

Clay 13041

ZIP code · NY · New York > Onondaga County

BALANCED MARKET

\$300K

MEDIAN SALE PRICE

+4.0%

1-YR CHANGE

156

SALES (12 MO)

\$287K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

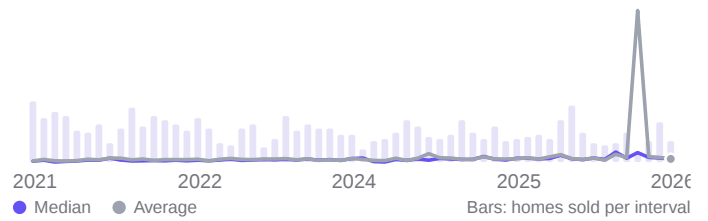
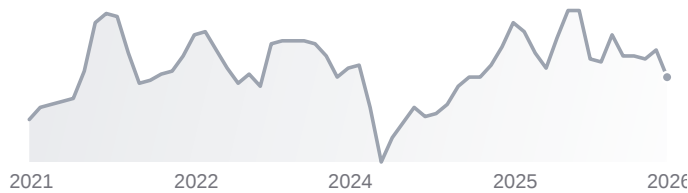
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$265K · Average \$272K

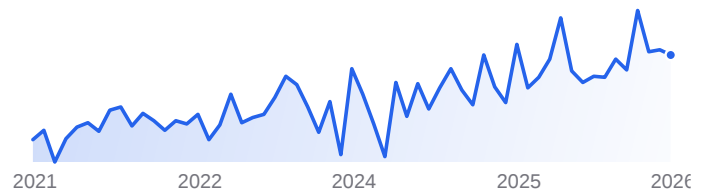
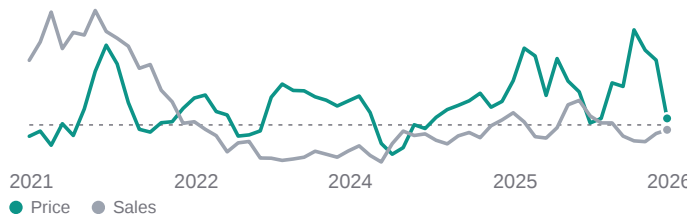


Growth (year over year)

Price +4.0% · Sales -3.1%

Price per square foot

\$200/ft²

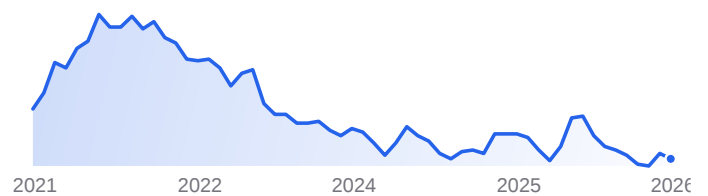
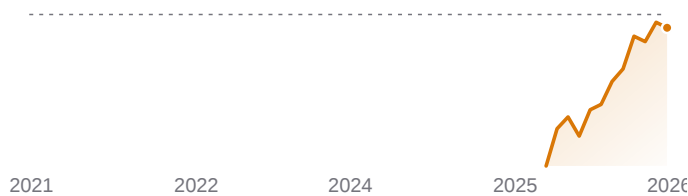


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

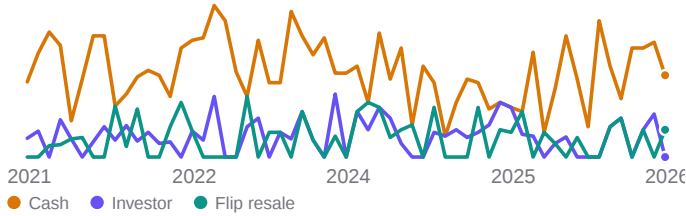
3.5%



BUYERS & OUTCOMES

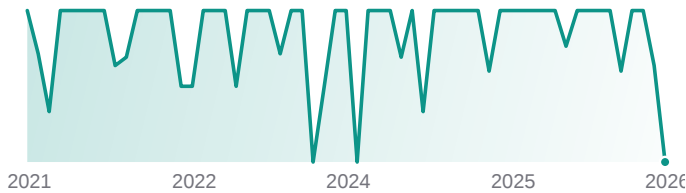
Buyer mix

Cash 30% · Investor 0% · Flip resale 10%



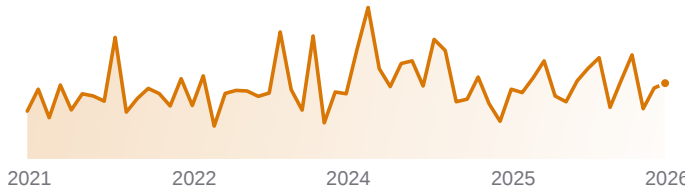
Sellers who sold at a gain

75%

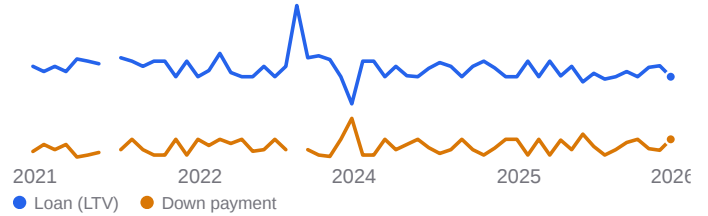


Median annualized return at resale

+7.7%

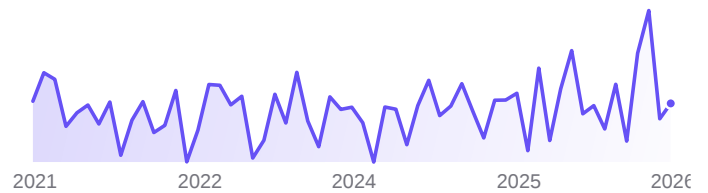


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



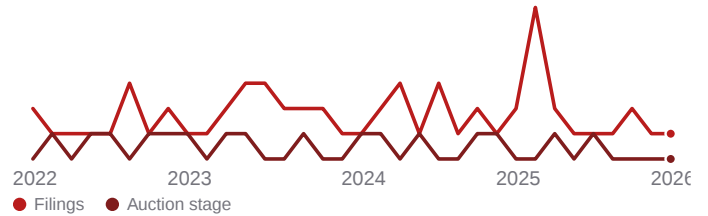
Typical hold before selling

6.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,515
Median value (AVM)	\$287K
Median size	1,640 ft²
Median bedrooms	3
Median year built	1980
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.7%
Owner occupied	90%
Company owned	10%
Median loan-to-value	39%
Typical ownership tenure	9.6 yrs

COMMUNITY

Population	12,919
Density	660 / mi²
Median household income	\$104K
Average household income	\$125K
Crime index (US avg 100)	26
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	42
Homes occupied	97%
Bachelor's or higher	24%
Poverty rate	3.3%
Unemployment	1.2%
Average temp	47°F
Annual precip	43 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.