

# Lewiston 14092

ZIP code · NY · New York > Niagara County > Lewiston

BUYER'S MARKET

**\$311K**

MEDIAN SALE PRICE

**-6.6%**

1-YR CHANGE

**121**

SALES (12 MO)

**\$332K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



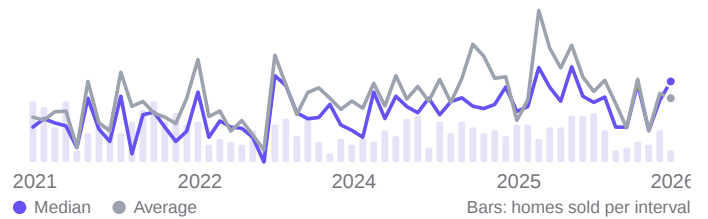
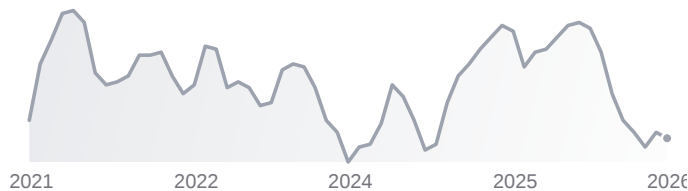
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$366K · Average \$325K

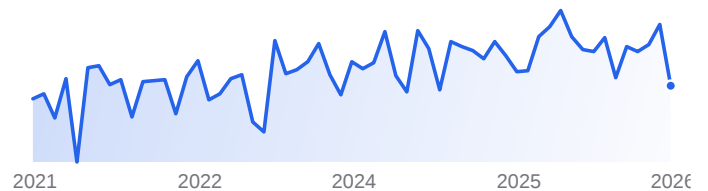
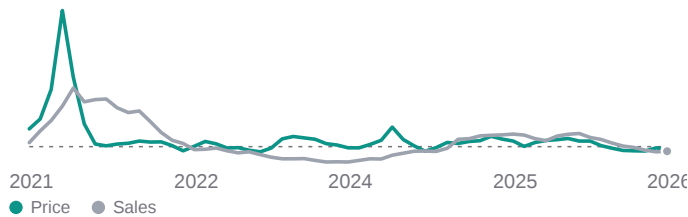


Growth (year over year)

Price -6.6% · Sales -10.4%

Price per square foot

\$164/ft²

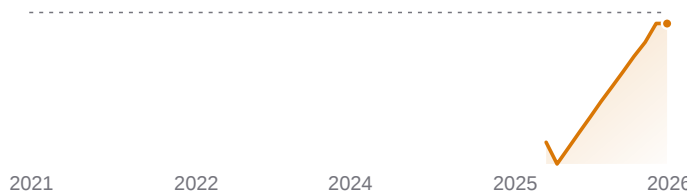


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

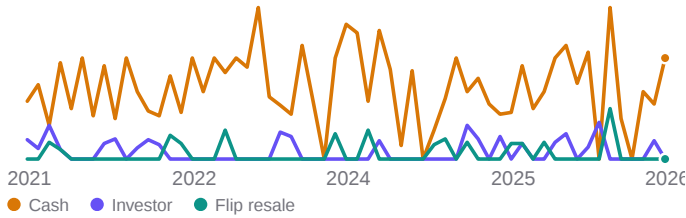
2.8%



## BUYERS & OUTCOMES

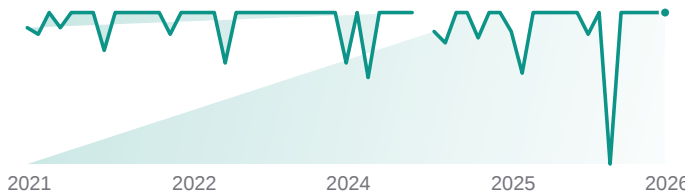
### Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



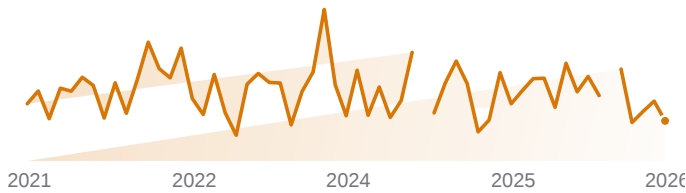
### Sellers who sold at a gain

100%

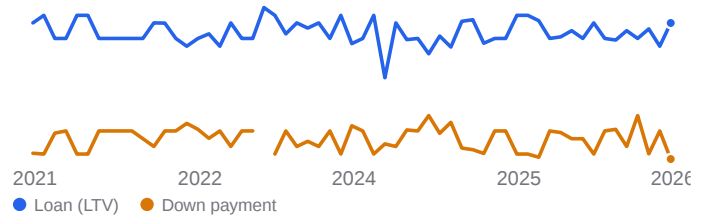


### Median annualized return at resale

+3.7%

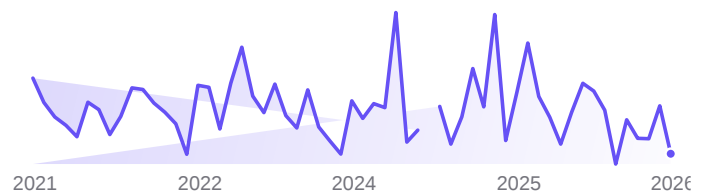


### Financing (share of purchase price) Loan (LTV) 90% · Down payment 1.8%



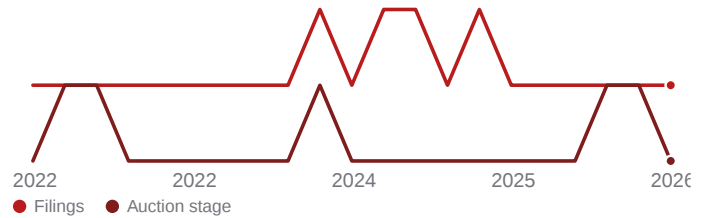
### Typical hold before selling

1.7 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 4,274     |
| Median value (AVM) | \$332K    |
| Median size        | 1,728 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1958      |
| Single family      | 89%       |
| Condos             | 3.0%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 60%  |
| Underwater (LTV 125% or more) | 1.3% |
| Owner occupied                | 88%  |
| Company owned                 | 10%  |
| Median loan-to-value          | 42%  |

Typical ownership tenure

**11.3 yrs**

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>12,145</b>    |
| Density                          | <b>502 / mi²</b> |
| Median household income          | <b>\$77K</b>     |
| Average household income         | <b>\$98K</b>     |
| Crime index (US avg 100)         | <b>72</b>        |
| Air pollution index (US avg 100) | <b>75</b>        |
| Earthquake index (US avg 100)    | <b>82</b>        |
| Homes occupied                   | <b>94%</b>       |
| Bachelor's or higher             | <b>22%</b>       |
| Poverty rate                     | <b>8.2%</b>      |
| Unemployment                     | <b>1.0%</b>      |
| Average temp                     | <b>48°F</b>      |
| Annual precip                    | <b>34 in</b>     |
| Sunshine                         | <b>48%</b>       |

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