

Port Chester 10573

ZIP code · NY · New York > Westchester County > Port Chester

SELLER'S MARKET

\$1.1M

MEDIAN SALE PRICE

+27.5%

1-YR CHANGE

251

SALES (12 MO)

\$893K

MEDIAN VALUE (AVM)

Market temperature

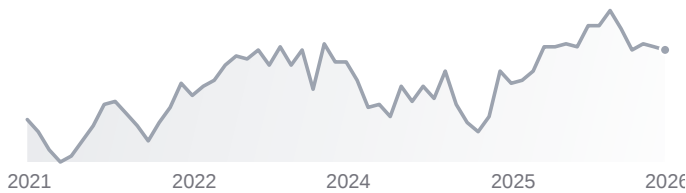
Seller's market · 60 / 100



MARKET TRENDS (5 YEARS)

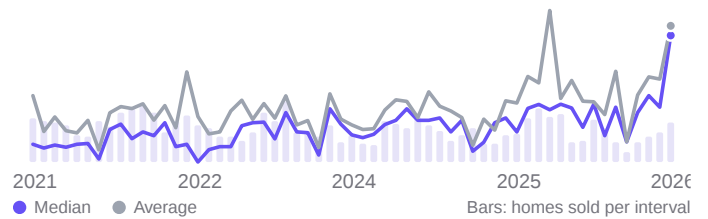
Market temperature (0–100)

60 / 100



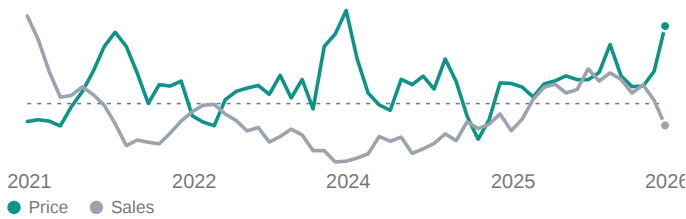
Sale prices

Median \$1.4M · Average \$1.4M



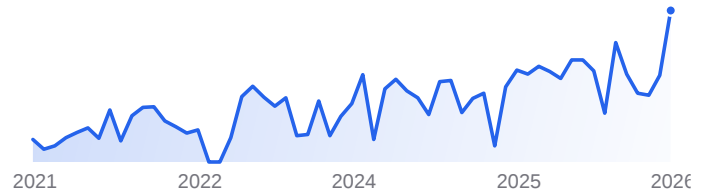
Growth (year over year)

Price +27.5% · Sales -7.7%



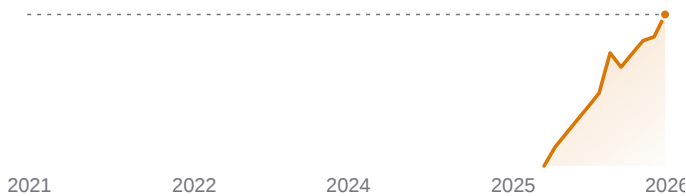
Price per square foot

\$559/ft²



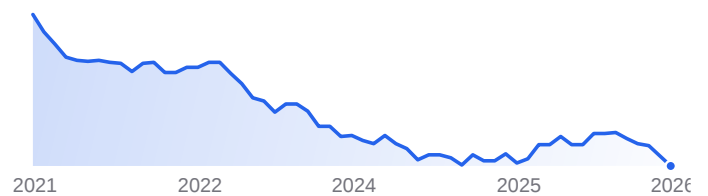
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

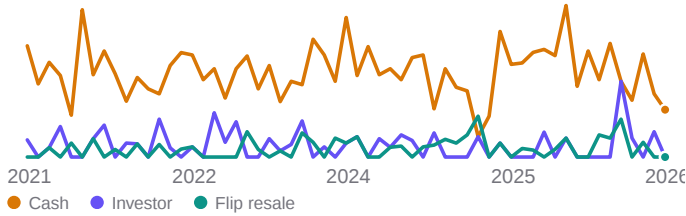
3.1%



BUYERS & OUTCOMES

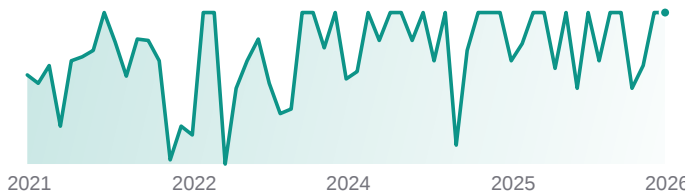
Buyer mix

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



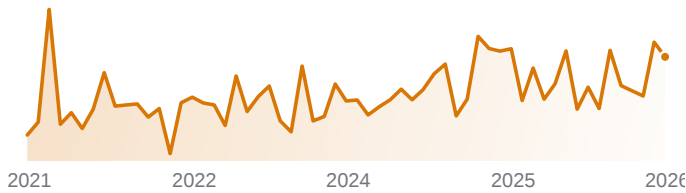
Sellers who sold at a gain

100%

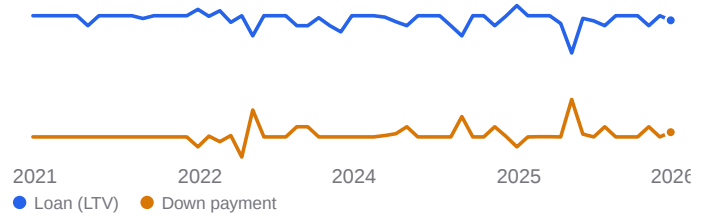


Median annualized return at resale

+6.5%

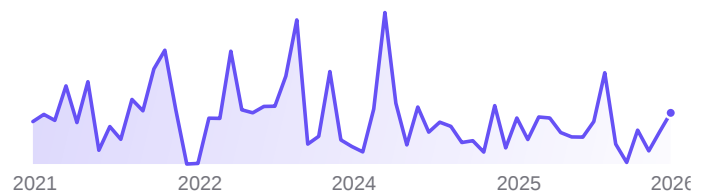


Financing (share of purchase price) Loan (LTV) 78% · Down payment 22%



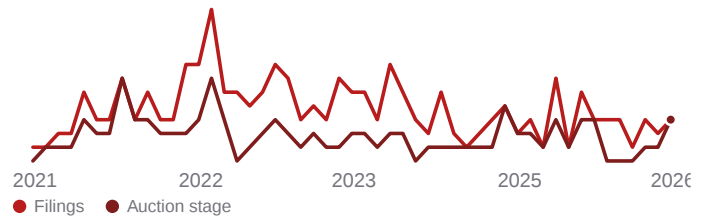
Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	7,978
Median value (AVM)	\$893K
Median size	1,964 ft²
Median bedrooms	3
Median year built	1955
Single family	52%
Condos	9.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	0.4%
Owner occupied	74%
Company owned	71%
Median loan-to-value	38%

Typical ownership tenure

19.4 yrs

COMMUNITY

Population	42,155
Density	7,071 / mi²
Median household income	\$107K
Average household income	\$141K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	107
Homes occupied	96%
Bachelor's or higher	25%
Poverty rate	14.2%
Unemployment	1.1%
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.