

Pearl River

Community · NY · New York > Rockland County

BALANCED MARKET

\$714K

MEDIAN SALE PRICE

-0.3%

1-YR CHANGE

140

SALES (12 MO)

\$714K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



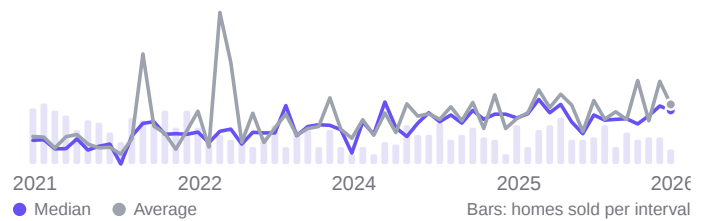
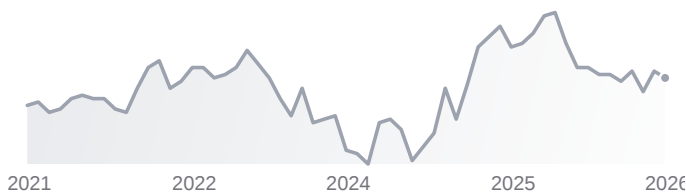
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$716K · Average \$755K

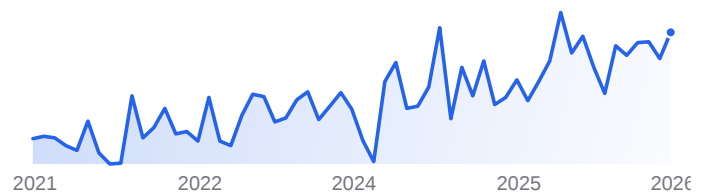
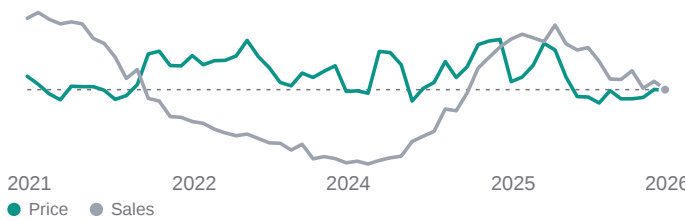


Growth (year over year)

Price -0.3% · Sales +0.0%

Price per square foot

\$435/ft²

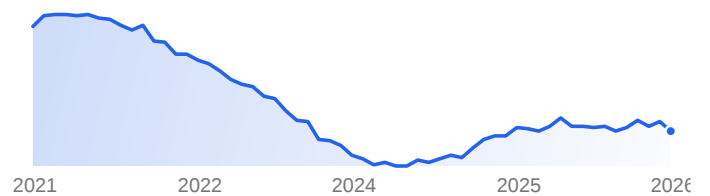
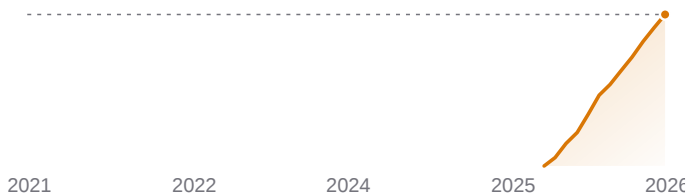


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

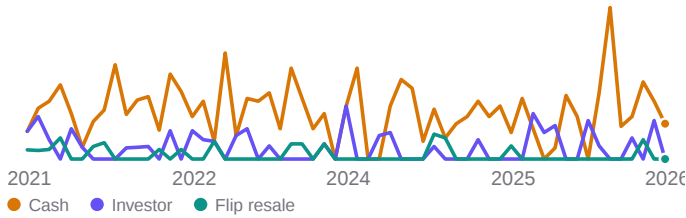
3.0%



BUYERS & OUTCOMES

Buyer mix

Cash 17% · Investor 0% · Flip resale 0%



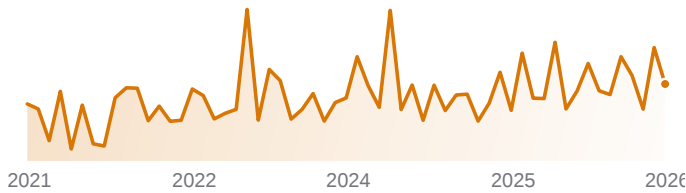
Sellers who sold at a gain

100%

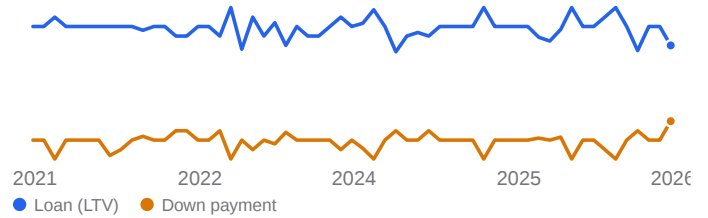


Median annualized return at resale

+5.0%

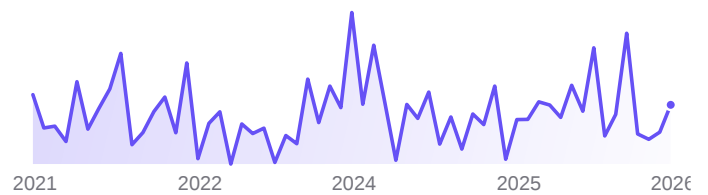


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



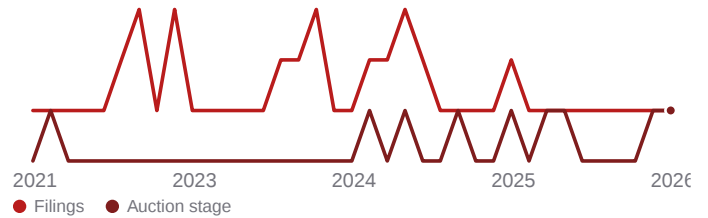
Typical hold before selling

11.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,689
Median value (AVM)	\$714K
Median size	1,778 ft²
Median bedrooms	3
Median year built	1957
Single family	82%
Condos	6.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	0.4%
Owner occupied	92%
Company owned	13%
Median loan-to-value	46%

Typical ownership tenure

9.8 yrs

COMMUNITY

Population	16,993
Density	2,501 / mi²
Median household income	\$136K
Average household income	\$164K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	114
Homes occupied	97%
Bachelor's or higher	28%
Poverty rate	3.9%
Unemployment	0.9%
Average temp	52°F
Annual precip	50 in
Sunshine	52%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.