

\$324K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

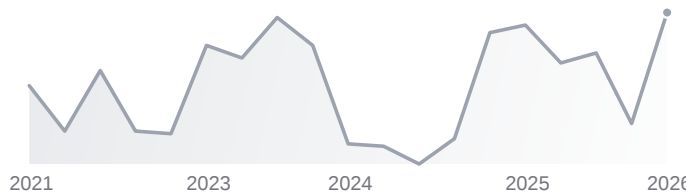
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

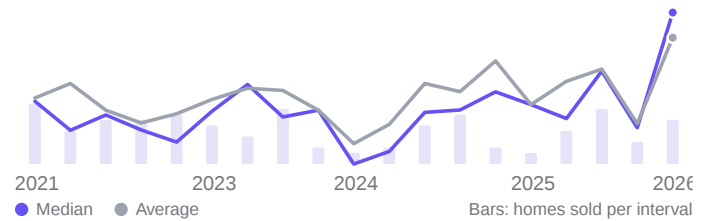
Market temperature (0–100)

69 / 100



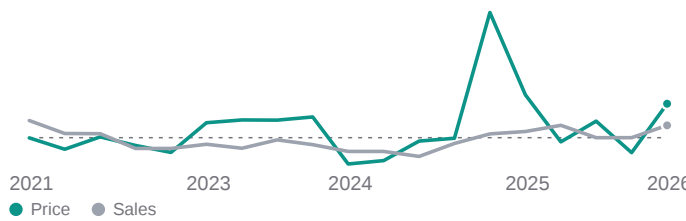
Sale prices

Median \$554K · Average \$474K



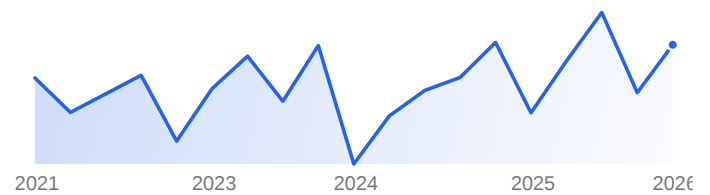
Growth (year over year)

Price +92.3% · Sales +33.3%



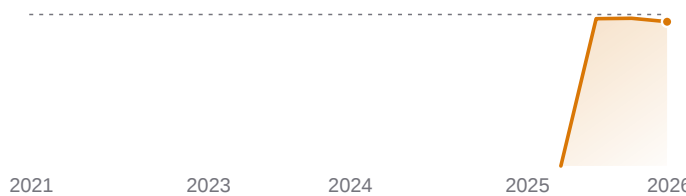
Price per square foot

\$191/ft²



Sale premium vs estimated value

-2.6%



Annual turnover (share of homes sold)

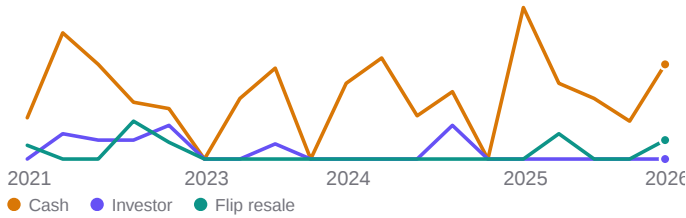
2.8%



BUYERS & OUTCOMES

Buyer mix

Cash 63% · Investor 0% · Flip resale 13%



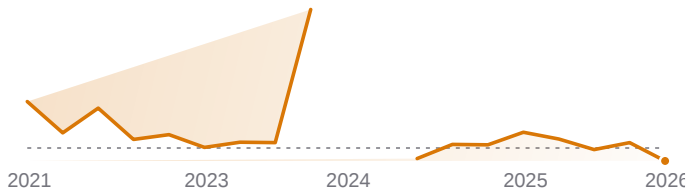
Sellers who sold at a gain

75%

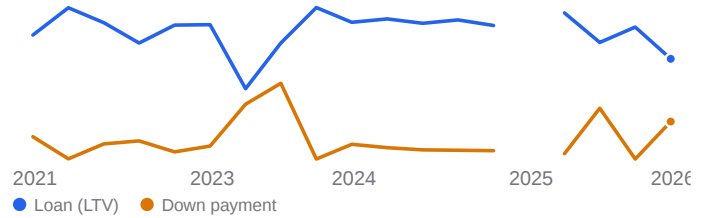


Median annualized return at resale

-12.4%

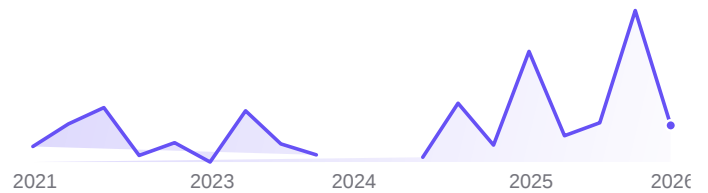


Financing (share of purchase price) Loan (LTV) 65% · Down payment 26%



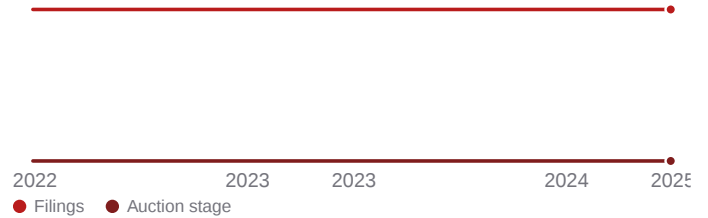
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	989
Median value (AVM)	\$324K
Median size	1,779 ft²
Median bedrooms	3
Median year built	1964
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.0%
Owner occupied	82%
Company owned	10%
Median loan-to-value	37%
Typical ownership tenure	23.0 yrs

COMMUNITY

Population	2,575
Density	147 / mi²
Median household income	\$93K
Average household income	\$115K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	73
Homes occupied	94%
Bachelor's or higher	24%
Poverty rate	6.2%
Unemployment	1.2%
Average temp	45°F
Annual precip	49 in
Sunshine	48%

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