

Economic Base Report:

Village of Marcellus

Executive Summary

The following economic base report examines the historical, current, and projected economic conditions of the Village of Marcellus, Town of Marcellus, Village of Camillus, and the Village of Solvay. The purpose of this analysis is to provide a data-driven foundational understanding of the market to ground the current conditions section of the Village of Marcellus's Comprehensive Plan.

Main Findings

- The Town of Marcellus lost the largest number and share of their population, at 221 individuals or 3.6% of the population, followed by the Village of Camillus (2.3%), the Village of Marcellus (1.6%), and the Village of Solvay (0.3%).
- The Village of Marcellus is the only geography projected to see population growth by 2028, with an anticipated gain of 0.9%.
- Median household income in the Village of Marcellus is \$75,792, and is expected to increase by 11.3% (\$8,530) by 2028, the second most after the Town
- Median home values in the Village of Marcellus are the second highest after the Town, at \$224,189.
- According to the household income distribution of each geography, in the Village of Marcellus, 26.8% of households earn below \$50,000 and 38.2% of households earn above \$100,000.
- Median age is highest in the Village and Town of Marcellus, at 47 and 47.2, respectively.
- The Village of Marcellus is the least diverse municipality relative to other areas included for comparison.
- 24.6% of households in the Village of Marcellus include a person with a disability.
- 6.9% of households in the Village of Marcellus lack access to a vehicle.
- The Village of Marcellus has a net out-commuting population, but only by approximately 119 commuters.
- The Village of Marcellus's largest industries, by job counts, are Government and Construction.
- Over two-thirds (69.2%) of the Village of Marcellus's housing stock is single-family detached homes.
- About one in three housing units in the Village of Marcellus were built prior to 1939.
- In general, both owner-occupied and renter-occupied housing are considered affordable based on the income distribution of Village residents.

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Introduction

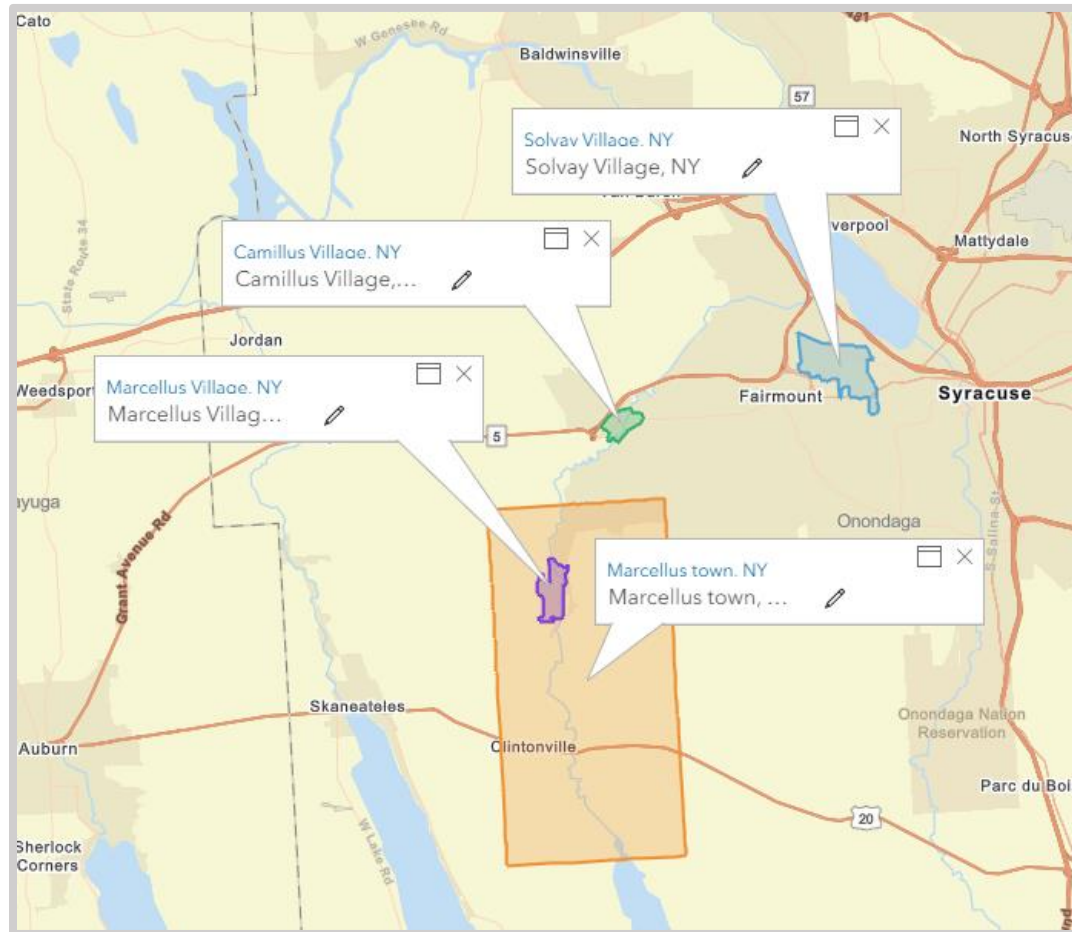
The following economic base report examines the historical, current, and projected economic conditions of the Village of Marcellus, Town of Marcellus, Village of Camillus, and the Village of Solvay. The purpose of this analysis is to provide a data-driven foundational understanding of the market to ground the current conditions section of the Comprehensive Plan.

Data Note

Data included in the following analysis was sourced from the 2010 US Decennial Census, US Census American Community Survey 5-year Estimates (2017-2021), Esri Business Analyst Online (Esri), and Lightcast.

Market Area

The following geographies are used in this analysis: 1) Village of Marcellus, 2) Town of Marcellus, 3) Village of Camillus, 4) Village of Solvay. We include these geographies in our analysis to more accurately identify unique trends in the Village within the context of the regional economic and market conditions.



Demographic Overview

Demographic trends are shown in the table to the right for the Villages of Marcellus, Camillus, and Solvay, and the Town of Marcellus to provide context for the current market conditions. We note the following:

- Each geography has lost population since 2010. The Town of Marcellus lost the largest number and share of their population, at 221 individuals or 3.6% of the population, followed by the Village of Camillus (2.3%), the Village of Marcellus (1.6%), and the Village of Solvay (0.3%).
- The Village of Marcellus is the only geography projected to see population growth by 2028, with an anticipated gain of 0.9%.¹
- All geographies have seen growth in the number of households since 2010. The Village of Marcellus saw the second-largest percentage change in households, growing by 5.4%.
- The number of households in each geography are anticipated to remain stable or increase, with the Village of Marcellus expected to grow by 22 households (2.5%).

Demographic Fundamentals				
Population				
	2010	2023	Change	% Change
Village of Marcellus	1,778	1,750	(28)	(1.6%)
Town of Marcellus	6,210	5,989	(221)	(3.6%)
Village of Camillus	1,248	1,219	(29)	(2.3%)
Village of Solvay	6,572	6,549	(23)	(0.3%)
Projected Population				
	2023	2028	Change	% Change
Village of Marcellus	1,750	1,766	16	0.9%
Town of Marcellus	5,989	5,963	(26)	(0.4%)
Village of Camillus	1,219	1,210	(9)	(0.7%)
Village of Solvay	6,549	6,442	(107)	(1.6%)
Households				
	2010	2023	Change	% Change
Village of Marcellus	828	873	45	5.4%
Town of Marcellus	2,465	2,572	107	4.3%
Village of Camillus	598	636	38	6.4%
Village of Solvay	2,956	2,999	43	1.5%
Projected Households				
	2023	2028	Change	% Change
Village of Marcellus	873	895	22	2.5%
Town of Marcellus	2,572	2,608	36	1.4%
Village of Camillus	636	639	3	0.5%
Village of Solvay	2,999	3,012	13	0.4%

Source: Esri

¹ The small geography of the Village means that data is subject to measurement error. Hence, an increase this small is likely more indicative of a stable population, rather than growth.

- Median household income in the Village of Marcellus is \$75,792, and is expected to increase by 11.3% (\$8,530) by 2028, the second most after the Town.
- Median home values in the Village of Marcellus are the second highest after the Town, at \$224,189. However, the Village of Marcellus is anticipated to see the slowest growth in median home values, with only a 1% increase by 2028.
- Median age is highest in the Village and Town of Marcellus, at 47 and 47.2, respectively. The Village of Marcellus's population is expected to age the most in the next five years, increasing by 1.9 years for a percentage change of 4%.

Demographic Fundamentals				
Median Household Income				
	2023	2028	Change	% Change
Village of Marcellus	\$75,792	\$84,322	\$8,530	11.3%
Town of Marcellus	\$82,516	\$93,872	\$11,356	13.8%
Village of Camillus	\$53,236	\$55,904	\$2,668	5.0%
Village of Solvay	\$54,950	\$59,851	\$4,901	8.9%
Median Home Value				
	2023	2028	Change	% Change
Village of Marcellus	\$224,189	\$226,523	\$2,334	1.0%
Town of Marcellus	\$235,920	\$247,423	\$11,503	4.9%
Village of Camillus	\$132,042	\$146,000	\$13,958	10.6%
Village of Solvay	\$169,154	\$212,888	\$43,734	25.9%
Median Age				
	2023	2028	Change	% Change
Village of Marcellus	47.0	48.9	1.9	4.0%
Town of Marcellus	47.2	47.9	0.7	1.5%
Village of Camillus	42.9	42.3	(0.6)	(1.4%)
Village of Solvay	40.1	41.2	1.1	2.7%

Source: Esri

Racial Composition

The table below shows the distribution of different races and ethnicities in each geography. The Village of Marcellus is predominantly white, with 93.9% of residents identifying as white alone. The Town of Marcellus follows close behind, with 93.8% of their population being white. The Village of Camillus and Solvay are more diverse, with an 88.9% and 81.0% share of the population being white, respectively.

In line the large shares of white population in each region are the low diversity index scores in each geography, particularly in the Village and Town of Marcellus. A score of 100 indicates equal representation of all racial groups in a population. Lower scores are indicative of minimal diversity in a community.

Racial Composition, 2023				
	Village of Marcellus	Town of Marcellus	Village of Camillus	Village of Solvay
White Alone	93.9%	93.8%	88.9%	81.0%
Black Alone	0.7%	0.5%	2.9%	5.6%
American Indian Alone	0.1%	0.2%	0.5%	1.5%
Asian Alone	0.9%	0.6%	0.6%	1.0%
Pacific Islander Alone	0.0%	0.0%	0.1%	0.0%
Some Other Race Alone	0.4%	0.5%	1.4%	1.9%
Two or More Races	4.0%	4.4%	5.7%	9.0%
Hispanic Origin	1.7%	1.7%	3.9%	7.3%
Diversity Index	14.6	14.8	26.4	42.3

Source: Esri

Educational Attainment

The table below depicts the distribution of different levels of educational attainment in each geography.

The Village of Marcellus has the highest percentage of residents who possess at least a high school diploma or equivalent – 96.6%. Comparatively, the other geographies have smaller shares of the population with the same education, though they all fall above 93%. The Village of Marcellus has significantly higher levels of the population with at least a bachelor’s degree, at 43.5% compared to the Town of Marcellus’ at 41.5%, the Village Solvay at 26%, and the Village of Camillus at 25.8%.

The Village of Marcellus has the highest percentage of residents who have earned a graduate degree or higher, at nearly a fifth of the population (18.9%).

Educational Attainment, 2023				
	Village of Marcellus	Town of Marcellus	Village of Camillus	Village of Solvay
Less than 9th Grade	1.5%	0.8%	1.8%	1.2%
9th to 12th Grade	1.9%	2.7%	3.8%	5.7%
High School Diploma/GED	20.1%	23.1%	27.8%	36.9%
Some College	15.4%	16.0%	27.5%	19.8%
Associate Degree	17.6%	15.9%	13.3%	10.3%
Bachelor's Degree	24.6%	24.9%	16.8%	14.9%
Graduate Degree or Higher	18.9%	16.6%	9.0%	11.1%

Source: Esri

Income Distribution

The table below shows the 2023 household income distribution for each geography:

- Households in the Village and Town of Marcellus, in general, earn higher incomes compared to the other geographies. In the Village of Marcellus, 26.8% of households earn below \$50,000 and 38.2% of households earn above \$100,000. In the Town of Marcellus, the distribution is similar, with 26.1% earning below \$50,000 and 41.4% earning above \$100,000. In the Villages of Camillus and Solvay, the distributions are swapped, with greater than 43% earning below \$50,000 and less than 23% earning above \$100,000.
- The Village of Marcellus has the second-highest proportion of households earning a middling income, from \$50,000 to \$99,000, at 35.1%.²

Household Income Distribution, 2023				
	Village of Marcellus	Town of Marcellus	Village of Camillus	Village of Solvay
<\$15,000	7.7%	6.4%	6.6%	9.7%
\$15,000 - \$24,999	8.5%	6.6%	17.0%	12.4%
\$25,000 - \$34,999	4.2%	5.8%	10.2%	9.4%
\$35,000 - \$49,999	6.4%	7.3%	9.4%	13.0%
\$50,000 - \$74,999	22.7%	19.0%	31.8%	20.1%
\$75,000 - \$99,999	12.4%	13.6%	8.2%	12.8%
\$100,000 - \$149,999	19.5%	18.6%	12.3%	16.9%
\$150,000 - \$199,999	9.3%	12.2%	2.8%	3.2%
\$200,000+	9.4%	10.6%	1.7%	2.5%

Source: Esri

² The Village of Camillus has the highest proportion, at 40%.

Age Distribution

The table below displays the age distribution of each geography's population:

- In general, the age distributions of each geography are similar.
- Just over a quarter (25.1%) of residents in the Village of Marcellus are under the age of 25, compared to 27% of Town residents, 28.7% of residents in the Village of Camillus, and 28% of residents in the Village of Solvay.
- Over a third (37.9%) of residents in the Village of Marcellus are over the age of 55, second only to the Town with 38.9% of residents over 55.

Age Distribution, 2023				
	Village of Marcellus	Town of Marcellus	Village of Camillus	Village of Solvay
0 - 4	3.8%	4.1%	5.1%	5.8%
5 - 9	5.3%	5.6%	4.6%	5.9%
10 - 14	5.8%	6.5%	4.6%	5.9%
15 - 24	10.2%	10.8%	14.4%	10.4%
25 - 34	10.5%	9.7%	12.6%	14.1%
35 - 44	12.1%	10.7%	11.1%	14.3%
45 - 54	14.4%	13.7%	12.5%	11.3%
55 - 64	14.6%	16.5%	14.7%	13.0%
65 - 74	12.0%	13.2%	11.2%	10.6%
75 - 84	8.5%	7.0%	6.3%	5.8%
85 +	2.8%	2.2%	2.9%	2.9%

Source: Esri

At-Risk Population

At-risk population summary statistics, shown below, can indicate the resilience of individuals residing in each geography:

- In general, the at-risk populations of the Town and Village of Marcellus are similar.
- Just under a quarter of households in the Town and Village of Marcellus have a resident with a disability, which is similar the Village of Camillus and lower than the Village of Solvay, in which a third of households have a disability.
- The Village of Marcellus has the highest share of the population over the age of 65 at 23.3%.
- Compared to the Villages of Camillus and Solvay, the Town and Village of Marcellus have significantly smaller shares of the population lacking access to a personal vehicle.
- The Village and Town of Marcellus each have 7% of households living below the poverty level.

At-Risk Populations, 2023				
	Village of Marcellus	Town of Marcellus	Village of Camillus	Village of Solvay
Households with Disability	24.6%	24.8%	24.8%	33.7%
Population 65+	23.3%	22.4%	20.4%	19.3%
Households without a Vehicle	6.9%	5.4%	9.7%	15.2%

Source: Esri

Poverty Statistics, 2023				
	Village of Marcellus	Town of Marcellus	Village of Camillus	Village of Solvay
Households Below the Poverty Level (%)	7.0%	7.0%	9.0%	13.0%
Households Below the Poverty Level (#)	62	170	56	390

Source: Esri

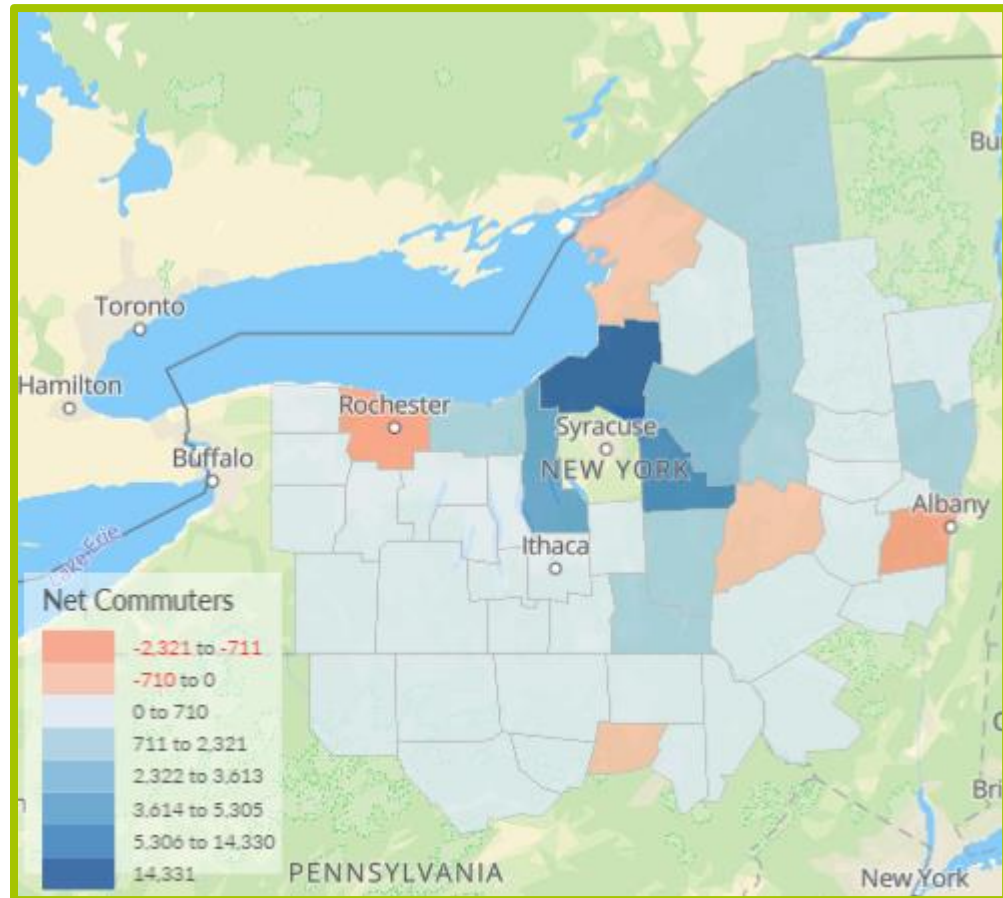
County Commuting Patterns

This map presents data on inbound and outbound commuters in various counties of New York and Pennsylvania. The counties are colored and shaded based on the net number of commuters, calculated by subtracting the outbound commuters from the inbound commuters. A positive net number means more people are commuting into Onondaga County for work than leaving, while a negative net number means the opposite.

The county with the highest net number of in-commuters is Oswego County, NY, with 19,243 commuters to Onondaga. Madison County, NY is second with 5,306 net commuters to Onondaga County, followed by Cayuga County, NY with 3,614.

However, a few of the counties shown in the map have a negative net number of commuters to Onondaga County, meaning more residents of Onondaga County are leaving to work in those counties. Monroe County, NY has the largest negative net number of commuters, with 1,086 more Onondaga County residents working in Monroe. Albany County, NY is second with 1,065 net commuters, followed by Jefferson County, NY with 210.

Overall, Onondaga County has 74,117 inbound commuters and 40,786 outbound commuters, resulting in a net inflow of 33,330 commuters.



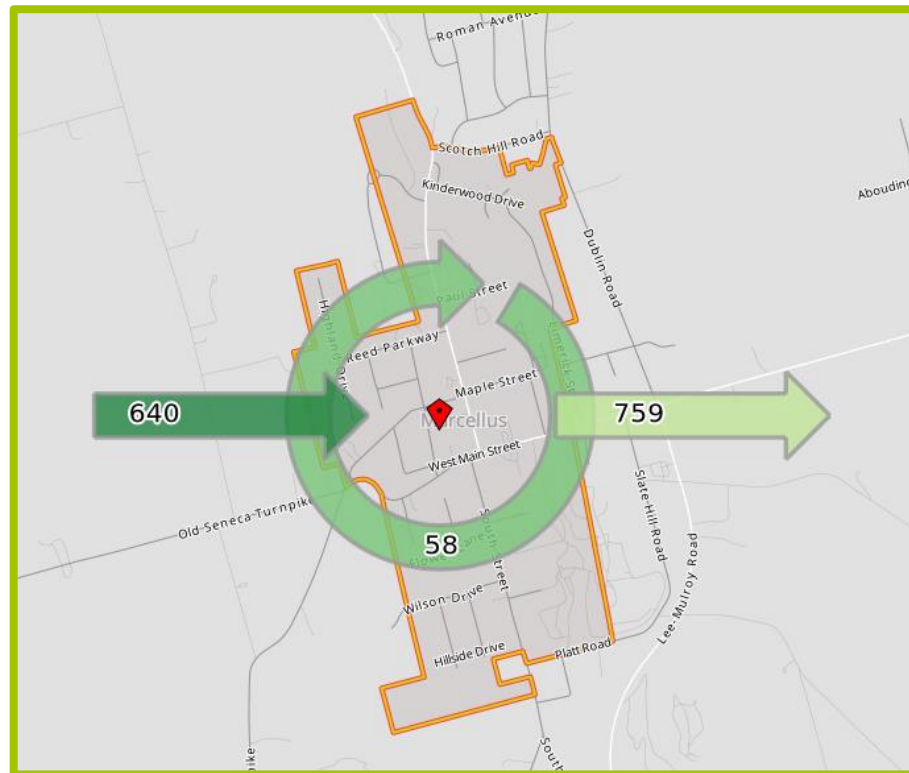
Source: Lightcast, 2022

Village Commuting Patterns

Within Onondaga County, the Village of Marcellus has a net out-commuting population.

In 2021, there were 640 individuals commuting into the Village for work, and 759 individuals leaving the Village for work. There were 58 individuals who lived and worked in the Village.

Those who live in the Village but work elsewhere primarily commute to the City of Syracuse (200 commuters).



Source: Census Bureau On The Map, 2021

Industry Analysis

Industry Composition

The table to the right shows the industry composition for the Village of Marcellus, estimated using Census Tracts. The table is sorted based on 2023 jobs.

In the Village, the top employing industry is the Government, which accounts for over a quarter of total jobs (28.5%).³ The Construction industry employs the next most people, at 198 individuals or 15% of the total jobs. Health Care and Social Assistance is the third most prevalent industry, with 129 jobs.

Industry Composition, 2023

NAICS & Description		Village of Marcellus*	
		2023 Jobs	% of Total Jobs
90	Government	376	28.5%
23	Construction	198	15.0%
62	Health Care and Social Assistance	129	9.8%
44	Retail Trade	118	8.9%
22	Utilities	110	8.3%
81	Other Services (except Public Administration)	104	7.9%
52	Finance and Insurance	89	6.7%
72	Accommodation and Food Services	40	3.0%
48	Transportation and Warehousing	31	2.3%
42	Wholesale Trade	28	2.1%
54	Professional, Scientific, and Technical Services	27	2.0%
71	Arts, Entertainment, and Recreation	23	1.7%
31	Manufacturing	11	0.8%
21	Mining, Quarrying, and Oil and Gas Extraction	0	0.0%
55	Management of Companies and Enterprises	0	0.0%
11	Agriculture, Forestry, Fishing and Hunting	<10	-
51	Information	<10	-
53	Real Estate and Rental and Leasing	<10	-
56	Administrative and Support and Waste Management and Remediation Services	<10	-
61	Educational Services	<10	-
99	Unclassified Industry	<10	-
		1,321	100%

Source: Lightcast

*Approximation using Census Tract 36067016502. Includes northern most portion of Town of Marcellus. Small geographic size reduces data reliability and validity. General trends and industry proportions are the key takeaways.

³ The Government industry includes jobs within the U.S. Postal Service; federal, state, and local government; schools and educational support services; and more.

Real Estate Market Analysis

Housing Tenure

The table below shows the housing tenure statistics for each geography in 2023. The table indicates the percentage of housing units that are owner-occupied, renter-occupied, and vacant.⁴

The proportion of owner-occupied housing units is largest in the Town of Marcellus (77.7%), followed by the Village of Marcellus (70.6%), then the Village of Camillus (54.9%) and the Village of Solvay (51.2%). The Town and Village of Marcellus have similar shares of each type of housing tenure. The largest difference between the two is in renter-occupied housing, where the Village a 25.9% share compared to the County's 16.9% share.

The Village of Marcellus has the lowest vacancy rate, at only 3.5%.

Housing Tenure, 2023				
	Village of Marcellus	Town of Marcellus	Village of Camillus	Village of Solvay
Owner-Occupied	70.6%	77.7%	54.9%	51.2%
Renter-Occupied	25.9%	16.9%	37.4%	40.6%
Vacant Units, Rate	3.5%	5.5%	7.7%	8.2%
Total Housing Units	905	2,754	704	3,262

Source: Esri

⁴ Esri uses US Census Bureau estimates, which tend to overstate vacancy rates for housing tenure data. This data is still useful for comparative purposes (County to Region), even if the absolute numbers are not accurate.

Housing Characteristics

The table to the right shows the distribution of housing units by structure type in each geography. Most housing units in all regions are single-family detached homes, with the Town of Marcellus having a higher percentage at 79% compared to the Village of Marcellus's 69.2%, the Village of Camillus's 48.7%, and the Village of Solvay's 47.7%. The Village of Marcellus has the highest percentage of larger multi-family homes and apartment complexes, with 10.3% of structures hosting 20 or more units.

Housing Units By Units In Structure				
	Village of Marcellus	Town of Marcellus	Village of Camillus	Village of Solvay
Total	905	2,668	704	3,262
1, detached	69.2%	79.0%	48.7%	47.7%
1, attached	0.6%	0.7%	10.4%	1.9%
2	4.3%	3.5%	3.4%	23.7%
3 or 4	7.7%	5.0%	8.2%	10.9%
5 to 9	3.8%	2.1%	8.2%	7.0%
10 to 19	4.4%	2.4%	11.2%	4.4%
20 to 49	8.2%	4.8%	8.0%	4.2%
50 or more	2.1%	1.1%	0.0%	0.2%
Mobile home	0.0%	1.3%	2.0%	0.0%
Boat, RV, van, etc.	0.0%	0.0%	0.0%	0.0%

Source: Esri

This table shows the percentage of housing units by geography and the year they were built. The housing stock is youngest in the Village and Town of Marcellus, though about two-thirds of the units were still built prior to 1970. Between 2010 and 2019, the percentage of housing units built in the Town of Marcellus (5.2%) was significantly greater than other geographies, including the Village of Marcellus (3.5%).

Housing Units By Year Structure Built				
	Village of Marcellus	Town of Marcellus	Village of Camillus	Village of Solvay
Built 2020 or later	0.0%	0.0%	0.0%	0.0%
Built 2010 to 2019	0.0%	0.8%	2.3%	1.0%
Built 2000 to 2009	3.5%	5.2%	1.6%	0.6%
Built 1990 to 1999	3.2%	5.6%	9.2%	1.5%
Built 1980 to 1989	7.0%	9.3%	3.0%	4.1%
Built 1970 to 1979	17.8%	15.4%	6.0%	9.6%
Built 1960 to 1969	14.8%	12.3%	15.8%	11.1%
Built 1950 to 1959	14.6%	11.2%	10.2%	20.4%
Built 1940 to 1949	6.6%	5.7%	14.1%	13.3%
Built 1939 or earlier	32.5%	34.5%	38.1%	38.4%
Total	100%	100%	100%	100%

Source: Esri

Housing Affordability

The following table calculates the minimum household income required to affordably purchase a median-priced home in each respective geography. A household is considered to be burdened by housing costs if 30% or more of their income goes towards housing costs.

- Median home value and median contract rent in the Town and Village of Marcellus are higher than all other geographies in this analysis. The Town has the highest median home value while the Village has the highest median contract rent.
- At least half of households in the Village of Marcellus earn above \$75,000 annually (\$5,160 greater than the calculated household income threshold), indicating a generally affordable housing stock.
- Around 80% of households in the Village of Marcellus earn a sufficient annual income to rent a dwelling at the median contract rent price.

Housing Affordability - Owner-Occupied Housing, 2023				
	Village of Marcellus	Town of Marcellus	Village of Camillus	Village of Solvay
Median Home Value - 2023	\$224,189	\$235,920	\$132,042	\$169,154
10% Down Payment	\$22,419	\$23,592	\$13,204	\$16,915
Remaining Balance	\$201,770	\$212,328	\$118,838	\$152,239
Average Mortgage @7% for 30 Years	\$1,342	\$1,387	\$749	\$959
Estimated Additional Costs*	\$404	\$420	\$298	\$352
Estimated Monthly Mortgage Costs	\$1,746	\$1,807	\$1,047	\$1,311
Household Income Threshold	\$69,840	\$72,280	\$41,880	\$52,440

*Include Zillow estimated insurance, PMI, and taxes

Source: Esri; Zillow Mortgage Calculator; MRB Group

Housing Affordability - Renter - Occupied Housing, 2023				
	Village of Marcellus	Town of Marcellus	Village of Camillus	Village of Solvay
Median Contract Rent	\$822	\$798	\$662	\$756
Household Income Threshold	\$32,880	\$31,920	\$26,480	\$30,240

Source: Esri; MRB Group

Housing Burden

The table on this page shows housing costs at different income levels as a percentage of household income. In Onondaga County, renter-occupied households tend to experience greater cost-burden compared to owner-occupied housing. Naturally, households that earn below \$20,000 annually are the most cost-burdened by both renting and owning. As incomes increase, the share of households burdened by housing costs decreases.

Housing Costs as % of Household Income, Onondaga County						
	Occupied Housing Units		Owner-occupied housing units		Renter-occupied housing units	
	#	%	#	%	#	%
Less than \$20,000	24,150	12%	7,399	5.7%	16,751	24.0%
<20%	828	0.4%	211	0.2%	617	0.9%
20%-29%	1,634	0.8%	238	0.2%	1,396	2.0%
30%+	21,688	10.8%	6,950	5.3%	14,738	21.1%
\$20,000 to \$34,999	23,919	11.9%	11,441	8.8%	12,478	17.9%
<20%	3,181	1.6%	2,292	1.8%	889	1.3%
20%-29%	4,376	2.2%	2,722	2.1%	1,654	2.4%
30%+	16,362	8.2%	6,427	4.9%	9,935	14.2%
\$35,000 to \$49,999	18,896	9.4%	10,577	8.1%	8,319	11.9%
<20%	5,007	2.5%	4,183	3.2%	824	1.2%
20%-29%	5,544	2.8%	2,809	2.2%	2,735	3.9%
30%+	8,345	4.2%	3,585	2.7%	4,760	6.8%
\$50,000 to \$74,999	34,413	17.2%	20,958	16.1%	13,455	19.3%
<20%	15,954	8.0%	10,111	7.7%	5,843	8.4%
20%-29%	11,415	5.7%	6,453	4.9%	4,962	7.1%
30%+	7,044	3.5%	4,394	3.4%	2,650	3.8%
\$75,000+	94,043	46.9%	78,257	60.0%	15,786	22.6%
<20%	77,775	38.8%	64,752	49.6%	13,023	18.7%
20%-29%	13,734	6.9%	11,485	8.8%	2,249	3.2%
30%+	2,534	1.3%	2,020	1.5%	514	0.7%
Zero or negative income	3,399	1.7%	1,895	1.5%	1,504	2.2%
No cash rent	1,520	0.8%	-	-	1,520	2.2%

Source: US Census Bureau, ASC 1-year estimate, 2022