

Boonville 13309

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

SELLER'S MARKET

\$211K

MEDIAN SALE PRICE

+150.8%

1-YR CHANGE

57

SALES (12 MO)

\$195K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

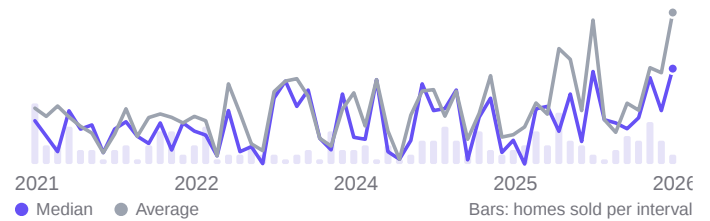
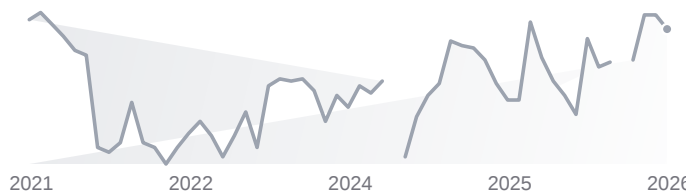
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$252K · Average \$389K

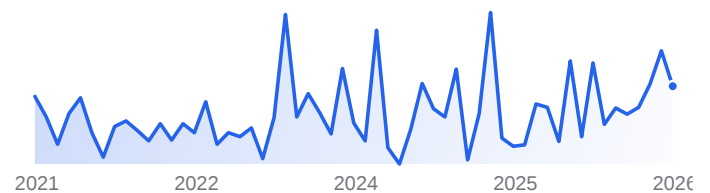
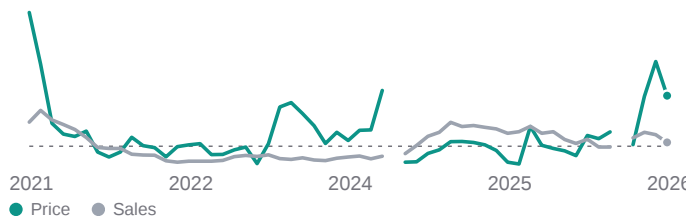


Growth (year over year)

Price +150.8% · Sales +11.8%

Price per square foot

\$126/ft²

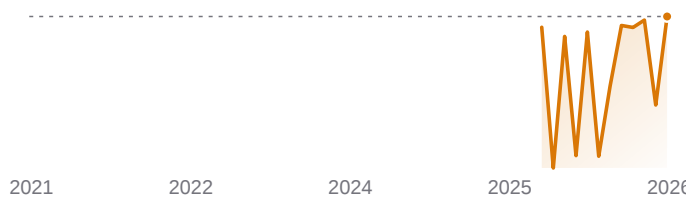


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

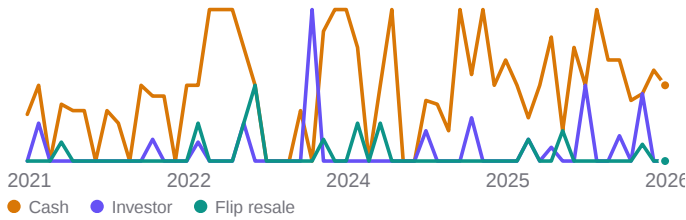
2.1%



BUYERS & OUTCOMES

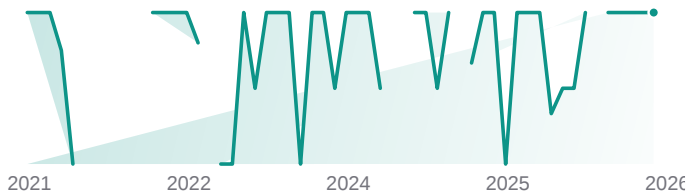
Buyer mix

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



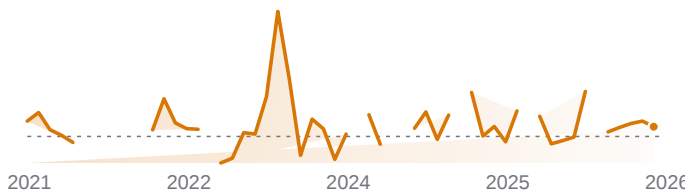
Sellers who sold at a gain

100%

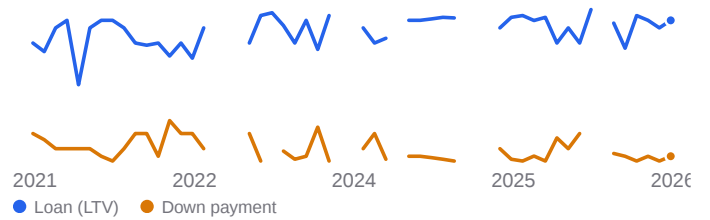


Median annualized return at resale

+4.7%

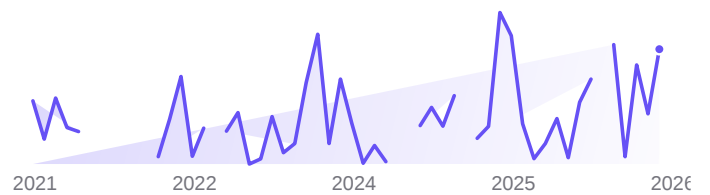


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



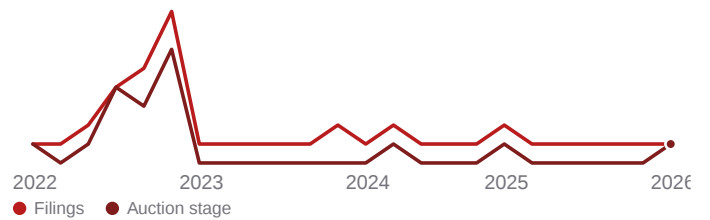
Typical hold before selling

15.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,695
Median value (AVM)	\$195K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1969
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.0%
Owner occupied	74%
Company owned	11%
Median loan-to-value	26%
Typical ownership tenure	10.4 yrs

COMMUNITY

Population	5,892
Density	44 / mi²
Median household income	\$68K
Average household income	\$89K
Crime index (US avg 100)	132
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	59
Homes occupied	83%
Bachelor's or higher	16%
Poverty rate	10.1%
Unemployment	1.3%
Average temp	43°F
Annual precip	54 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.