REVIEWS AND ADVICE
FROM CURRENT STUDENTS

SYRACUSE COLLEGE OF LAW

HOUSING GUIDE 2021

- HOUSING DATA
- NEIGHBORHOODS EXPLAINED
- APARTMENT RATINGS
- TOP PROPERTIES
- LANDLORD INFO
- RENTER RESOURCES

VeryApt
Intelligent Apartment Search
GETTING THE MOST OUT OF THE GUIDE

Start with the Housing Facts section. This section should help you determine the type of apartment you’d like to live in and how much you should expect to pay in rent.

Read about different neighborhoods and narrow down your search to parts of the city that you like most.

Use the Apartment Ratings section to identify the best apartment buildings across the categories (e.g. best amenities, highest rated) that matter most to you.

Visit VeryApt.com to read reviews, get pricing, and set up appointments for the apartments you like most.

ABOUT THE DATA IN THIS GUIDE

All of the data in this guide are based on feedback from real renters in Syracuse. We asked students to rate their apartments on a scale of 1-10 across six categories:

- Overall
- Value
- Management
- Amenities
- Location
- Safety

Based on their feedback, we compiled a list of the best apartment buildings for Syracuse Law students. If you are interested in additional data that is not in the guide or have a housing question, you can reach us at contact@veryapt.com.

DISCLAIMER: The reviews and ratings presented throughout the guide and the VeryApt website do not reflect the opinions, position, or endorsement of VeryApt. The responses and reviews presented are solely those of the survey respondents. VeryApt assumes no responsibility for readers’ or users’ interpretation of the data. The results do not in any way constitute a warranty or representation by VeryApt as to the quality, safety, or other features of a property. We encourage you to check all available sources of information about properties prior to renting.
Where Syracuse Law students live

- Westcott: 40%
- Outer Comstock: 25%
- Downtown: 20%
- Hawley-Green: 10%
- Other: 5%

Who Syracuse Law students live with

- Alone: 40%
- Spouse/partner: 10%
- Roommate (excluding spouse/partner): 50%

27% of Syracuse Law students live with pets

What type of properties Syracuse Law students live in

- Large property (50+ units): 75%
- Mid-size property (20-49 units): 10%
- Small property (2-9 units): 15%

What size residences Syracuse Law students live in

- Studios or efficiencies: 5%
- One bedrooms: 45%
- Two bedrooms: 25%
- Three or more bedrooms: 25%

Distribution of property ratings

- 0 - 6.9: 15%
- 7 - 7.9: 35%
- 8 - 8.9: 20%
- 9+: 30%

Average rent by apartment size

- $800: Studio
- $985: 1BR
- $1,075: 2BR
- $1,200: 3BR

Rent versus own

- 95% Rent
- 5% Own

Commute methods

- Driving: 60%
- Walking: 35%
- Public Transit: 5%
Perfect Campus Alternative

60 Presidential Plaza | Syracuse, NY 13202

Affordable - Secure - Well Maintained - Responsive

Madison Towers is a wonderful community of comfortable and secure apartments, with amenities that make you feel right at home in a prime location close to public transport, the best shops and entertainment options. We also have a committed staff that will make sure their residents receive the best quality and highest standard of living.

Your new home awaits you

- Spacious 1-BR & 2-BR Apartments available in basic, balcony and extended floorplans | 2-BR Townhomes
- 2 Laundry Rooms
- Dedicated Freight Elevator
- Central Air Conditioning
- Sleek Black Appliances
- Granite-Like Counters
- Brand New Cabinetry
- Luxury Vinyl Plank Flooring
- Designer Tiled Bathrooms

Contact us to schedule a tour

We’re currently offering live virtual and limited contact in-person tours by appointment only.
Rent with Confidence

Time Savers

All the information you need in a single place. Photos, prices, floor plans, maps, and amenities - VeryApt has you covered.

Concierge Service

On demand rental experts that can provide apartment recommendations, set up apartment tours, and help you with your rental application - all at no extra cost.

Intelligent Search

Personalized apartment recommendations based on the amenities you want, your proximity to school or work, and your desired price range.

Trusted Reviews

Hundreds of verified apartment reviews from current and past tenants that help you make an informed decision about where you want to live.

WHY WE STARTED VERYAPT

VeryApt was born from the simple realization that the small things about an apartment are often the most important: a friendly doorman, lots of sunlight in the living room, a running trail nearby, or that amazing hole-in-the-wall Thai restaurant across the street. We understand that the frustrations of apartment hunting are universal, but share a belief that it doesn’t have to be. We know what makes an apartment truly feel like home is unique for each person and that’s why our focus is on bringing you personalized recommendations based on timely, relevant, and real user reviews. We’ll be there every step of the way to help you find your perfect apartment.

Julia Rizio
VP Operations
juliar@veryapt.com
NEIGHBORHOODS EXPLAINED
An overview of the most popular neighborhoods for your Syracuse Law students

1. **Westcott**
   - 40% of Syracuse Law students
   - Westcott is next to Syracuse University which makes this area a popular neighborhood for students and faculty alike. There is more to the neighborhood than the central location, such as its robust restaurant and bar scene.

2. **Outer Comstock**
   - 25% of Syracuse Law students
   - A more suburban and quiet neighborhood, Outer Comstock gives its residents a break from the hustle of city life. The neighborhood is home to many families, young professionals, and students.

3. **Downtown**
   - 20% of Syracuse Law students
   - In the heart of the action, Downtown Syracuse is the place to be. Downtown consists of different districts, providing shopping options, delicious restaurants, and fun nightlife destinations.

4. **Hawley-Green**
   - 10% of Syracuse Law students
   - Hawley-Green is known for its fun and colorful houses that line the wide tree-covered streets. The old Victorians right next to the modern homes make this neighborhood an architectural dream.

Other Neighborhoods
- less than 5% each
  - 5. **Lakefront**
  - 6. **Southside**
ABOUT WESTCOTT

A popular neighborhood for students, Westcott is the place to be if you want to be surrounded by the Syracuse community. Within the neighborhood, Westcott Street is the main retail destination with cute boutiques, local restaurants, coffee shops, and the famous Westcott Theater. There is always something to do in this neighborhood.

Syracuse Community  Boutiques
Restaurants and Bars  Coffee Shops

MEDIAN RENTS IN WESTCOTT

<table>
<thead>
<tr>
<th></th>
<th>$800</th>
<th>$1,000</th>
<th>$1,100</th>
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<tr>
<td>Studio</td>
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<td></td>
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</tr>
<tr>
<td>1 Bedroom</td>
<td></td>
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<td></td>
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<tr>
<td>2 Bedroom</td>
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</tbody>
</table>

WHAT RESIDENTS THINK ABOUT WESTCOTT

⭐⭐⭐⭐⭐

Review by Syracuse Law Student  CLARENDON

I don't go outside that much. Depending on which exit I take, Dewitt is less than ten minutes by the highway, and the university Skybarn is less than five minutes away.

⭐⭐⭐⭐⭐

Review by Syracuse Law Student  RUGBY SQUARE

I am a former college runner and I have had no issue within the area. My recommendation is that you simply are kind. Very large pet neighborhood as well.
Outer Comstock
A Break from the Hustle of City Life

ABOUT OUTER COMSTOCK

Outer Comstock is the perfect distance for commuters since the drive to Syracuse University and downtown takes around 5 minutes. There are also some beloved mom and pop restaurants in the neighborhood. This area is home to a mix of families, young professionals, and students making it ideal for all ages.

Community  Cute Restaurants  Close to Syracuse

MEDIAN RENTS IN OUTER COMSTOCK

<table>
<thead>
<tr>
<th>Type</th>
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<tr>
<td>Studio</td>
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<tr>
<td>1 Bedroom</td>
<td>$900</td>
</tr>
<tr>
<td>2 Bedroom</td>
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</tbody>
</table>

WHAT RESIDENTS THINK ABOUT OUTER COMSTOCK

Review by Syracuse Law Student
There’s never any trouble around the complex. Haven’t been made aware of any issues in the building either. Building is surrounded by freshman residence halls so a rather youthful crowd lives nearby. Route 81 and train tracks are right behind the building. There really isn’t anything nearby, feels very removed.

Review by Syracuse Law Student
I always feel safe, people are friendly. It’s annoying how far away big grocery stores are but other than that I have no complaints.
Downtown
The heart of the Action

ABOUT DOWNTOWN

Downtown is the business and cultural epicenter of Syracuse and a great place to call home. Amory Square in Downtown has fine dining restaurants, great shopping, and exciting nightlife. If one wants to live in the heart of the action, Downtown Syracuse is the place to be.

Action  Nightlife  Amory Square

Fine Dining Restaurants

MEDIAN RENTS IN DOWNTOWN

<table>
<thead>
<tr>
<th>Studio</th>
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<tbody>
<tr>
<td>1 Bedroom</td>
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<tr>
<td>2 Bedroom</td>
<td>$1,500</td>
</tr>
</tbody>
</table>

WHAT RESIDENTS THINK ABOUT DOWNTOWN

⭐⭐⭐⭐

Review by Syracuse Law Student  COMMONSPACE

This is downtown, so it’s a busy area as far as auto traffic. But the noise level is fine and is cool for a student who maybe needs a place to be quiet and study.

⭐⭐⭐⭐

Review by Syracuse Law Student  CREEKWALK COM.

Located in downtown, would have expected more things to do but since covid it has been much less that we go out.
ABOUT HAWLEY-GREEN

Hawley-Green is centrally located right next to downtown and Syracuse University. Although the neighborhood is right next to all of the action, it is a peaceful residential area. Hawley-Green is primarily known for the fun and colorful houses that line each street. The old Victorians right next to the modern homes make this neighborhood an architectural dream.

Residential | Victorian Homes
-------------|-------------------

Close to Syracuse

MEDIAN RENTS IN HAWLEY-GREEN

$900  | $1,050  | $1,300
Studio | 1 Bedroom | 2 Bedroom

WHAT RESIDENTS THINK ABOUT HAWLEY-GREEN

⭐⭐⭐⭐⭐
Review by Syracuse Apartments
GREENWAY PLACE

Beautiful residential neighborhood of apartment buildings, coffee shop, businesses, sandwich shop, and rock climbing gym. Close to the mall and downtown. The park itself is absolutely beautiful in the spring when the trees are in bloom.

⭐⭐⭐⭐⭐
Review by Syracuse Apartments
THE 505

Occasionally, depending on which side of the building you live on, you will hear undergrads running around on the weekends.
### Apartment Ratings

#### Key

- **Excellent for a category**
- **Great**
- **Average**
- **Below average**

- **$1200+ per renter**
- **$1140- $1199**
- **$810- $1139**
- **< $810**

*Prices subject to change and may vary significantly by room type.

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Rating</th>
<th>Price Range</th>
<th>Most Popular</th>
<th>Best for Pets</th>
<th>Best for Families</th>
<th>Management</th>
<th>Amenities</th>
<th>Value</th>
<th>Social</th>
<th>Safety</th>
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<tr>
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<td>Apt 8.0</td>
<td>$$</td>
<td>✔️ ✔️</td>
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<td>Apt 8.2</td>
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<td>Commonspace</td>
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<td>$$$$</td>
<td>✔️ ✔️</td>
<td>❌ ❌</td>
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<td>❌ ❌</td>
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<td>Hidden Valley Apartments</td>
<td>Apt 9.8</td>
<td>$$</td>
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<tr>
<td>Lakefront Lofts</td>
<td>Apt 9.1</td>
<td>$$$</td>
<td>✔️ ✔️</td>
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<tr>
<td>Rugby Square Apartments</td>
<td>Apt 9.0</td>
<td>$</td>
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</tr>
</tbody>
</table>

**Note:** Some buildings with fewer than 3 reviews are included above because of high ratings but do not appear in the top 10 lists.
MOST POPULAR

Buildings with the most Syracuse Law students

READ MORE REVIEWS AT VERYAPT.COM

What students typically look for:

- Excellent location
- Reasonably-priced apartments
- Solid amenities

TOP 5

1st
CLARENDON HEIGHTS
Syracuse, 508 Ivy Ridge Rd
Studio $800
1 BR $985
2 BR $1,075
3 BR $1,200

Review by Syracuse Law Student
“Insides of the apartment are nice and only a few minutes away from campus. It’s not as city-like because you’re in Outer Comstock, but it gets the job done.”

2nd
COMMONSPACE
Syracuse

Review by Syracuse Law Student
“CS Montgomery is great! The apartments are nice and they have a super cool common space/office around the corner that you can get a membership with- it saved us while studying from home 24/7. There’s a common space on the rooftop as well and soon to be on the 3rd floor. They have 3 properties, all are super nice! Only downfall is parking not being included. There are options close but they can get pretty pricey.”

3rd
CAMPUS WEST
Syracuse, 150 Henry St

Review by Syracuse Law Student
“I personally do not like being as close to campus as I thought I would. That said, it is still very convenient and might be better with less online class. No real problems with the complex community. Rooms are small and not much area to move around. Decent spot for a graduate student - quiet and easy to stay away from distractions if you so choose.”

4th
DEYS PLAZA APARTMENTS

5th
HIDDEN VALLEY APARTMENTS

15+ PEOPLE
10+ PEOPLE
7+ PEOPLE
5+ PEOPLE
3+ PEOPLE
HIGHEST RATED

Buildings with the best overall ratings

READ MORE REVIEWS AT VERYAPT.COM

What the highest-rated properties typically offer:

- High-end amenities
- Close proximity to work/school
- Nearby stores/grocery
- Excellent management

TOP 5

<table>
<thead>
<tr>
<th>Rank</th>
<th>Property Name</th>
<th>Rating</th>
<th>Overall Rating</th>
</tr>
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<tbody>
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<td>1st</td>
<td>HIDDEN VALLEY APARTMENTS</td>
<td></td>
<td>9.8</td>
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<tr>
<td>2nd</td>
<td>LAKEFRONT LOFTS</td>
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<td>9.1</td>
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<tr>
<td>3rd</td>
<td>RUGBY SQUARE APARTMENTS</td>
<td></td>
<td>9.0</td>
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<tr>
<td>4th</td>
<td>CLARENDON HEIGHTS</td>
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<td>8.3</td>
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<tr>
<td>5th</td>
<td>CLINTON SQUARE SUITES</td>
<td></td>
<td>8.2</td>
</tr>
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</table>

Studio: $200, 1 BR: $1,185, 2 BR: $1,275, 3 BR: $1,400

Review by Syracuse Law Student
“Hidden Valley Apartments had so much room and the manager is great. I lived there all 3 years of law school and never wanted to move. It is about a 5-minute drive from campus, but is right down State Street. There was a huge closet, bedroom, and living room. The living room also had enough room for me to add an office space when we went online. There is also a storage unit and the laundry is just down the stairs. The apartments are set up in units, so in my unit I had 5 other apartments. I never once heard my neighbors or worried about bugging them.”

Review by Syracuse Law Student
“Management has always been responsive to any issues. The apartments have very high ceilings and massive windows that allow in an incredible amount of natural light.”

Review by Syracuse Law Student
“I like rugby square because the apartments are probably the best priced in the area. Maintenance is quick and the property manager does a good job keeping in touch when there is an issue. I have a 2 bedroom and I pay a very fair price for the area and I would say it is almost a steal. It had brand new carpeting and the appliances are new. My only recommendations is that when you are trying to get a lease keep on contacting because during the pandemic they are not always in the office.”
BEST FOR AMENITIES

Highest-rated properties for amenities

READ MORE REVIEWS AT VERYAPT.COM

What top amenity properties typically offer:

- Great common spaces
- Convenient location
- Excellent management
- Newer construction

1st
CREEKWALK COMMONS
Syracuse, 324 W Water St

Review by Syracuse Law Student
“I live with two roommates at Creekwalk Commons and we love it. It is right next to downtown Syracuse and not a far drive from campus. The apartments are large and spacious, come furnished (if you need it to be), and have very high ceilings. Our only regret is that we only lived here for 1 year instead of more. There is also a small gym onsite, restaurants and bars within walking distance, and you are centrally located in Syracuse so nothing is ever more than 15 minutes away.”

2nd
COMMONSPACE
Syracuse, 201 E Jefferson St

Review by Syracuse Law Student
Commonspace is great! The apartments are nice and they have a super cool common space/office around the corner that you can get a membership with- it saved us while studying from home 24/7. There’s a common space on the rooftop as well and soon to be on the 3rd floor. They have 3 properties, all are super nice! Only downfall is parking not being included. There are options close but they can get pretty pricey.”

3rd
LAKEFRONT LOFTS
Syracuse, 667 N Clinton St

Review by Syracuse Law Student
“Management has always been responsive to any issues. The apartments have very high ceilings and massive windows that allow in an incredible amount of natural light.”

Studio $1,200 1 BR $1,385 2 BR $1,475 3 BR $1,600

TOP 5

1st CREEKWALK COMMONS 9.7 AMENITY RATING
2nd COMMONSPACE 9.4 AMENITY RATING
3rd LAKEFRONT LOFTS 9.2 AMENITY RATING
4th HIDDEN VALLEY APARTMENTS 9.0 AMENITY RATING
5th CLARENDON HEIGHTS 8.8 AMENITY RATING
BEST FOR VALUE

Highest-rated properties for value

READ MORE REVIEWS AT VERYAPT.COM

What top value properties typically offer:

✔ Great price-to-space trade off
✔ Good location
✔ Solid amenities and basic features

Studio
$600
1 BR
$785
2 BR
$875
3 BR
$1,000

TOP 5

1st
CLINTON SQUARE SUITES
Syracuse
9.8
VALUE RATING

Review by Syracuse Law Student
“This is a GREAT building in a great location. I would say the only downside is parking because there are limited spaces in the garage and even then the parking is really tight. Otherwise you need to find street parking which can get expensive or see if there is a parking lot or garage nearby.”

2nd
DEYS PLAZA APARTMENTS
Syracuse
$999
VALUE RATING

Review by Syracuse Law Student
“Deys Plaza is close to campus which makes the commute super short and also makes me feel like part of the Syracuse University community. The apartment is also a good value which was important for me while looking for a place to live. To top it off heat is included (and that means a lot in a place as cold as Syracuse!)”

3rd
538 ERIE BLVD
Syracuse, 538 Erie Blvd W
9.2
VALUE RATING

Review by Syracuse Law Student
“I really like the way it looks! Very big open space and the window brings in natural light, that is probably one of my favorite things. Not only does it look super nice but it also is super affordable compared to other apartments in the area. Not many amenities, but I am okay with that!”

4th
HIDDEN VALLEY APARTMENTS

5th
CLARENDON HEIGHTS

8.7
VALUE RATING
Townhomes
Smaller properties and how to find them

ABOUT TOWNHOMES

Townhomes are apartments in older buildings, typically a few stories tall. They usually do not have a doorman, an elevator, or many amenities, but can be cheaper and more spacious than the apartment and condo units in high-rises.

WHY YOU SHOULD CONSIDER A TOWNHOME

- CHEAPER
- LARGER FLOOR PLANS
- 3+ BEDROOMS AVAILABLE
- MORE PRIVACY

WHY YOU MAY WANT TO AVOID A TOWNHOME

- NO DOORMAN
- LESS CONVENIENT LOCATIONS
- OLDER CONSTRUCTION
- LIMITED AMENITIES
- MORE MAINTENANCE ISSUES

Finding a townhome

Townhomes can be challenging to find because they tend to be individually owned and do not have full time leasing managers. Townhome listings are typically available ~60 days in advance. You can find a townhome by searching online listings, contacting a landlord directly, or by working with VeryApt’s Concierge Team who can help identify some options.

Preparing for a townhome search

Most Syracuse Law students opt for larger properties in order to live closer to other students and simplify the housing search. That said, there are plenty of wonderful townhomes - be prepared to visit more properties to find that perfect home, carefully examine the pros/cons, and move quickly if you find a unit you love.

TIPS AND ADVICE

Reliable Landlords

Check online reviews and talk to previous tenants to find out about your landlord. Look for one that responds quickly to maintenance requests and has a history of returning deposits.

Noise and Neighbors

Sounds often travel well through townhomes and you can easily be disturbed by barking dogs, music, or construction. Check out the surrounding area to get a sense for what it may be like.

Lease Terms

Leases with independent landlords are negotiable. Check your lease for restrictions on sub-letters and visitor policies. You may be able to avoid a rent increase by locking in a longer lease.
FOR DETAILED REVIEWS AND PERSONALIZED RECOMMENDATIONS VISIT

WWW.VERYAPT.COM