

Buffalo 14219

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

BUYER'S MARKET

\$262K

MEDIAN SALE PRICE

-9.7%

1-YR CHANGE

113

SALES (12 MO)

\$229K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



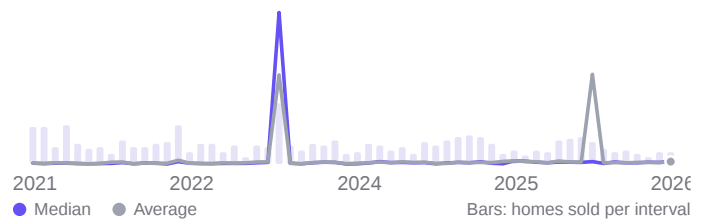
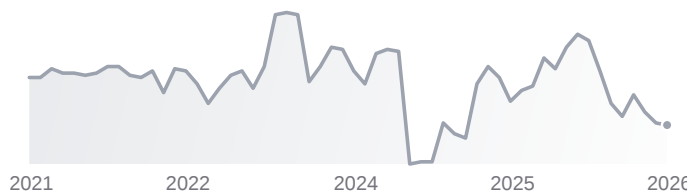
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$290K · Average \$278K

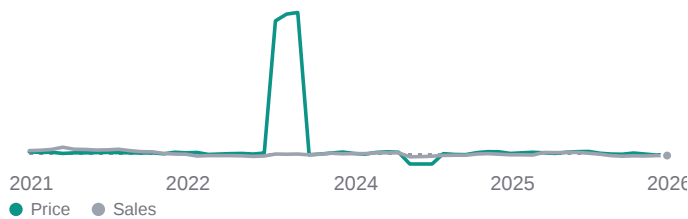


Growth (year over year)

Price -9.7% · Sales -14.4%

Price per square foot

\$168/ft²

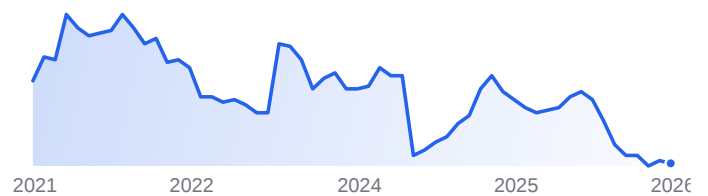
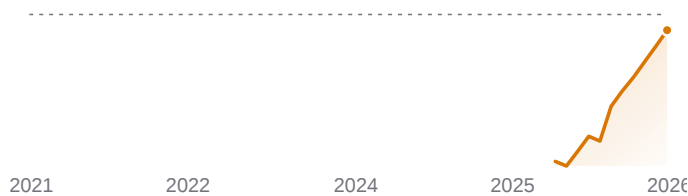


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

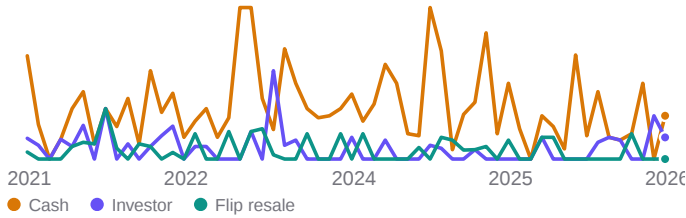
3.2%



BUYERS & OUTCOMES

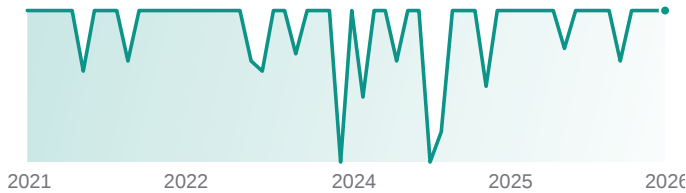
Buyer mix

Cash 29% · Investor 14% · Flip resale 0%



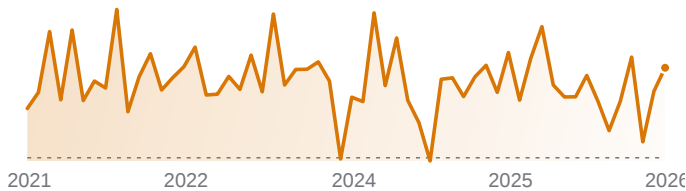
Sellers who sold at a gain

100%

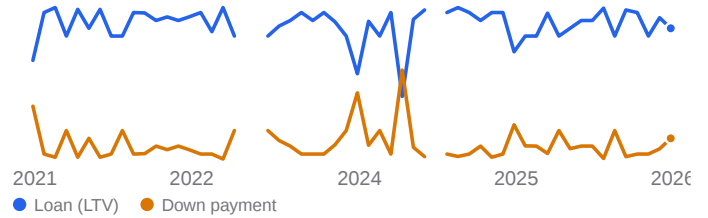


Median annualized return at resale

+8.2%

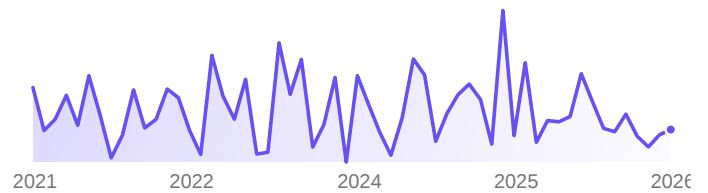


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



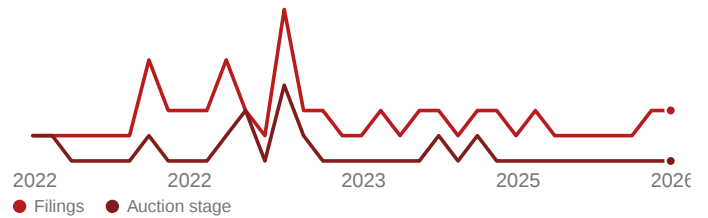
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	3,580
Median value (AVM)	\$229K
Median size	1,387 ft²
Median bedrooms	3
Median year built	1957
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.7%
Owner occupied	87%
Company owned	14%
Median loan-to-value	38%
Typical ownership tenure	19.7 yrs

COMMUNITY

Population	11,982
Density	1,642 / mi²
Median household income	\$64K
Average household income	\$78K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	80
Homes occupied	95%
Bachelor's or higher	14%
Poverty rate	12.8%
Unemployment	1.1%
Average temp	47°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.