

Buffalo 14204

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

BALANCED MARKET

\$182K

MEDIAN SALE PRICE

+183.7%

1-YR CHANGE

50

SALES (12 MO)

\$153K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



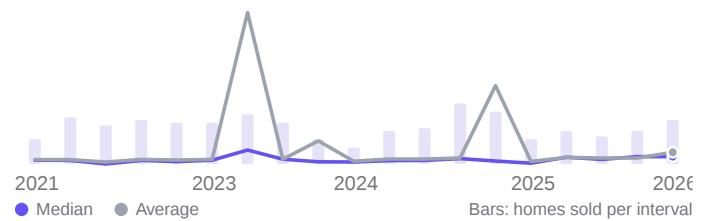
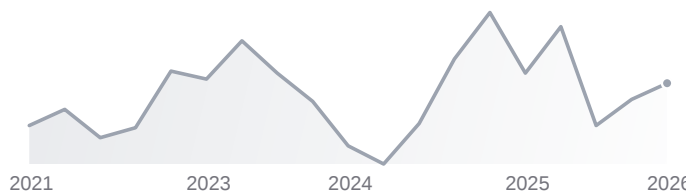
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$170K · Average \$239K

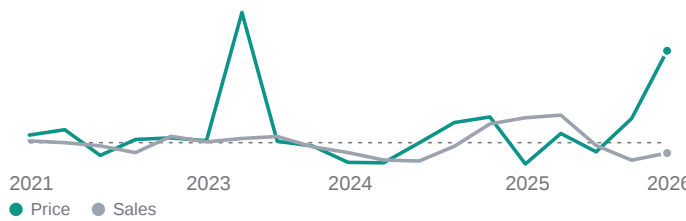


Growth (year over year)

Price +183.7% · Sales -20.6%

Price per square foot

\$111/ft²

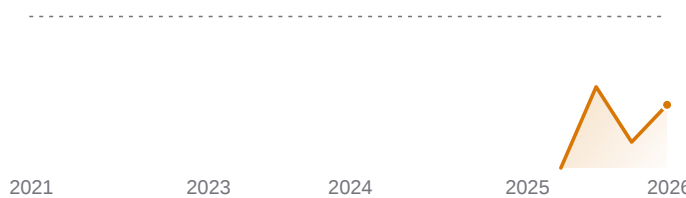


Sale premium vs estimated value

-1.8%

Annual turnover (share of homes sold)

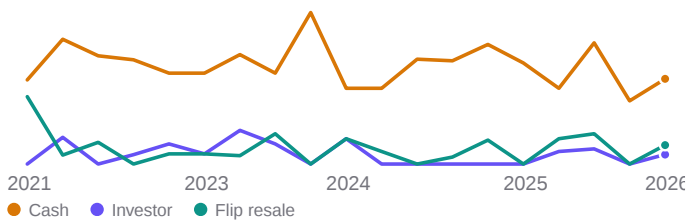
2.8%



BUYERS & OUTCOMES

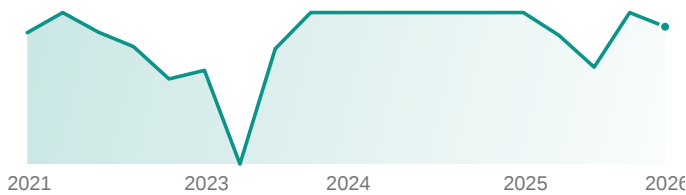
Buyer mix

Cash 56% · Investor 6.3% · Flip resale 13%



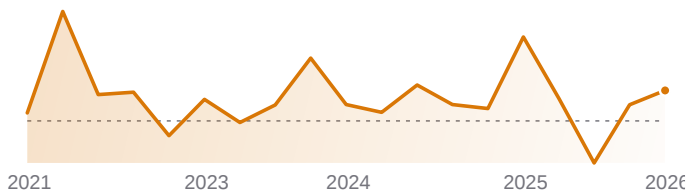
Sellers who sold at a gain

92%

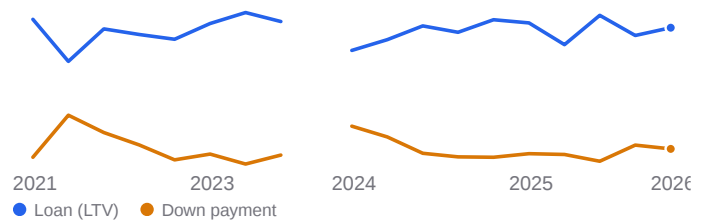


Median annualized return at resale

+19.1%

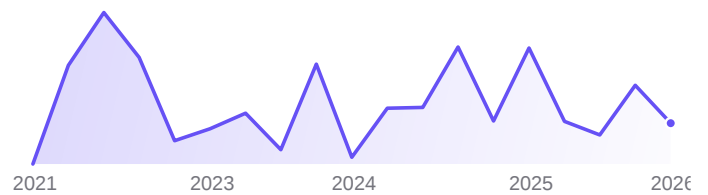


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



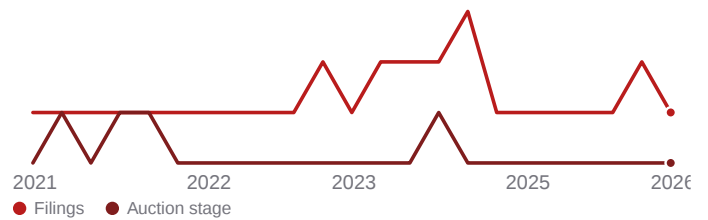
Typical hold before selling

2.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,765
Median value (AVM)	\$153K
Median size	1,524 ft²
Median bedrooms	3
Median year built	1910
Single family	60%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.9%
Owner occupied	63%
Company owned	19%
Median loan-to-value	28%
Typical ownership tenure	28.1 yrs

COMMUNITY

Population	8,491
Density	4,898 / mi²
Median household income	\$33K
Average household income	\$46K
Crime index (US avg 100)	183
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	80
Homes occupied	87%
Bachelor's or higher	13%
Poverty rate	31.6%
Unemployment	0.8%
Average temp	47°F
Annual precip	39 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.