

Buffalo 14211

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

SELLER'S MARKET

\$131K

MEDIAN SALE PRICE

+17.5%

1-YR CHANGE

293

SALES (12 MO)

\$111K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



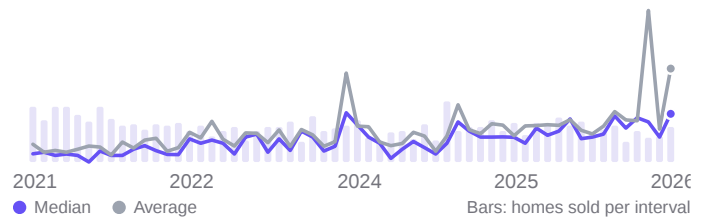
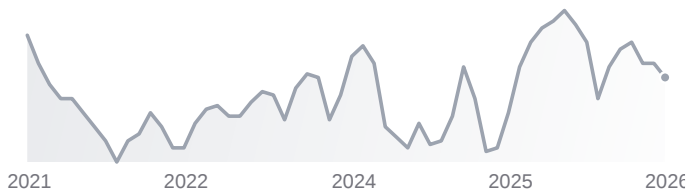
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$148K · Average \$223K

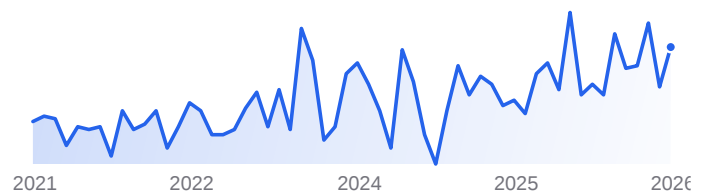
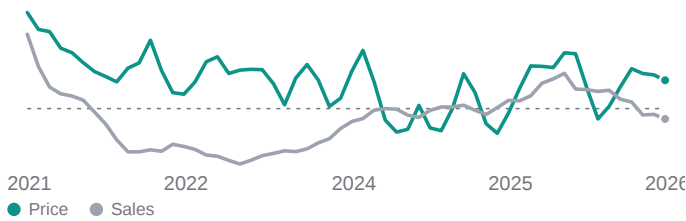


Growth (year over year)

Price +17.5% · Sales -6.4%

Price per square foot

\$81/ft²

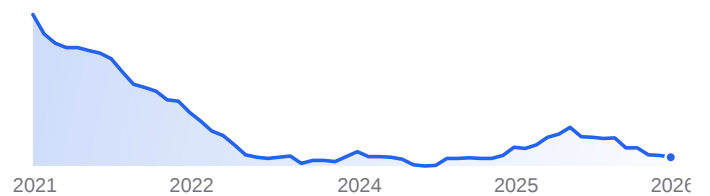
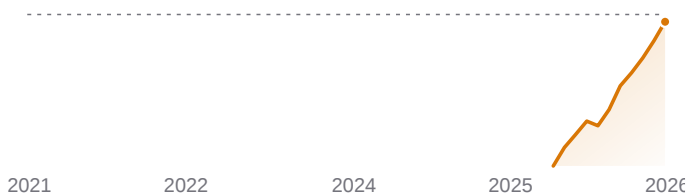


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

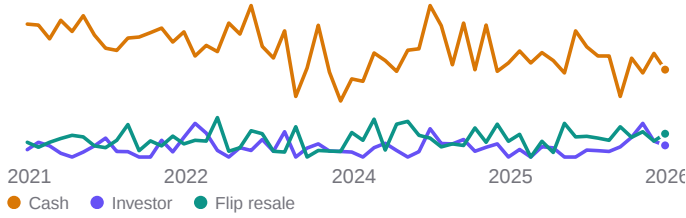
4.2%



BUYERS & OUTCOMES

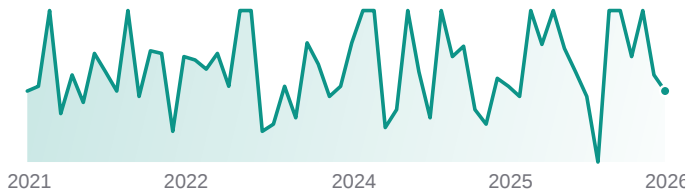
Buyer mix

Cash 58% · Investor 7.7% · Flip resale 15%



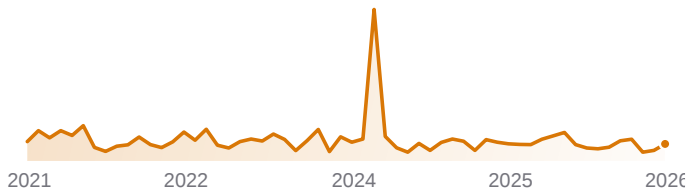
Sellers who sold at a gain

88%

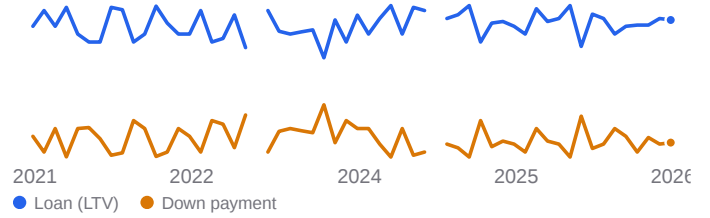


Median annualized return at resale

+12.2%

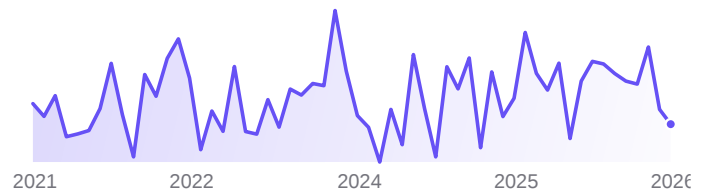


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



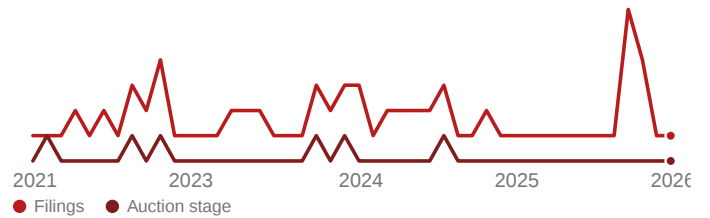
Typical hold before selling

2.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	7,000
Median value (AVM)	\$111K
Median size	1,670 ft²
Median bedrooms	4
Median year built	1918
Single family	49%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	84%
Underwater (LTV 125% or more)	1.3%
Owner occupied	52%
Company owned	18%
Median loan-to-value	0%
Typical ownership tenure	13.9 yrs

COMMUNITY

Population	27,083
Density	6,578 / mi²
Median household income	\$38K
Average household income	\$59K
Crime index (US avg 100)	147
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	86
Homes occupied	86%
Bachelor's or higher	10%
Poverty rate	31.1%
Unemployment	0.8%
Average temp	48°F
Annual precip	40 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.