

New York 10282

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

STRONG BUYER'S MARKET

\$1.5M

MEDIAN SALE PRICE

-36.9%

1-YR CHANGE

13

SALES (12 MO)

\$2.5M

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 11 / 100



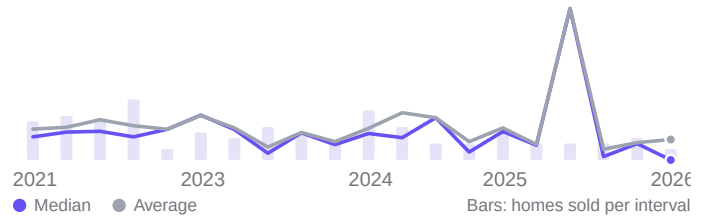
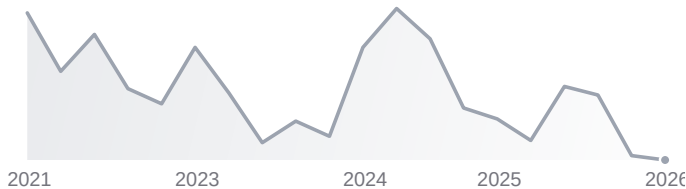
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

11 / 100

Sale prices

Median \$995K · Average \$2.3M

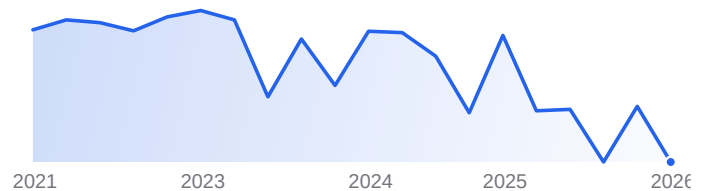
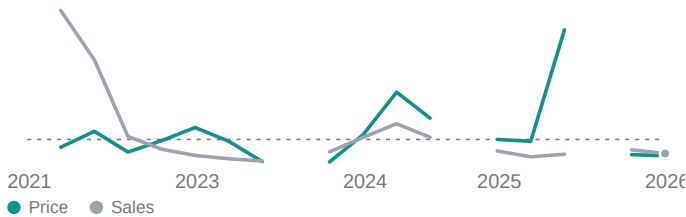


Growth (year over year)

Price -36.9% · Sales -31.6%

Price per square foot

\$3/ft²



Sale premium vs estimated value

-51.9%

Annual turnover (share of homes sold)

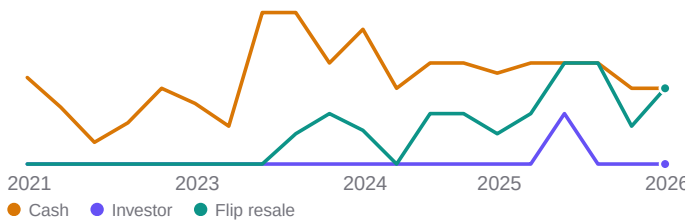
3.1%



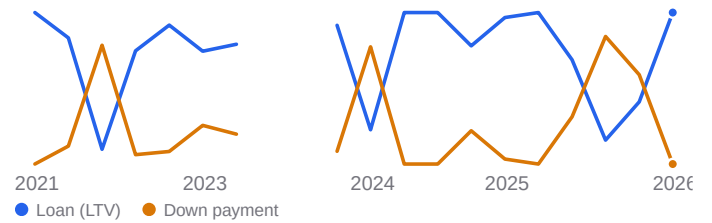
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 50%

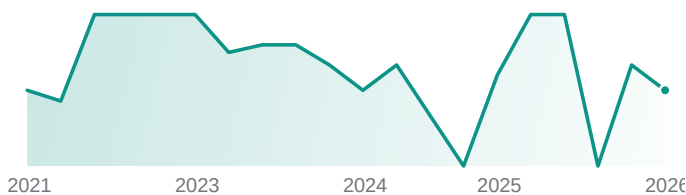


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



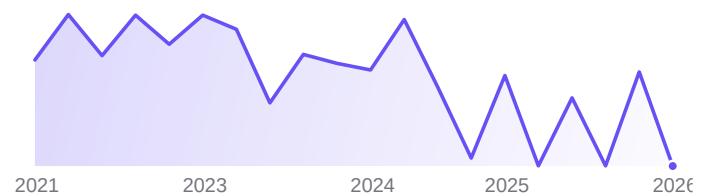
Sellers who sold at a gain

50%



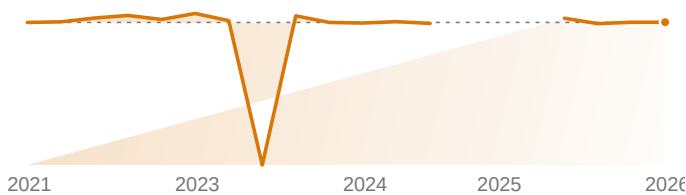
Typical hold before selling

0.2 yrs



Median annualized return at resale

+0.1%



HOUSING STOCK

Homes	422
Median value (AVM)	\$2.5M
Median size	1,564 ft ²
Median year built	2006
Single family	0%
Condos	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	0.7%
Owner occupied	90%
Company owned	26%
Median loan-to-value	36%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	5,177
Density	75,739 / mi²
Median household income	\$295K
Average household income	\$456K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	109
Homes occupied	85%
Bachelor's or higher	32%
Poverty rate	7.0%
Unemployment	2.1%
Average temp	54°F
Annual precip	48 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.