

Rockland County, NY

County · NY · New York

BALANCED MARKET

\$787K

MEDIAN SALE PRICE

+7.3%

1-YR CHANGE

2,653

SALES (12 MO)

\$751K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



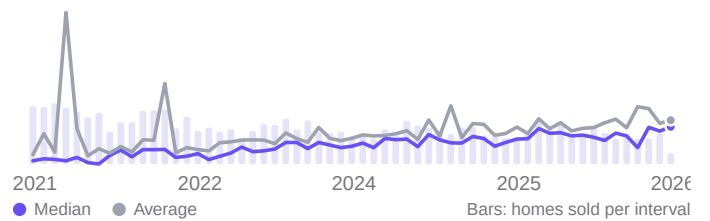
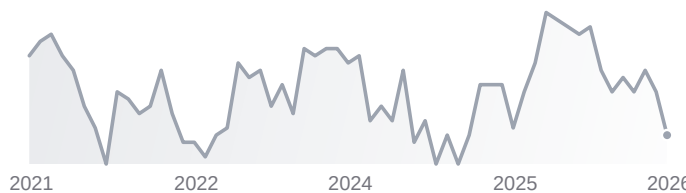
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

51 / 100

Sale prices

Median \$800K · Average \$850K

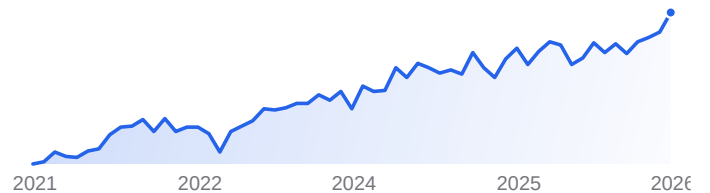
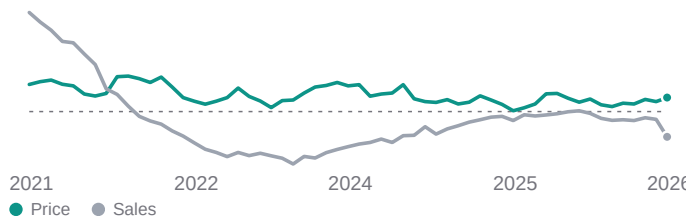


Growth (year over year)

Price +7.3% · Sales -13.2%

Price per square foot

\$405/ft²

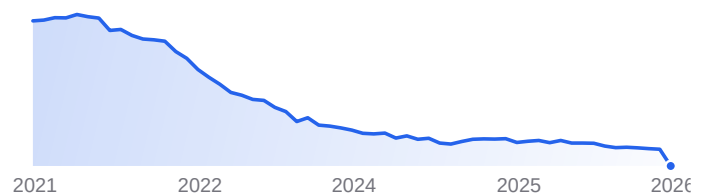
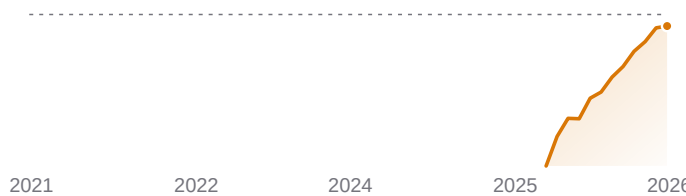


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

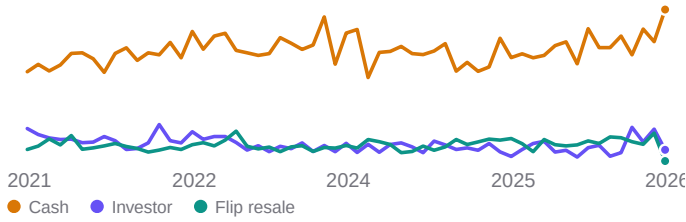
3.2%



BUYERS & OUTCOMES

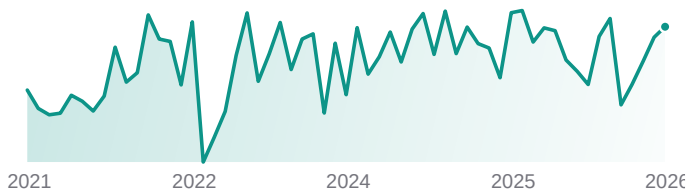
Buyer mix

Cash 33% · Investor 2.4% · Flip resale 0%



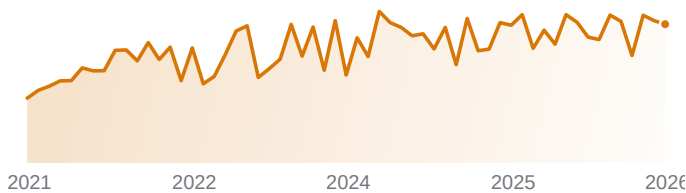
Sellers who sold at a gain

96%



Median annualized return at resale

+6.5%

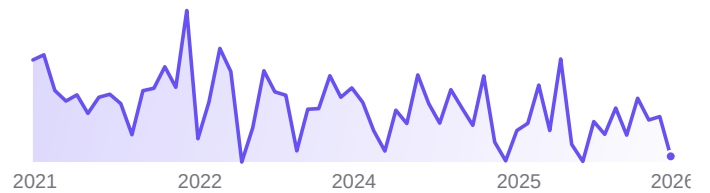


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



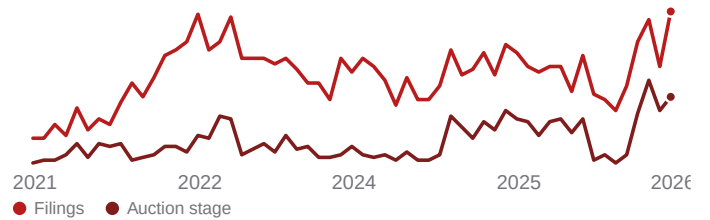
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 55 · Auction stage 24



HOUSING STOCK

Homes	81,990
Median value (AVM)	\$751K
Median size	2,008 ft²
Median bedrooms	4
Median year built	1968
Single family	69%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.7%
Owner occupied	86%
Company owned	16%
Median loan-to-value	44%

Typical ownership tenure

8.2 yrs

COMMUNITY

Population	347,658
Density	2,004 / mi²
Median household income	\$105K
Average household income	\$140K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	111
Homes occupied	96%
Bachelor's or higher	24%
Poverty rate	15.3%
Unemployment	0.9%
Average temp	51°F
Annual precip	51 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.