

# White Plains 10607

ZIP code · NY · New York > Westchester County > White Plains

BUYER'S MARKET

**\$809K**

MEDIAN SALE PRICE

**+0.0%**

1-YR CHANGE

**58**

SALES (12 MO)

**\$764K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



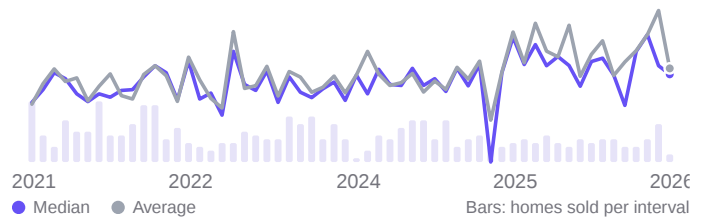
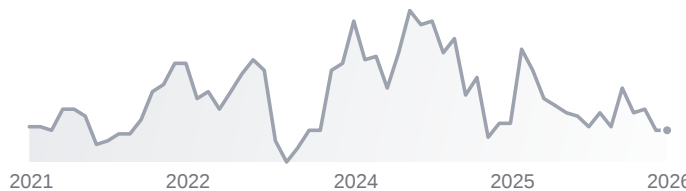
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$715K · Average \$750K

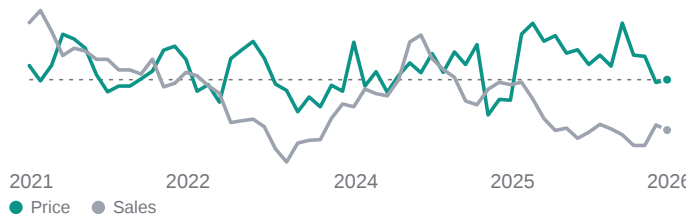


Growth (year over year)

Price +0.0% · Sales -23.7%

Price per square foot

\$500/ft²

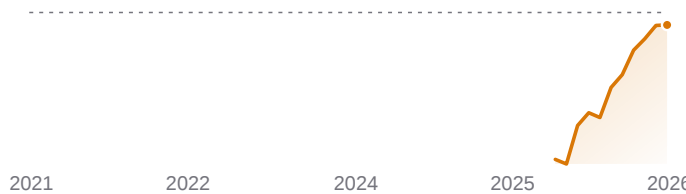


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

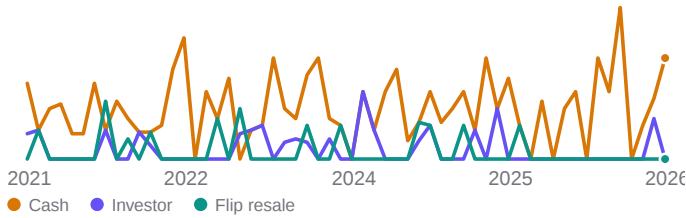
2.6%



## BUYERS & OUTCOMES

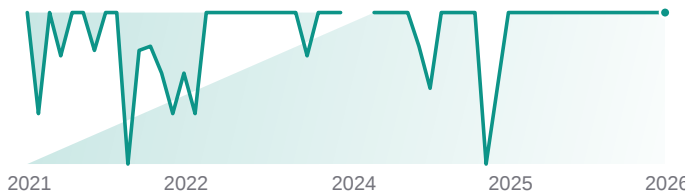
### Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



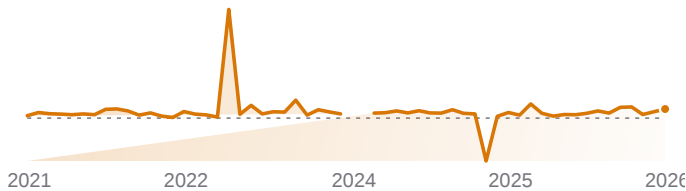
### Sellers who sold at a gain

100%

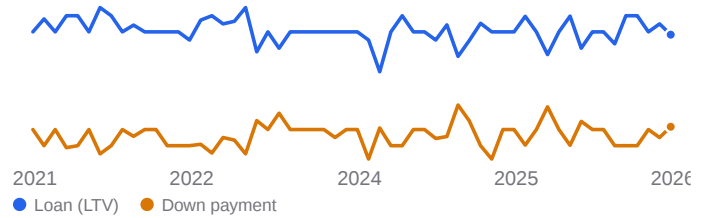


### Median annualized return at resale

+7.6%

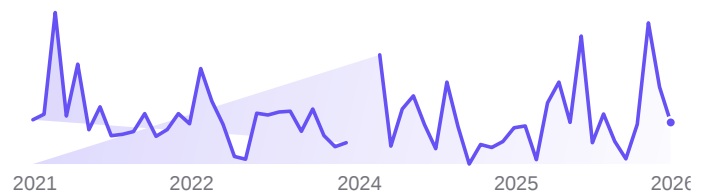


### Financing (share of purchase price) Loan (LTV) 78% · Down payment 22%



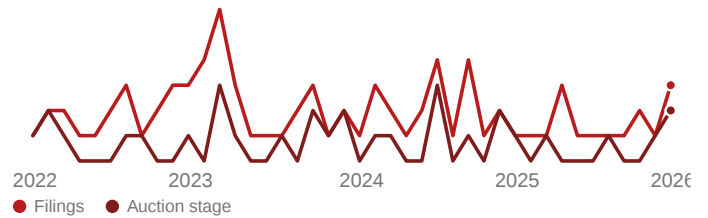
### Typical hold before selling

5.9 yrs



### Preforeclosure filings

Filings 3 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 2,263     |
| Median value (AVM) | \$764K    |
| Median size        | 1,481 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1957      |
| Single family      | 87%       |
| Condos             | 7.7%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 59%  |
| Underwater (LTV 125% or more) | 0.8% |
| Owner occupied                | 88%  |
| Company owned                 | 61%  |
| Median loan-to-value          | 45%  |

Typical ownership tenure

**19.5 yrs**

## COMMUNITY

|                                  |                    |
|----------------------------------|--------------------|
| Population                       | <b>7,255</b>       |
| Density                          | <b>3,337 / mi²</b> |
| Median household income          | <b>\$148K</b>      |
| Average household income         | <b>\$171K</b>      |
| Crime index (US avg 100)         | <b>56</b>          |
| Air pollution index (US avg 100) | <b>115</b>         |
| Earthquake index (US avg 100)    | <b>109</b>         |
| Homes occupied                   | <b>96%</b>         |
| Bachelor's or higher             | <b>29%</b>         |
| Poverty rate                     | <b>5.5%</b>        |
| Unemployment                     | <b>1.2%</b>        |
| Average temp                     | <b>52°F</b>        |
| Annual precip                    | <b>50 in</b>       |
| Sunshine                         | <b>55%</b>         |

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.