

Cross River 10518

ZIP code · NY · New York > Westchester County

SELLER'S MARKET

\$868K

MEDIAN SALE PRICE

+63.8%

1-YR CHANGE

18

SALES (12 MO)

\$857K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

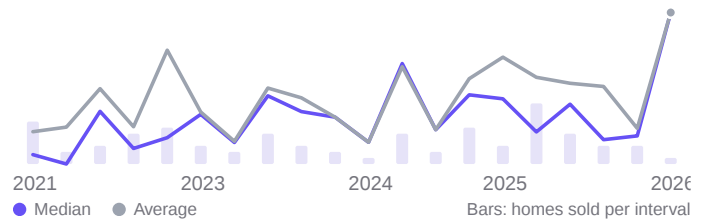
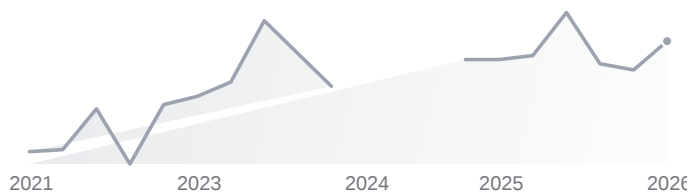
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$1.4M · Average \$1.4M

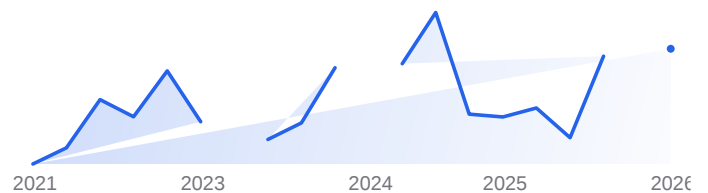
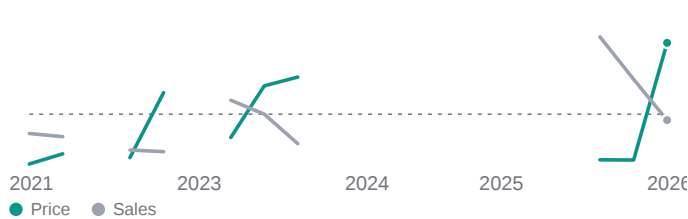


Growth (year over year)

Price +63.8% · Sales -5.3%

Price per square foot

\$484/ft²

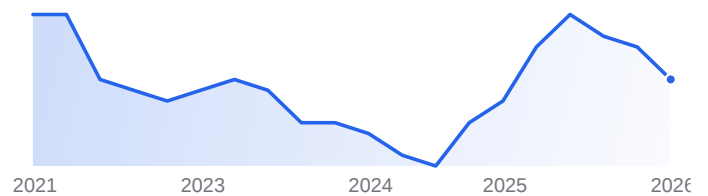
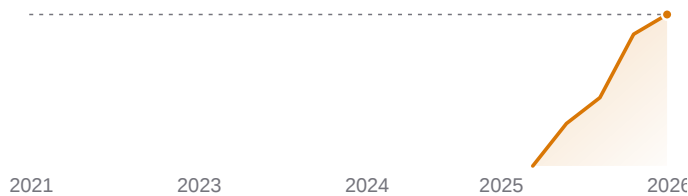


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

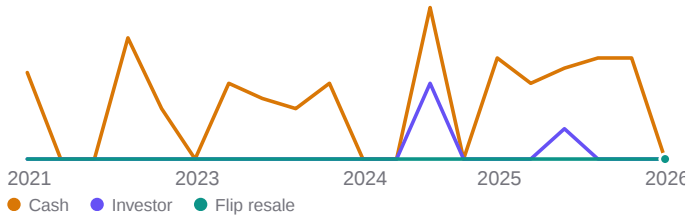
3.8%



BUYERS & OUTCOMES

Buyer mix

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



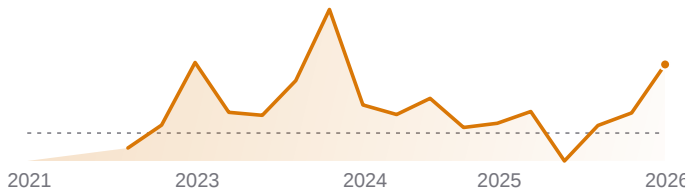
Sellers who sold at a gain

100%

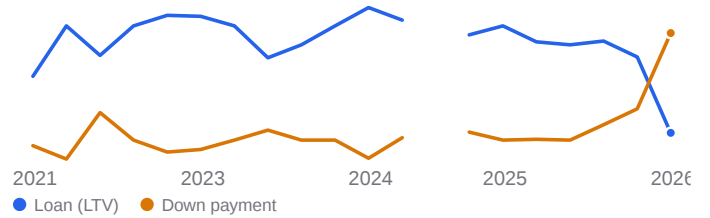


Median annualized return at resale

+14.2%

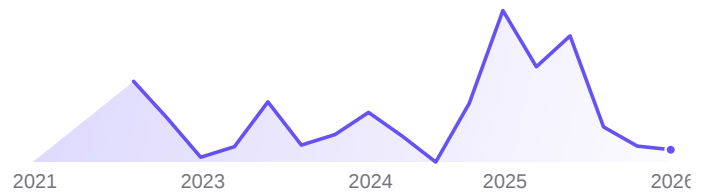


Financing (share of purchase price) Loan (LTV) 24% · Down payment 76%



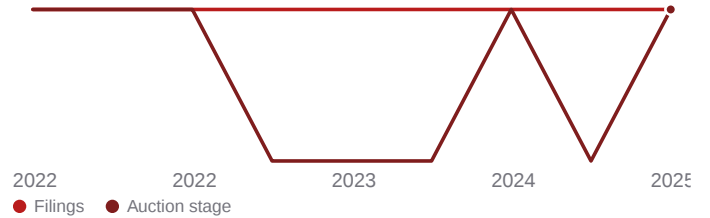
Typical hold before selling

3.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	472
Median value (AVM)	\$857K
Median size	2,912 ft²
Median bedrooms	4
Median year built	1986
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	0.5%
Owner occupied	34%
Company owned	56%
Median loan-to-value	36%
Typical ownership tenure	21.4 yrs

COMMUNITY

Population	1,062
Density	309 / mi²
Median household income	\$197K
Average household income	\$206K
Crime index (US avg 100)	68
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	97
Homes occupied	94%
Bachelor's or higher	46%
Poverty rate	5.2%
Unemployment	1.0%
Average temp	51°F
Annual precip	51 in
Sunshine	55%

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.