

# New York 10022

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

BUYER'S MARKET

**\$1.2M**

MEDIAN SALE PRICE

**-11.9%**

1-YR CHANGE

**648**

SALES (12 MO)

**\$924K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



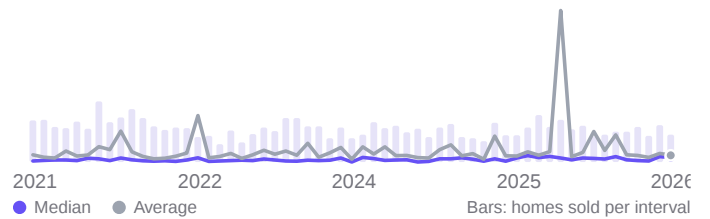
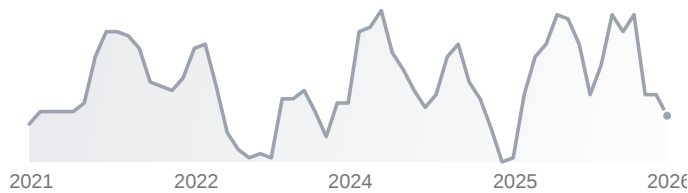
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$1.3M · Average \$1.5M

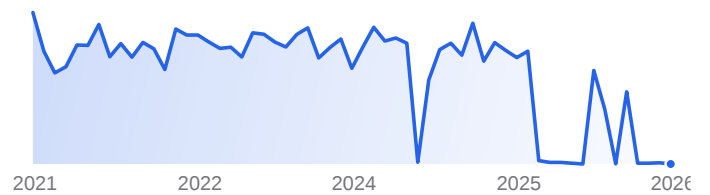
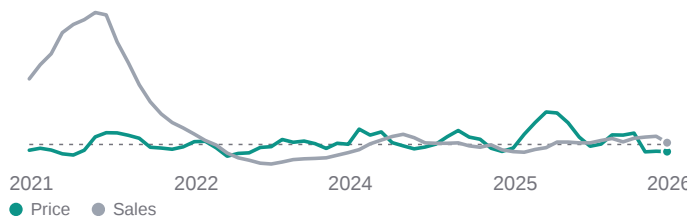


Growth (year over year)

Price -11.9% · Sales +2.9%

Price per square foot

\$8/ft²

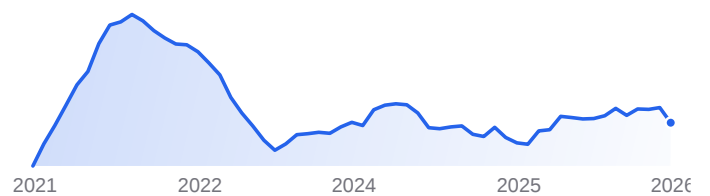
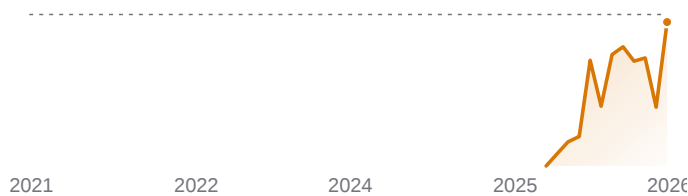


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

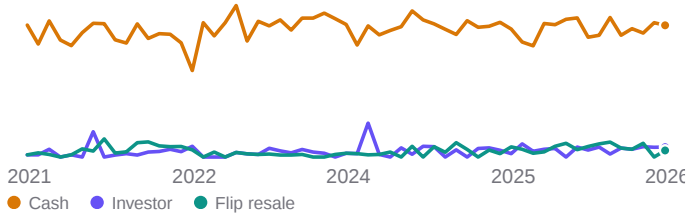
3.6%



## BUYERS & OUTCOMES

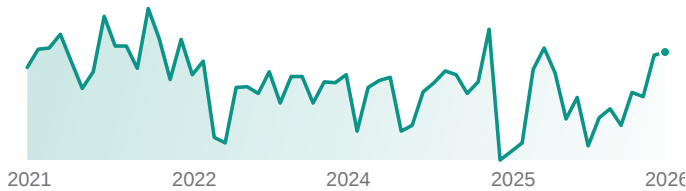
### Buyer mix

Cash 87% · Investor 6.5% · Flip resale 4.3%



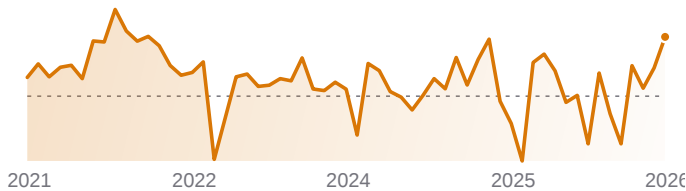
### Sellers who sold at a gain

67%

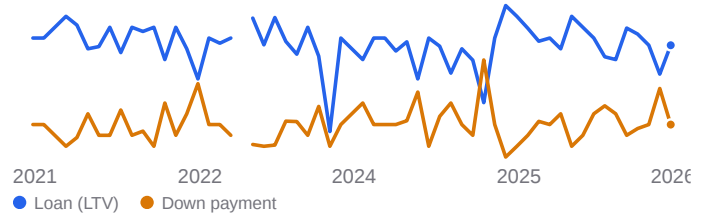


### Median annualized return at resale

+1.2%

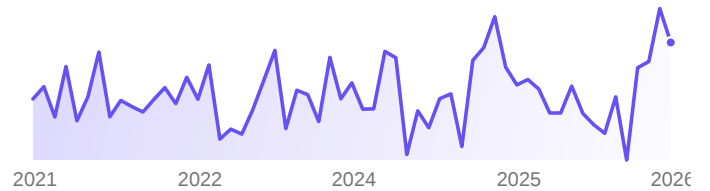


### Financing (share of purchase price) Loan (LTV) 67% · Down payment 30%



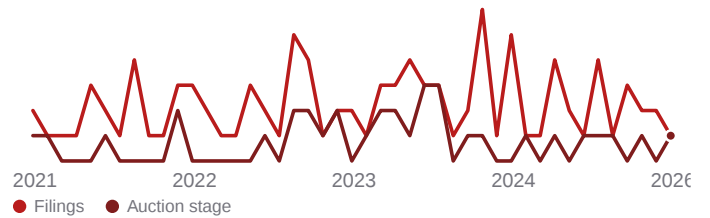
### Typical hold before selling

11.1 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 18,174    |
| Median value (AVM) | \$924K    |
| Median size        | 1,355 ft² |
| Median bedrooms    | 2         |
| Median year built  | 1972      |
| Single family      | 0.2%      |
| Condos             | 29%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 88%  |
| Underwater (LTV 125% or more) | 0.5% |
| Owner occupied                | 80%  |
| Company owned                 | 20%  |
| Median loan-to-value          | 0%   |

Typical ownership tenure

**7.4 yrs**

## COMMUNITY

|                                  |                     |
|----------------------------------|---------------------|
| Population                       | <b>36,643</b>       |
| Density                          | <b>80,789 / mi²</b> |
| Median household income          | <b>\$167K</b>       |
| Average household income         | <b>\$224K</b>       |
| Crime index (US avg 100)         | <b>117</b>          |
| Air pollution index (US avg 100) | <b>121</b>          |
| Earthquake index (US avg 100)    | <b>113</b>          |
| Homes occupied                   | <b>81%</b>          |
| Bachelor's or higher             | <b>39%</b>          |
| Poverty rate                     | <b>5.5%</b>         |
| Unemployment                     | <b>1.5%</b>         |
| Average temp                     | <b>54°F</b>         |
| Annual precip                    | <b>48 in</b>        |
| Sunshine                         | <b>58%</b>          |

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.