

Staten Island 10308

ZIP code · NY · New York > Richmond County

SELLER'S MARKET

\$749K

MEDIAN SALE PRICE

+9.5%

1-YR CHANGE

275

SALES (12 MO)

\$747K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



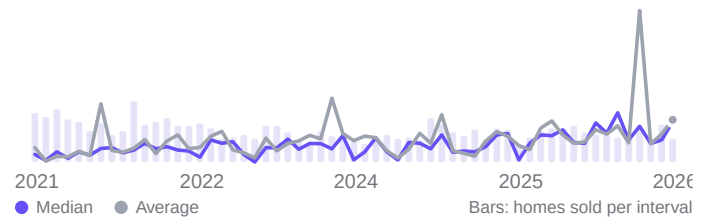
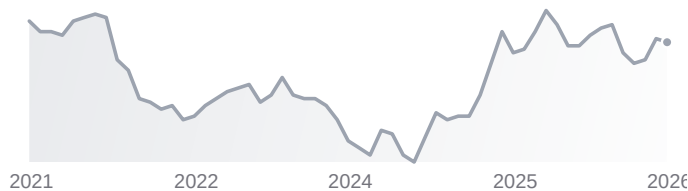
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$828K · Average \$839K

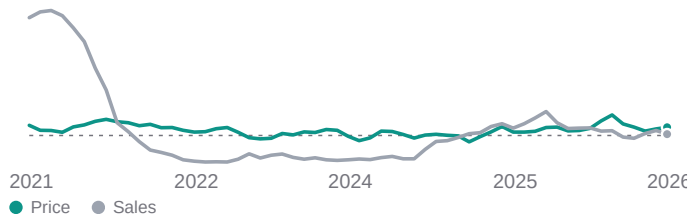


Growth (year over year)

Price +9.5% · Sales +1.5%

Price per square foot

\$518/ft²

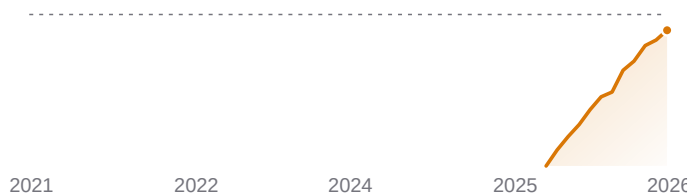


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

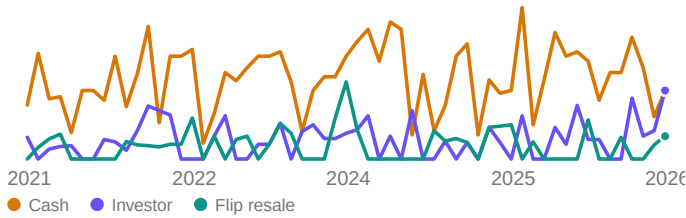
3.3%



BUYERS & OUTCOMES

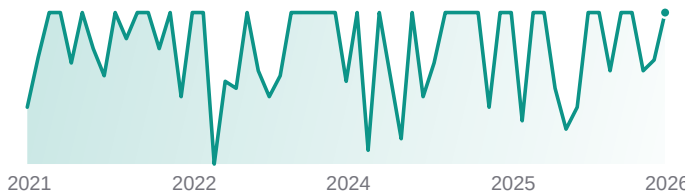
Buyer mix

Cash 17% · Investor 17% · Flip resale 5.6%



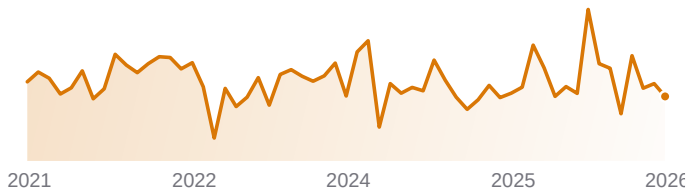
Sellers who sold at a gain

100%

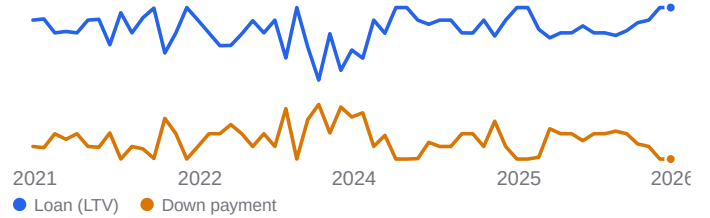


Median annualized return at resale

+3.6%

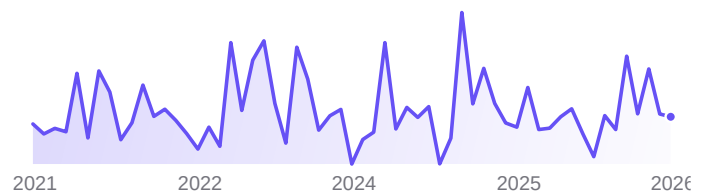


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



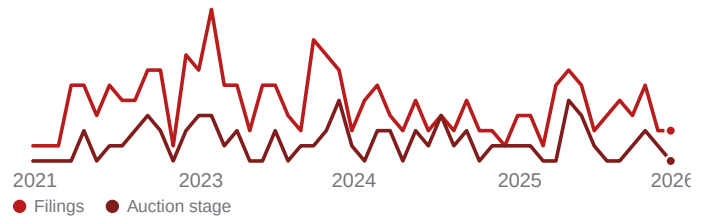
Typical hold before selling

8.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	8,456
Median value (AVM)	\$747K
Median size	1,496 ft²
Median year built	1972
Single family	69%
Condos	5.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	0.7%
Owner occupied	81%
Company owned	12%
Median loan-to-value	43%
Typical ownership tenure	10.5 yrs

COMMUNITY

Population	28,386
Density	11,329 / mi²
Median household income	\$119K
Average household income	\$131K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	106
Homes occupied	95%
Bachelor's or higher	23%
Poverty rate	6.3%
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.