

Vernon Center 13477

ZIP code · NY · New York > Oneida County

BUYER'S MARKET

\$55K

MEDIAN SALE PRICE

7

SALES (12 MO)

\$252K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



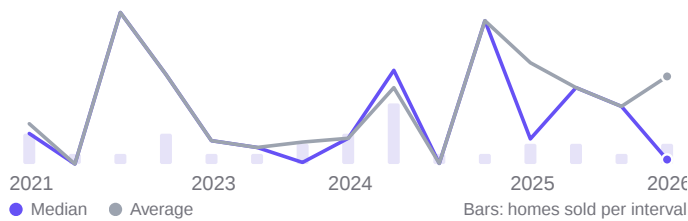
MARKET TRENDS (5 YEARS)

Sale prices

Median \$55K · Average \$298K

Growth (year over year)

Price +152.5% · Sales -61.5%

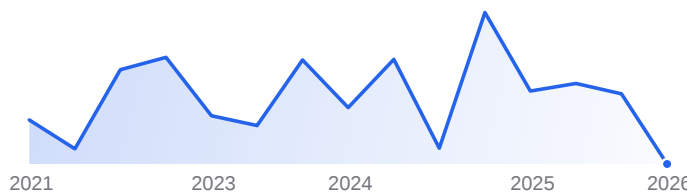


Price per square foot

\$22/ft²

Sale premium vs estimated value

-76.9%



Annual turnover (share of homes sold)

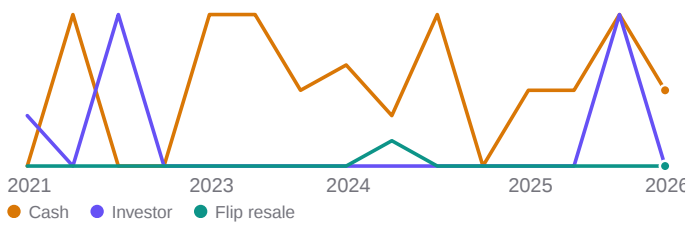
2.0%



BUYERS & OUTCOMES

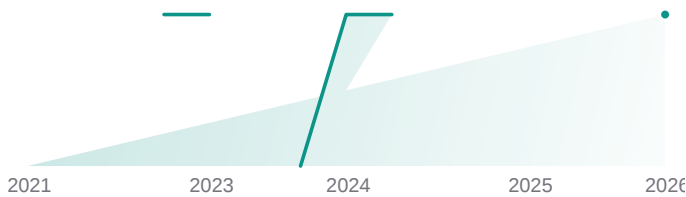
Buyer mix

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



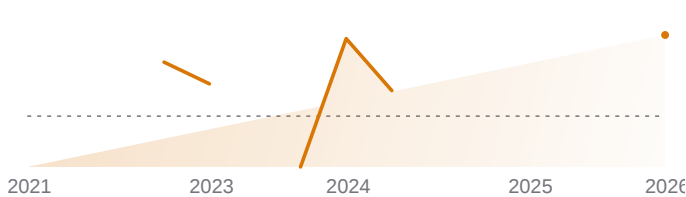
Sellers who sold at a gain

100%

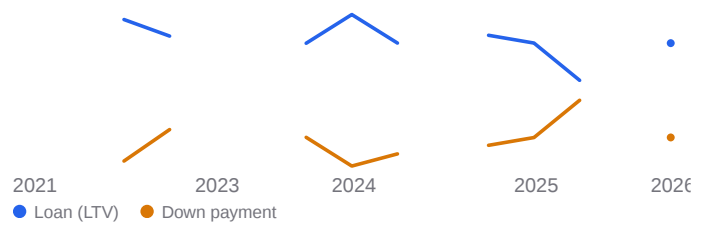


Median annualized return at resale

+8.5%

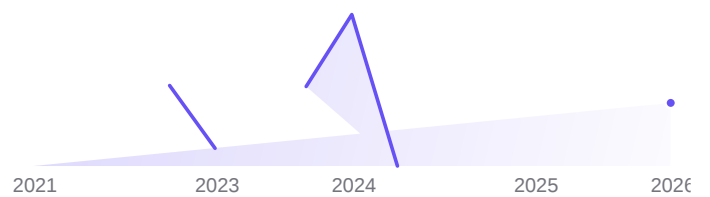


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	358
Median value (AVM)	\$252K
Median size	1,620 ft²
Median bedrooms	3
Median year built	1979
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	2.9%
Owner occupied	91%
Company owned	13%
Median loan-to-value	31%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	1,413
Density	75 / mi²
Median household income	\$73K
Average household income	\$97K
Crime index (US avg 100)	156
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	45
Homes occupied	94%
Bachelor's or higher	11%
Poverty rate	9.2%
Unemployment	1.3%
Average temp	45°F
Annual precip	44 in
Sunshine	46%

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