

Southfields 10975

ZIP code · NY · New York > Orange County

BALANCED MARKET

\$257K

MEDIAN SALE PRICE

+39.1%

1-YR CHANGE

9

SALES (12 MO)

\$252K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100

Buyer's market

Balanced

Seller's market

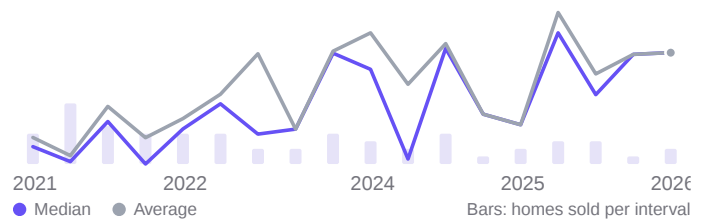
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$257K · Average \$257K

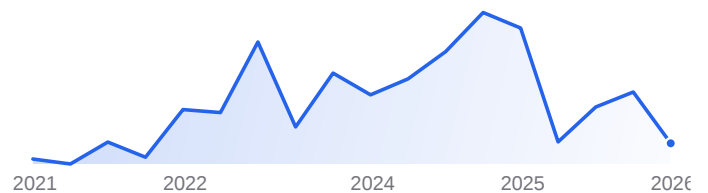
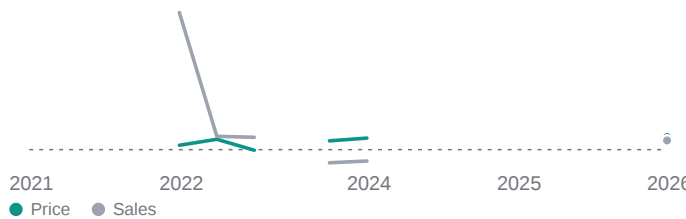


Growth (year over year)

Price +39.1% · Sales +28.6%

Price per square foot

\$192/ft²

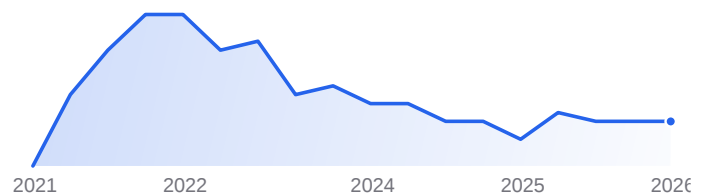
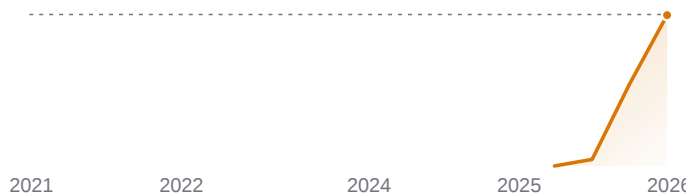


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

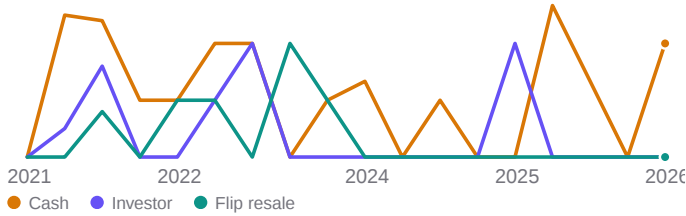
6.3%



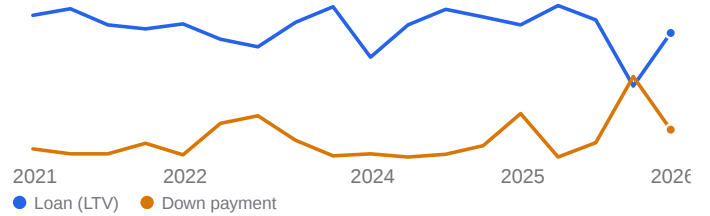
BUYERS & OUTCOMES

Buyer mix

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

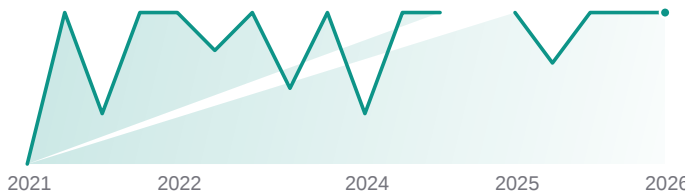


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



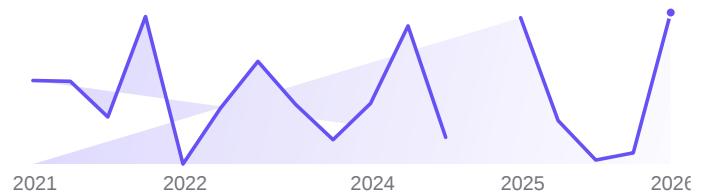
Sellers who sold at a gain

100%



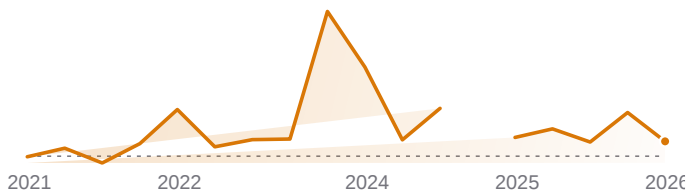
Typical hold before selling

26.4 yrs



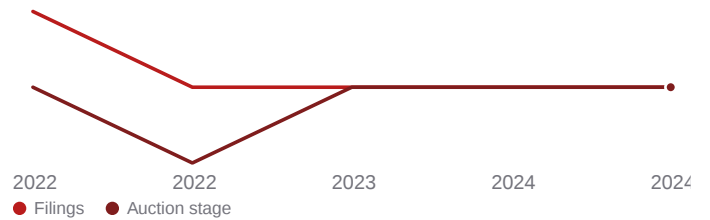
Median annualized return at resale

+3.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	144
Median value (AVM)	\$252K
Median size	1,004 ft²
Median bedrooms	2
Median year built	1972
Single family	28%
Condos	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	0%
Owner occupied	64%
Company owned	13%
Median loan-to-value	42%

Typical ownership tenure

4.8 yrs

COMMUNITY

Population	985
Density	42 / mi²
Median household income	\$110K
Average household income	\$139K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	106
Homes occupied	93%
Bachelor's or higher	25%
Poverty rate	9.8%
Unemployment	1.1%
Average temp	49°F
Annual precip	52 in
Sunshine	58%

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.