

Ilion 13357

ZIP code · NY · New York > Herkimer County > Ilion

BUYER'S MARKET

\$131K

MEDIAN SALE PRICE

-5.2%

1-YR CHANGE

101

SALES (12 MO)

\$151K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



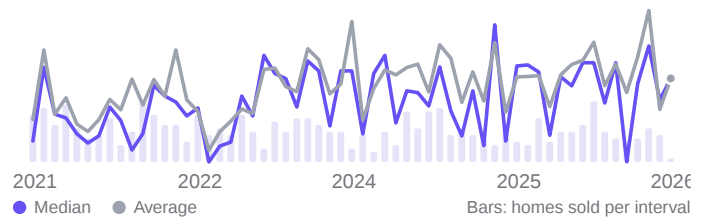
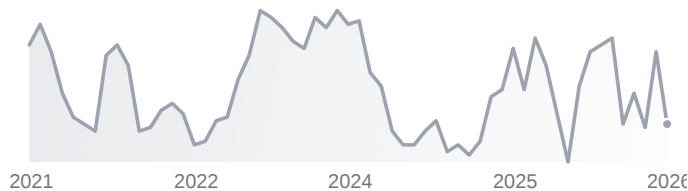
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

34 / 100

Sale prices

Median \$128K · Average \$128K

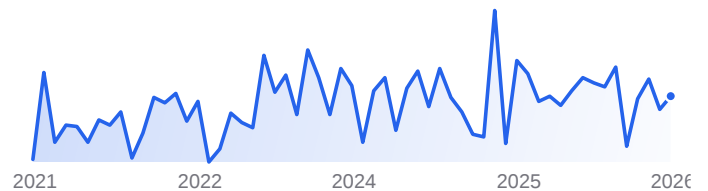
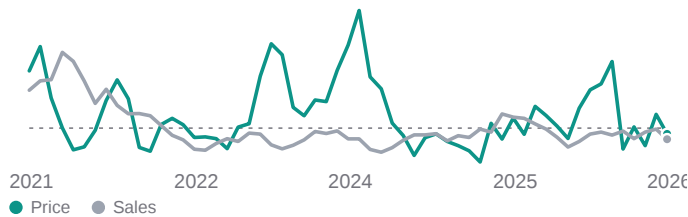


Growth (year over year)

Price -5.2% · Sales -9.8%

Price per square foot

\$77/ft²

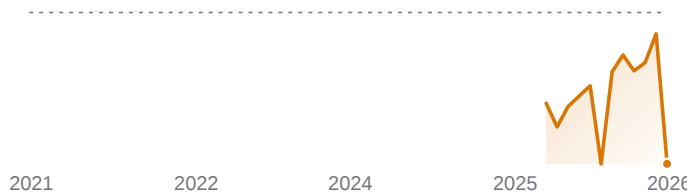


Sale premium vs estimated value

-8.9%

Annual turnover (share of homes sold)

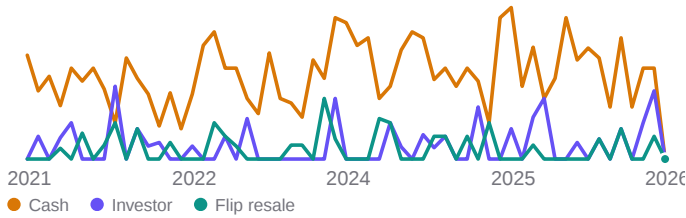
2.9%



BUYERS & OUTCOMES

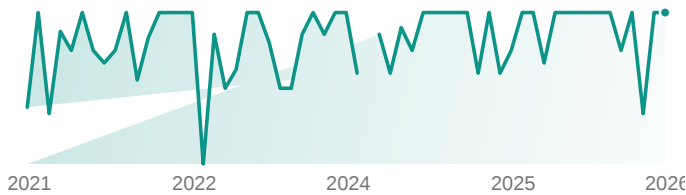
Buyer mix

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



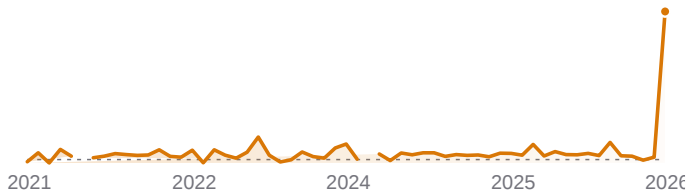
Sellers who sold at a gain

100%

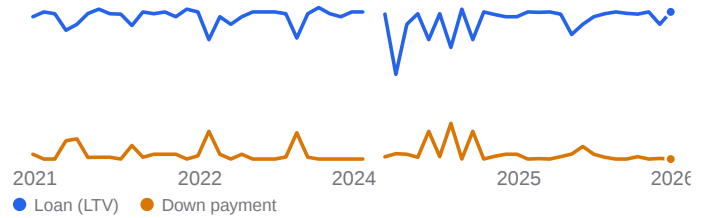


Median annualized return at resale

+171.2%

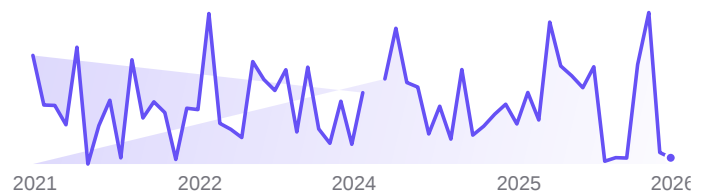


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



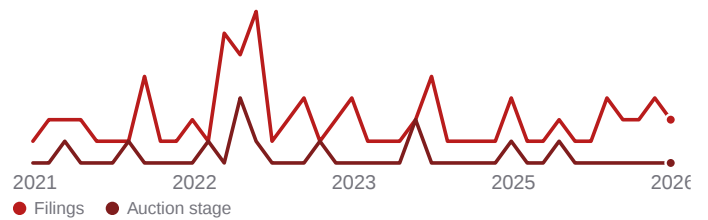
Typical hold before selling

1.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	3,458
Median value (AVM)	\$151K
Median size	1,526 ft²
Median bedrooms	3
Median year built	1918
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.6%
Owner occupied	78%
Company owned	11%
Median loan-to-value	26%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	9,463
Density	304 / mi²
Median household income	\$68K
Average household income	\$80K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	52
Homes occupied	92%
Bachelor's or higher	18%
Poverty rate	10.4%
Unemployment	1.3%
Average temp	44°F
Annual precip	44 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.