

Buffalo 14208

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

BALANCED MARKET

\$157K

MEDIAN SALE PRICE

+6.1%

1-YR CHANGE

107

SALES (12 MO)

\$134K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



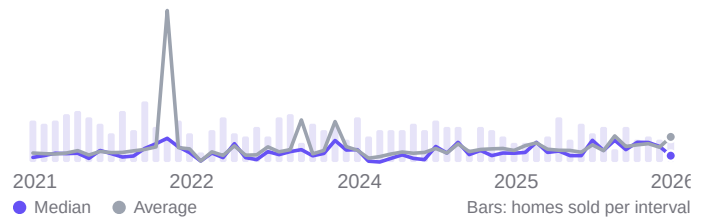
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$100K · Average \$241K

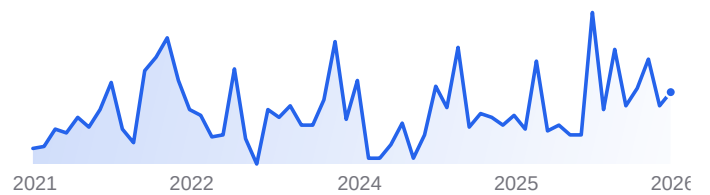
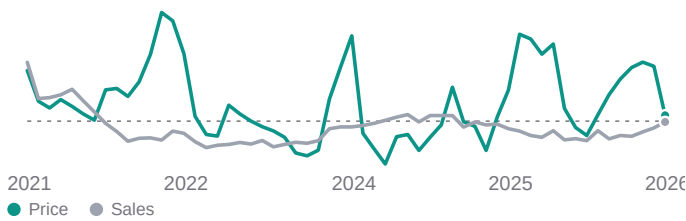


Growth (year over year)

Price +6.1% · Sales -0.9%

Price per square foot

\$68/ft²

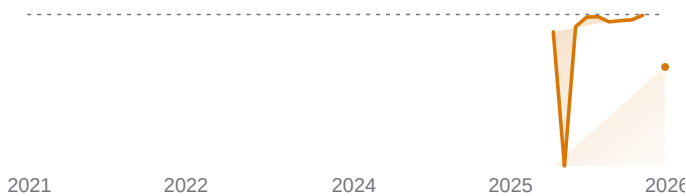


Sale premium vs estimated value

-20.5%

Annual turnover (share of homes sold)

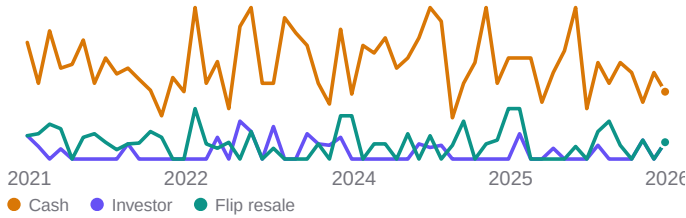
3.5%



BUYERS & OUTCOMES

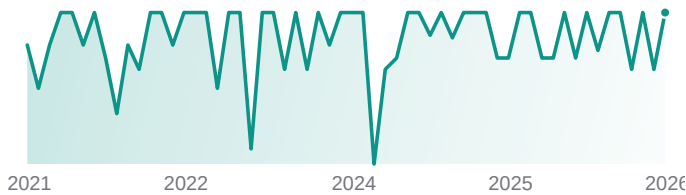
Buyer mix

Cash 44% · Investor 11% · Flip resale 11%



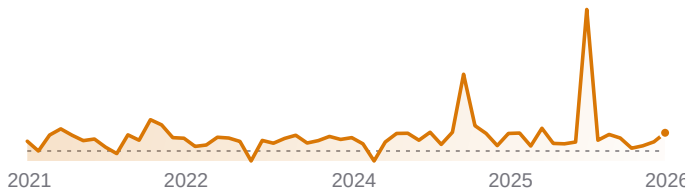
Sellers who sold at a gain

100%

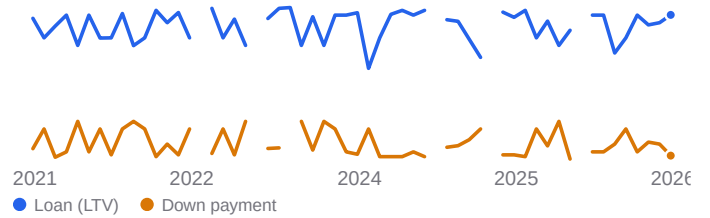


Median annualized return at resale

+16.9%

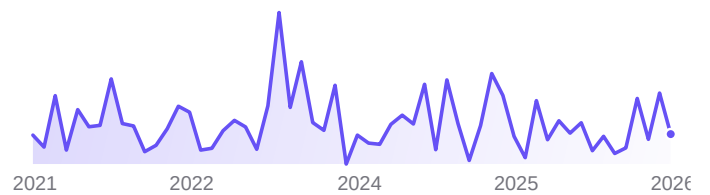


Financing (share of purchase price) Loan (LTV) 95% · Down payment 2.5%



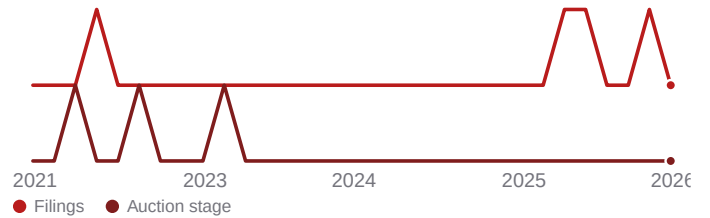
Typical hold before selling

3.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,076
Median value (AVM)	\$134K
Median size	2,160 ft²
Median bedrooms	5
Median year built	1910
Single family	44%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	3.1%
Owner occupied	53%
Company owned	20%
Median loan-to-value	19%
Typical ownership tenure	19.3 yrs

COMMUNITY

Population	11,747
Density	8,633 / mi²
Median household income	\$53K
Average household income	\$63K
Crime index (US avg 100)	158
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	86
Homes occupied	83%
Bachelor's or higher	12%
Poverty rate	20.5%
Unemployment	0.8%
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.