

Bronx County, NY

County · NY · New York

BALANCED MARKET

\$718K

MEDIAN SALE PRICE

+6.7%

1-YR CHANGE

3,159

SALES (12 MO)

\$264K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



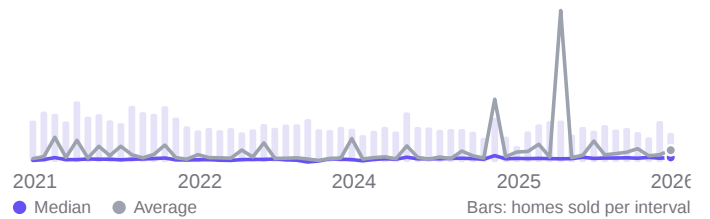
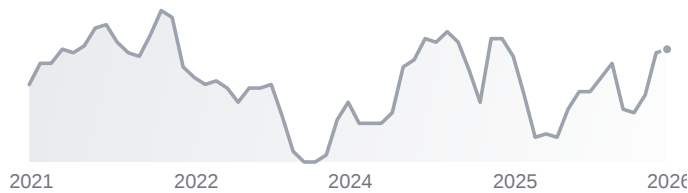
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$735K · Average \$1.2M

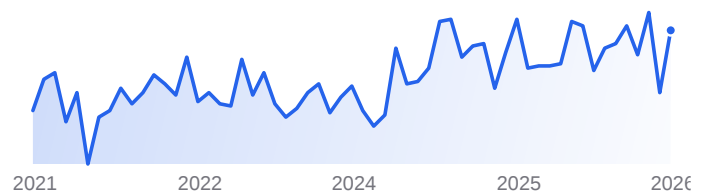
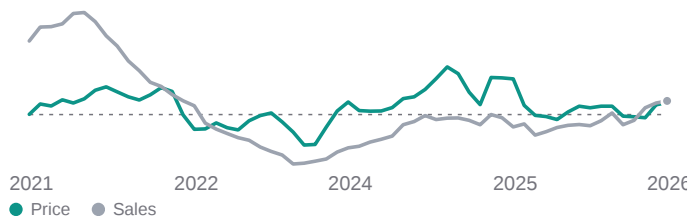


Growth (year over year)

Price +6.7% · Sales +7.6%

Price per square foot

\$356/ft²

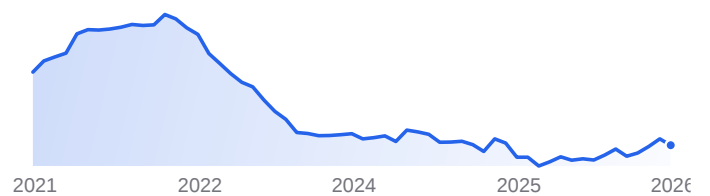
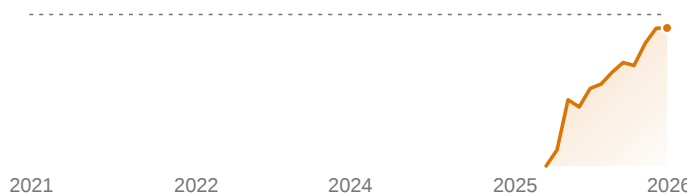


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

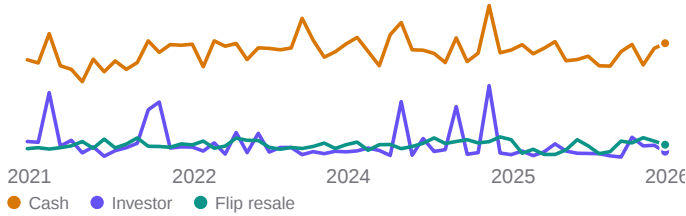
2.3%



BUYERS & OUTCOMES

Buyer mix

Cash 44% · Investor 3.5% · Flip resale 6.2%



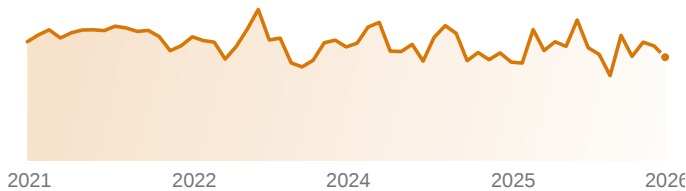
Sellers who sold at a gain

78%

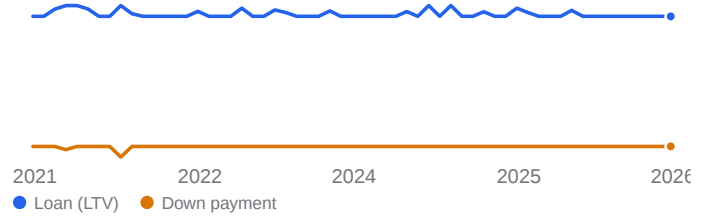


Median annualized return at resale

+4.1%

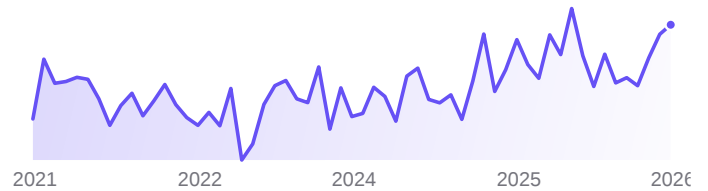


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



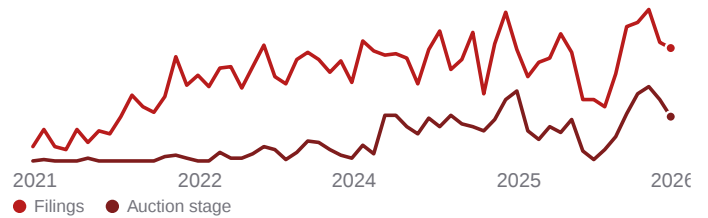
Typical hold before selling

10.2 yrs



Preforeclosure filings

Filings 79 · Auction stage 31



HOUSING STOCK

Homes	138,404
Median value (AVM)	\$264K
Median size	1,980 ft²
Median bedrooms	2
Median year built	1940
Single family	16%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	0.8%
Owner occupied	81%
Company owned	20%
Median loan-to-value	11%

Typical ownership tenure

10.0 yrs

COMMUNITY

Population	1,370,637
Density	32,424 / mi²
Median household income	\$47K
Average household income	\$70K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	118
Earthquake index (US avg 100)	113
Homes occupied	95%
Bachelor's or higher	14%
Poverty rate	26.7%
Unemployment	1.6%
Average temp	54°F
Annual precip	48 in
Sunshine	55%

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.