

Syracuse 13207

ZIP code · NY · New York > Onondaga County > Syracuse

BUYER'S MARKET

\$142K

MEDIAN SALE PRICE

-11.7%

1-YR CHANGE

180

SALES (12 MO)

\$147K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



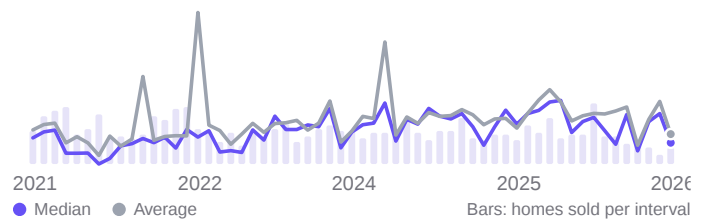
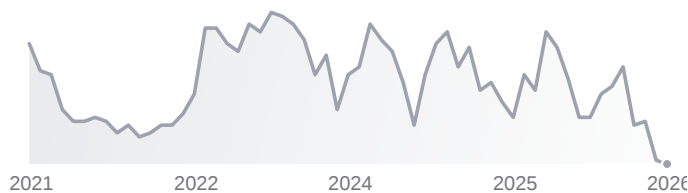
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$110K · Average \$126K

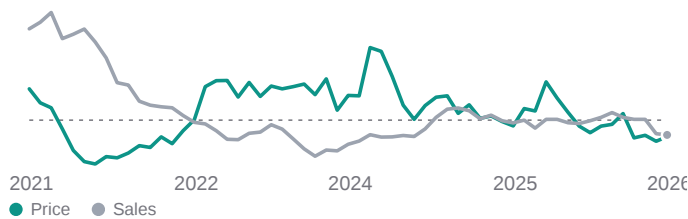


Growth (year over year)

Price -11.7% · Sales -10.4%

Price per square foot

\$67/ft²

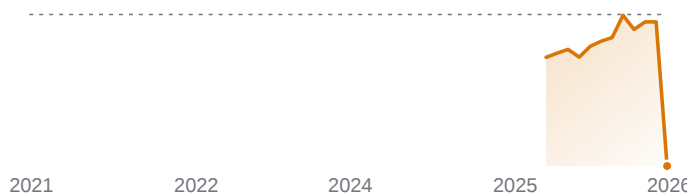


Sale premium vs estimated value

-23.5%

Annual turnover (share of homes sold)

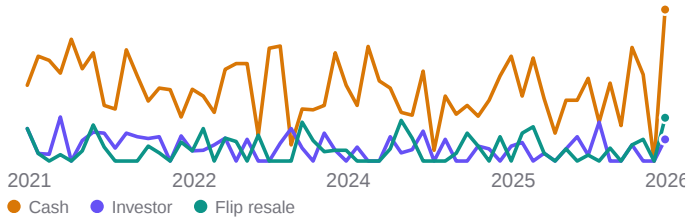
4.1%



BUYERS & OUTCOMES

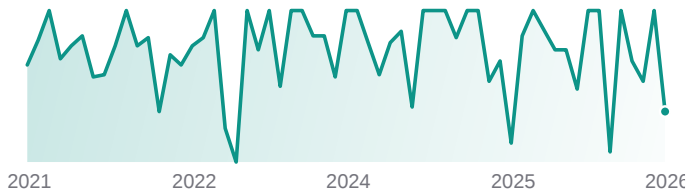
Buyer mix

Cash 78% · Investor 11% · Flip resale 22%



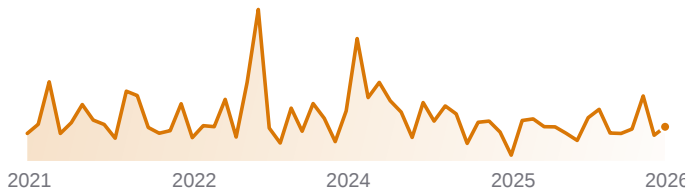
Sellers who sold at a gain

71%

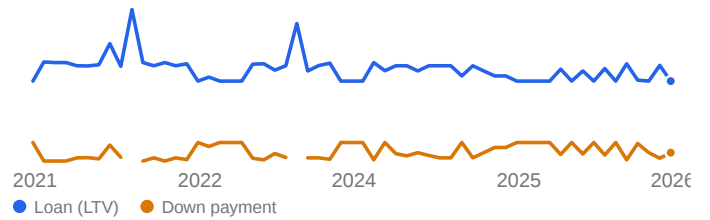


Median annualized return at resale

+6.7%

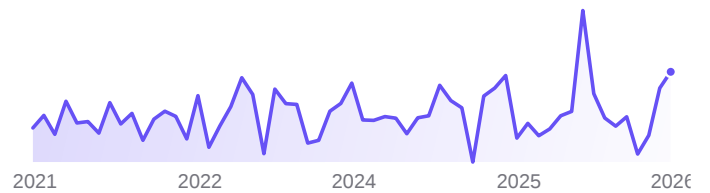


Financing (share of purchase price) Loan (LTV) 80% · Down payment 10%



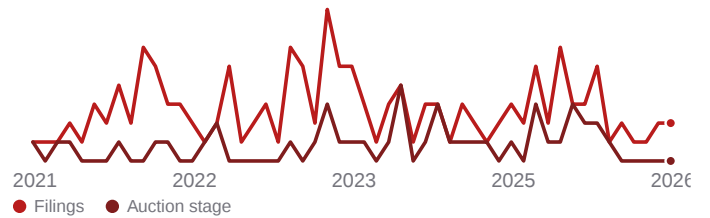
Typical hold before selling

11.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	4,430
Median value (AVM)	\$147K
Median size	1,506 ft²
Median bedrooms	3
Median year built	1930
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	3.8%
Owner occupied	74%
Company owned	15%
Median loan-to-value	37%
Typical ownership tenure	9.5 yrs

COMMUNITY

Population	13,262
Density	4,043 / mi²
Median household income	\$61K
Average household income	\$76K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	38
Homes occupied	92%
Bachelor's or higher	18%
Poverty rate	24.5%
Unemployment	0.9%
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.