

Onondaga County, NY

County · NY · New York

BALANCED MARKET

\$263K

MEDIAN SALE PRICE

+8.4%

1-YR CHANGE

5,199

SALES (12 MO)

\$261K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



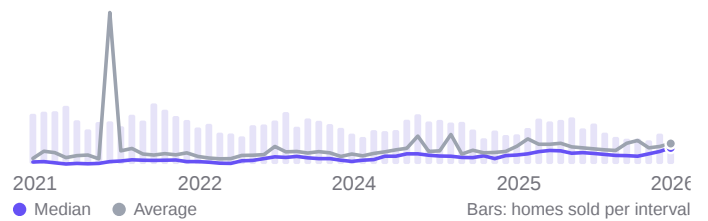
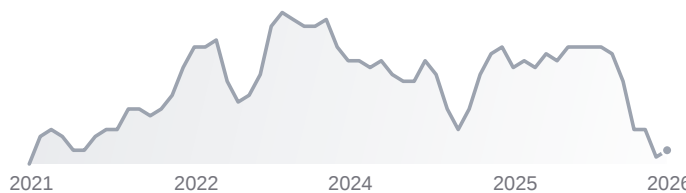
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$290K · Average \$327K

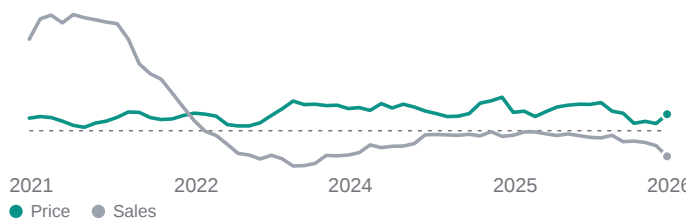


Growth (year over year)

Price +8.4% · Sales -13.0%

Price per square foot

\$199/ft²

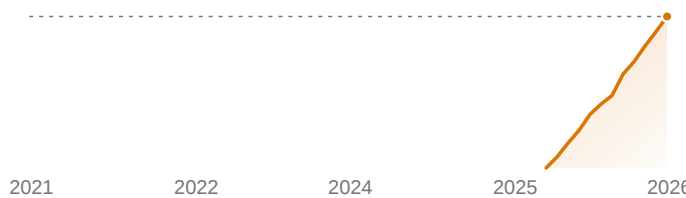


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

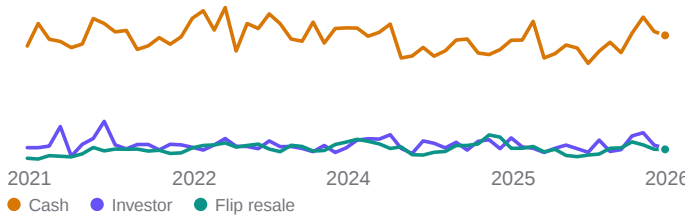
3.4%



BUYERS & OUTCOMES

Buyer mix

Cash 45% · Investor 5.8% · Flip resale 5.5%



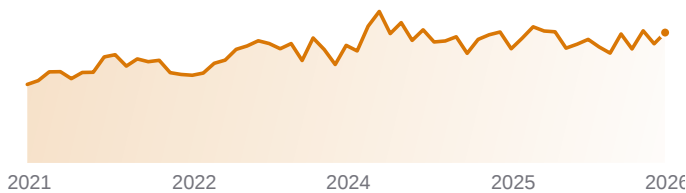
Sellers who sold at a gain

95%

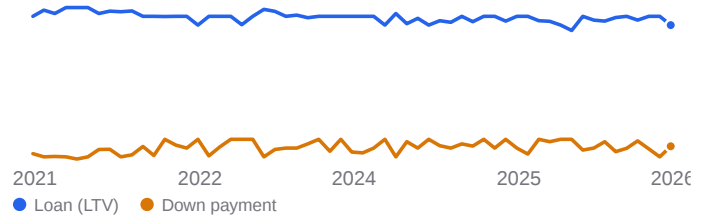


Median annualized return at resale

+8.4%

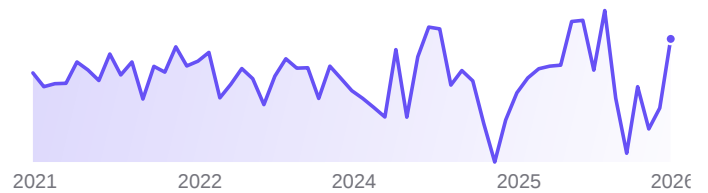


Financing (share of purchase price) Loan (LTV) 85% · Down payment 16%



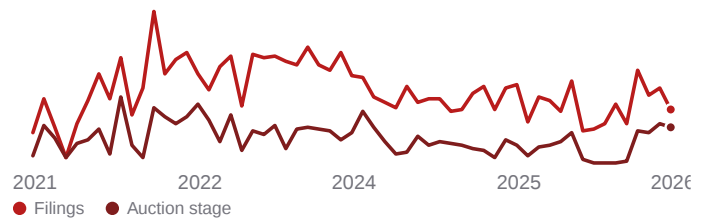
Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 30 · Auction stage 20



HOUSING STOCK

Homes	150,827
Median value (AVM)	\$261K
Median size	1,632 ft²
Median bedrooms	3
Median year built	1959
Single family	82%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.1%
Owner occupied	83%
Company owned	15%
Median loan-to-value	32%

Typical ownership tenure

9.2 yrs

COMMUNITY

Population	470,454
Density	604 / mi²
Median household income	\$72K
Average household income	\$97K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	41
Homes occupied	93%
Bachelor's or higher	21%
Poverty rate	13.6%
Unemployment	1.0%
Average temp	47°F
Annual precip	41 in
Sunshine	46%

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