

METRO 50

BUFFALO-NIAGARA

Top 100 Largest Metros

AFFORDABLE HOUSING

Buffalo-Niagara
Metro Population: 1.13 Million

1 of only 3 losing population

Lowest average home price

Lowest average rental rate

AMONG OUR PEERS

Least burdensome rental
market as % of income

Most affordable market to buy
a home relative to income

Average rent: \$733/month

Second fastest declining
since 2010

45 Richmond, VA • 1.28M

46 New Orleans, LA • 1.27M

47 Hartford, CT • 1.21M

48 Salt Lake City, UT • 1.19M

49 Birmingham, AL • 1.14M

50 **BUFFALO** • 1.13M

51 Rochester, NY • 1.08M

52 Grand Rapids, MI • 1.05M

53 Tucson, AZ • 1.02M

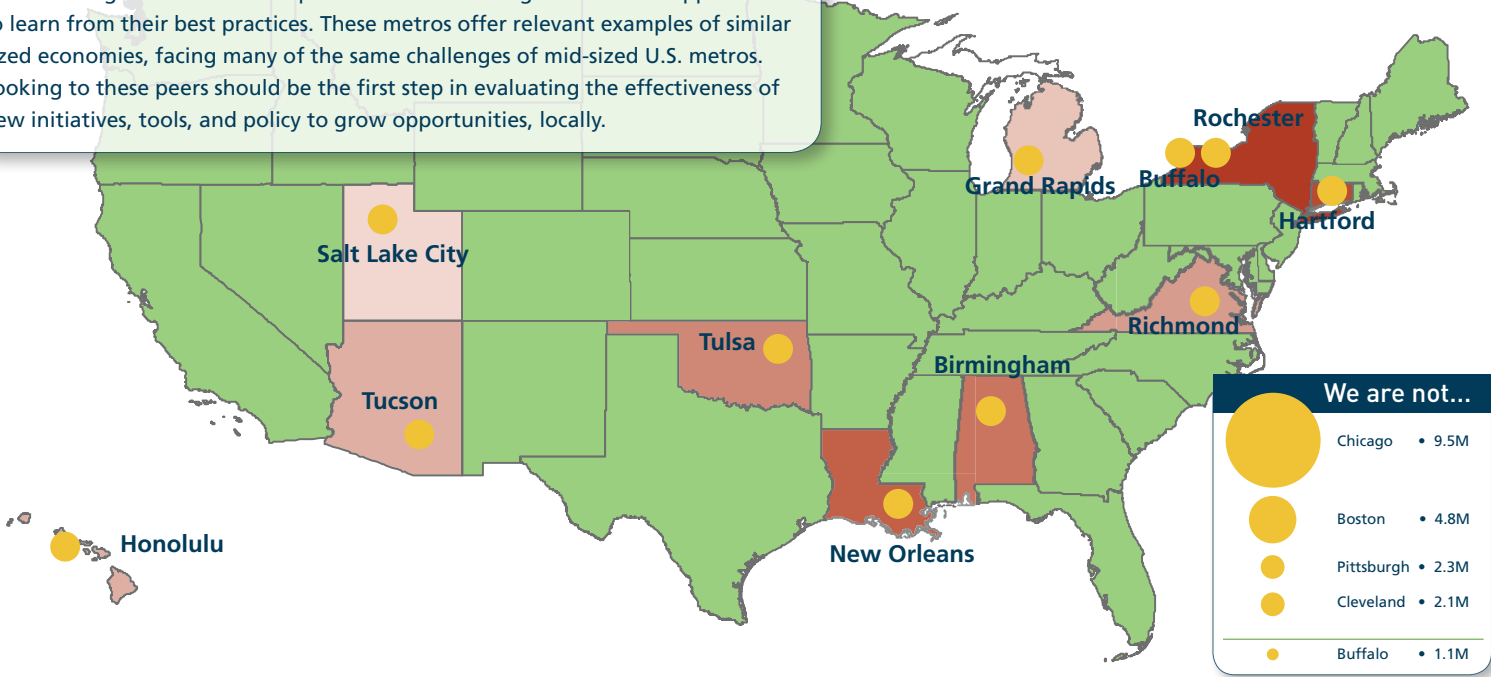
54 Honolulu, HI • 993K

55 Tulsa, OK • 987K

Number of peer metros using
INCLUSIONARY ZONING
in their principal city? = **ZERO**

Among Our Peers

The Buffalo Niagara region ranks as the 50th largest metropolitan area in the United States. Regions ranking closely above and below Buffalo Niagara are peer metros that give context to the performance of our region and offer opportunities to learn from their best practices. These metros offer relevant examples of similar sized economies, facing many of the same challenges of mid-sized U.S. metros. Looking to these peers should be the first step in evaluating the effectiveness of new initiatives, tools, and policy to grow opportunities, locally.



RANKING	METRO	POPULATION*	GROWTH SINCE 2010*	MEDIAN INCOME***	OWNER OCCUPIED HOMES		RENTAL HOMES		PRINCIPLE CITY INCLUSIONARY ZONING?****
					MEDIAN PRICE**	PRICE VS. INCOME	AVERAGE RENT***	% OF INCOME	
45	Richmond, VA	1,281,708	6.09%	\$60,713	\$234,600	3.9x	\$1,019	20.1%	No
46	New Orleans, LA	1,268,883	6.64%	\$48,343	\$186,400	3.9x	\$920	22.8%	No
47	Hartford, CT	1,206,836	-0.46%	\$72,275	\$208,100	2.9x	\$1,039	17.3%	No
48	Salt Lake City, UT	1,186,187	9.04%	\$65,792	\$284,000	4.3x	\$964	17.6%	No
49	Birmingham, AL	1,147,417	1.72%	\$51,459	\$183,000	3.6x	\$809	18.9%	No
50	Buffalo	1,132,804	-0.24%	\$51,772	\$125,900	2.4x	\$733	17.0%	No
51	Rochester, NY	1,078,879	-0.07%	\$53,667	\$128,500	2.4x	\$833	18.6%	No
52	Grand Rapids, MI	1,047,099	5.88%	\$55,459	\$164,100	3.0x	\$794	17.2%	No
53	Tucson, AZ	1,016,206	3.67%	\$47,099	\$202,700	4.3x	\$824	21.0%	No
54	Honolulu, HI	992,605	4.13%	\$72,273	\$746,000	10.3x	\$1,638	27.2%	No
55	Tulsa, OK	987,201	5.30%	\$51,352	\$151,400	2.9x	\$791	18.5%	No

*Census Bureau, 2016 MSA Estimates
 **National Association of Realtors 2017 Q1 Median Sales for Single Family Homes
 ***US Census Bureau, 2015 American Community Survey
 ****Buffalo Niagara Partnership telephone survey of peer city governments