

Buffalo 14217

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

SELLER'S MARKET

\$268K

MEDIAN SALE PRICE

+3.2%

1-YR CHANGE

297

SALES (12 MO)

\$229K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



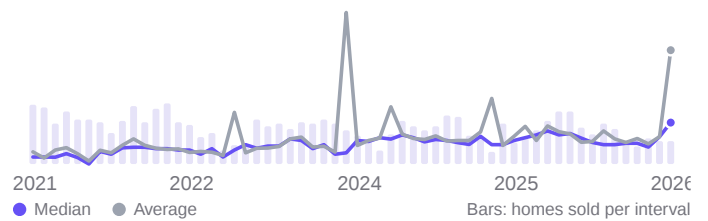
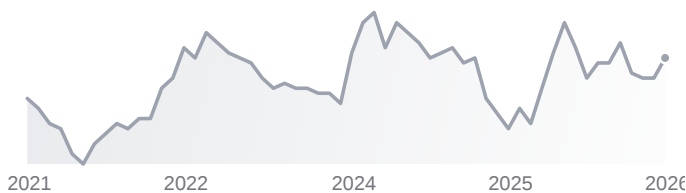
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$315K · Average \$578K

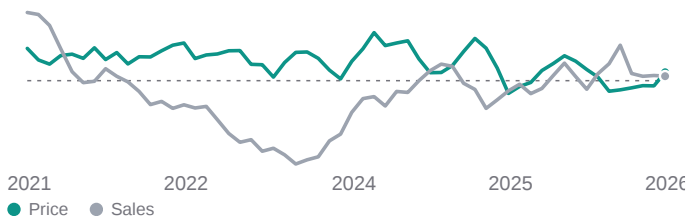


Growth (year over year)

Price +3.2% · Sales +1.7%

Price per square foot

\$236/ft²

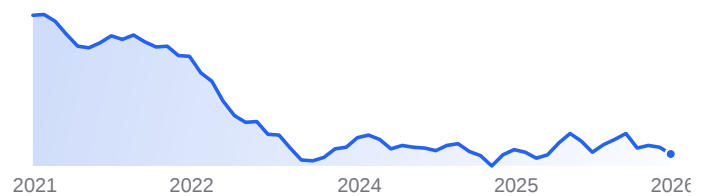
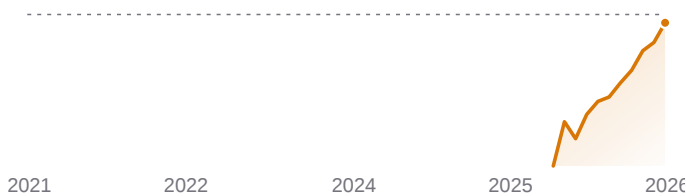


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

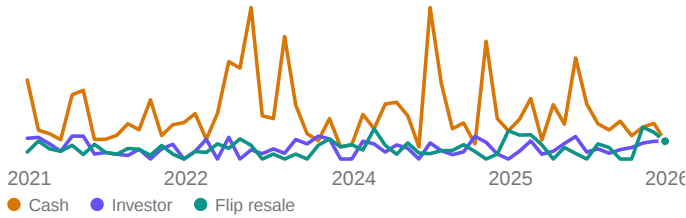
3.8%



BUYERS & OUTCOMES

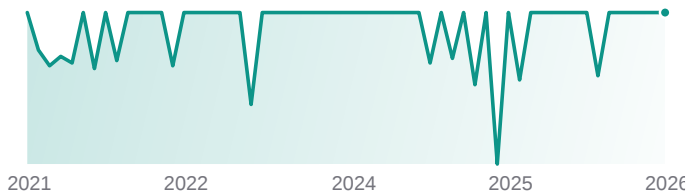
Buyer mix

Cash 12% · Investor 12% · Flip resale 12%



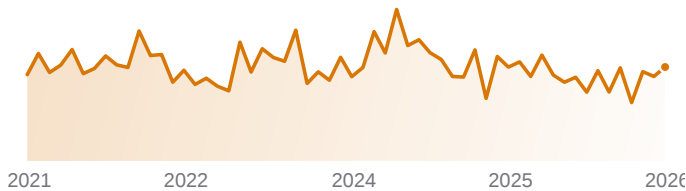
Sellers who sold at a gain

100%

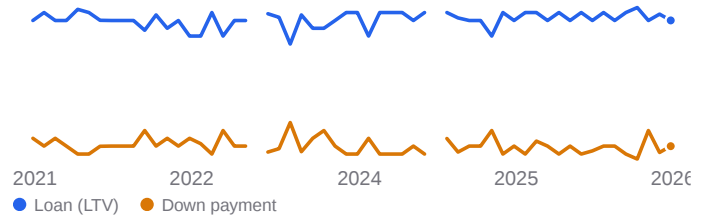


Median annualized return at resale

+8.1%

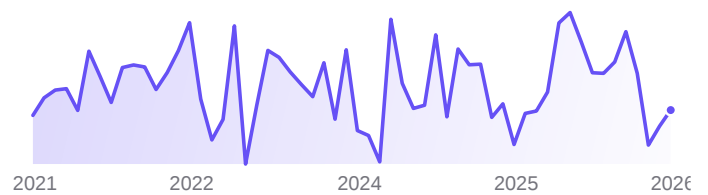


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



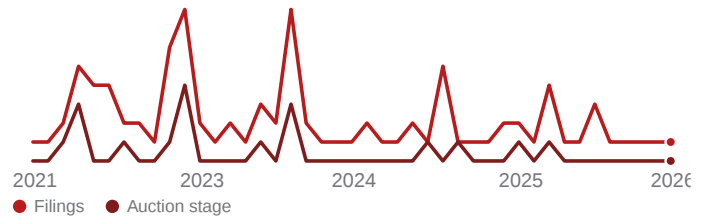
Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	7,912
Median value (AVM)	\$229K
Median size	1,528 ft²
Median bedrooms	3
Median year built	1930
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.0%
Owner occupied	83%
Company owned	7.2%
Median loan-to-value	40%
Typical ownership tenure	16.4 yrs

COMMUNITY

Population	22,914
Density	7,168 / mi²
Median household income	\$76K
Average household income	\$88K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	86
Homes occupied	95%
Bachelor's or higher	24%
Poverty rate	8.3%
Unemployment	1.1%
Average temp	48°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.