

Croton on Hudson 10520

ZIP code · NY · New York · Westchester County

BUYER'S MARKET

\$761K

MEDIAN SALE PRICE

-10.4%

1-YR CHANGE

105

SALES (12 MO)

\$719K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



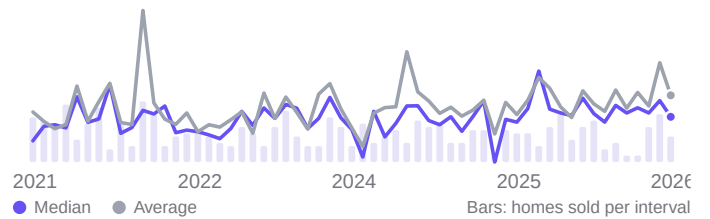
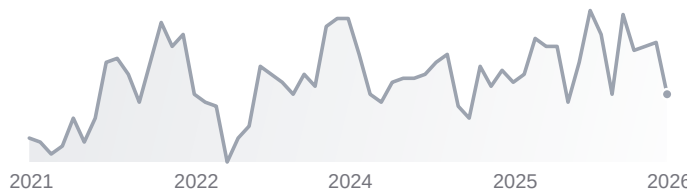
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$699K · Average \$899K

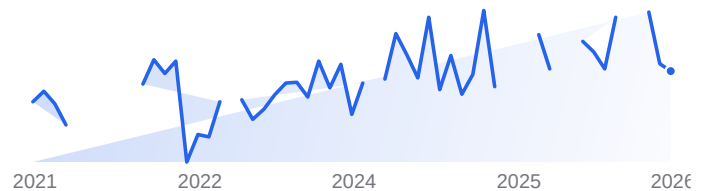
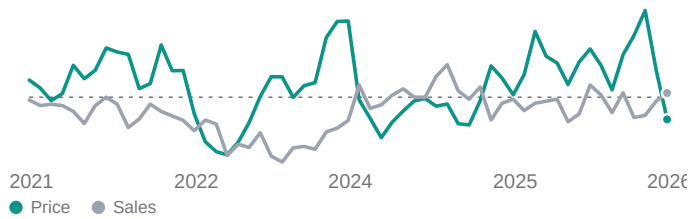


Growth (year over year)

Price -10.4% · Sales +1.9%

Price per square foot

\$411/ft²

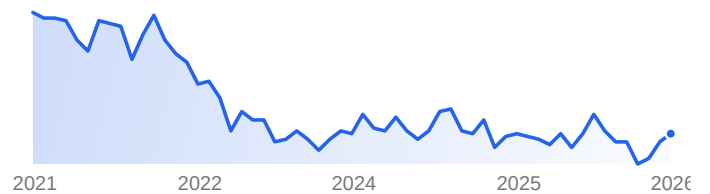
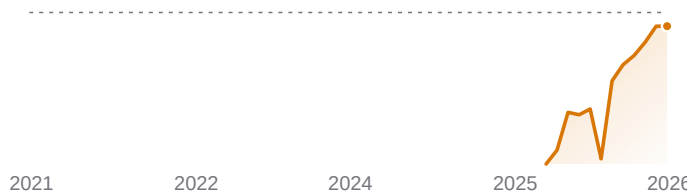


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

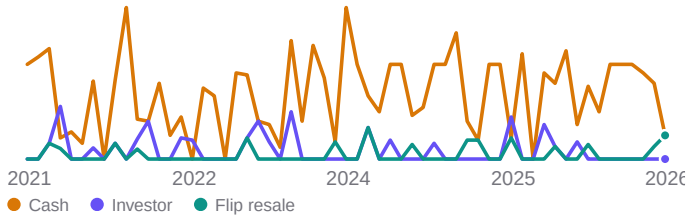
2.8%



BUYERS & OUTCOMES

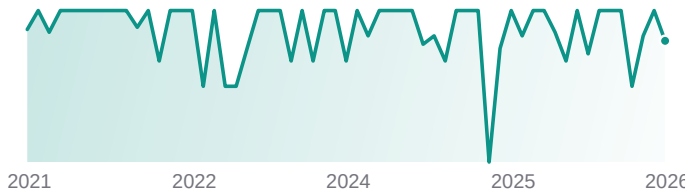
Buyer mix

Cash 13% · Investor 0% · Flip resale 13%



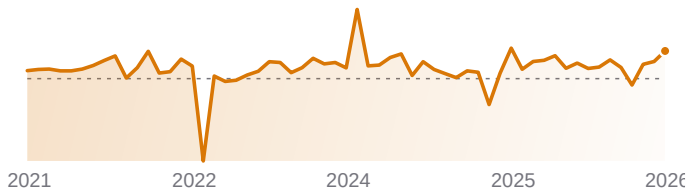
Sellers who sold at a gain

80%

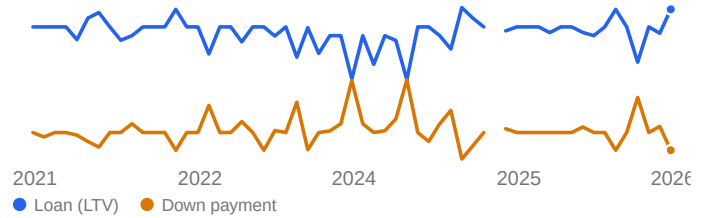


Median annualized return at resale

+8.6%

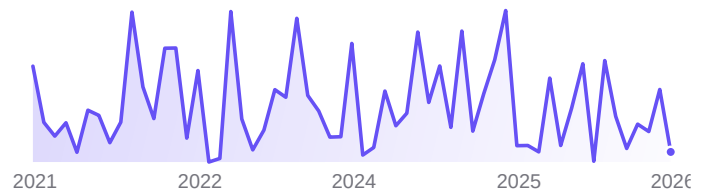


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

2.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	3,699
Median value (AVM)	\$719K
Median size	1,794 ft²
Median bedrooms	3
Median year built	1981
Single family	78%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.1%
Owner occupied	81%
Company owned	66%
Median loan-to-value	43%

Typical ownership tenure

20.7 yrs

COMMUNITY

Population	11,231
Density	752 / mi²
Median household income	\$141K
Average household income	\$163K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	109
Homes occupied	96%
Bachelor's or higher	30%
Poverty rate	6.5%
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.