

Briarcliff Manor 10510

ZIP code · NY · New York > Westchester County > Briarcliff Manor

SELLER'S MARKET

\$1.2M

MEDIAN SALE PRICE

+19.0%

1-YR CHANGE

114

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

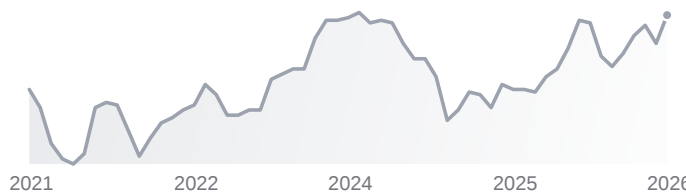
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

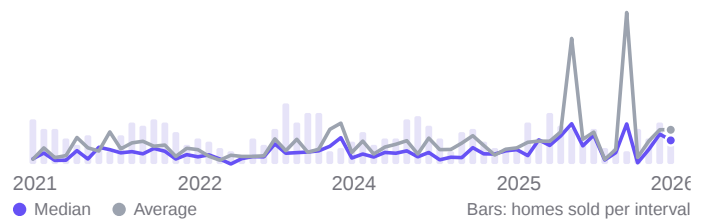
Market temperature (0–100)

75 / 100



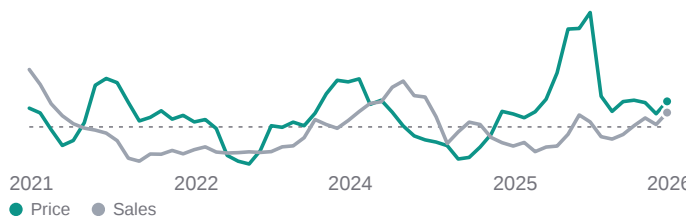
Sale prices

Median \$1.3M · Average \$1.5M



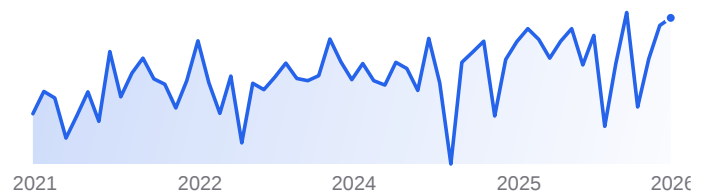
Growth (year over year)

Price +19.0% · Sales +10.7%



Price per square foot

\$531/ft²



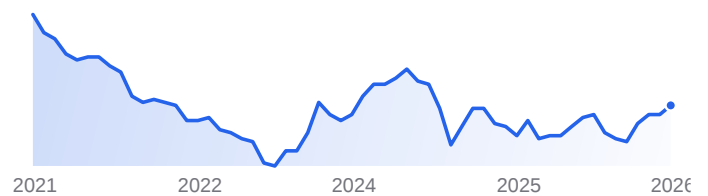
Sale premium vs estimated value

+1.3%



Annual turnover (share of homes sold)

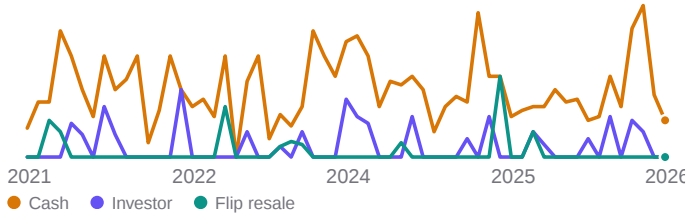
3.6%



BUYERS & OUTCOMES

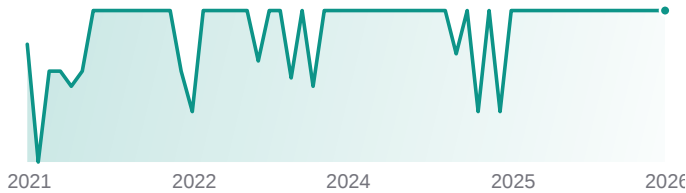
Buyer mix

Cash 18% · Investor 0% · Flip resale 0%



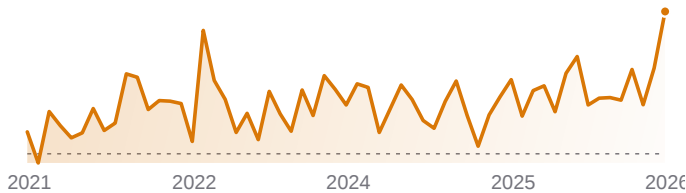
Sellers who sold at a gain

100%

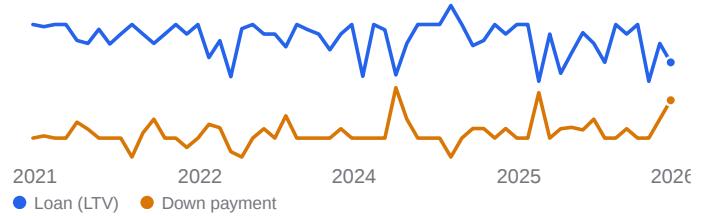


Median annualized return at resale

+9.2%

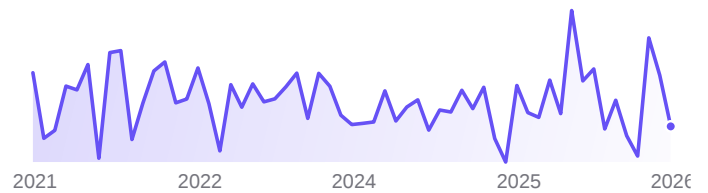


Financing (share of purchase price) Loan (LTV) 60% · Down payment 40%



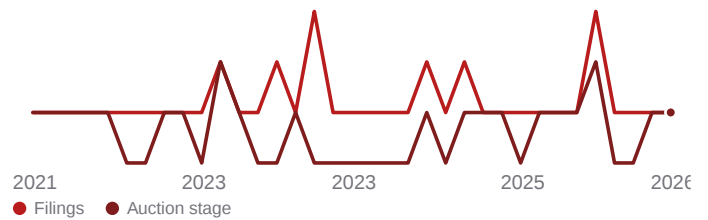
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,189
Median value (AVM)	\$1.2M
Median size	2,490 ft²
Median bedrooms	4
Median year built	1962
Single family	73%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	0.5%
Owner occupied	82%
Company owned	55%
Median loan-to-value	36%

Typical ownership tenure

19.0 yrs

COMMUNITY

Population	9,148
Density	931 / mi²
Median household income	\$194K
Average household income	\$250K
Crime index (US avg 100)	62
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	111
Homes occupied	91%
Bachelor's or higher	35%
Poverty rate	6.2%
Unemployment	1.0%
Average temp	52°F
Annual precip	50 in
Sunshine	55%

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.