

# Orangeburg 10962

ZIP code · NY · New York > Rockland County > Orangeburg

SELLER'S MARKET

**\$701K**

MEDIAN SALE PRICE

**+72.3%**

1-YR CHANGE

**43**

SALES (12 MO)

**\$704K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

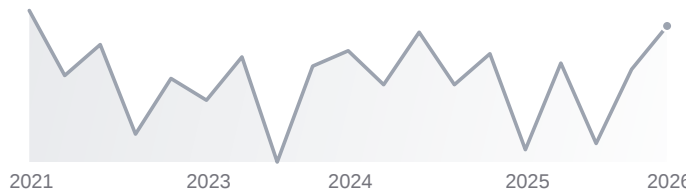
Balanced

Seller's market

## MARKET TRENDS (5 YEARS)

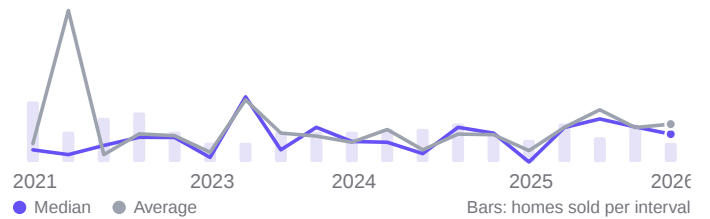
Market temperature (0–100)

65 / 100



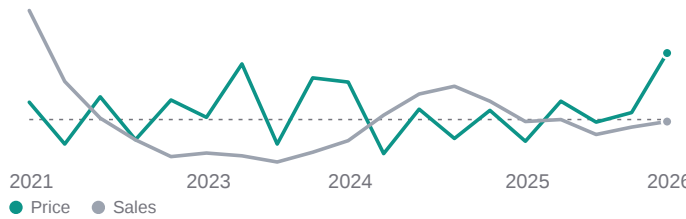
Sale prices

Median \$623K · Average \$706K



Growth (year over year)

Price +72.3% · Sales -2.3%



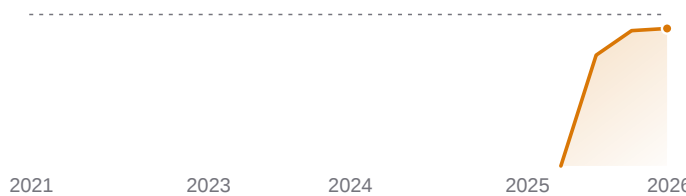
Price per square foot

\$407/ft²



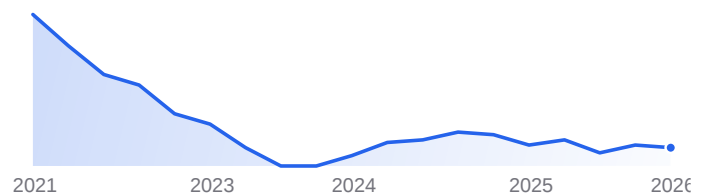
Sale premium vs estimated value

-1.9%



Annual turnover (share of homes sold)

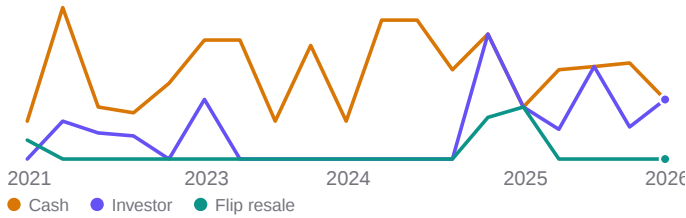
3.0%



## BUYERS & OUTCOMES

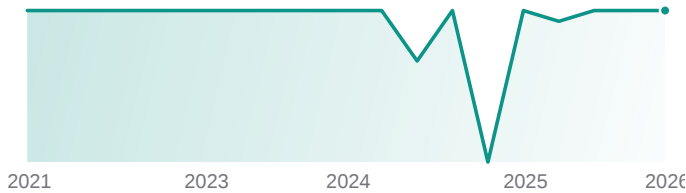
### Buyer mix

Cash 14% · Investor 14% · Flip resale 0%



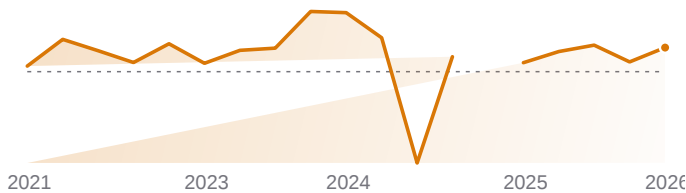
### Sellers who sold at a gain

100%

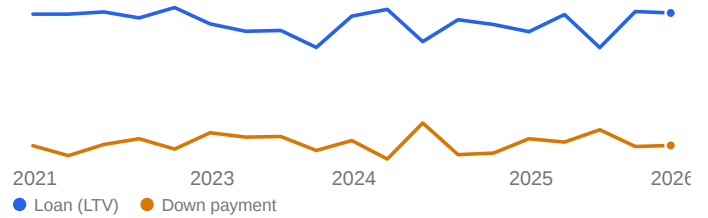


### Median annualized return at resale

+4.4%

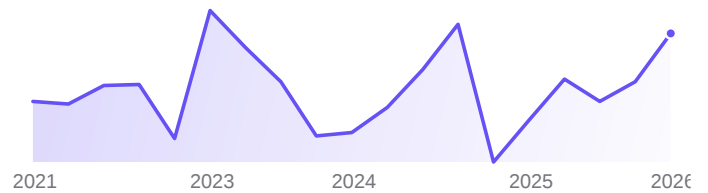


### Financing (share of purchase price) Loan (LTV) 82% · Down payment 17%



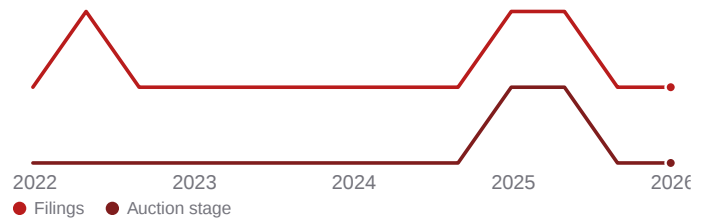
### Typical hold before selling

16.3 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,443     |
| Median value (AVM) | \$704K    |
| Median size        | 1,908 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1965      |
| Single family      | 88%       |
| Condos             | 6.4%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 53%  |
| Underwater (LTV 125% or more) | 0.7% |
| Owner occupied                | 95%  |
| Company owned                 | 9.8% |
| Median loan-to-value          | 49%  |

Typical ownership tenure

**9.4 yrs**

## COMMUNITY

|                                  |                               |
|----------------------------------|-------------------------------|
| Population                       | <b>7,157</b>                  |
| Density                          | <b>1,359 / mi<sup>2</sup></b> |
| Median household income          | <b>\$131K</b>                 |
| Average household income         | <b>\$153K</b>                 |
| Crime index (US avg 100)         | <b>72</b>                     |
| Air pollution index (US avg 100) | <b>115</b>                    |
| Earthquake index (US avg 100)    | <b>118</b>                    |
| Homes occupied                   | <b>97%</b>                    |
| Bachelor's or higher             | <b>30%</b>                    |
| Poverty rate                     | <b>5.3%</b>                   |
| Unemployment                     | <b>0.8%</b>                   |
| Average temp                     | <b>52°F</b>                   |
| Annual precip                    | <b>49 in</b>                  |
| Sunshine                         | <b>52%</b>                    |

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.