

Chester 10918

ZIP code · NY · New York > Orange County > Chester

STRONG BUYER'S MARKET

\$389K

MEDIAN SALE PRICE

-34.6%

1-YR CHANGE

100

SALES (12 MO)

\$551K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 15 / 100



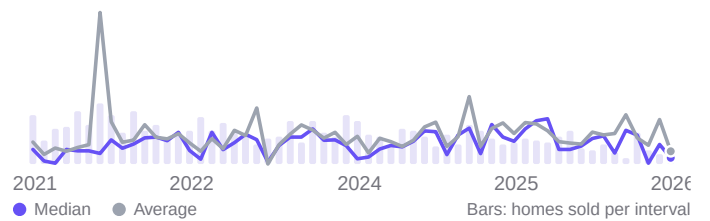
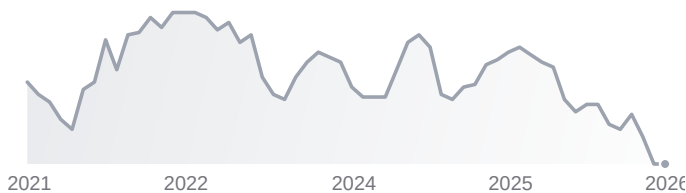
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

15 / 100

Sale prices

Median \$340K · Average \$387K

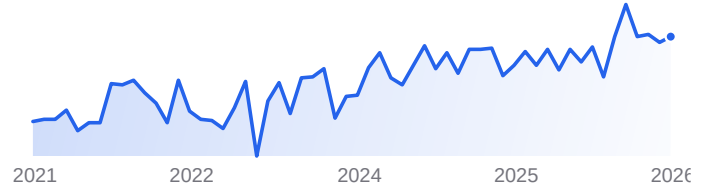
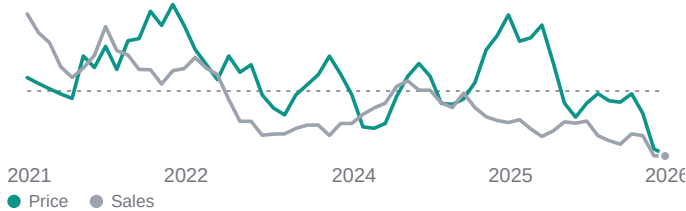


Growth (year over year)

Price -34.6% · Sales -35.5%

Price per square foot

\$277/ft²

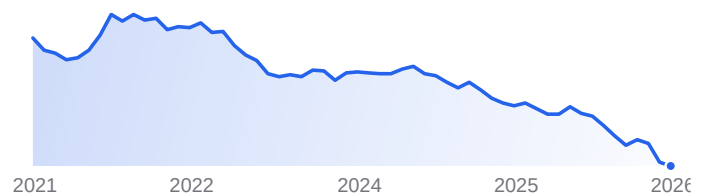
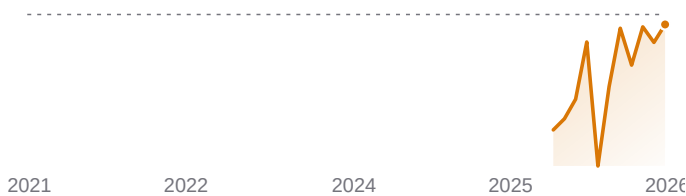


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

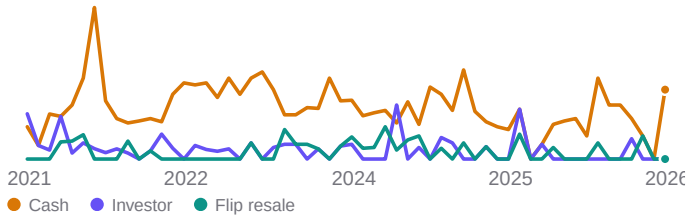
2.5%



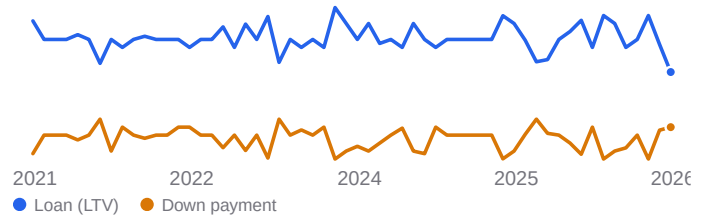
BUYERS & OUTCOMES

Buyer mix

Cash 43% · Investor 0% · Flip resale 0%

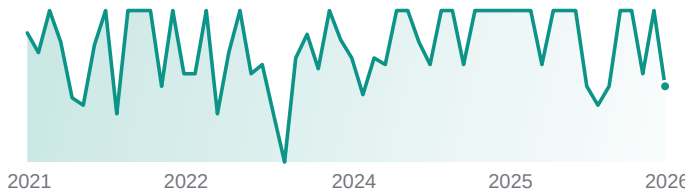


Financing (share of purchase price) Loan (LTV) 60% · Down payment 25%



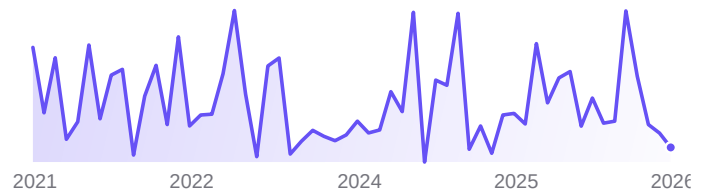
Sellers who sold at a gain

80%



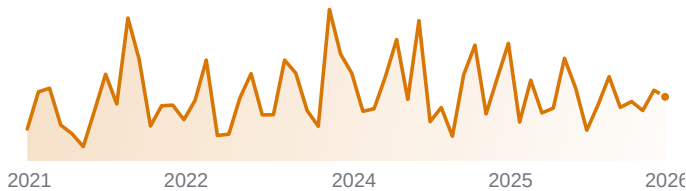
Typical hold before selling

3.6 yrs



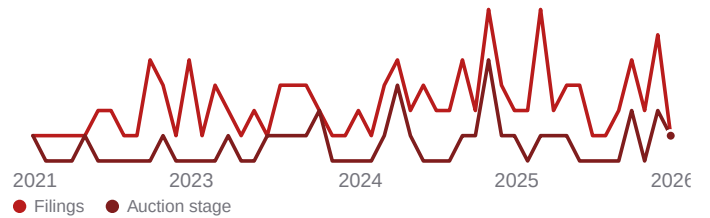
Median annualized return at resale

+4.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,036
Median value (AVM)	\$551K
Median size	1,993 ft²
Median bedrooms	3
Median year built	1985
Single family	75%
Condos	1.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.7%
Owner occupied	82%
Company owned	16%
Median loan-to-value	40%

Typical ownership tenure

7.8 yrs

COMMUNITY

Population	13,567
Density	399 / mi ²
Median household income	\$128K
Average household income	\$149K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	89
Homes occupied	95%
Bachelor's or higher	23%
Poverty rate	6.7%
Unemployment	1.2%
Average temp	49°F
Annual precip	47 in
Sunshine	58%

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.