Syracuse, NY

2021

Mean Appraised Value

$214,414

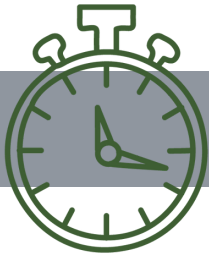### Mean Appraised Value in Communities of Color

$212,146

### Mean Appraised Value in White Neighborhoods

$214,733

Appraisers determine a home's value by taking into consideration the property and neighborhood characteristics. To make an "apples to apples" comparison, we use a regression model that takes into consideration neighborhood housing stock (e.g., size, type, age), socioeconomic status (e.g., property owners, employment rates, poverty), and amenities (e.g., retail stores, entertainment, services, parks). The above estimates are the mean appraised values in the metropolitan area for neighborhood with average housing stock, socioeconomic, and amenities.

Figure 1

Mean Appraised Values Over Time
2013-2021
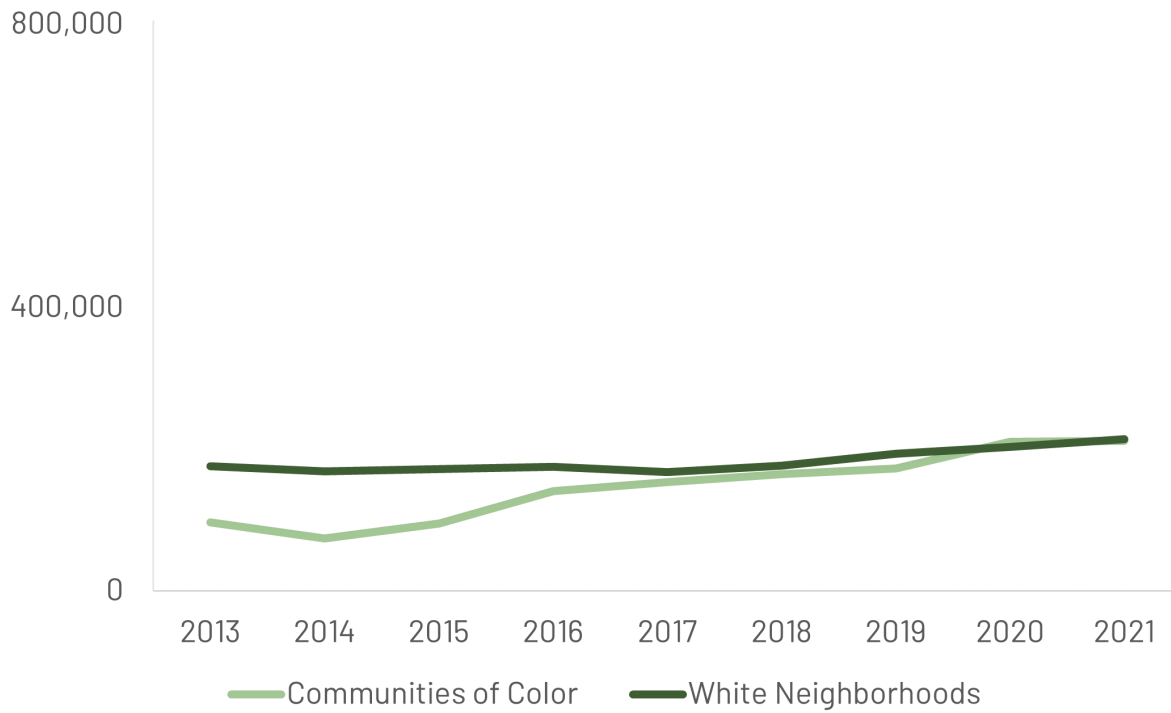
Source: Authors' analysis of FHFA UAD, 2006-2010, 2011-2015, and 2016-2020 American Community Survey 5-year estimates and 2013-2018 National Neighborhood Data Archive.

	2013	2014	2015	2016	2017	2018	2019	2020	2021
Communities of Color	96,995	74,579	95,216	141,417	153,658	165,379	173,222	210,749	212,146
White Neighborhoods	176,633	169,455	172,338	175,427	167,649	176,710	193,628	203,501	214,733

Figure 2

Mean Appraised Values Over Time
2013-2021

Source: Authors' analysis of FHFA UAD, 2006-2010, 2011-2015, and 2016-2020 American Community Survey 5-year estimates and 2013-2018 National Neighborhood Data Archive.
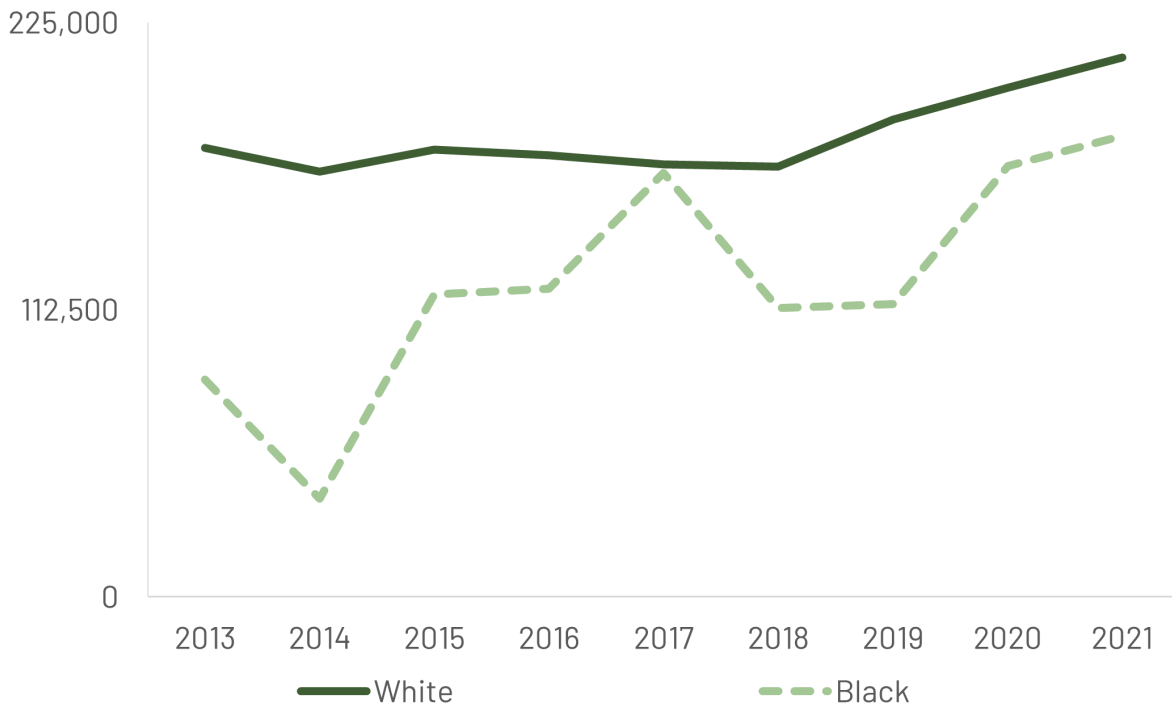
Metropolitan Area Racial Group Proportions, 2021

White	Black	Other Communities of Color
0.84	0.08	0.08

Citation: Howell, Junia and Elizabeth Korver-Glenn. 2022. "Metropolitan Area Supplemental Files ." In *Appraised: The Persistent Evaluation of White Neighborhoods as More Valuable Than Communities of Color*. eruka.org/appraised