

Hamburg 14075

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

BALANCED MARKET

\$311K

MEDIAN SALE PRICE

-8.0%

1-YR CHANGE

546

SALES (12 MO)

\$317K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

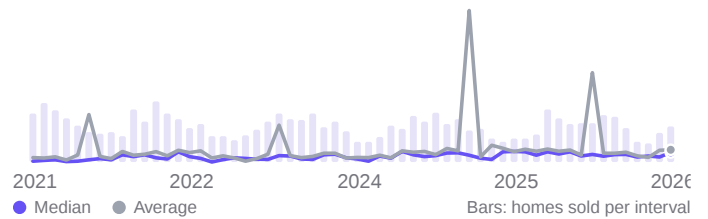
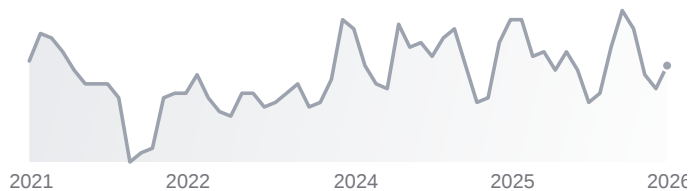
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$343K · Average \$375K

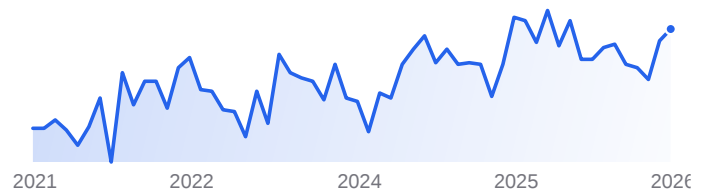
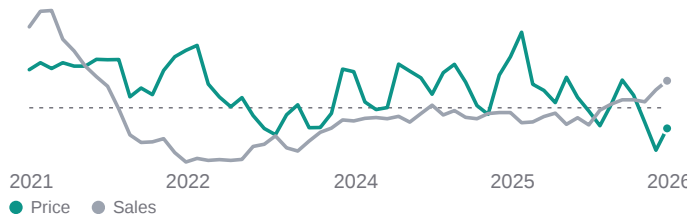


Growth (year over year)

Price -8.0% · Sales +10.5%

Price per square foot

\$219/ft²

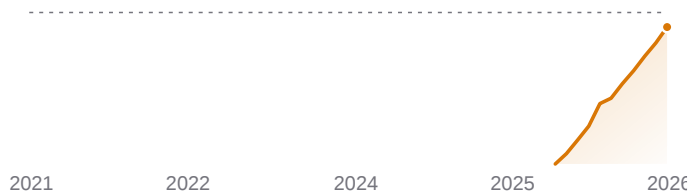


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

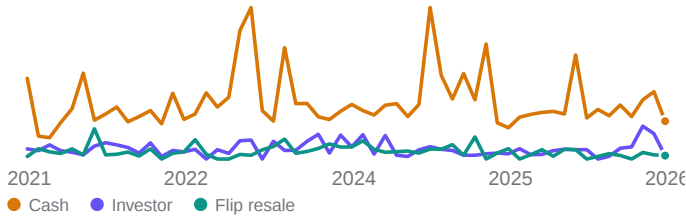
3.4%



BUYERS & OUTCOMES

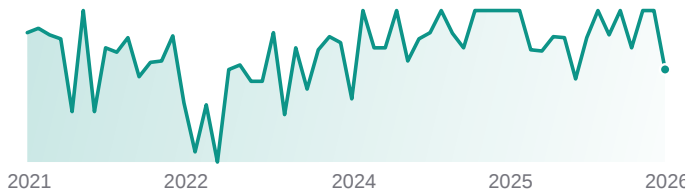
Buyer mix

Cash 25% · Investor 2.3% · Flip resale 2.3%



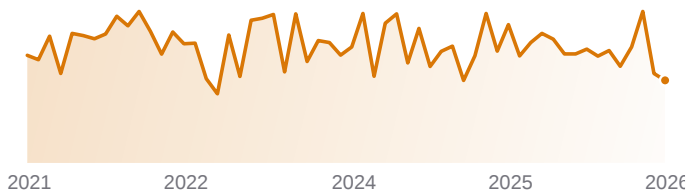
Sellers who sold at a gain

92%

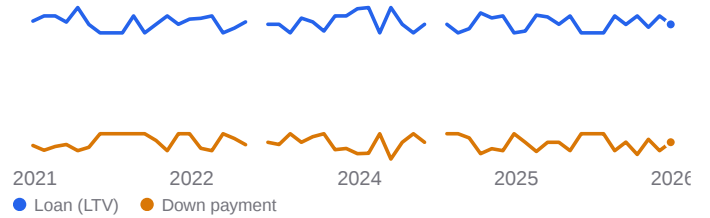


Median annualized return at resale

+5.0%

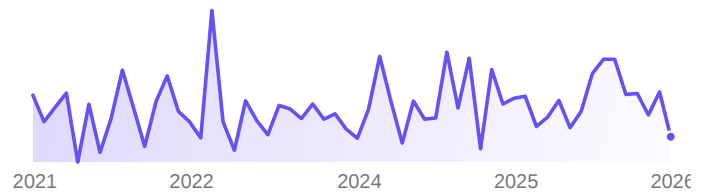


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



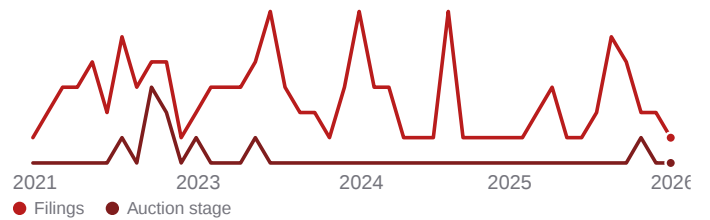
Typical hold before selling

4.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	16,220
Median value (AVM)	\$317K
Median size	1,610 ft²
Median bedrooms	3
Median year built	1967
Single family	82%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	0.7%
Owner occupied	85%
Company owned	13%
Median loan-to-value	38%

Typical ownership tenure

20.7 yrs

COMMUNITY

Population	43,600
Density	1,080 / mi²
Median household income	\$87K
Average household income	\$107K
Crime index (US avg 100)	66
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	72
Homes occupied	96%
Bachelor's or higher	23%
Poverty rate	5.4%
Unemployment	1.1%
Average temp	47°F
Annual precip	42 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.