

Buffalo 14222

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

SELLER'S MARKET

\$565K

MEDIAN SALE PRICE

+17.3%

1-YR CHANGE

136

SALES (12 MO)

\$536K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100



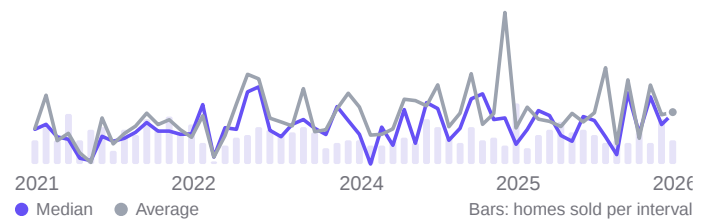
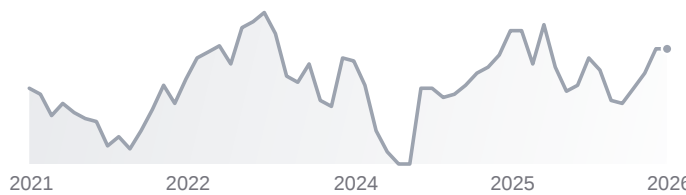
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$555K · Average \$562K

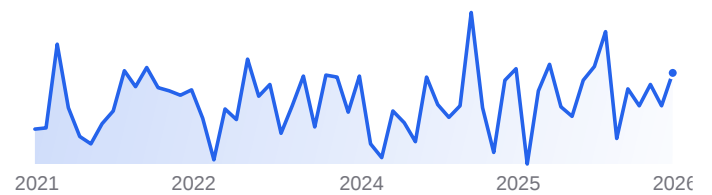
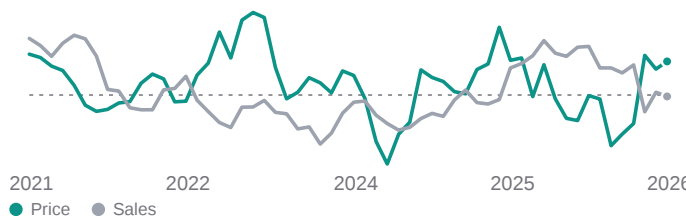


Growth (year over year)

Price +17.3% · Sales -0.7%

Price per square foot

\$212/ft²

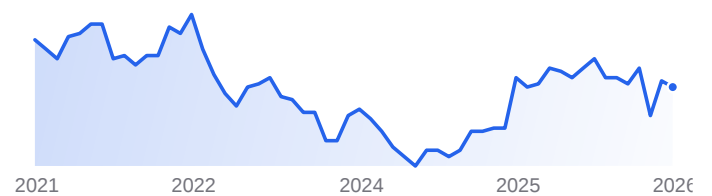


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

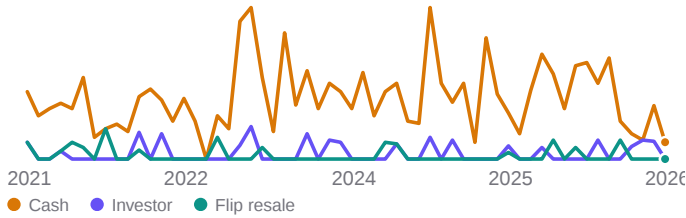
4.6%



BUYERS & OUTCOMES

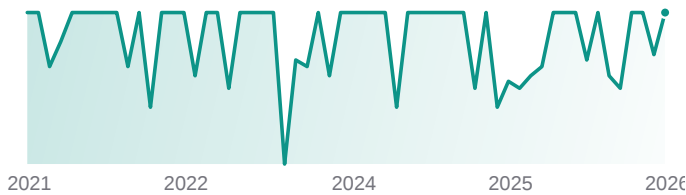
Buyer mix

Cash 11% · Investor 0% · Flip resale 0%



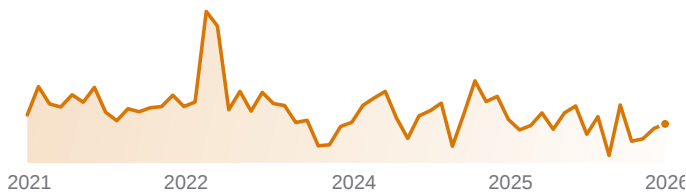
Sellers who sold at a gain

100%

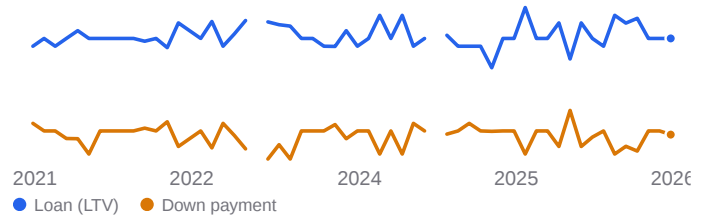


Median annualized return at resale

+4.6%

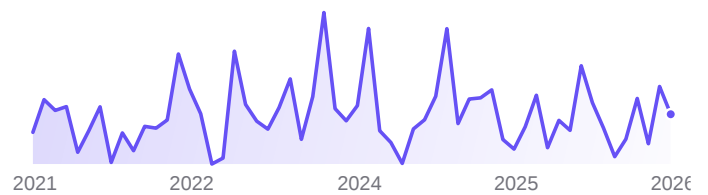


Financing (share of purchase price) Loan (LTV) 80% · Down payment 18%



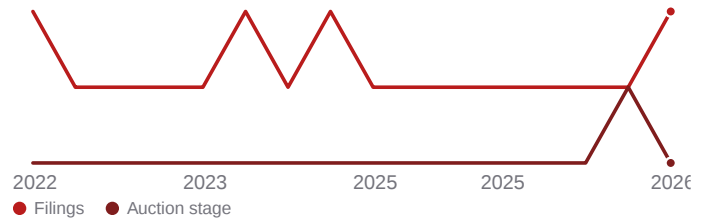
Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	2,982
Median value (AVM)	\$536K
Median size	2,776 ft²
Median bedrooms	4
Median year built	1900
Single family	41%
Condos	8.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.5%
Owner occupied	64%
Company owned	21%
Median loan-to-value	37%

Typical ownership tenure

16.1 yrs

COMMUNITY

Population	14,746
Density	11,989 / mi²
Median household income	\$84K
Average household income	\$111K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	83
Homes occupied	92%
Bachelor's or higher	29%
Poverty rate	11.5%
Unemployment	1.2%
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.