

Sherrill 13461

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

SELLER'S MARKET

\$315K

MEDIAN SALE PRICE

+47.6%

1-YR CHANGE

21

SALES (12 MO)

\$242K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100



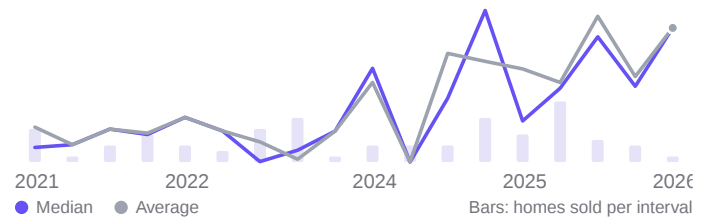
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

72 / 100

Sale prices

Median \$315K · Average \$315K

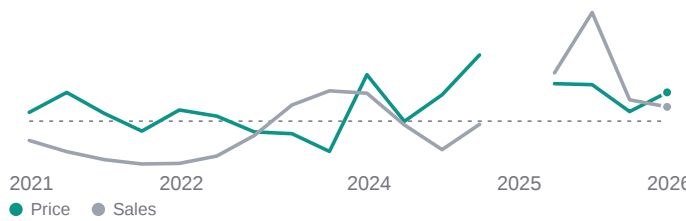


Growth (year over year)

Price +47.6% · Sales +23.5%

Price per square foot

\$191/ft²

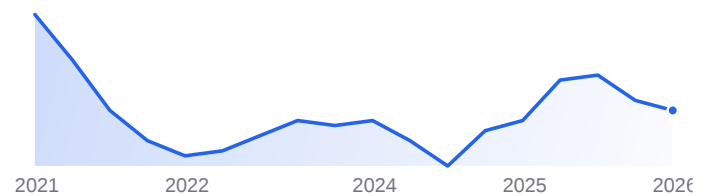


Sale premium vs estimated value

+9.1%

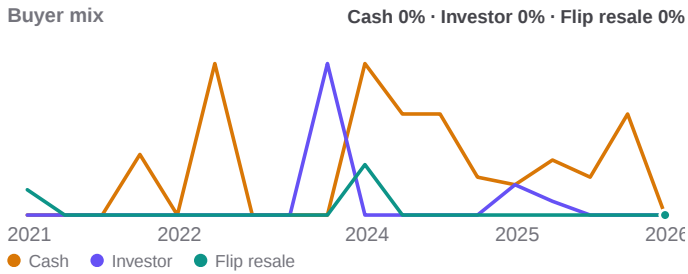
Annual turnover (share of homes sold)

1.0%



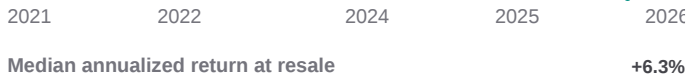
BUYERS & OUTCOMES

Buyer mix



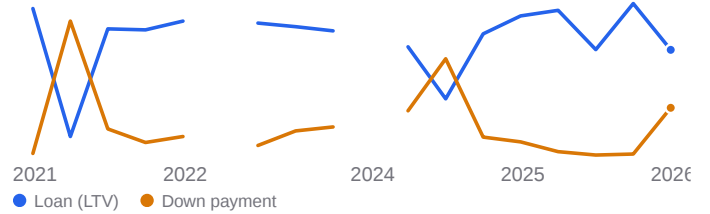
Sellers who sold at a gain

100%



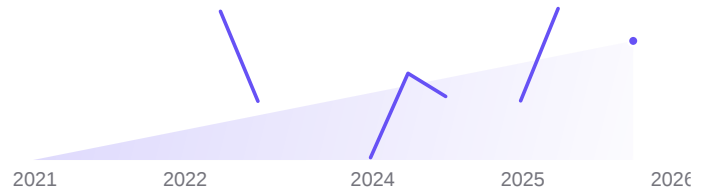
Median annualized return at resale

Financing (share of purchase price) Loan (LTV) 68% · Down payment 32%



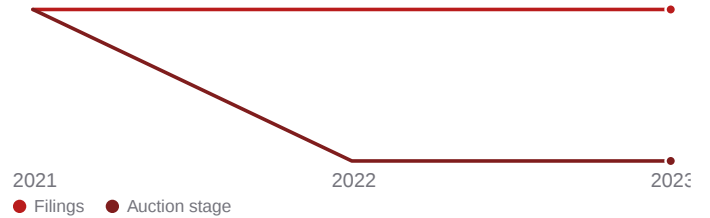
Typical hold before selling

9.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,201
Median value (AVM)	\$242K
Median size	1,604 ft²
Median bedrooms	3
Median year built	1941
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	0.3%
Owner occupied	88%
Company owned	15%
Median loan-to-value	18%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	2,531
Density	1,295 / mi²
Median household income	\$91K
Average household income	\$98K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	44
Homes occupied	97%
Bachelor's or higher	24%
Poverty rate	6.4%
Unemployment	1.0%
Average temp	47°F
Annual precip	43 in
Sunshine	46%

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