

Orange County, NY

County · NY · New York

BUYER'S MARKET

\$438K

MEDIAN SALE PRICE

+1.0%

1-YR CHANGE

3,511

SALES (12 MO)

\$473K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



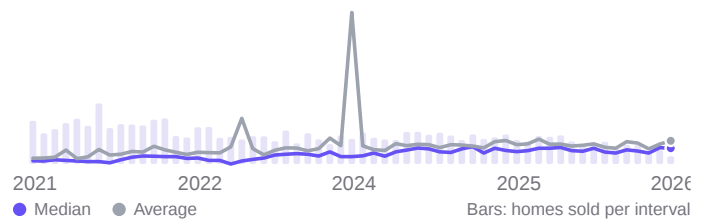
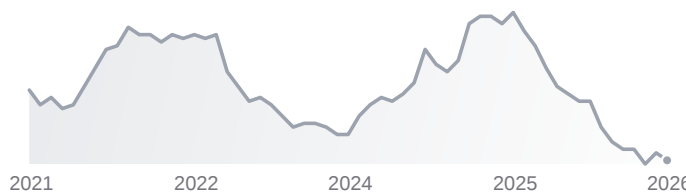
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$450K · Average \$511K

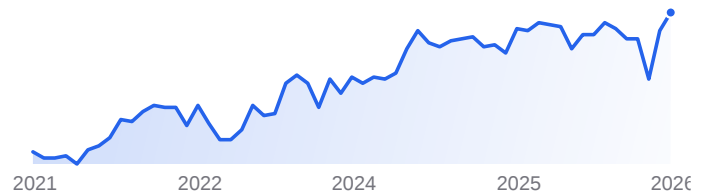
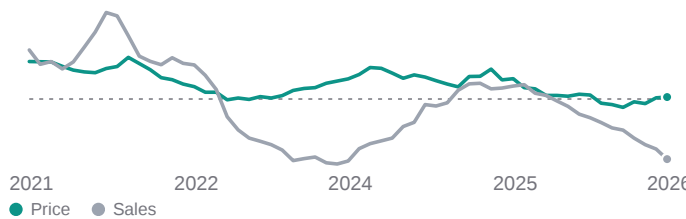


Growth (year over year)

Price +1.0% · Sales -30.8%

Price per square foot

\$266/ft²

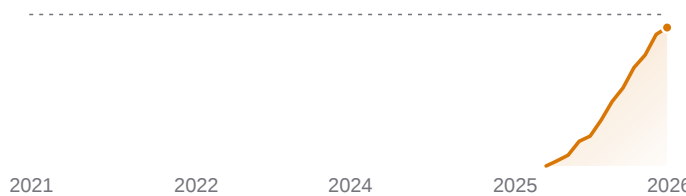


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

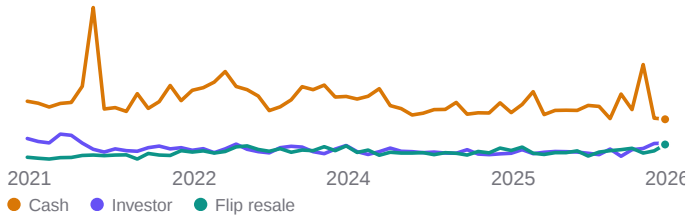
2.9%



BUYERS & OUTCOMES

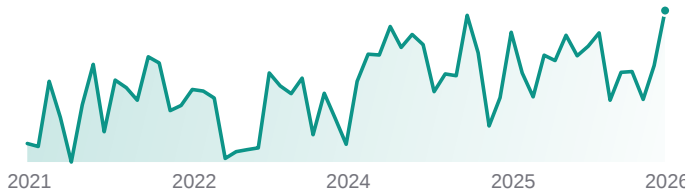
Buyer mix

Cash 25% · Investor 11% · Flip resale 10%



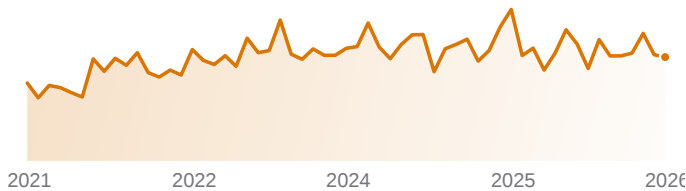
Sellers who sold at a gain

95%

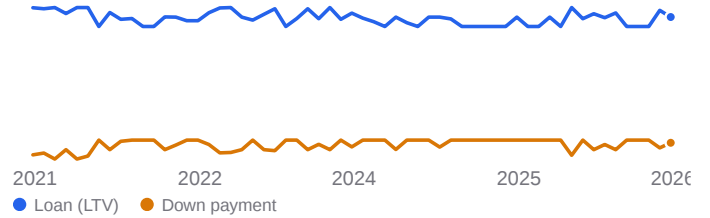


Median annualized return at resale

+5.7%

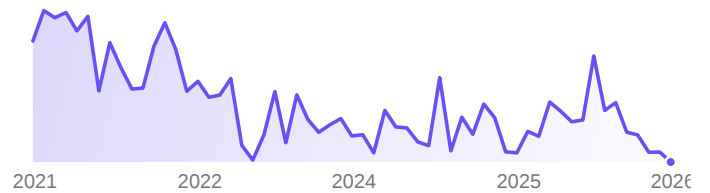


Financing (share of purchase price) Loan (LTV) 85% · Down payment 19%



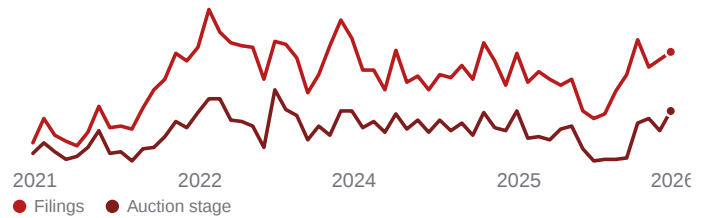
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 73 · Auction stage 34



HOUSING STOCK

Homes	119,129
Median value (AVM)	\$473K
Median size	1,780 ft²
Median bedrooms	3
Median year built	1974
Single family	70%
Condos	10%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.8%
Owner occupied	78%
Company owned	16%
Median loan-to-value	38%

Typical ownership tenure

7.9 yrs

COMMUNITY

Population	412,681
Density	508 / mi²
Median household income	\$92K
Average household income	\$119K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	87
Homes occupied	94%
Bachelor's or higher	18%
Poverty rate	13.3%
Unemployment	1.1%
Average temp	49°F
Annual precip	47 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.