

Richland 13144

ZIP code · NY · New York > Oswego County

BALANCED MARKET

\$114K

MEDIAN SALE PRICE

+14.0%

1-YR CHANGE

23

SALES (12 MO)

\$153K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



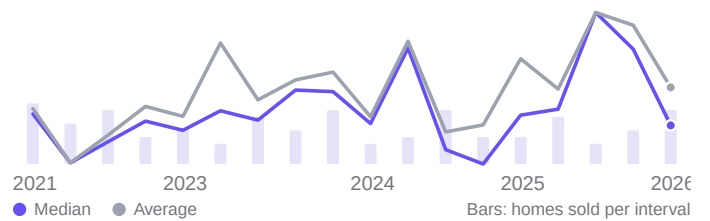
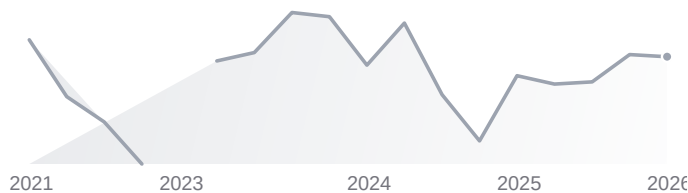
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$87K · Average \$136K

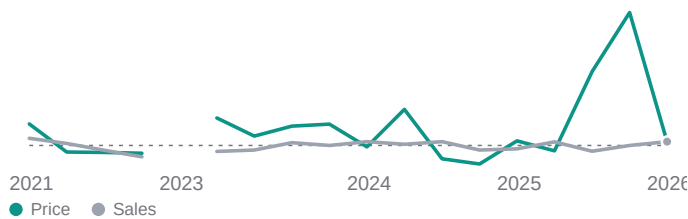


Growth (year over year)

Price +14.0% · Sales +15.0%

Price per square foot

\$79/ft²

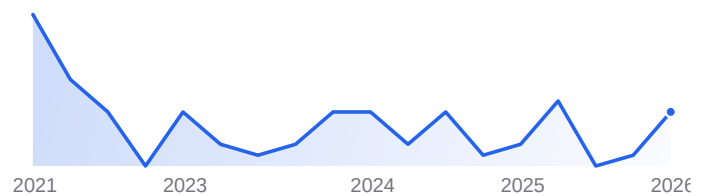
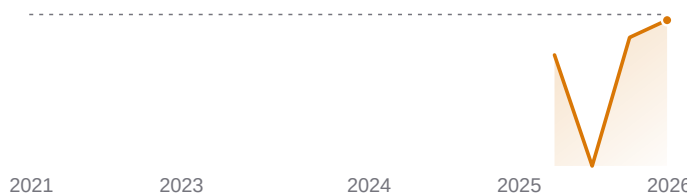


Sale premium vs estimated value

-1.3%

Annual turnover (share of homes sold)

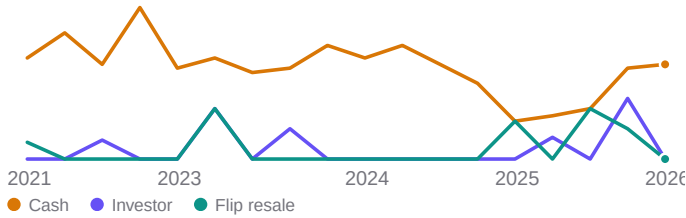
2.6%



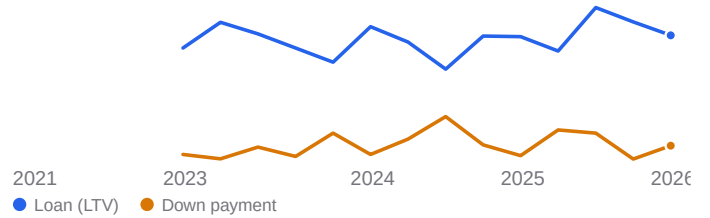
BUYERS & OUTCOMES

Buyer mix

Cash 63% · Investor 0% · Flip resale 0%

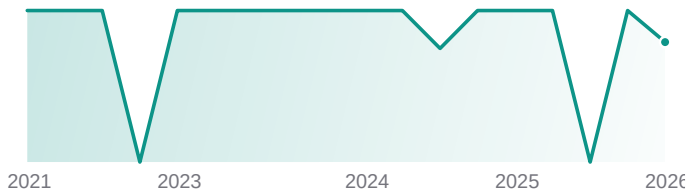


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



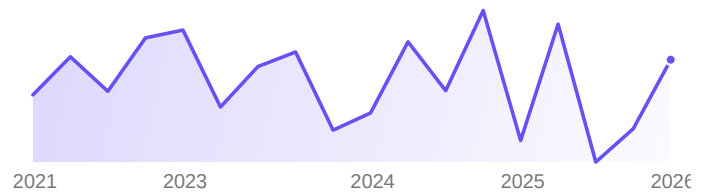
Sellers who sold at a gain

79%



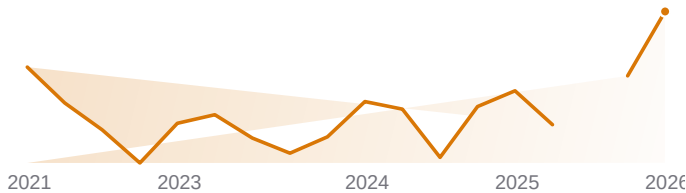
Typical hold before selling

6.9 yrs



Median annualized return at resale

+25.0%



HOUSING STOCK

Homes	877
Median value (AVM)	\$153K
Median size	1,120 ft²
Median bedrooms	3
Median year built	1977
Single family	42%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.8%
Owner occupied	51%
Company owned	11%
Median loan-to-value	27%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	1,187
Density	33 / mi²
Median household income	\$55K
Average household income	\$80K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	46
Homes occupied	73%
Bachelor's or higher	13%
Poverty rate	21.6%
Unemployment	1.2%
Average temp	44°F
Annual precip	53 in
Sunshine	46%

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