

New York 10012

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

BUYER'S MARKET

\$2M

MEDIAN SALE PRICE

-31.0%

1-YR CHANGE

169

SALES (12 MO)

\$2.4M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



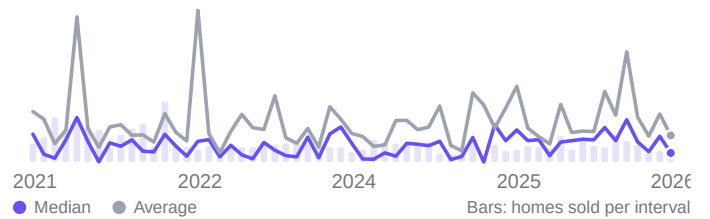
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$1.5M · Average \$3.1M

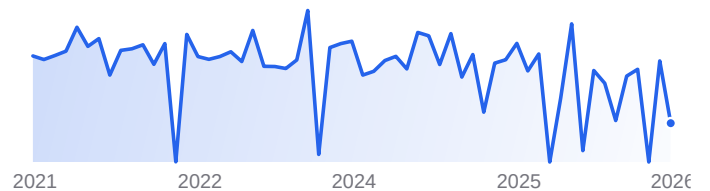
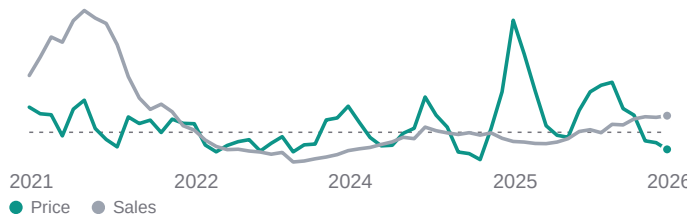


Growth (year over year)

Price -31.0% · Sales +30.0%

Price per square foot

\$741/ft²

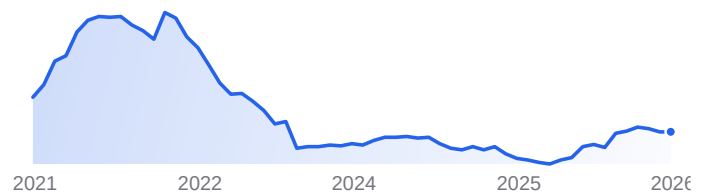
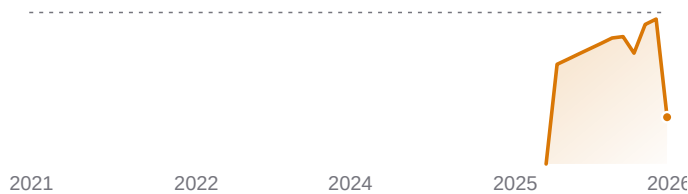


Sale premium vs estimated value

-4.8%

Annual turnover (share of homes sold)

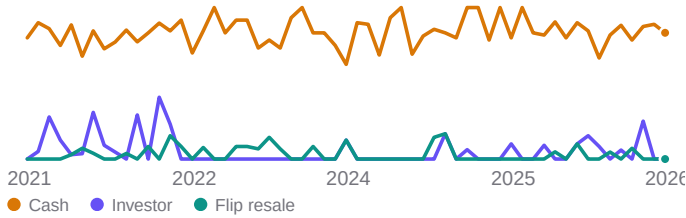
2.8%



BUYERS & OUTCOMES

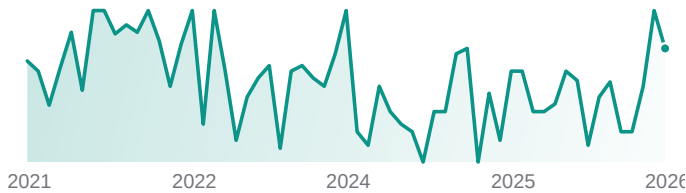
Buyer mix

Cash 83% · Investor 0% · Flip resale 0%



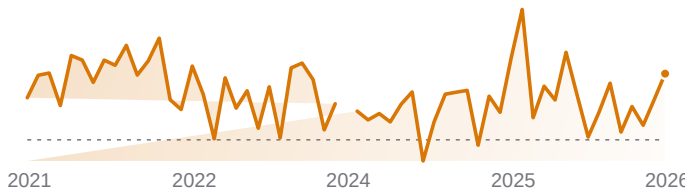
Sellers who sold at a gain

88%

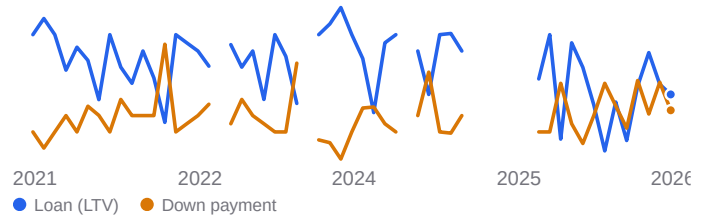


Median annualized return at resale

+2.6%

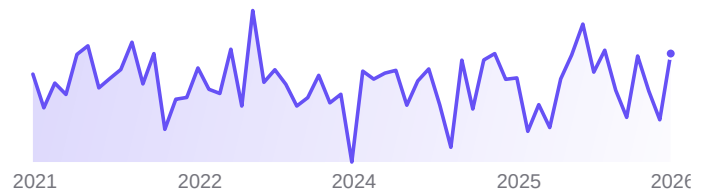


Financing (share of purchase price) Loan (LTV) 43% · Down payment 33%



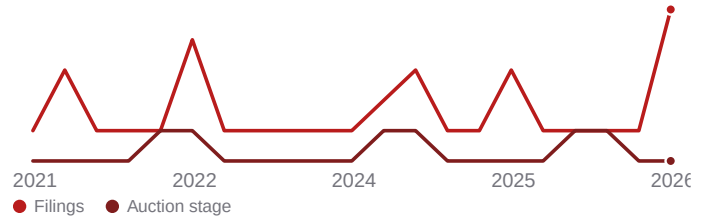
Typical hold before selling

11.1 yrs



Preforeclosure filings

Filings 5 · Auction stage 0



HOUSING STOCK

Homes	5,995
Median value (AVM)	\$2.4M
Median size	2,000 ft²
Median bedrooms	1
Median year built	1910
Single family	0.2%
Condos	28%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	85%
Underwater (LTV 125% or more)	1.4%
Owner occupied	75%
Company owned	31%
Median loan-to-value	0%

Typical ownership tenure

8.6 yrs

COMMUNITY

Population	23,227
Density	72,776 / mi²
Median household income	\$131K
Average household income	\$184K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	111
Homes occupied	86%
Bachelor's or higher	50%
Poverty rate	11.2%
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.