

Pound Ridge 10576

ZIP code · NY · New York > Westchester County

BUYER'S MARKET

\$1.4M

MEDIAN SALE PRICE

-6.8%

1-YR CHANGE

63

SALES (12 MO)

\$1.6M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



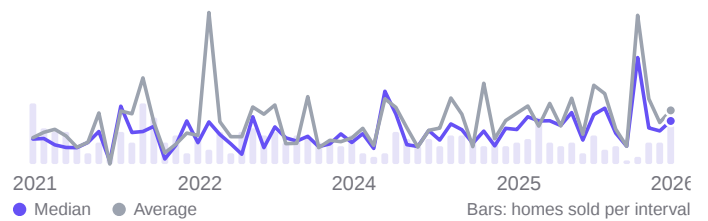
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$1.5M · Average \$1.7M

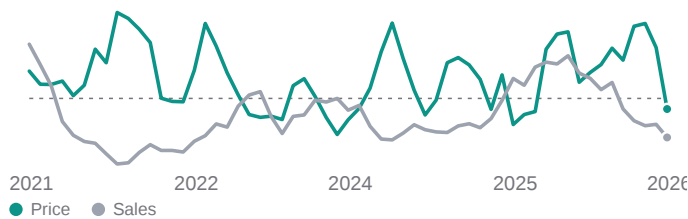


Growth (year over year)

Price -6.8% · Sales -25.0%

Price per square foot

\$480/ft²

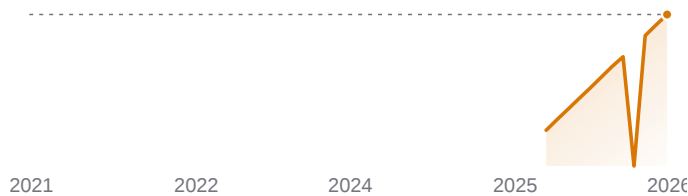


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

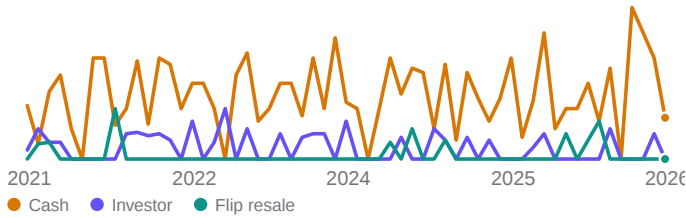
3.0%



BUYERS & OUTCOMES

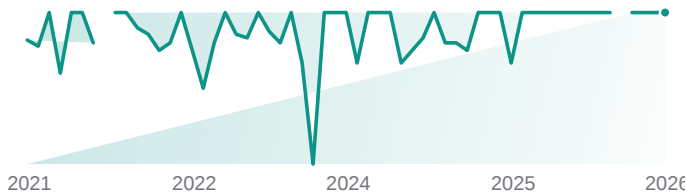
Buyer mix

Cash 27% · Investor 0% · Flip resale 0%



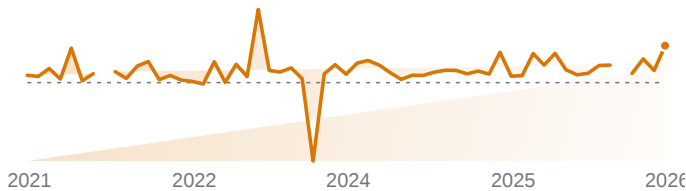
Sellers who sold at a gain

100%

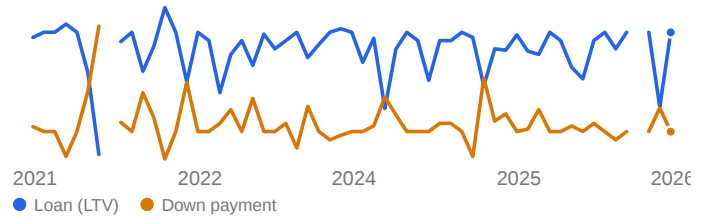


Median annualized return at resale

+12.2%

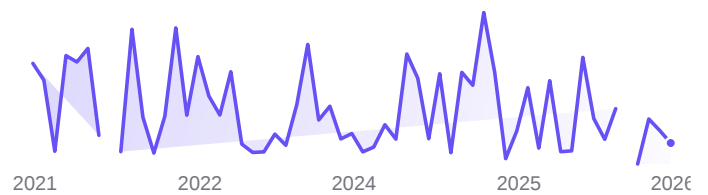


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



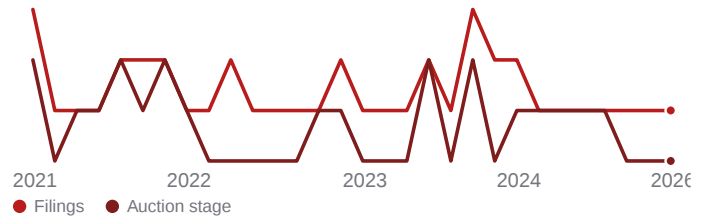
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,087
Median value (AVM)	\$1.6M
Median size	3,008 ft²
Median bedrooms	4
Median year built	1970
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	0.5%
Owner occupied	72%
Company owned	66%
Median loan-to-value	30%
Typical ownership tenure	18.8 yrs

COMMUNITY

Population	5,198
Density	222 / mi²
Median household income	\$229K
Average household income	\$292K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	92
Homes occupied	91%
Bachelor's or higher	47%
Poverty rate	2.9%
Unemployment	1.0%
Average temp	51°F
Annual precip	52 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.