

New York 10005

ZIP code · NY · New York > New York County > New York

BALANCED MARKET

\$1M

MEDIAN SALE PRICE

+2.7%

1-YR CHANGE

130

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

Balanced

Seller's market

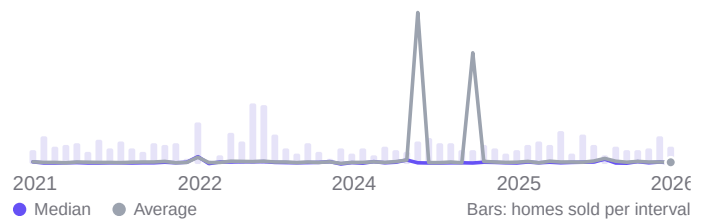
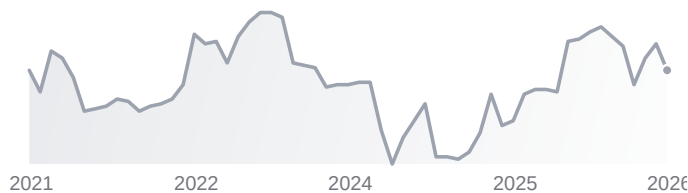
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

56 / 100

Sale prices

Median \$925K · Average \$1.2M

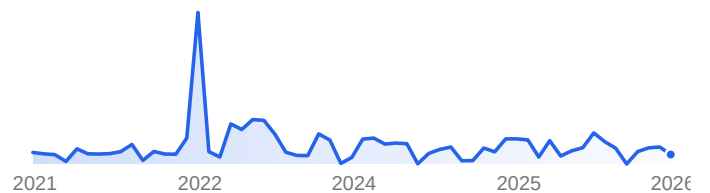
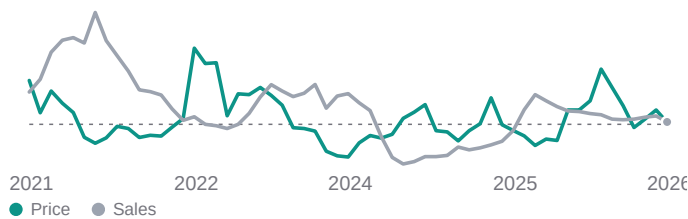


Growth (year over year)

Price +2.7% · Sales +3.2%

Price per square foot

\$1052/ft²

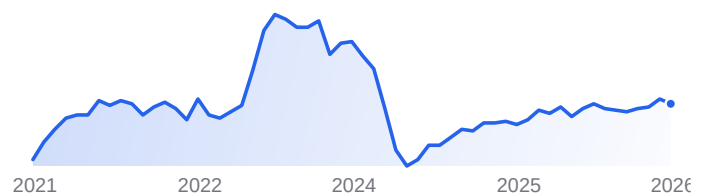
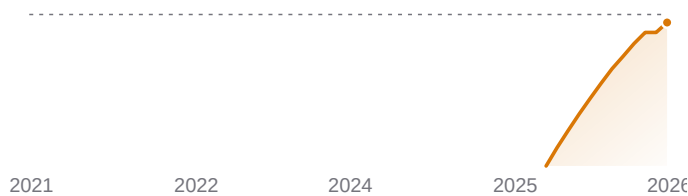


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

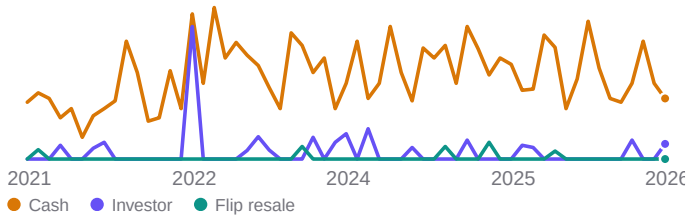
4.8%



BUYERS & OUTCOMES

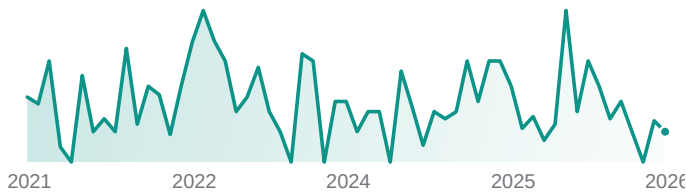
Buyer mix

Cash 40% · Investor 10% · Flip resale 0%



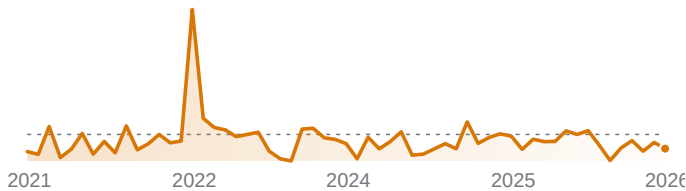
Sellers who sold at a gain

20%

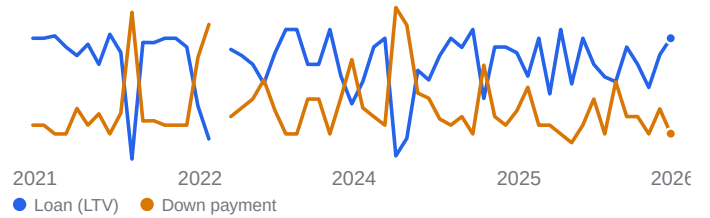


Median annualized return at resale

-1.7%

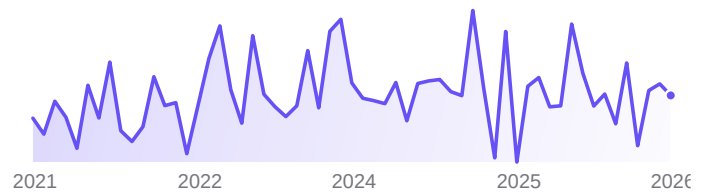


Financing (share of purchase price) Loan (LTV) 75% · Down payment 20%



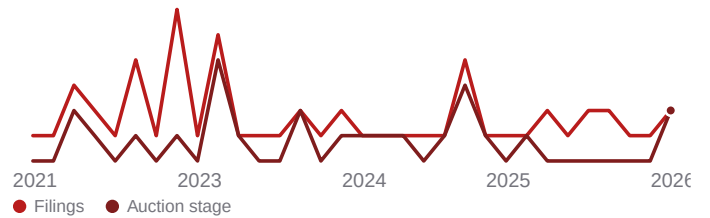
Typical hold before selling

9.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,682
Median value (AVM)	\$1.1M
Median size	954 ft²
Median bedrooms	3
Median year built	1930
Single family	0.1%
Condos	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.1%
Owner occupied	54%
Company owned	35%
Median loan-to-value	0%

Typical ownership tenure

9.1 yrs

COMMUNITY

Population	11,639
Density	57,519 / mi²
Median household income	\$177K
Average household income	\$190K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	112
Homes occupied	83%
Bachelor's or higher	53%
Poverty rate	5.5%
Unemployment	2.0%
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.