BUFFALO-NIAGARA Metro Population: 1.13 Million

1 of only 3 losing population

Lowest average home price

Lowest average rental rate

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

AMONG OUR PEERS

50 BUFFALO • 1.13M

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

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

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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.

The chart below provides a snapshot of key metrics for each of the peer metros:

- **Population**
- **Growth Since 2010**
- **Median Income**
- **Median Price**
- **Price vs. Income**
- **Average Rent**
- **% of Income**
- **Inclusionary Zoning**

*Source: 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