

SEE YOUR NEXT HOME WITH CLARITY

What Every First-Time Buyer in Buffalo Should Know

Welcome & What to Expect

Welcome to your Buffalo Buyer Guide! Whether you're just starting to explore or actively searching for a home, this guide is built to help you navigate today's competitive market with clarity and confidence.

Quick Facts About Today's Market in Erie County NY (4/29/2026)

- Median Sale Price: \$287,000
- Median Days on Market: 9
- Sellers are receiving 103% of asking on average

We created this guide because national headlines don't always reflect our local reality in Erie County, and as a first-time buyer, you deserve advice that works here.

3 Essential Tips for First-Time Buyers

1. Get Pre-Approved Before You Look

This step gives you confidence and shows sellers you're serious. Without it, you may miss out on fast-moving homes.

2. Understand Your True Budget

Look beyond the price tag. Include taxes, insurance, maintenance, and utilities when deciding what you can comfortably afford.

3. Work With a Local Expert

Buffalo's neighborhoods move differently. A local expert can guide you through school zones, inspection red flags, and hidden gems.

3 Mistakes to Avoid

1. Waiting too long to make an offer
2. Not making a list of ideal home "wants" vs "needs"
3. Listening to out-of-town advice instead of local market data

Instead: Shop smart, act confidently, and lean on your real estate professional.

