

Syracuse 13209

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

BALANCED MARKET

\$219K

MEDIAN SALE PRICE

+9.0%

1-YR CHANGE

170

SALES (12 MO)

\$227K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

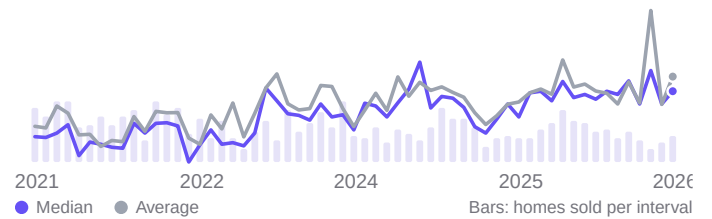
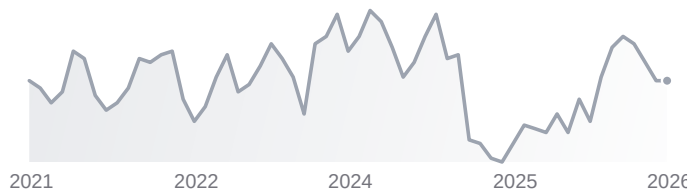
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$215K · Average \$238K

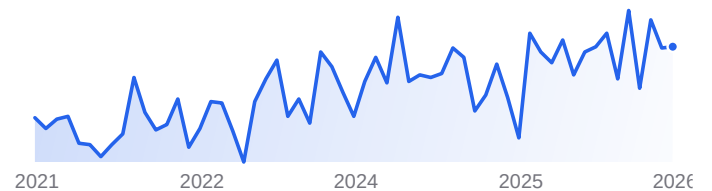
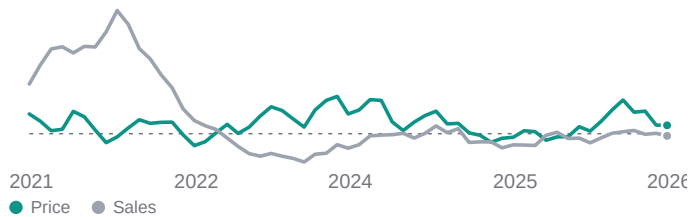


Growth (year over year)

Price +9.0% · Sales -2.3%

Price per square foot

\$162/ft²

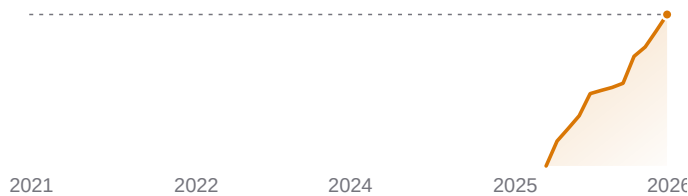


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

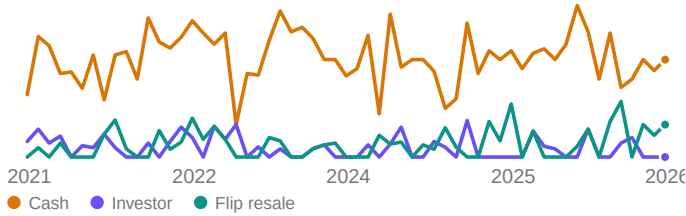
3.6%



BUYERS & OUTCOMES

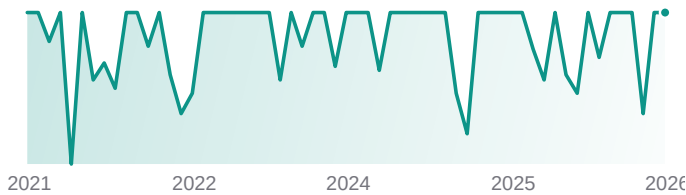
Buyer mix

Cash 50% · Investor 0% · Flip resale 17%



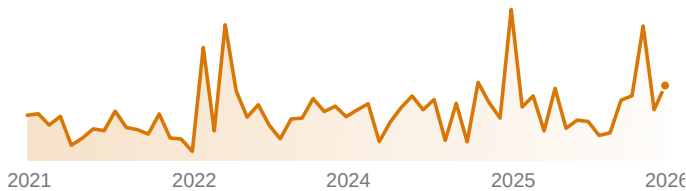
Sellers who sold at a gain

100%

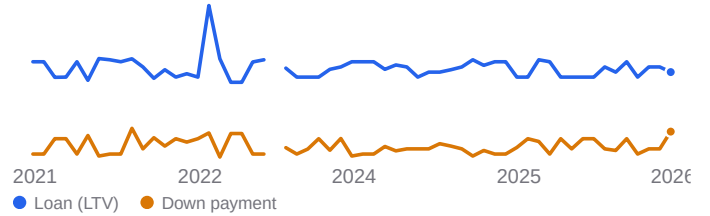


Median annualized return at resale

+10.9%

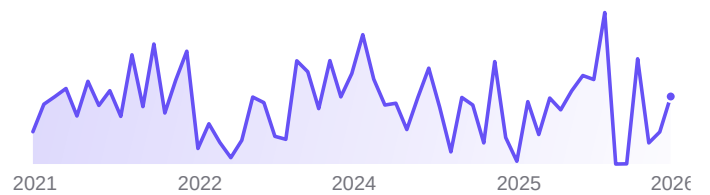


Financing (share of purchase price) Loan (LTV) 85% · Down payment 27%



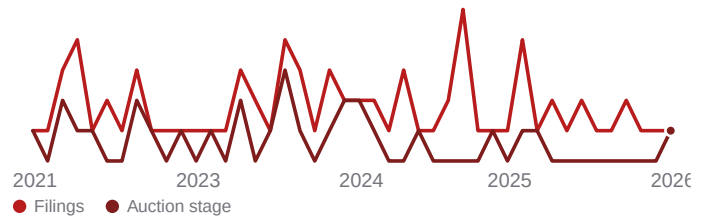
Typical hold before selling

7.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,719
Median value (AVM)	\$227K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1956
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	0.6%
Owner occupied	83%
Company owned	16%
Median loan-to-value	20%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	12,868
Density	820 / mi²
Median household income	\$65K
Average household income	\$84K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	40
Homes occupied	94%
Bachelor's or higher	18%
Poverty rate	8.6%
Unemployment	1.1%
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.