

Marcy

Community · NY · New York > Oneida County

SELLER'S MARKET

\$396K

MEDIAN SALE PRICE

+165.0%

1-YR CHANGE

36

SALES (12 MO)

\$299K

MEDIAN VALUE (AVM)

Market temperature

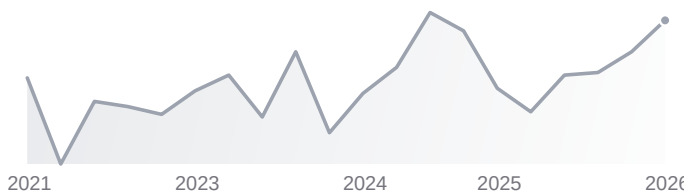
Seller's market · 68 / 100



MARKET TRENDS (5 YEARS)

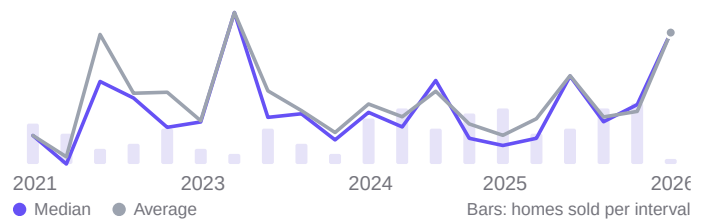
Market temperature (0–100)

68 / 100



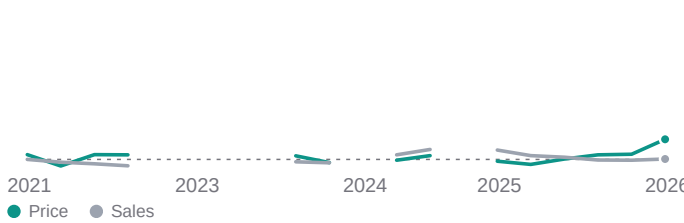
Sale prices

Median \$550K · Average \$550K



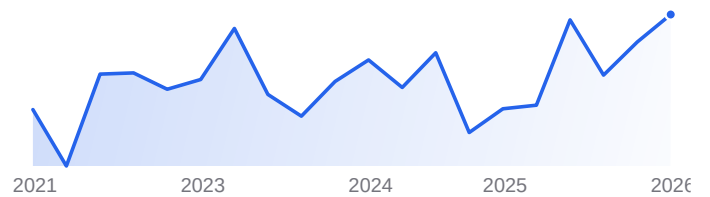
Growth (year over year)

Price +165.0% · Sales +2.9%



Price per square foot

\$250/ft²



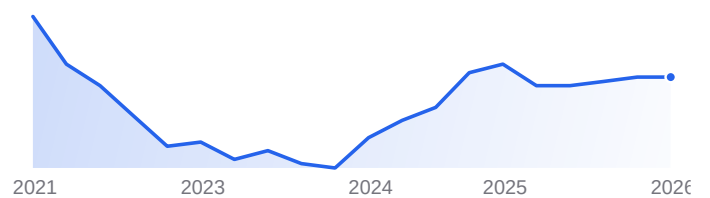
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

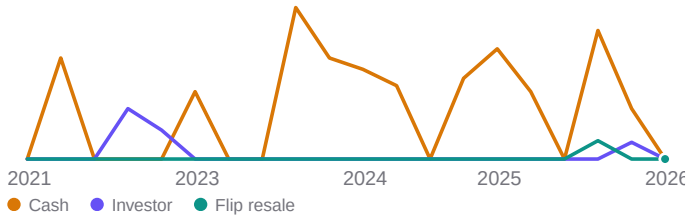
2.2%



BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



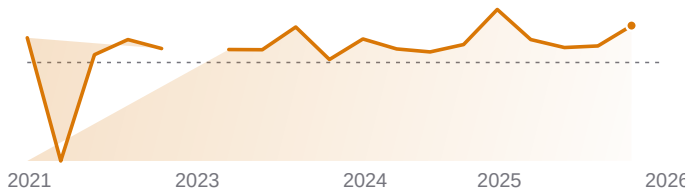
Sellers who sold at a gain

100%

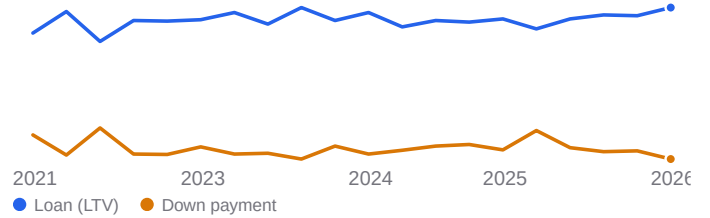


Median annualized return at resale

+15.0%

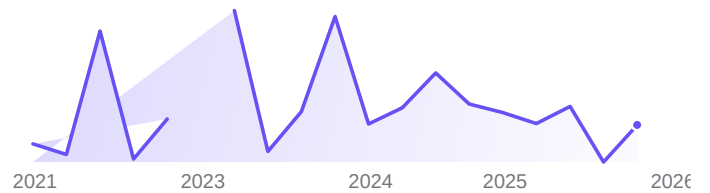


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



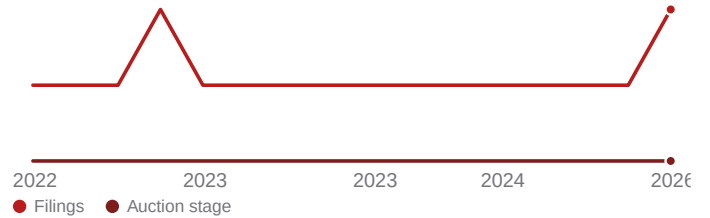
Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	1,670
Median value (AVM)	\$299K
Median size	1,726 ft²
Median bedrooms	3
Median year built	1969
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.3%
Owner occupied	90%
Company owned	17%
Median loan-to-value	35%
Typical ownership tenure	12.1 yrs

COMMUNITY

Population	638
Density	371 / mi²
Median household income	\$87K
Average household income	\$114K
Crime index (US avg 100)	17
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	52
Homes occupied	96%
Bachelor's or higher	20%
Poverty rate	4.1%
Unemployment	1.1%
Average temp	47°F
Annual precip	44 in
Sunshine	46%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.