

Buffalo 14225

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

SELLER'S MARKET

\$218K

MEDIAN SALE PRICE

-3.5%

1-YR CHANGE

630

SALES (12 MO)

\$220K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

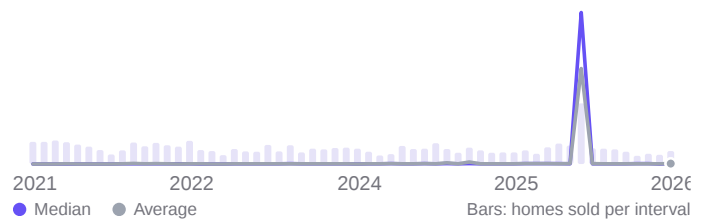
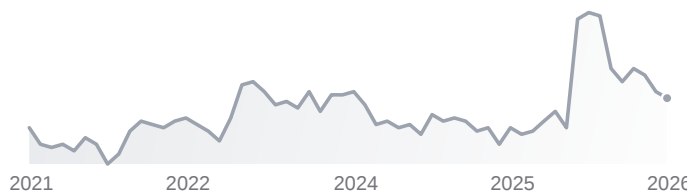
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$250K · Average \$249K

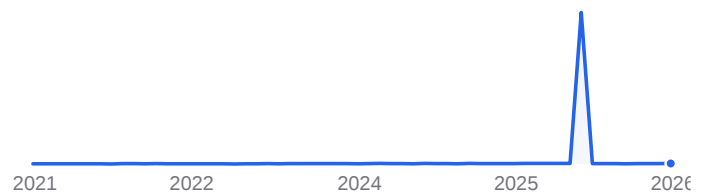


Growth (year over year)

Price -3.5% · Sales +29.6%

Price per square foot

\$179/ft²

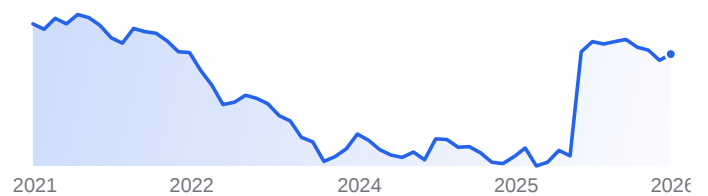
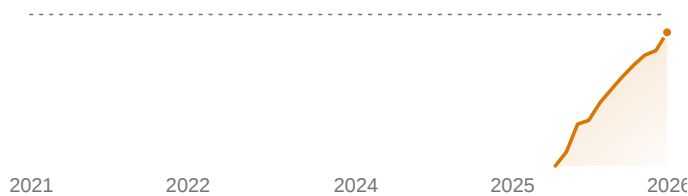


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

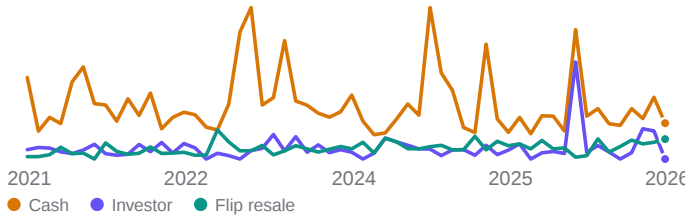
4.9%



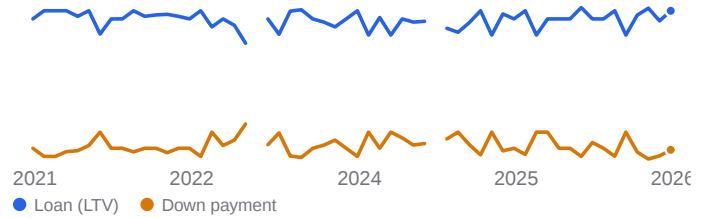
BUYERS & OUTCOMES

Buyer mix

Cash 24% · Investor 0% · Flip resale 13%

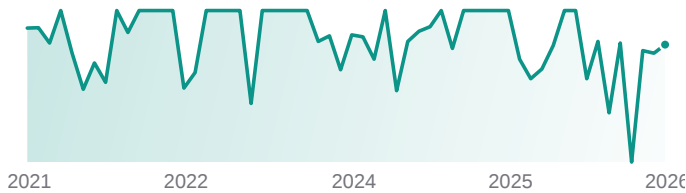


Financing (share of purchase price) Loan (LTV) 95% · Down payment 9.1%



Sellers who sold at a gain

95%



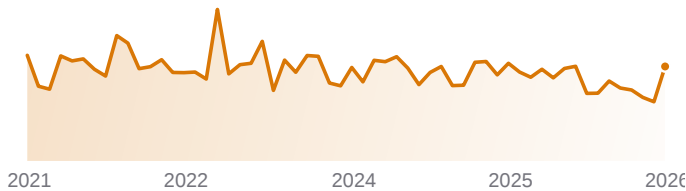
Typical hold before selling

5.6 yrs



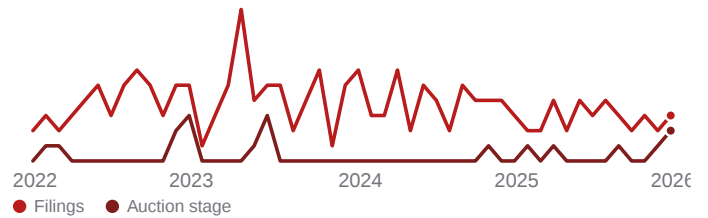
Median annualized return at resale

+9.8%



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	12,844
Median value (AVM)	\$220K
Median size	1,299 ft²
Median bedrooms	3
Median year built	1953
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	0.5%
Owner occupied	80%
Company owned	17%
Median loan-to-value	36%
Typical ownership tenure	16.7 yrs

COMMUNITY

Population	34,842
Density	3,011 / mi²
Median household income	\$63K
Average household income	\$77K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	86
Homes occupied	95%
Bachelor's or higher	19%
Poverty rate	9.4%
Unemployment	1.2%
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.