

Cleveland 13042

ZIP code · NY · New York > Oneida County > Cleveland

BALANCED MARKET

\$173K

MEDIAN SALE PRICE

+71.6%

1-YR CHANGE

27

SALES (12 MO)

\$223K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100

Buyer's market

Balanced

Seller's market

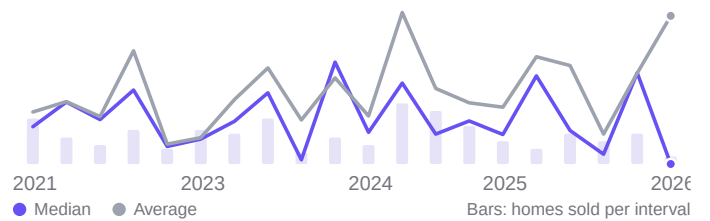
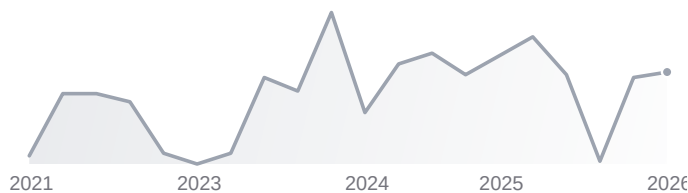
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$67K · Average \$296K

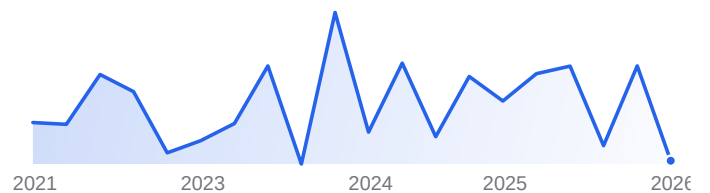
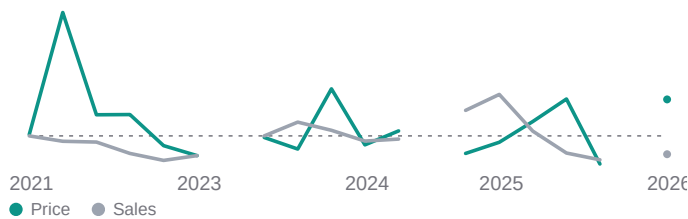


Growth (year over year)

Price +71.6% · Sales -35.7%

Price per square foot

\$54/ft²

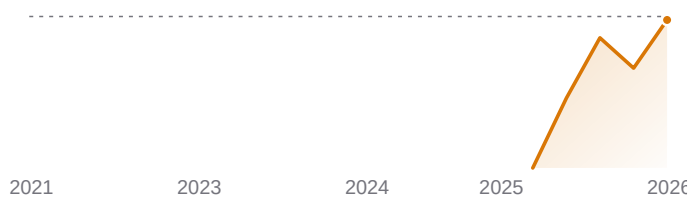


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

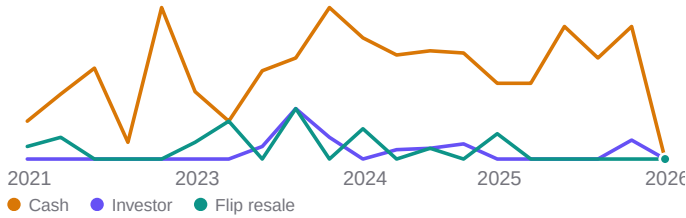
1.9%



BUYERS & OUTCOMES

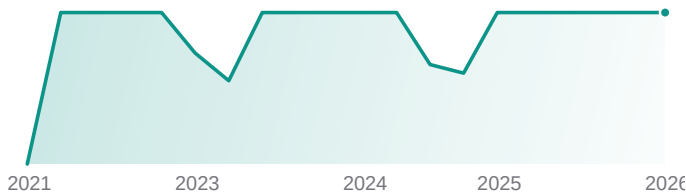
Buyer mix

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



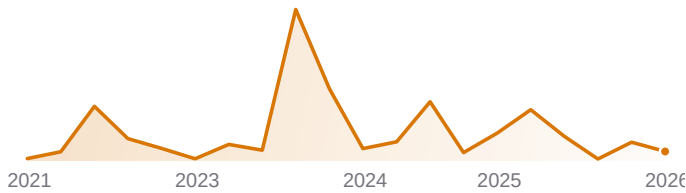
Sellers who sold at a gain

100%

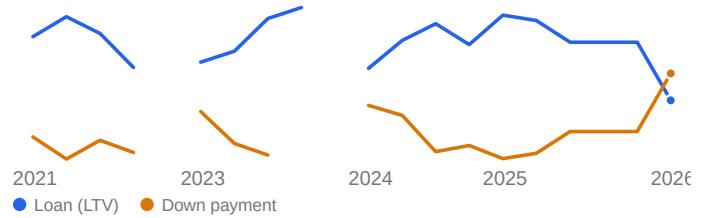


Median annualized return at resale

+5.0%

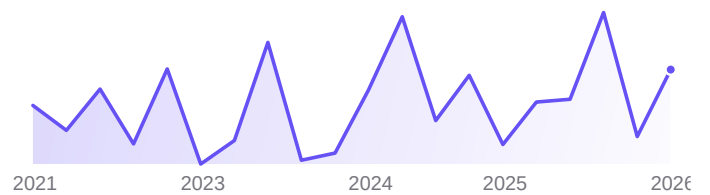


Financing (share of purchase price) Loan (LTV) 41% · Down payment 59%



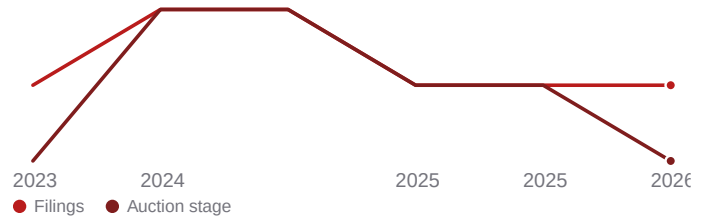
Typical hold before selling

7.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,385
Median value (AVM)	\$223K
Median size	1,375 ft²
Median bedrooms	3
Median year built	1970
Single family	63%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	0.9%
Owner occupied	64%
Company owned	12%
Median loan-to-value	22%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	2,713
Density	41 / mi²
Median household income	\$73K
Average household income	\$96K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	45
Homes occupied	77%
Bachelor's or higher	22%
Poverty rate	9.8%
Unemployment	1.1%
Average temp	46°F
Annual precip	46 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.