



GREATER SYRACUSE LAND BANK

Restoring Properties, Revitalizing Neighborhoods.

2025 Annual Report | January 20, 2026

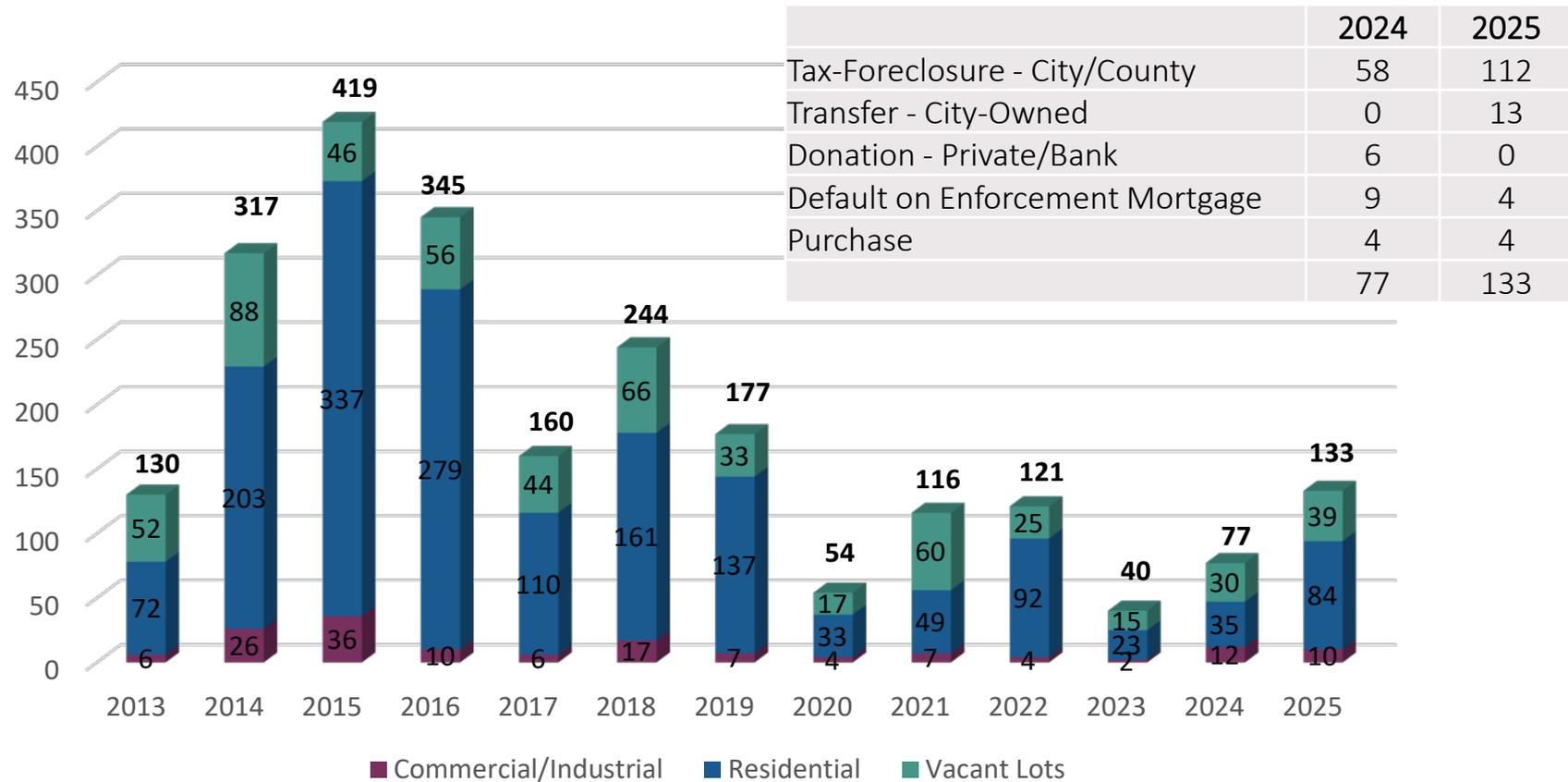


We'll start with a brief video.

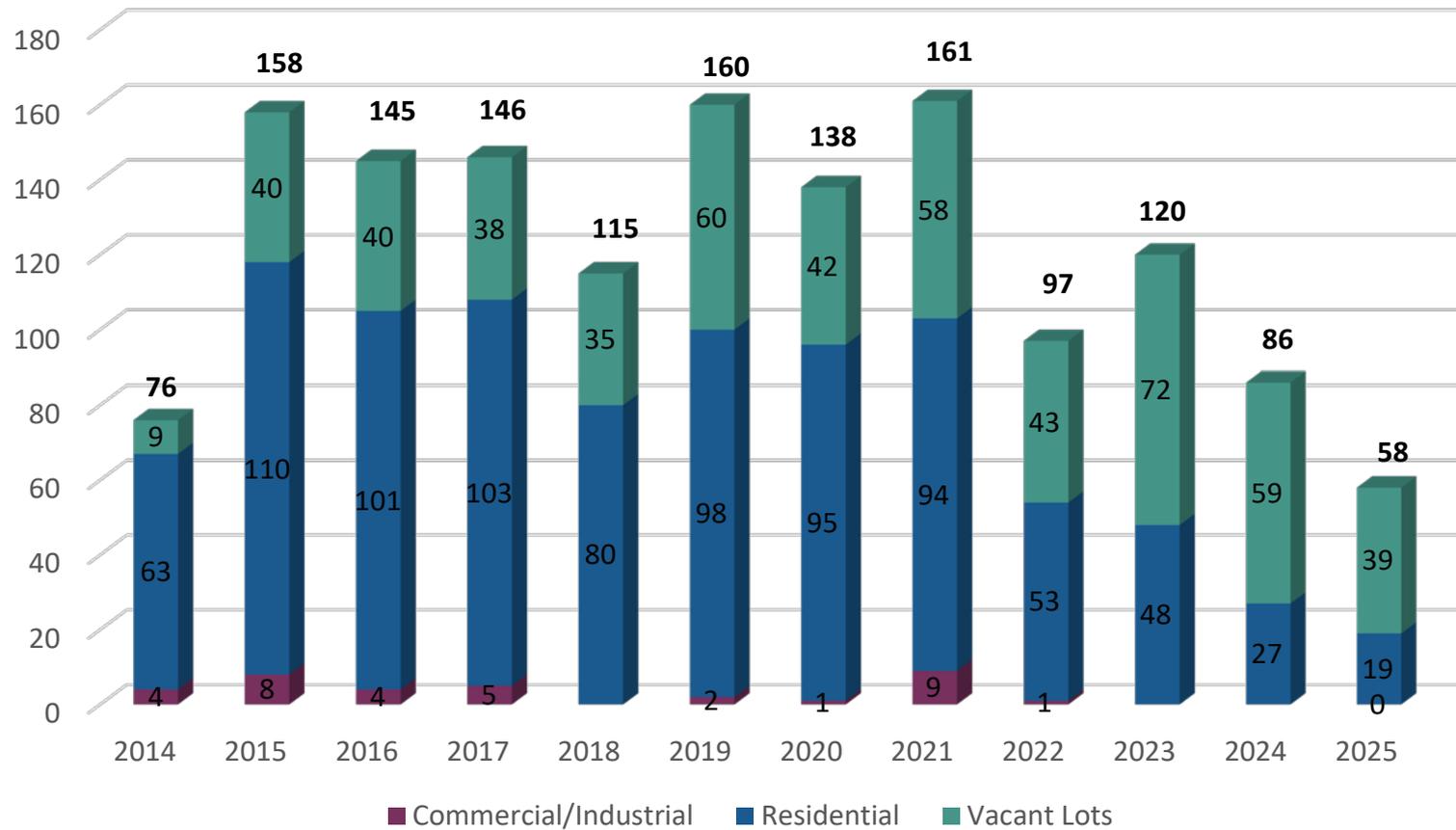
<https://youtu.be/PCMvGsCvYbk>



2025: 133 Properties Acquired 2,333 Properties Acquired to Date



2025: 1,460 Properties Sold to Date





Sales Revenue Trends Over Time

Year	Gross Sales Proceeds	Total Sold	Buildings Sold	Average Price Per Building Sold
2014	\$965,015	76	67	\$14,403
2015	\$1,481,447	161	121	\$12,243
2016	\$1,725,545	148	109	\$15,831
2017	\$1,378,313	147	109	\$12,645
2018	\$1,014,853	116	81	\$12,529
2019	\$1,559,798	163	103	\$15,144
2020	\$1,035,660	148	106	\$9,770
2021	\$1,330,596	176	117	\$11,373
2022	\$1,226,456	103	61	\$20,106
2023	\$1,353,046	122	50	\$23,806
2024	\$1,005,829	86	27	\$30,779
2025	\$715,957*	58	18	\$34,911

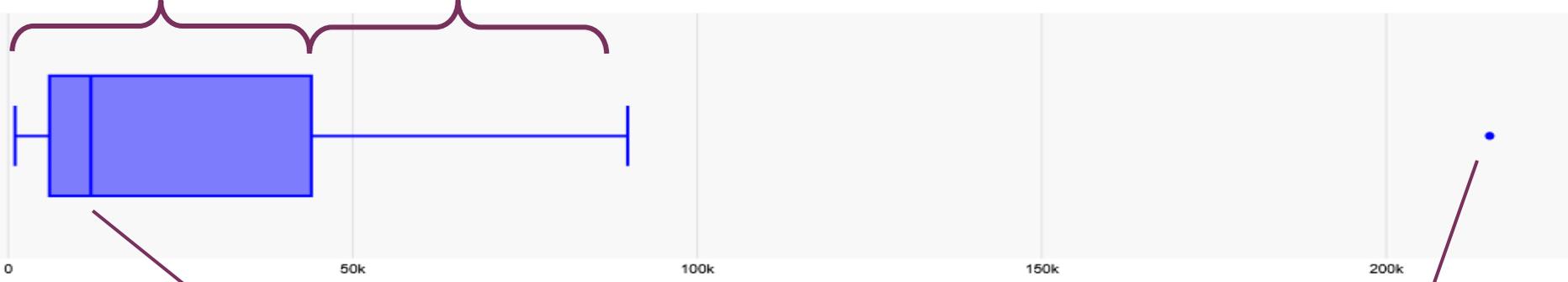
*\$547,924 after 211 Ashworth settlement



18 structures sold

How the sales revenue breaks down

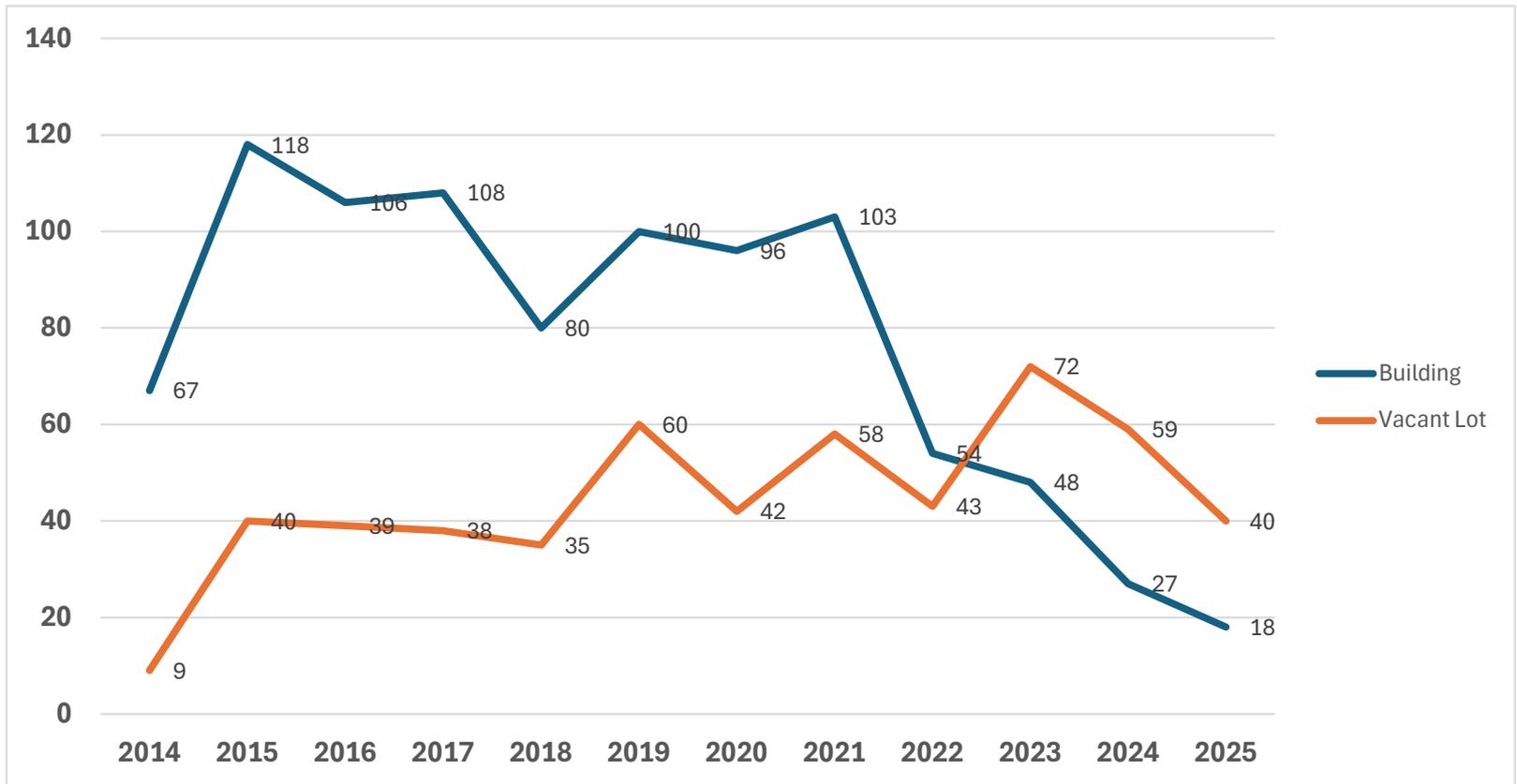
75% of sales \$1,000 – \$43,999 25% of sales \$44,000 - \$89,900



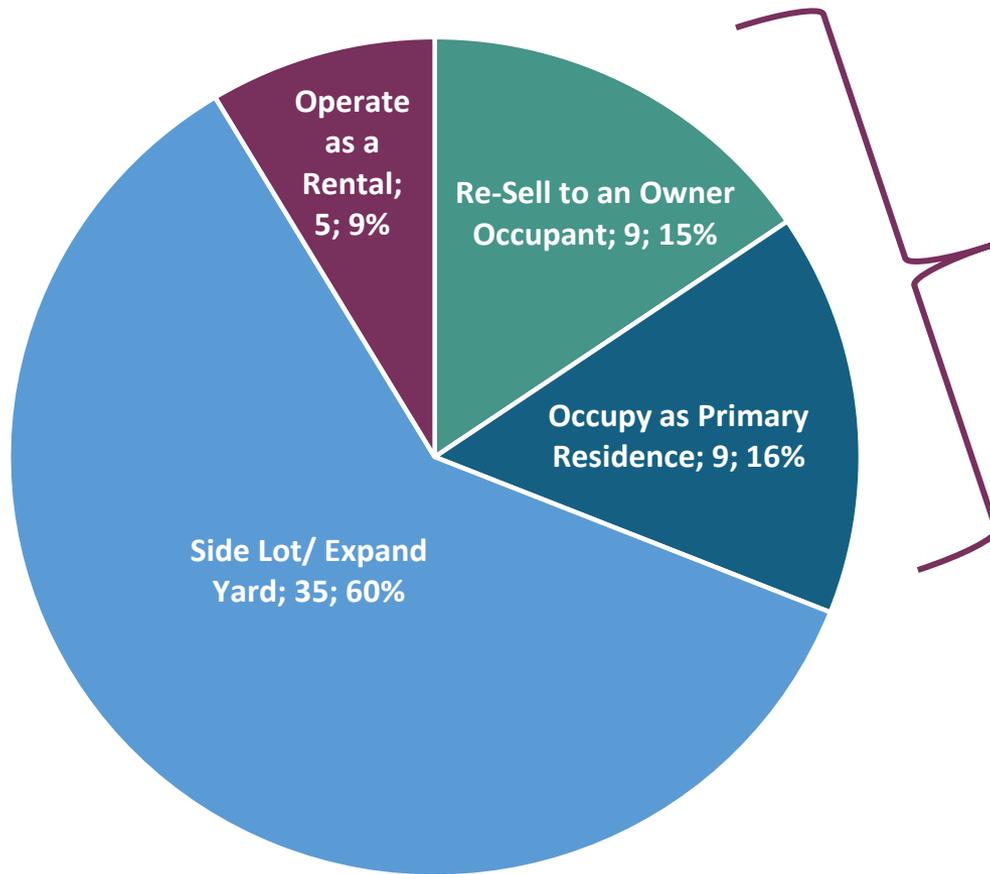
Median sales price:
\$12,000

One outlier at \$215,000
We only netted \$24,000 from this sale due to a legal settlement

Number of Sales Buildings / Vacant Lots



2025: 58 Properties Sold

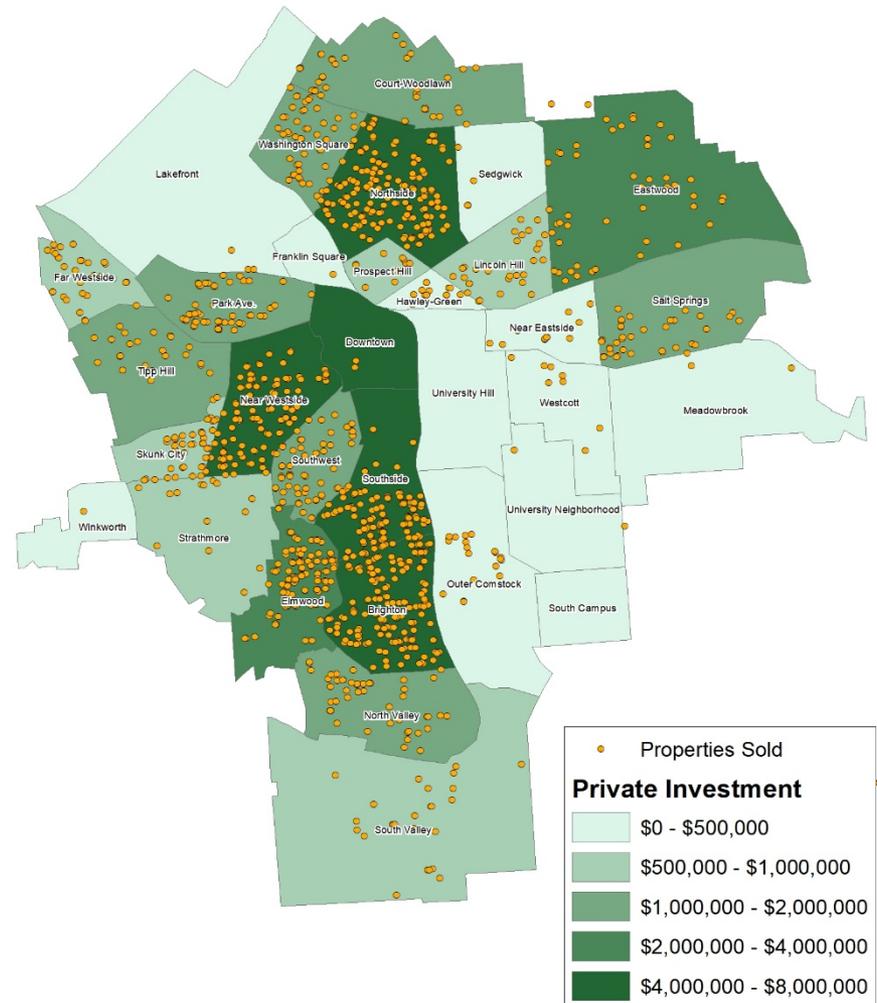


Sales Resulting in Owner-Occupancy:

Home Ownership Choice	13
Occupy as Primary Residence	2
Flip to an Owner Occupant	1
Affordable Housing Development	2

Property Redevelopment

Properties sold to date leveraged over \$54M in Private Investment in Renovation and New Construction



Demolition and New Construction

525 Ulster Ave.



Renovation for Home-Ownership

Some buyers purchase and renovate to make it their own primary residence.

210 Marguerite Ave.



Renovation for Home-Ownership

164 Jasper St



Renovation for Home-Ownership

Other times our buyers are flippers. If they buy a house in the Home Ownership Choice program, they must resell to an owner-occupant. These two were finished in 2025 by Champs Remodeling, LLC.



1807 Bellevue Ave.



219 Barrington Dr.



Renovation for Rental

These rentals were purchased by local landlords already invested in the area.



607 Ash St.



213 Graves Ave.

Renovation for Home-Ownership

433 Warner Ave.





Renovation for Home-Ownership

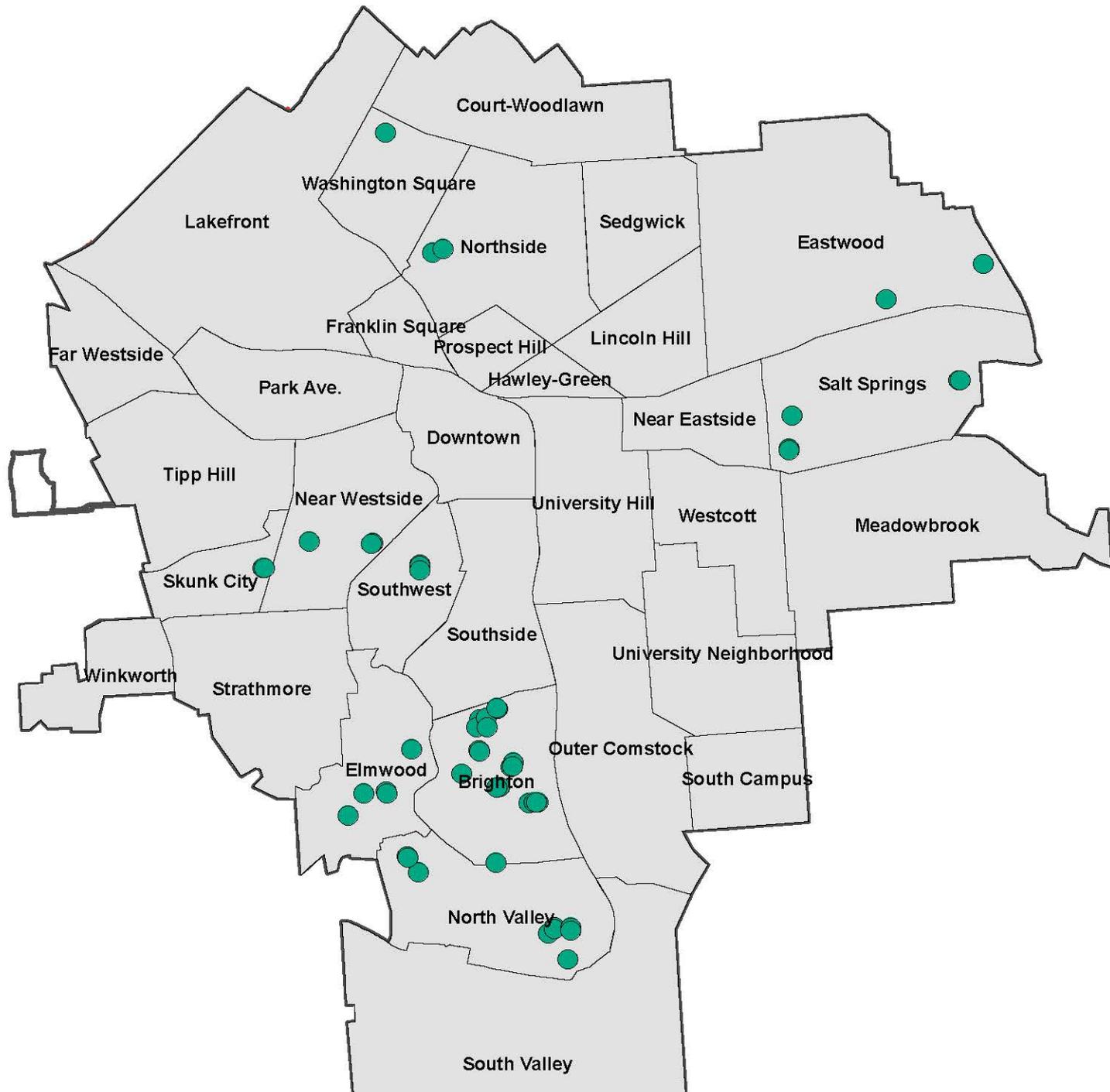
433 Warner Ave



Crossmod Pilot

139 Maxwell Ave.





NYS Homes & Community Renewal Land Bank Initiative (LBI)

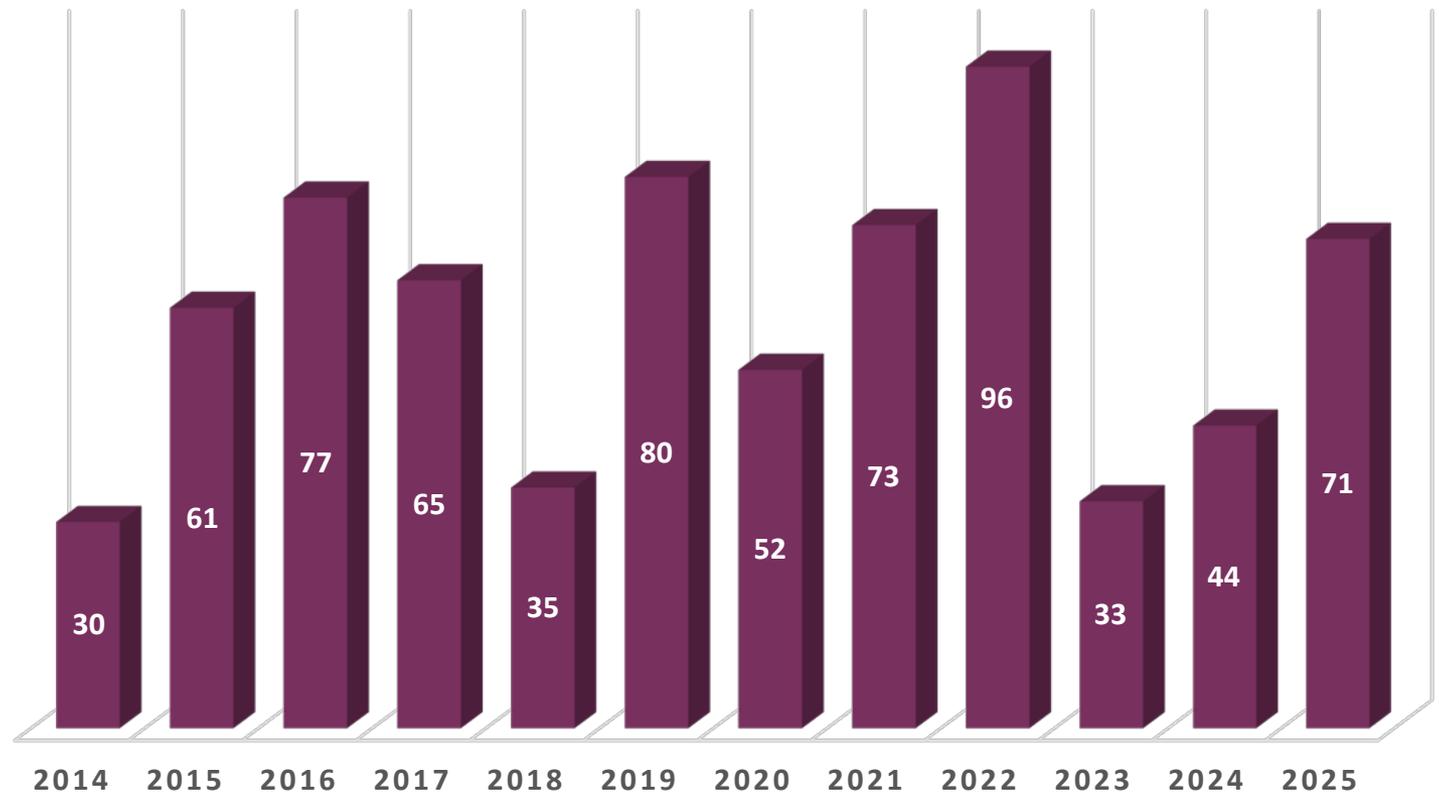
We've been awarded \$4.9 million in LBI funds to date.

- 120+ demolitions
- 24 stabilizations (work like rebuilding porches and foundations, replacing roofs, siding, windows, and doors)

As in past years, our proactive acquisition of abandoned properties has put us in a position to bring home more NYS grant funding than any other land bank because we have shovel-ready projects banked in our inventory and ready to go.

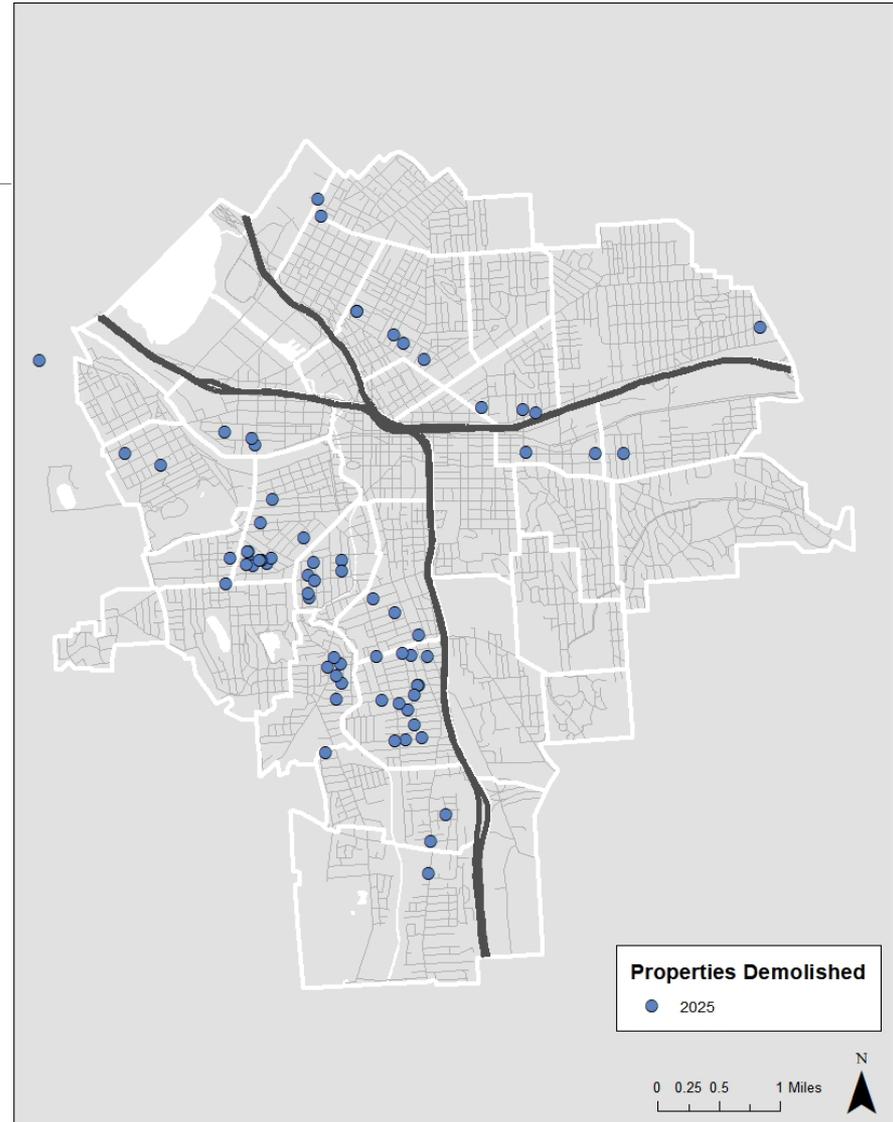


2025: 71 Properties Demolished



2025 Demolitions by Neighborhood

Neighborhood	Number Demolished
Brighton	15
Eastwood	1
Elmwood	6
Lakefront	1
Lincoln Hill	3
Near Eastside	2
Near Westside	8
North Valley	3
Northside	5
Park Ave.	3
Salt Springs	1
Skunk City	6
South Valley	1
Southside	5
Southwest	7
Strathmore	1
Tipp Hill	2
Washington Square	1
Grand Total	71



71 blighted structures removed





LBI STABILIZATION

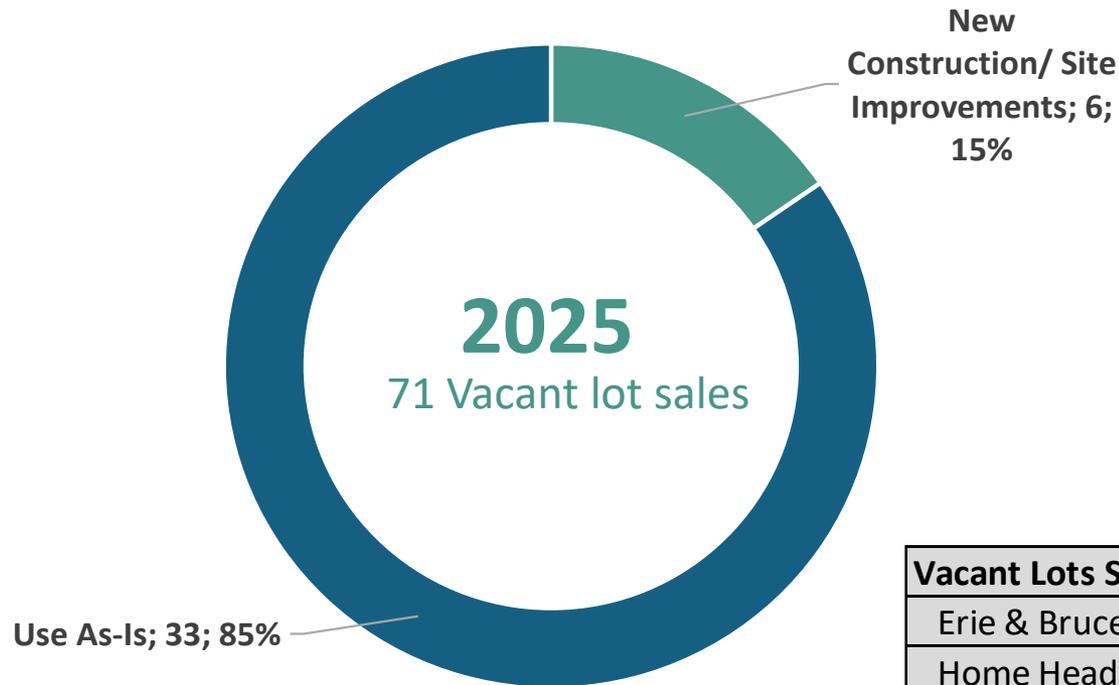


149-51 Fage
new roof, siding,
windows/doors



Vacant Lot Sales

Vacant Lot Sales by Planned Use



Vacant Lots Sold for New Construction	
Erie & Bruce Streets LLC	1
Home HeadQuarters, Inc.	2
Kirkwood Homes Housing Development Fund	3

Side Lot Sales

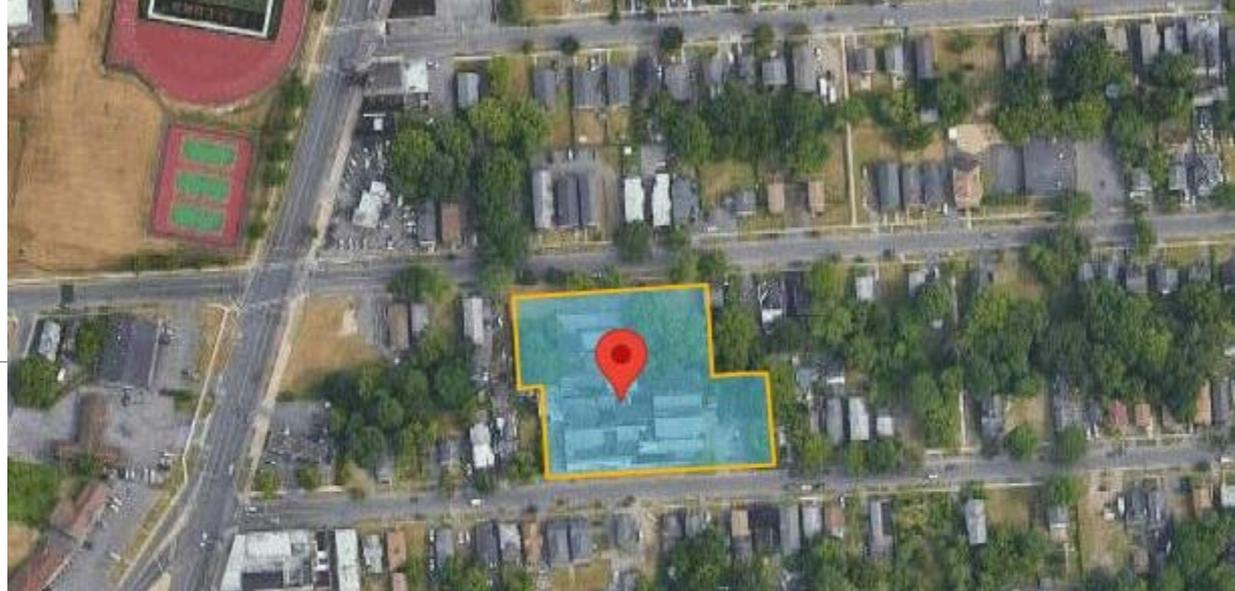


Brownfield Projects

We were awarded our second EPA Brownfield Assessment Grant in 2023 (\$1 million), for which we applied as a coalition with Blueprint 15 and NEHDA. In 2025 we continued to complete Phase I and II Environmental Site Assessments and Hazardous Building Material Surveys using that grant.



We were also able to use that grant to prepare our application for a Brownfield Cleanup Grant for 541 Seymour (Consolidated Industries) and 917 Montgomery. We found out in May 2024 that we were awarded that ~\$4 million!



The grant will cover the cost to demolish this building, remove the concrete slab, and remove contaminated soils beneath. It's residentially zoned and we expect this to make room for 13 new homes.



500 Hawley Patrick's Dry Cleaners



Working with our Partners: Community Gardeners



14 active garden leases on
19 Land Bank lots

Midland Ave
Community Garden





Architectural Salvage

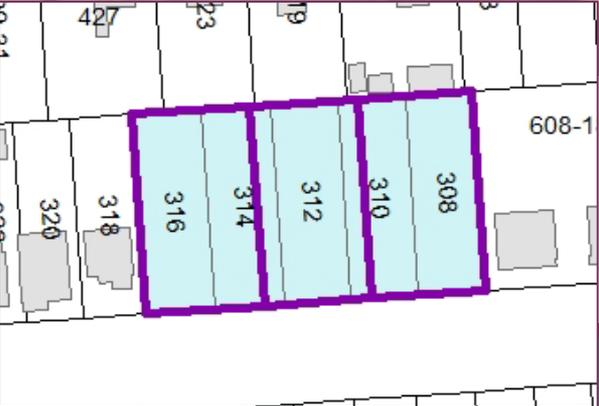


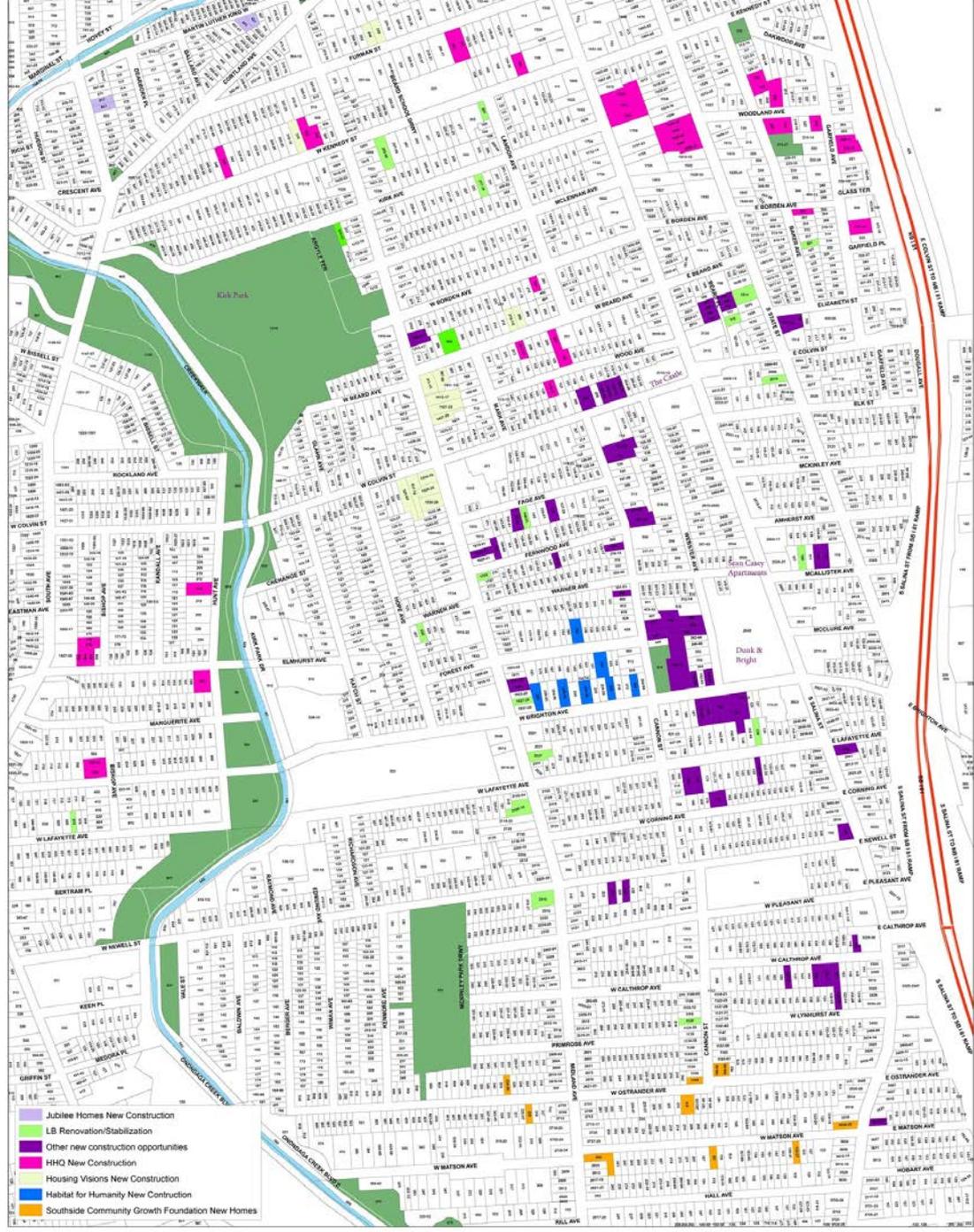
Site Assembly for New Housing Home HeadQuarters





Site Assembly for New Housing Housing Visions





Healthy Homes 101



CITY OF SYRACUSE
DIVISION OF CODE ENFORCEMENT

SAVE THE DATE FOR

Healthy Housing 101



Syracuse Police and Fire Depts.



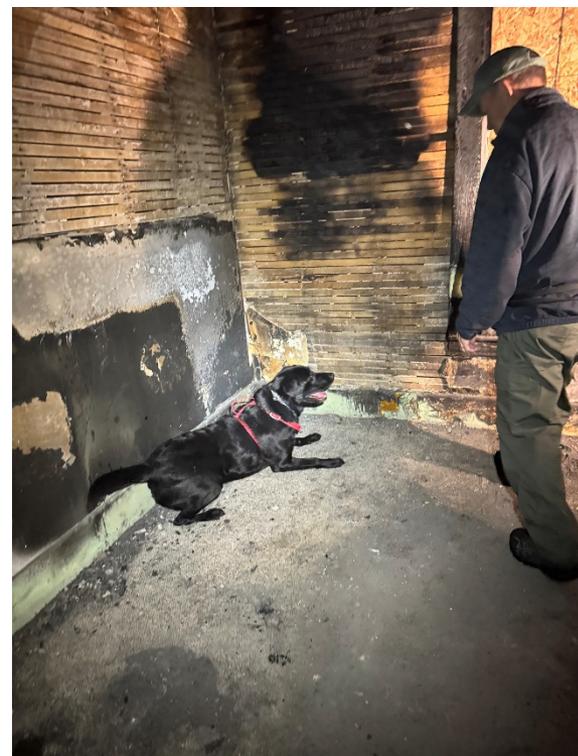
- **Police**
Access for training & we file trespass affidavits on vacant properties
- **Fire Department**
“real world” training environment for roof ventilation and search and rescue training



Syracuse Fire Department



Canine Training



Property Maintenance

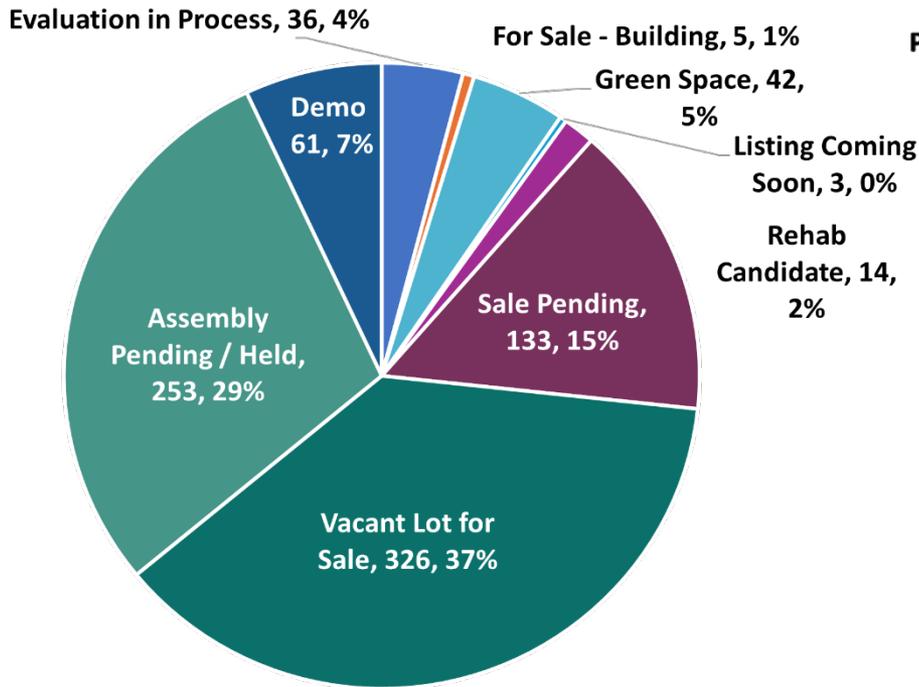


- **1,620** tires disposed of
- **5,032** sidewalks shoveled
- **9,687** lawns mowed
- **20,908** cubic yards of debris removed
- **4,769** periodic inspections conducted

Current Inventory: 873 Properties

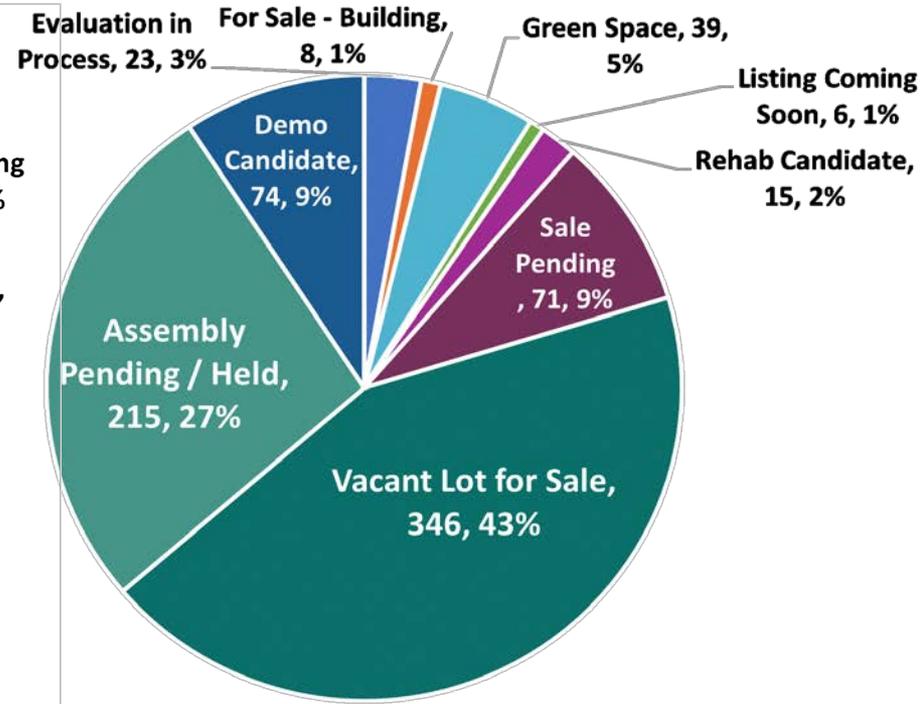
So what are we doing with them?

12/31/2025



873 Properties

12/31/2024



797 Properties

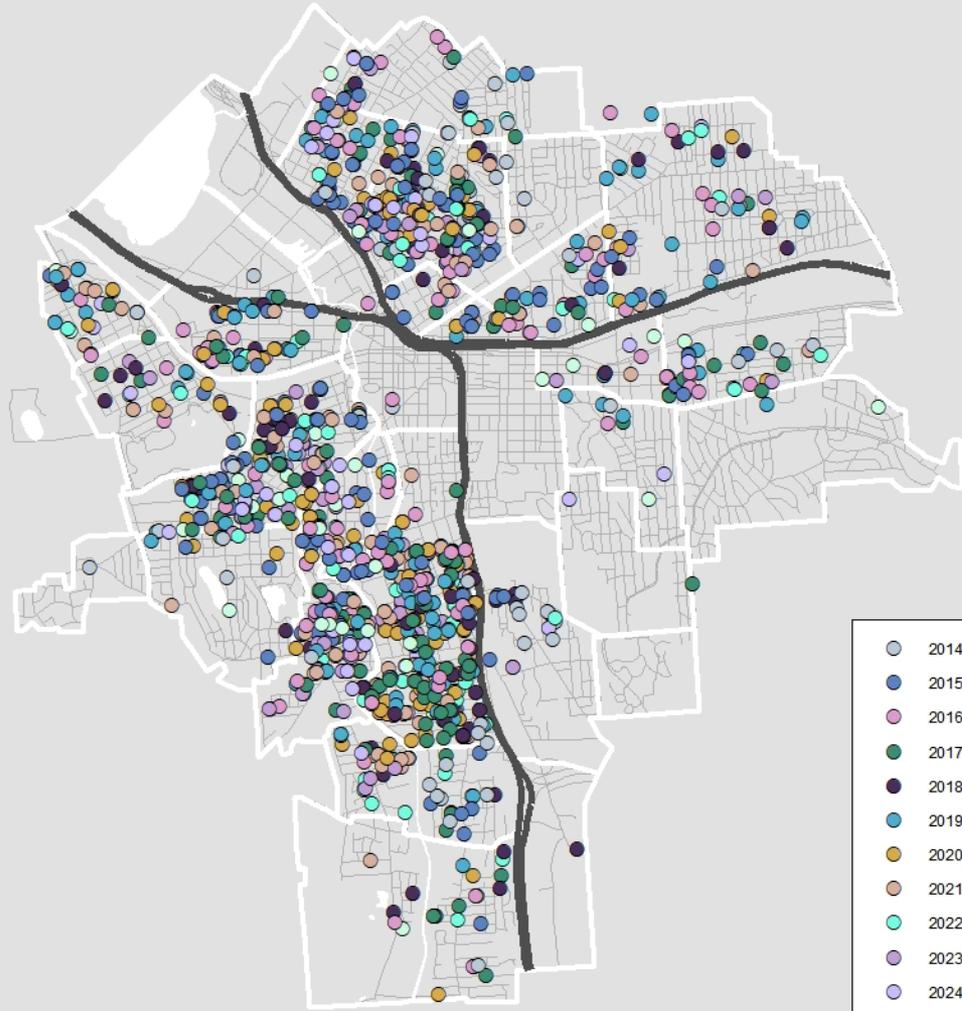
Progress to Date

- **2,333** Properties Acquired
- **1,460** Properties Sold
- **925** Structures Renovated or under Renovation
- **309** Owner-Occupied Rehabs Completed
- **807** Housing Units Renovated or Created
- **27** New Business Spaces Created
- **717** Blighted Structures Demolished

1,460 Properties Sold

- Leverage \$54 million in private investment
- ~\$40 million in assessed value returned to the tax rolls
- These properties generate \$2.6 million in local property taxes annually

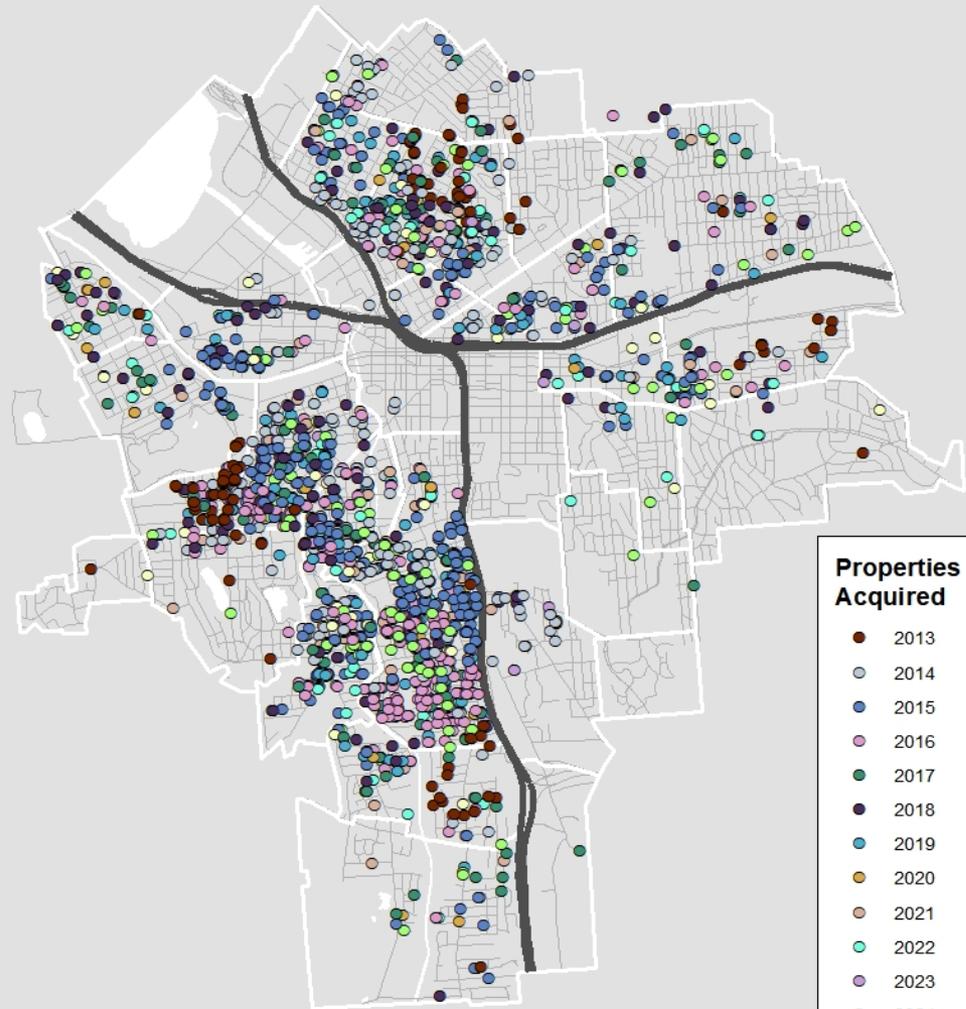
Greater Syracuse Land Bank 1,460 Properties Sold



0 0.25 0.5 1 Miles

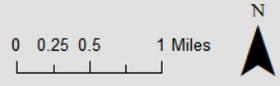


Greater Syracuse Land Bank 2,333 Properties Acquired



Properties Acquired

- 2013
- 2014
- 2015
- 2016
- 2017
- 2018
- 2019
- 2020
- 2021
- 2022
- 2023
- 2024
- 2025





Greater Syracuse Land Bank 717 Properties Demolished

