

Verplanck 10596

ZIP code · NY · New York > Westchester County > Verplanck

BUYER'S MARKET

\$390K

MEDIAN SALE PRICE

-7.1%

1-YR CHANGE

7

SALES (12 MO)

\$465K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



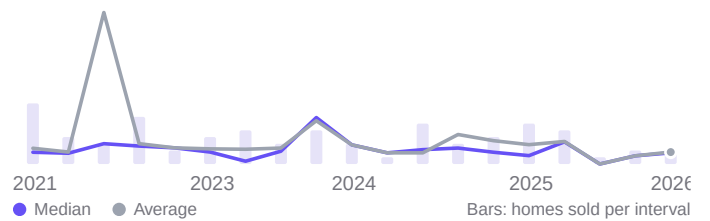
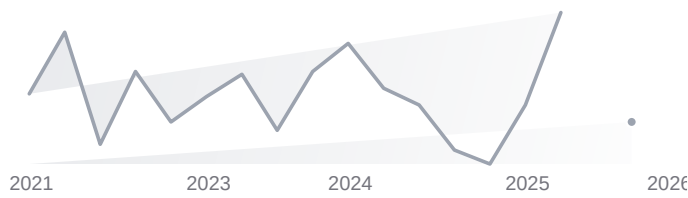
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

35 / 100

Sale prices

Median \$390K · Average \$398K

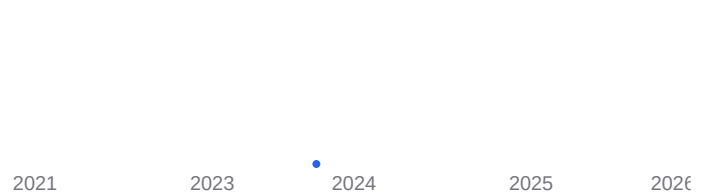
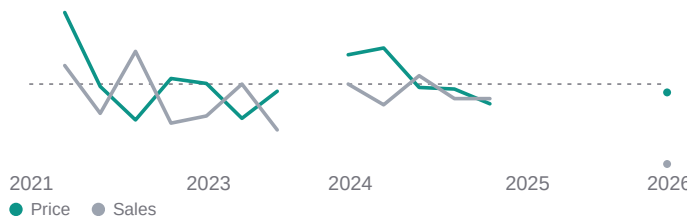


Growth (year over year)

Price -7.1% · Sales -68.2%

Price per square foot

\$300/ft²

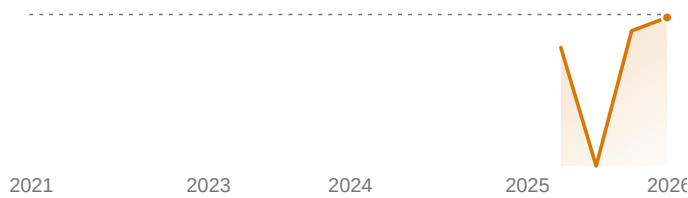


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

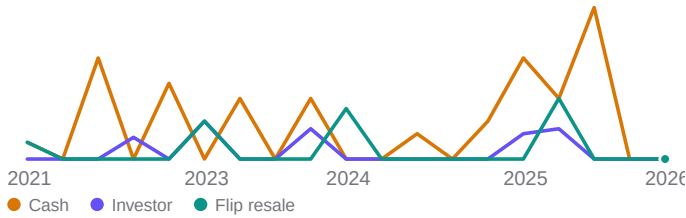
1.5%



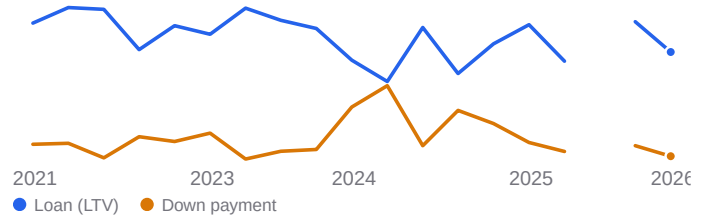
BUYERS & OUTCOMES

Buyer mix

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

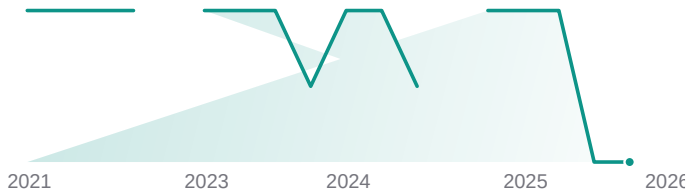


Financing (share of purchase price) Loan (LTV) 69% · Down payment 6.1%



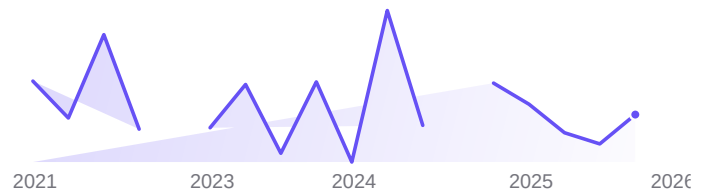
Sellers who sold at a gain

0%



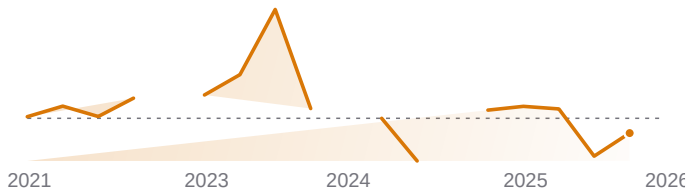
Typical hold before selling

6.8 yrs



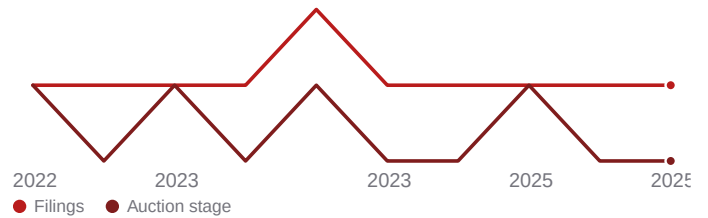
Median annualized return at resale

-9.3%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	466
Median value (AVM)	\$465K
Median size	1,432 ft²
Median bedrooms	2
Median year built	1954
Single family	82%
Condos	1.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.2%
Owner occupied	82%
Company owned	63%
Median loan-to-value	42%

Typical ownership tenure

19.8 yrs

COMMUNITY

Population	1,313
Density	2,075 / mi²
Median household income	\$81K
Average household income	\$96K
Crime index (US avg 100)	144
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	104
Homes occupied	93%
Bachelor's or higher	22%
Poverty rate	11.6%
Unemployment	1.4%
Average temp	52°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.