

Staten Island 10312

ZIP code · NY · New York > Richmond County

BALANCED MARKET

\$758K

MEDIAN SALE PRICE

+1.9%

1-YR CHANGE

605

SALES (12 MO)

\$751K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



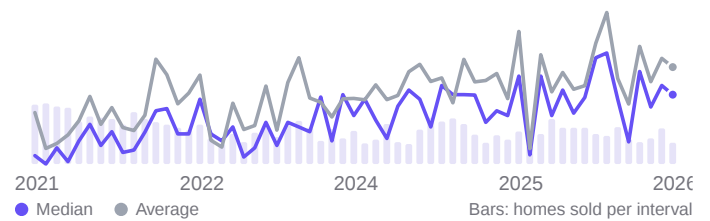
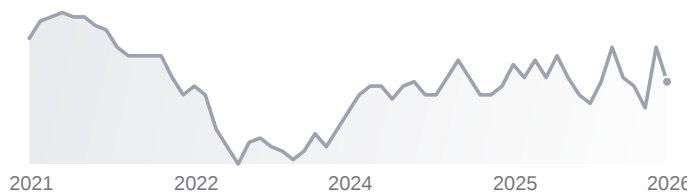
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$760K · Average \$820K

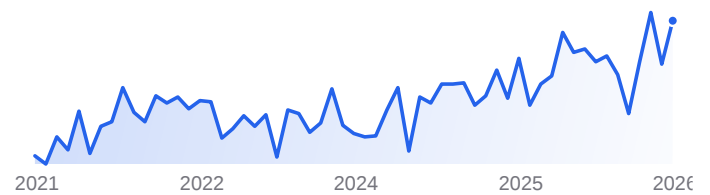
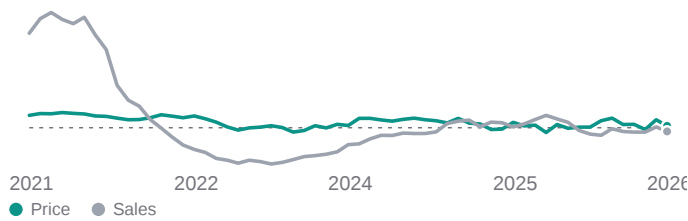


Growth (year over year)

Price +1.9% · Sales -3.8%

Price per square foot

\$498/ft²

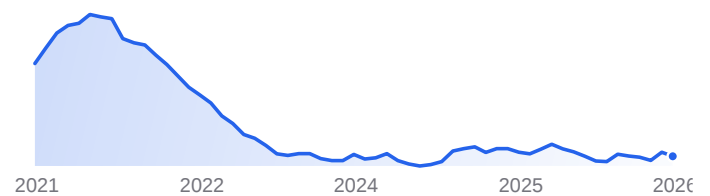
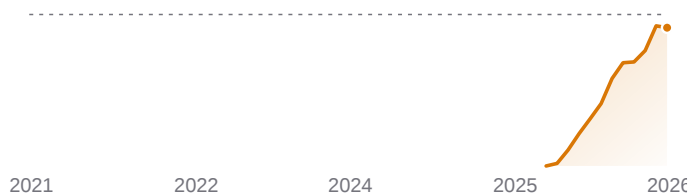


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

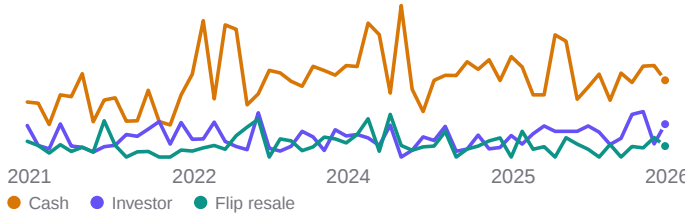
3.3%



BUYERS & OUTCOMES

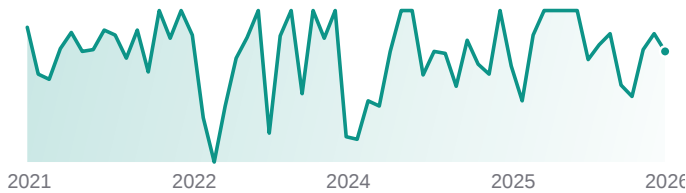
Buyer mix

Cash 21% · Investor 8.8% · Flip resale 2.9%



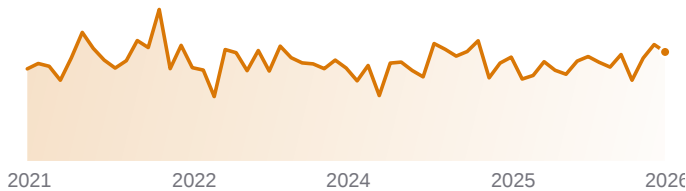
Sellers who sold at a gain

95%

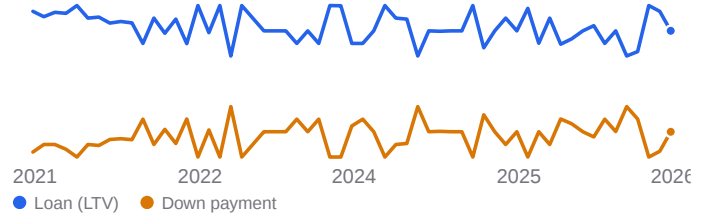


Median annualized return at resale

+4.9%

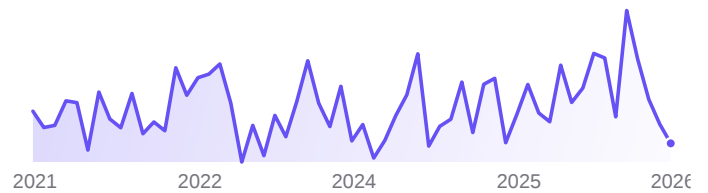


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



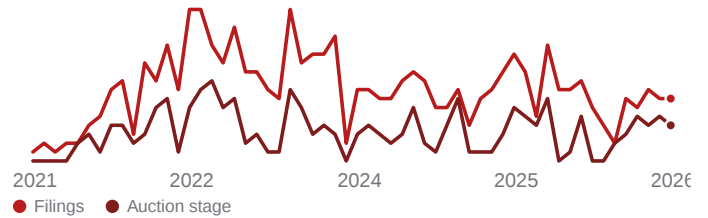
Typical hold before selling

7.2 yrs



Preforeclosure filings

Filings 7 · Auction stage 4



HOUSING STOCK

Homes	18,311
Median value (AVM)	\$751K
Median size	1,680 ft²
Median year built	1980
Single family	73%
Condos	2.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.7%
Owner occupied	82%
Company owned	13%
Median loan-to-value	44%
Typical ownership tenure	10.5 yrs

COMMUNITY

Population	62,189
Density	7,055 / mi²
Median household income	\$114K
Average household income	\$136K
Crime index (US avg 100)	68
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	105
Homes occupied	95%
Bachelor's or higher	24%
Poverty rate	5.4%
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.