ZIP 14221, Williamsville, New York.

Current market data.

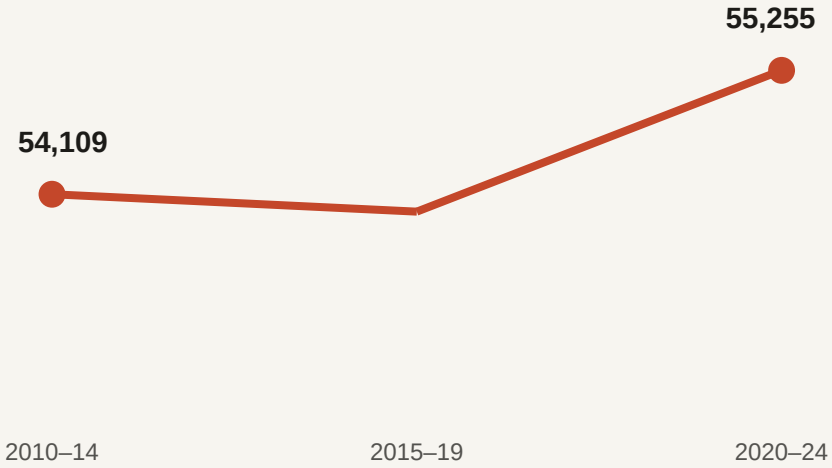
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

55,255 people call ZIP 14221 home.

55,255

people.



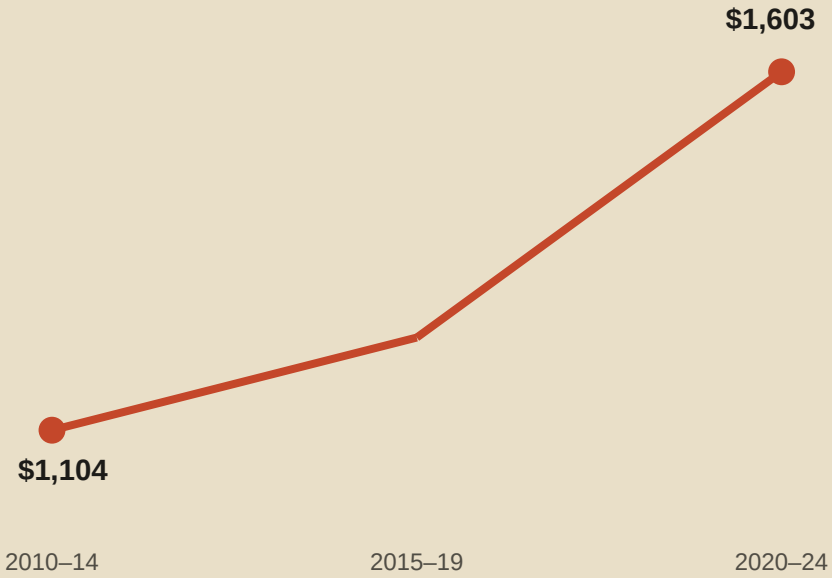
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 45% since the 2010–2014 survey, before inflation.

$1,603

a month. New York's median is $1,621.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

86%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.2–1.9% to the 25,661 homes here.

57–486

is the estimated number of missing housing units, from the lowest to the highest of three estimates.

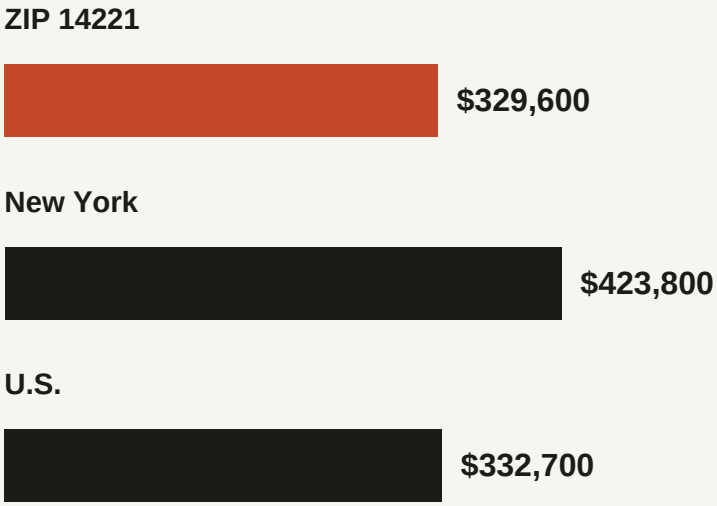
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 22% less than New York's.

$329,600

median home value in ZIP 14221.



Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 14221'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at **almanacdata.ai/e/zip/14221/**