

New York County, NY

County · NY · New York

BALANCED MARKET

\$1.4M

MEDIAN SALE PRICE

+5.0%

1-YR CHANGE

10,173

SALES (12 MO)

\$1M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



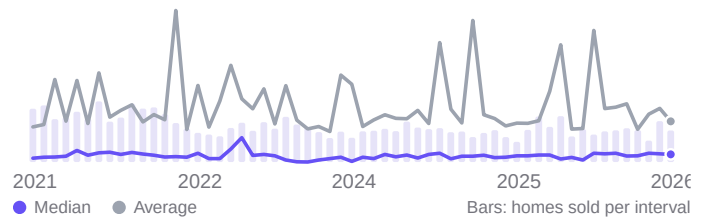
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$1.4M · Average \$2.6M

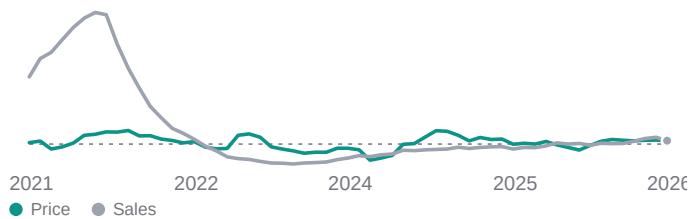


Growth (year over year)

Price +5.0% · Sales +5.0%

Price per square foot

\$1073/ft²

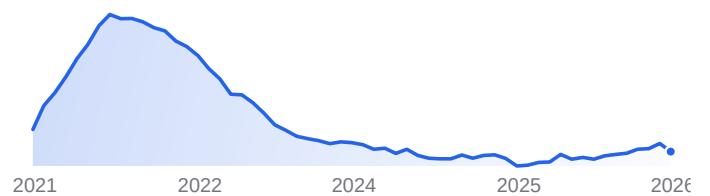
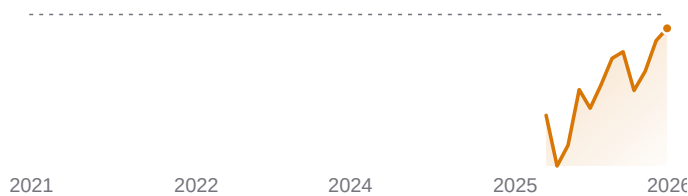


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

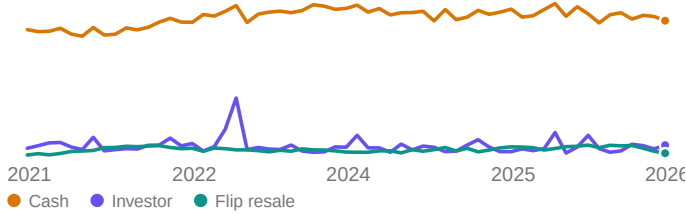
2.8%



BUYERS & OUTCOMES

Buyer mix

Cash 75% · Investor 6.1% · Flip resale 1.6%



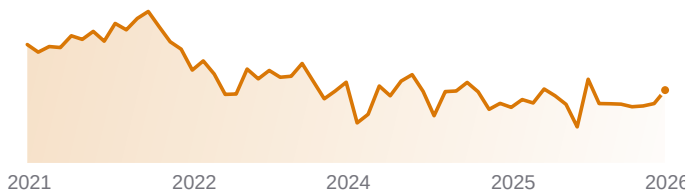
Sellers who sold at a gain

67%

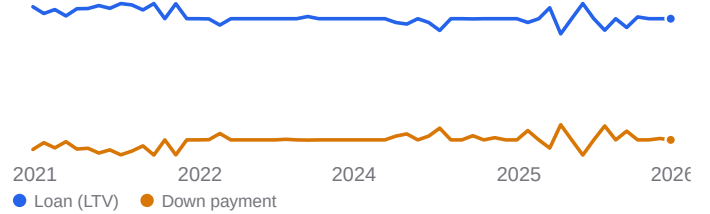


Median annualized return at resale

+1.0%

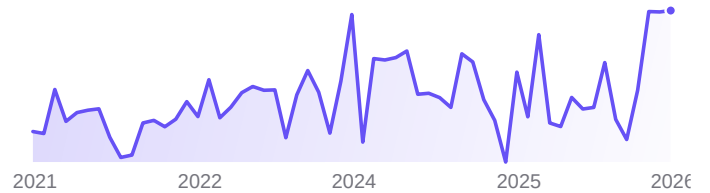


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



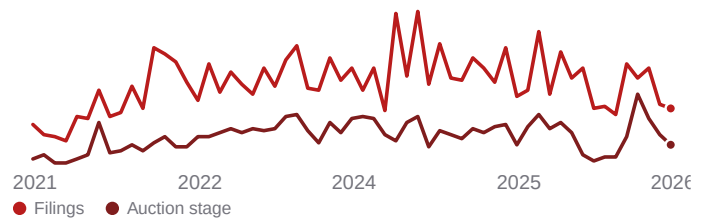
Typical hold before selling

10.2 yrs



Preforeclosure filings

Filings 27 · Auction stage 9



HOUSING STOCK

Homes	360,011
Median value (AVM)	\$1M
Median size	1,187 ft²
Median bedrooms	1
Median year built	1969
Single family	0.4%
Condos	34%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	1.1%
Owner occupied	78%
Company owned	21%
Median loan-to-value	0%

Typical ownership tenure

8.7 yrs

COMMUNITY

Population	1,653,835
Density	72,043 / mi²
Median household income	\$101K
Average household income	\$164K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	118
Earthquake index (US avg 100)	112
Homes occupied	89%
Bachelor's or higher	34%
Poverty rate	15.3%
Unemployment	1.4%
Average temp	54°F
Annual precip	48 in
Sunshine	58%

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.