

Stony Point 10980

ZIP code · NY · New York > Rockland County > Stony Point

BALANCED MARKET

\$659K

MEDIAN SALE PRICE

-2.4%

1-YR CHANGE

137

SALES (12 MO)

\$650K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



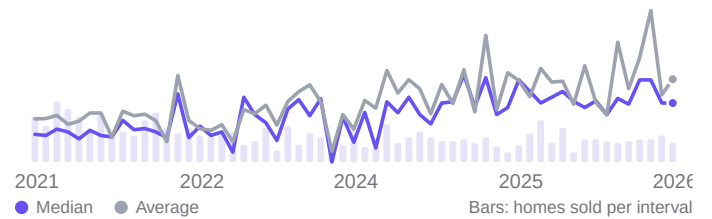
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$625K · Average \$728K

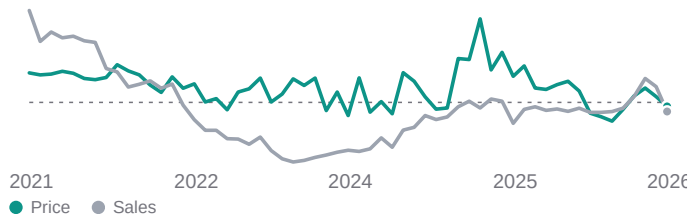


Growth (year over year)

Price -2.4% · Sales -5.5%

Price per square foot

\$348/ft²

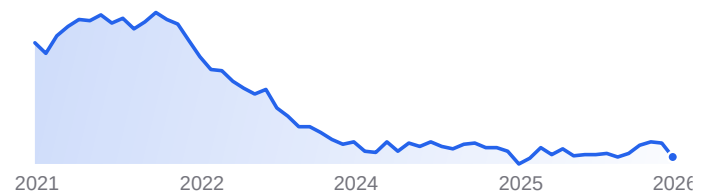
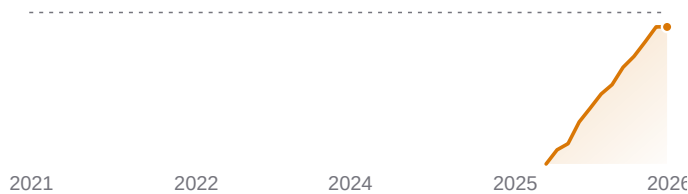


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

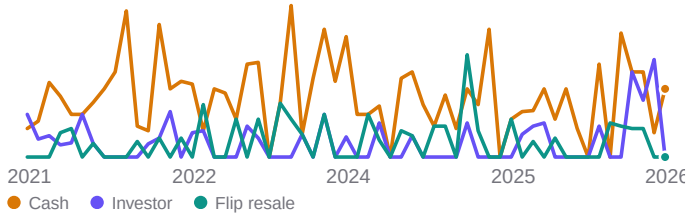
3.2%



BUYERS & OUTCOMES

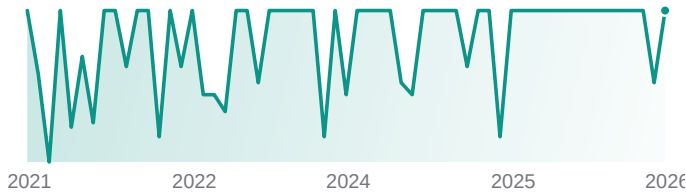
Buyer mix

Cash 20% · Investor 0% · Flip resale 0%



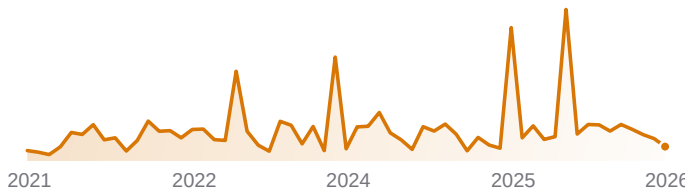
Sellers who sold at a gain

100%

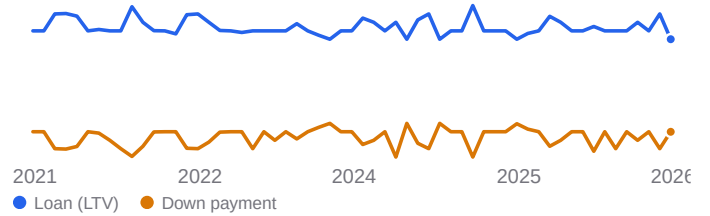


Median annualized return at resale

+2.8%

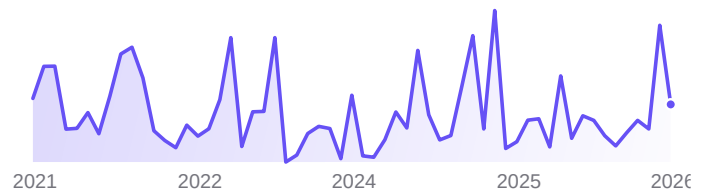


Financing (share of purchase price) Loan (LTV) 75% · Down payment 20%



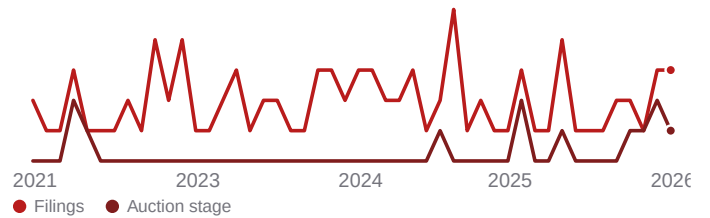
Typical hold before selling

9.6 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	4,269
Median value (AVM)	\$650K
Median size	1,944 ft²
Median bedrooms	4
Median year built	1967
Single family	90%
Condos	1.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	0.3%
Owner occupied	91%
Company owned	13%
Median loan-to-value	47%

Typical ownership tenure

8.3 yrs

COMMUNITY

Population	12,495
Density	415 / mi²
Median household income	\$133K
Average household income	\$146K
Crime index (US avg 100)	67
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	103
Homes occupied	96%
Bachelor's or higher	19%
Poverty rate	3.5%
Unemployment	0.9%
Average temp	49°F
Annual precip	55 in
Sunshine	53%

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.