

Central Valley 10917

ZIP code · NY · New York > Orange County

BALANCED MARKET

\$520K

MEDIAN SALE PRICE

+35.7%

1-YR CHANGE

13

SALES (12 MO)

\$557K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



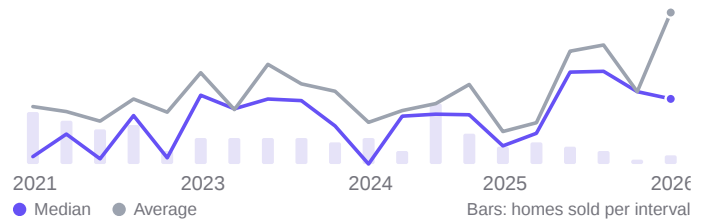
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

47 / 100

Sale prices

Median \$520K · Average \$760K

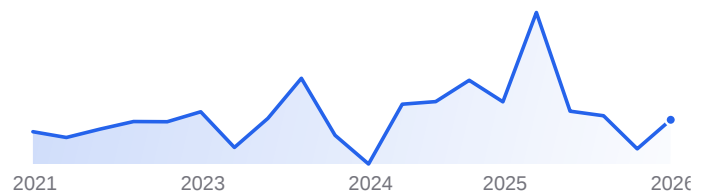
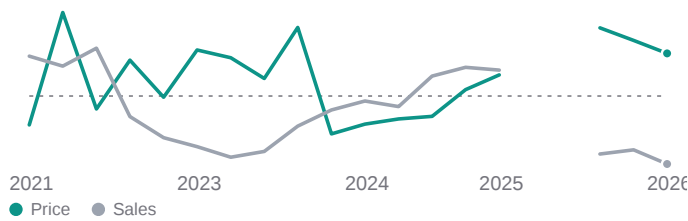


Growth (year over year)

Price +35.7% · Sales -56.7%

Price per square foot

\$234/ft²

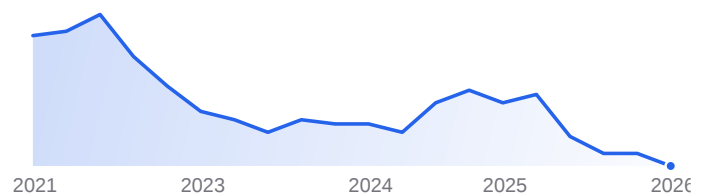


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

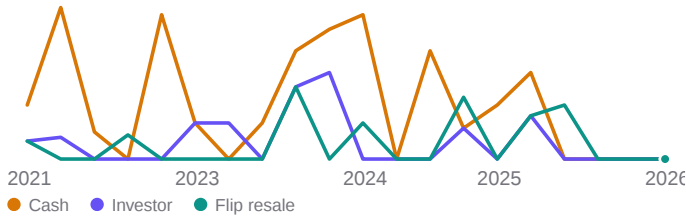
2.3%



BUYERS & OUTCOMES

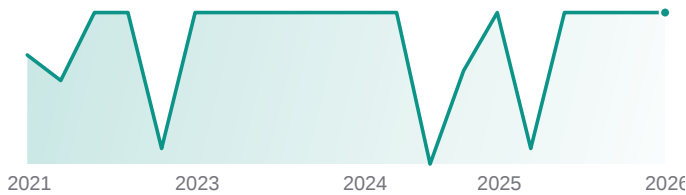
Buyer mix

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



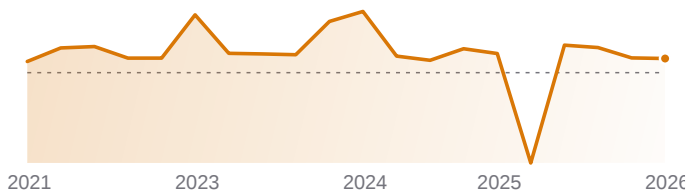
Sellers who sold at a gain

100%

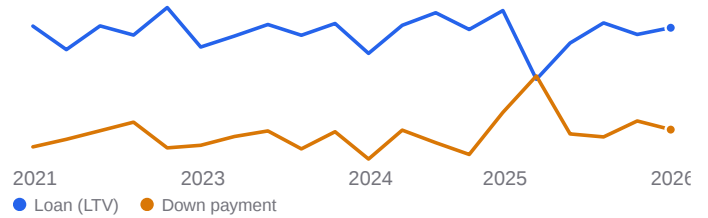


Median annualized return at resale

+2.8%

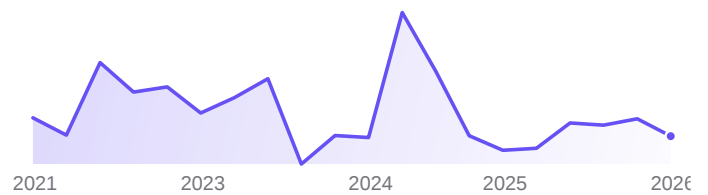


Financing (share of purchase price) Loan (LTV) 79% · Down payment 20%



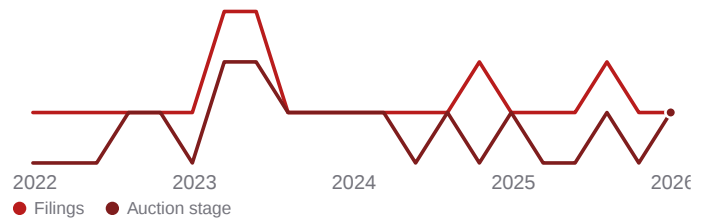
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	576
Median value (AVM)	\$557K
Median size	2,040 ft²
Median bedrooms	4
Median year built	1961
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.1%
Owner occupied	77%
Company owned	17%
Median loan-to-value	46%
Typical ownership tenure	6.5 yrs

COMMUNITY

Population	1,528
Density	310 / mi²
Median household income	\$157K
Average household income	\$158K
Crime index (US avg 100)	48
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	92
Homes occupied	91%
Bachelor's or higher	24%
Poverty rate	2.5%
Unemployment	1.1%
Average temp	49°F
Annual precip	55 in
Sunshine	58%

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.