

Richmond County, NY

County · NY · New York

BALANCED MARKET

\$741K

MEDIAN SALE PRICE

+3.8%

1-YR CHANGE

3,825

SALES (12 MO)

\$724K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



MARKET TRENDS (5 YEARS)

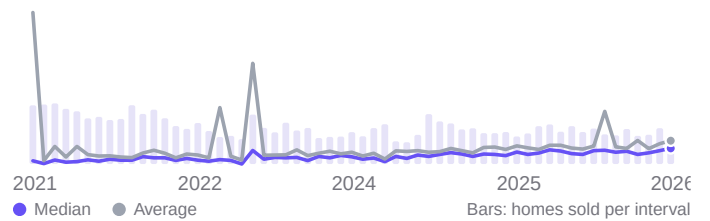
Market temperature (0–100)

51 / 100



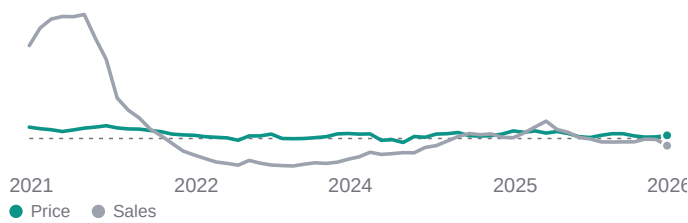
Sale prices

Median \$765K · Average \$845K



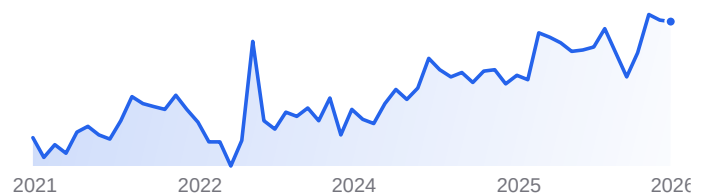
Growth (year over year)

Price +3.8% · Sales -8.3%



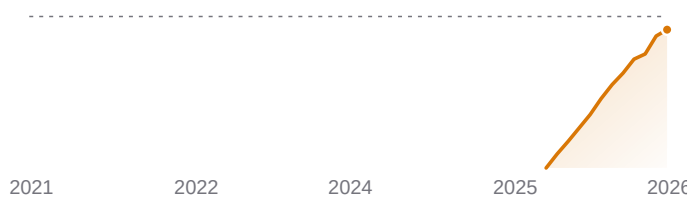
Price per square foot

\$486/ft²



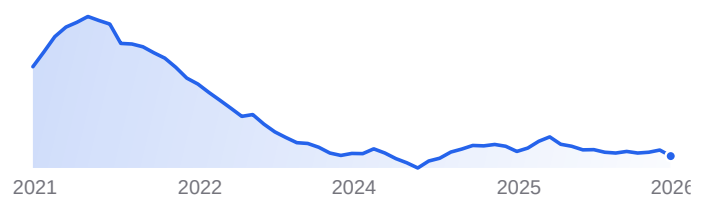
Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

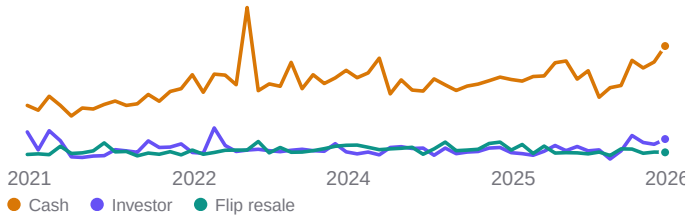
3.1%



BUYERS & OUTCOMES

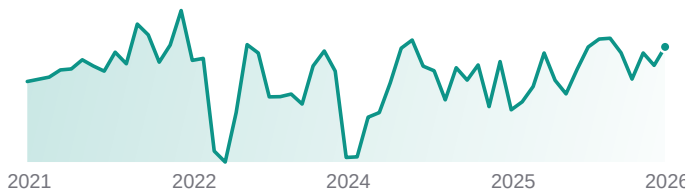
Buyer mix

Cash 34% · Investor 6.9% · Flip resale 3.0%



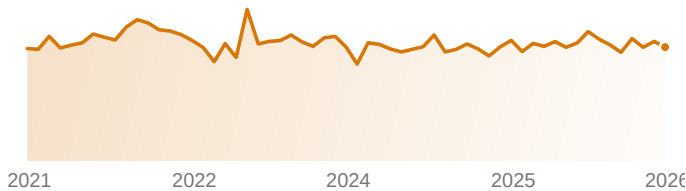
Sellers who sold at a gain

96%

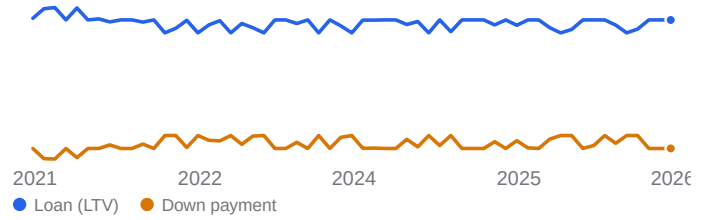


Median annualized return at resale

+4.4%

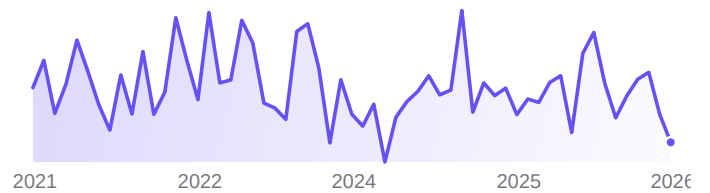


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



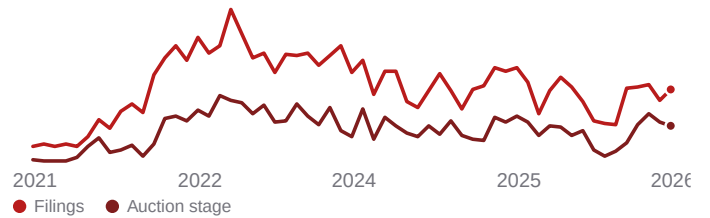
Typical hold before selling

8.6 yrs



Preforeclosure filings

Filings 59 · Auction stage 29



HOUSING STOCK

Homes	122,965
Median value (AVM)	\$724K
Median size	1,552 ft²
Median year built	1975
Single family	63%
Condos	8.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	0.9%
Owner occupied	77%
Company owned	14%
Median loan-to-value	43%
Typical ownership tenure	10.8 yrs

COMMUNITY

Population	498,248
Density	8,662 / mi²
Median household income	\$94K
Average household income	\$125K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	109
Homes occupied	94%
Bachelor's or higher	21%
Poverty rate	10.7%
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.