

Durhamville 13054

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

SELLER'S MARKET

\$180K

MEDIAN SALE PRICE

+144.9%

1-YR CHANGE

12

SALES (12 MO)

\$194K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

Balanced

Seller's market

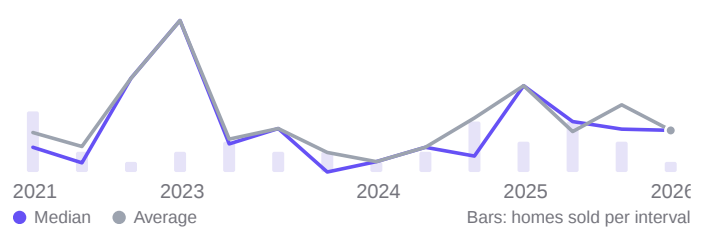
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

77 / 100

Sale prices

Median \$180K · Average \$180K

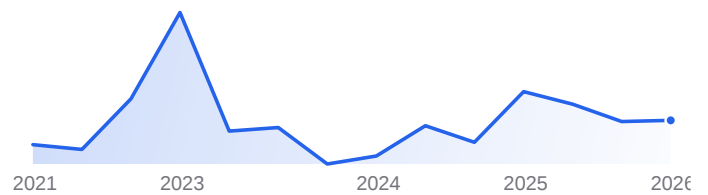


Growth (year over year)

Price +144.9% · Sales +20.0%

Price per square foot

\$114/ft²



Sale premium vs estimated value

-16.3%

Annual turnover (share of homes sold)

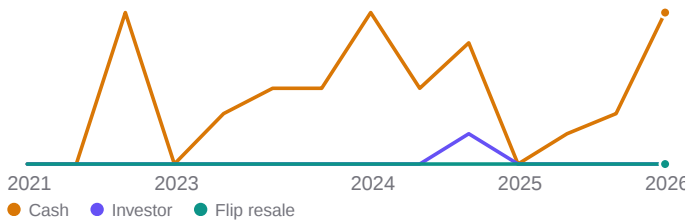
2.5%



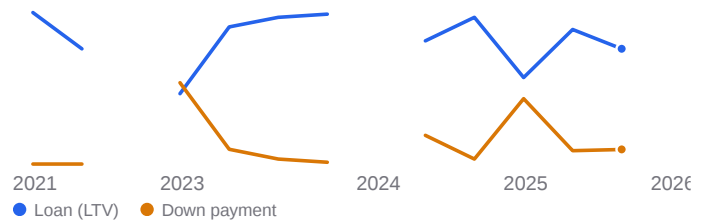
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

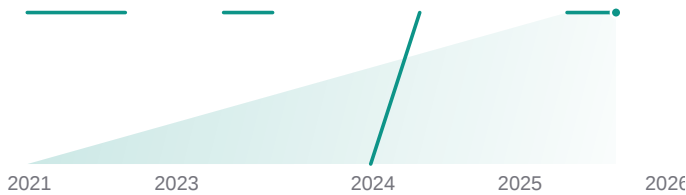


Financing (share of purchase price) Loan (LTV) 75% · Down payment 11%



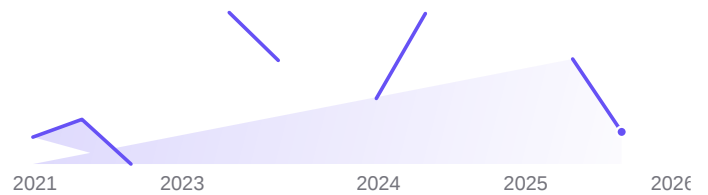
Sellers who sold at a gain

100%



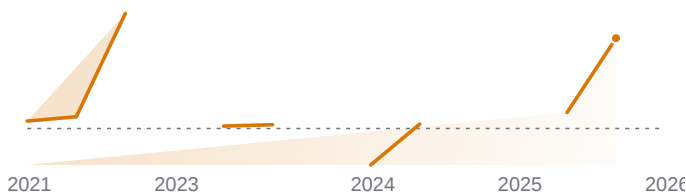
Typical hold before selling

3.7 yrs



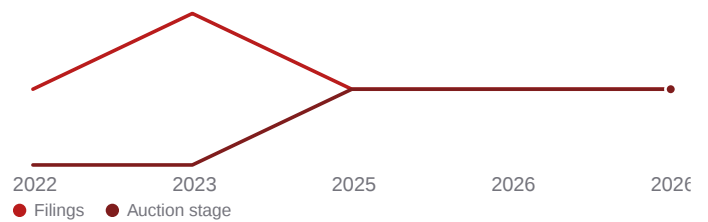
Median annualized return at resale

+102.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	482
Median value (AVM)	\$194K
Median size	1,508 ft²
Median bedrooms	3
Median year built	1959
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	3.0%
Owner occupied	89%
Company owned	11%
Median loan-to-value	32%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	1,636
Density	69 / mi²
Median household income	\$83K
Average household income	\$93K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	44
Homes occupied	86%
Bachelor's or higher	20%
Poverty rate	7.8%
Unemployment	1.1%
Average temp	47°F
Annual precip	43 in
Sunshine	46%

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