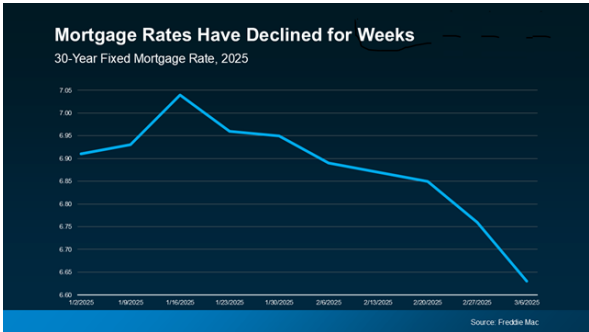


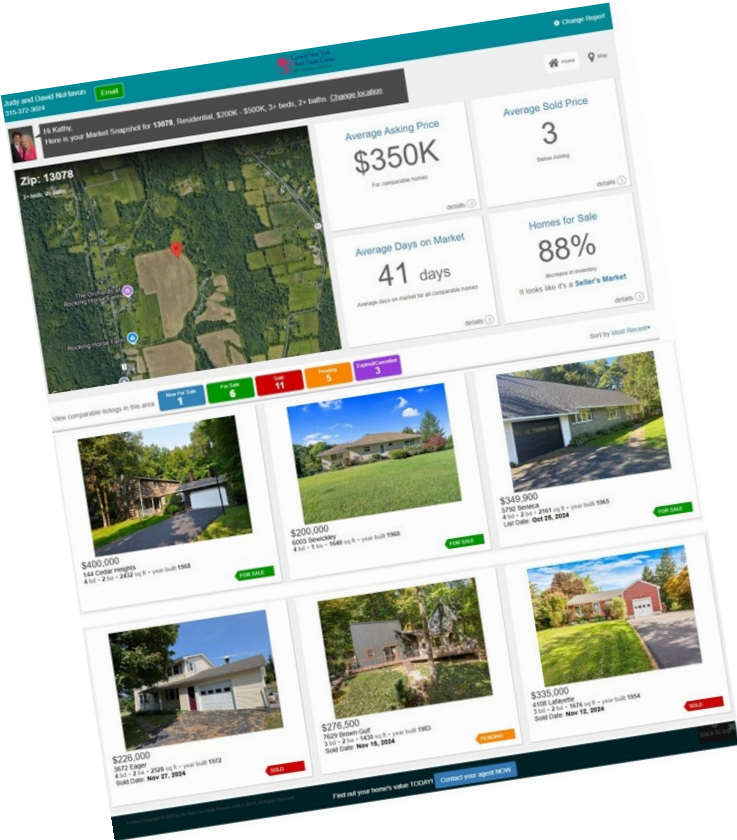
Central NY's Housing Market

The market in Central New York remains strong and mortgage rates have been trending down lately — declining for weeks.



Key Metrics	1-2024	1-2025
New Listings	576	559
Pending Sales	512	337
Closed Sales	547	508
Days on Market	26	27
Median Sales Price	\$201,200	\$229,000
Avg. Sales Price	\$237,524	\$265,295
Percent of List Price Received	100.7%	99.8%

Dynamic Snapshot of the Market



Market Snapshot

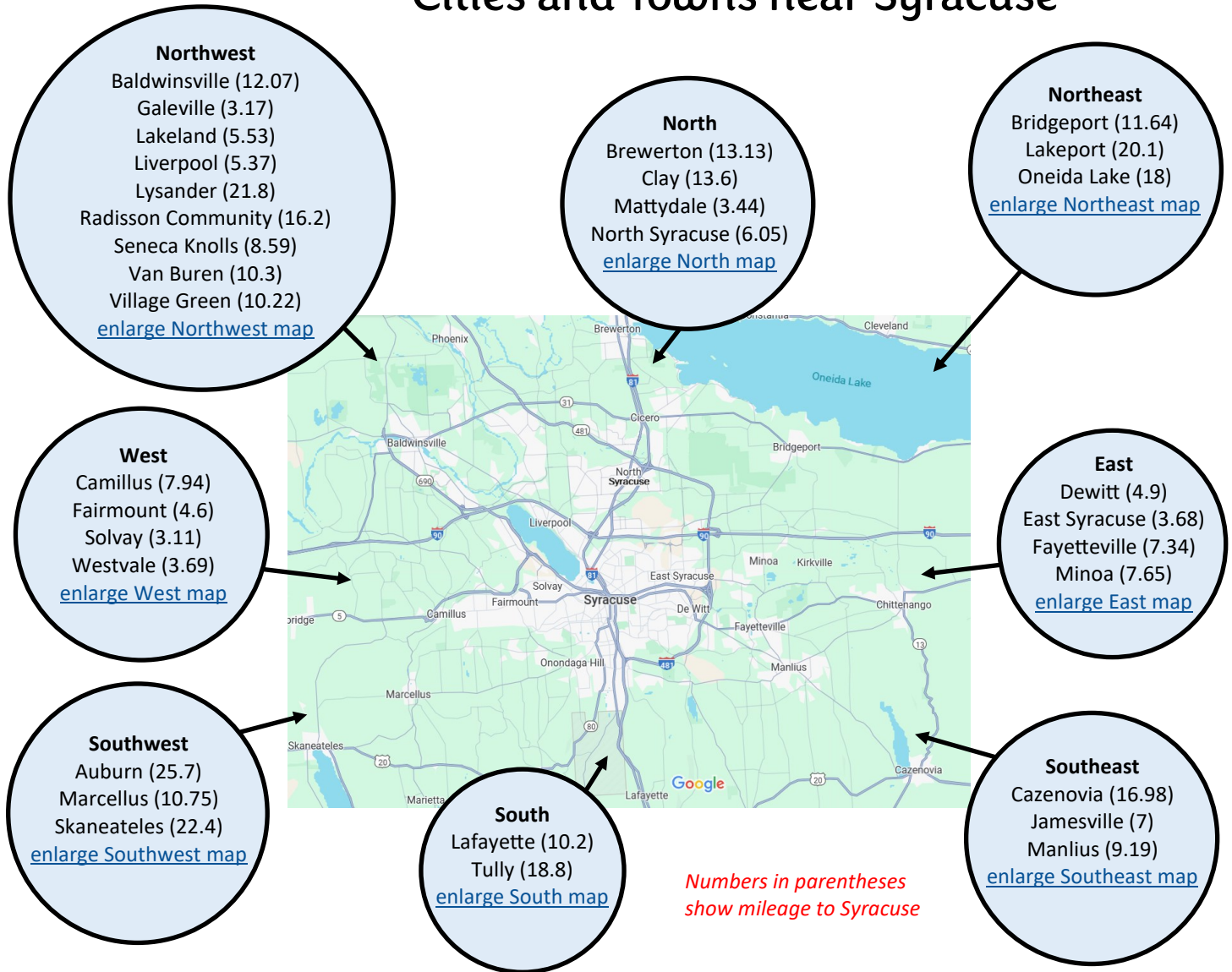
Stay on top of what's happening in CNY with our real-time customizable reports:

- For Sale Properties
- New Listings
- Price Changes
- Neighborhood Trends
- And Sold Data



Popular Residential Areas

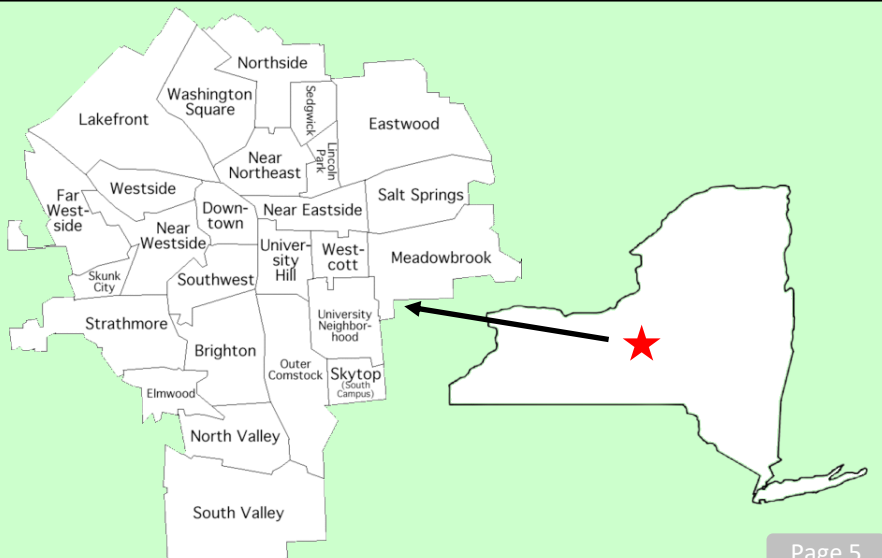
Cities and Towns near Syracuse



Syracuse's Neighborhoods

Located in the
CENTER OF NEW YORK STATE
Onondaga County

Interstate Rt. 81 runs North and South
Interstate Rt. 90 (Thruway) runs East and West



Let Us Show You Around

— SYRACUSE PROPER —

ARMORY SQUARE

Armory Square, a historic district in downtown Syracuse, is a vibrant hub for dining, shopping, and entertainment. Housed in a 19th-century warehouse district, it showcases an urban renaissance with boutiques, art galleries, bakeries, a brewery, and more.

Once a bustling area with over 20 hotels serving the railroads, it declined as rail travel waned in the 1930s. The Jefferson Street Armory, built around this time, is actually three buildings and was once used to quarter the cavalry and the infantry. Many buildings were abandoned or demolished by the mid-20th century.

However, its rich architectural heritage was recognized in 1984 when it was designated a National Historic District, sparking revitalization and growth. Today it's a very popular area for night life.

For more info about Armory Square, [click here](#).



The Syracuse City School District covers the majority of the Syracuse area.

DOWNTOWN EAST

Downtown East surrounds Fayette Firefighters' Memorial Park, a scenic green space with mature trees, benches, a fountain, and firefighter monuments, making it a popular spot for relaxation. Once a swamp, the area evolved into a prestigious residential district. The Hamilton White House, built in 1832 by banker and investor Hamilton White, reflects this era of prosperity.



HEART OF DOWNTOWN

South Salina and South Warren Streets are downtown Syracuse's historic main streets, lined with shops, eateries, and retailers. The area includes The Galleries of Syracuse, home to the central library, and several buildings on the National Register of



Historic Places. Ongoing revitalization efforts, supported by state funding, aim to transform the district into a vibrant hub with retail, dining, and loft apartments, driving significant private investment.

SYRACUSE PROPER continued

HANOVER SQUARE

Hanover Square, Syracuse's first commercial district, is now a vibrant mix of offices, retail, and residences. Centered around a plaza with a fountain, it hosts summer entertainment and offers a European-style lifestyle with cafes, salons, and nightlife.

Listed on the National Register of Historic Places, the Square showcases diverse 19th-century architecture, some dating to 1834.

Once a key commerce hub along the Erie Canal, it later served as a Civil War recruitment site and witnessed Syracuse's first hot air balloon launch in 1871. Many historic buildings now feature loft-style apartments, blending history with modern living.

Go to the Hanover Square website for more information: www.hanoversq.com



PRESIDENTIAL PLAZA

Presidential Plaza, on downtown's east side, features apartments and townhouses. Its close proximity to University Hill hospitals makes it a popular choice for medical students, doctors and hospital staff.



CLINTON SQUARE

Clinton Square has long been a hub of activity in Syracuse, once serving as a key loading point along the Erie Canal. Today, it remains a downtown centerpiece with a fountain, outdoor seating, and year-round events. From June to October, it hosts the Downtown Farmers' Market and festivals like Taste of Syracuse and the Northeast Jazz & Wine Fest. In winter, the fountain becomes an ice-skating rink, keeping the square lively in all seasons.



CATHEDRAL SQUARE

Cathedral Square is a vibrant Syracuse neighborhood, home to key civic, cultural, and governmental institutions. It seamlessly blends living, learning, the arts, and public service with elegance and charm.

[Click here](#) to learn more about this existing downtown neighborhood.



SYRACUSE PROPER continued

TIPPERARY HILL

In the 1820s, when the Erie Canal first was built from Albany, New York to Buffalo, New York, the Irish were the chief laborers. Syracuse is about the middle of the route, the "hub" of the system. When the canal was finished many of the Irish settled west of Syracuse on a hill overlooking the canal. This area became known as [Tipperary Hill](#) and a tanker of green beer arrives in March to kick off St. Patrick's Day.

The Green on Top Traffic Light

Tipperary Hill is home to [the only upside-down traffic light](#) in the United States.



When the city first started to install traffic signal lights in the 1920s they put one at a major intersection on Tipperary Hill, on the corner of Tompkins Street and Milton Avenue.

traffic light cont'd...

Some Irish youths, incensed that anyone would dare to put the "[British](#)" red above the "[Irish](#)" green, broke the light. The city replaced it but the Irish broke the replacement. After a few rounds of this the city decided that if they wanted a light at that intersection, they had better put the signal up inverted, and they did.

CONVENTION DISTRICT

The Convention District, on downtown's southern edge, is home to the Everson Museum of Art, known for its ceramics, video art, and I.M. Pei design. It also features the Oncenter Convention Center, a versatile venue for conventions, sports, concerts, and events, with an attached 1,000-car garage.



Downtown Townhouses & Condo's (Syracuse City School District)

Armory Center Unique community of 38 two-story townhouses located above the shopping-restaurant district of Armory Square: \$225,000 - \$450,000

Plum Court Condos (Franklin Square) Situated on the Creek Walk to downtown Syracuse: \$225,000 - \$500,000

Mission Landing (Franklin Square) Situated on the Creek Walk to downtown Syracuse: \$275,000 - \$700,000

Sedgwick (Syracuse) 5 - 9 minutes to hospitals and SU. Stately, older neighborhood with some estate-like homes: \$175,000 - \$600,000

Eastwood & Lyncourt Neighborhoods (Syracuse & Lyncourt School District)

Eastwood & Lyncourt (Syracuse) 6 - 10 minutes to hospitals and Syracuse University. Older community with retail area: \$150,000 - \$375,000

University Neighborhood A neighborhood that borders the neighborhoods of Westcott, University Hill, Outer Comstock, Skytop, and Meadowbrook.

Let US... help YOU... ESCAPE to Syracuse!

LOCAL NEIGHBORHOODS near Syracuse

Baldwinsville Schools

Timber Banks (Baldwinsville) Medium sized neighborhood with a wide variety of housing. Apartments, condos, patio homes and single-family homes. Situated on the Seneca River. Includes Marina, Niclaus Designed Golf Course and Persimmons Restaurant. <https://www.timberbanks.com/>

Radisson (Baldwinsville) Very large community still growing since 1970s, includes apartments, condos, single family homes, senior living, golf course with restaurant, daycare and many amenities such as gym, tennis courts, pool etc. Several small lakes and about 14 miles of walking paths that wind throughout the neighborhoods: \$250,000 - \$750,000 <https://engage.goenumerate.com/s/radissoncommunity/home.php>

East Syracuse-Minoa Schools

East Syracuse - An older neighborhood East of the City.

Erie Village and Fremont Hills (East Syracuse) Adjacent to or near The Links at Erie Village Golf Club: \$200,000 - \$500,000

Fayetteville-Manlius Schools

Briarbrook (Fayetteville) 5 minutes to Green Lakes State Park. Large upscale neighborhood, includes small section of patio homes: \$400,000-\$995,000

Changing Seasons (Fayetteville) 2 minutes to Green Lakes State Park. Contemporary homes in a wooded setting: \$350,000 - \$550,000

Mallard's Landing (Manlius) 10 minutes to Cazenovia Lake. Very large neighborhood with a wide variety of styles includes condos, patio homes and medium to very large and estate style homes: \$400,000 - \$1,700,000

Pompey Pines (Manlius) 10 minutes to Cazenovia Lake. Large neighborhood: \$350,000 - \$800,000

The Preserve (Manlius) 10 minutes to Cazenovia Lake. Mid-sized neighborhood with view: \$400,000 - \$900,000

Spruce Ridge (Manlius) - Large neighborhood: \$475,000 - \$2,000,000

Jamesville-Dewitt Schools

Boulder Heights - Bay Hill - Pointe East areas (Jamesville) 9 - 12 minutes to hospitals and SU. Very large group of neighborhoods: \$375,000 - \$1,500,000

Crown Point (Jamesville) 6 minutes to hospital district and SU. Medium to large neighborhood: \$375,000 - \$900,000

Liverpool Schools

Pinegate, Fairways East, Willowstream (Clay) Very large group of neighborhoods situated between Baldwinsville, Liverpool and Cicero: \$150,000 - \$550,000

North Syracuse-Cicero Schools

The Pastures, Gulf Stream, Renee Gardens, Lakeshore Tract (Cicero) Very large group of neighborhoods situated just minutes from Oneida Lake: \$150,000 - \$700,000

West Genesee Schools

Orchard Village & Pioneer Farms (Camillus) 3 - 5 minutes to Costco and Movie Tavern: \$200,000 - \$800,000

Rolling Meadows, Westshire, Annesgrove, & Dixon Hill Farms (Camillus): \$250,000 - \$850,000

Sherwood Farms & Breckenridge (Syracuse/Onondaga Hills): \$250,000 - \$800,000

Westhill School District

Brittany Hills & Surrounding (Syracuse/Onondaga Hill) Located just a few minutes from Upstate SUNY Hospital Community Campus: \$250,000 - \$1,100,000

Central NY Real Estate Group is your Concierge Realtor.

Our specialty is catering to relocating discerning clients. Not only providing expert guidance in buying or selling properties, but also the full inclusion of additional services such as schools, complementary services and post-purchase support.