

Tuxedo Park 10987

ZIP code · NY · New York > Orange County > Tuxedo Park

BUYER'S MARKET

\$542K

MEDIAN SALE PRICE

-66.3%

1-YR CHANGE

44

SALES (12 MO)

\$735K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



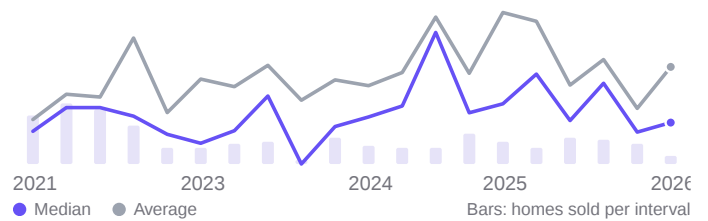
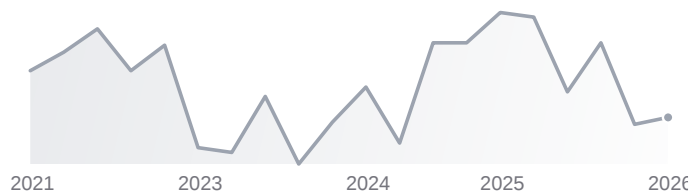
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$615K · Average \$971K

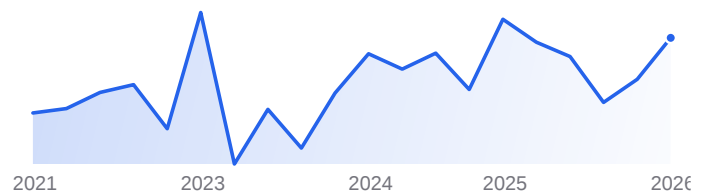
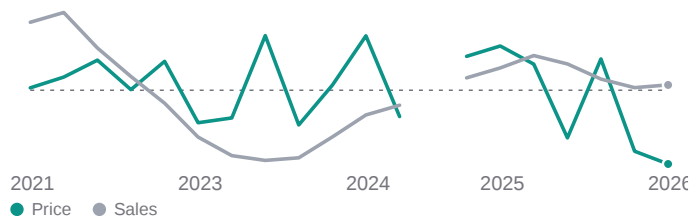


Growth (year over year)

Price -66.3% · Sales +4.8%

Price per square foot

\$375/ft²

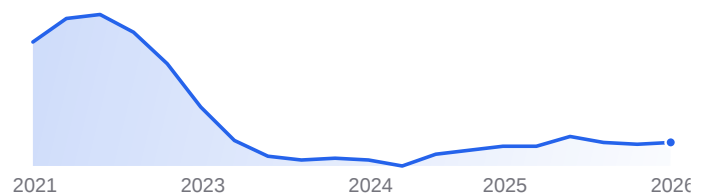
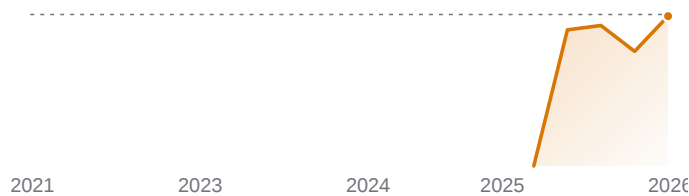


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

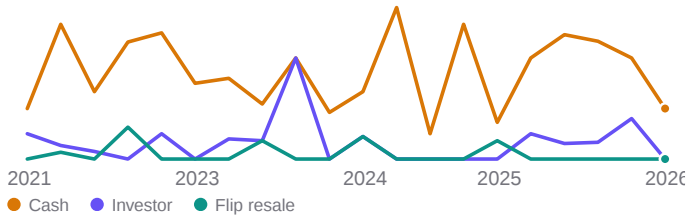
3.3%



BUYERS & OUTCOMES

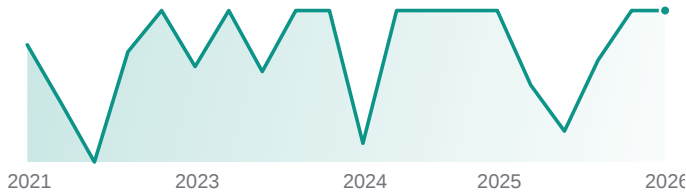
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



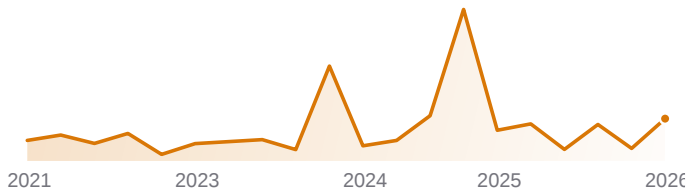
Sellers who sold at a gain

100%

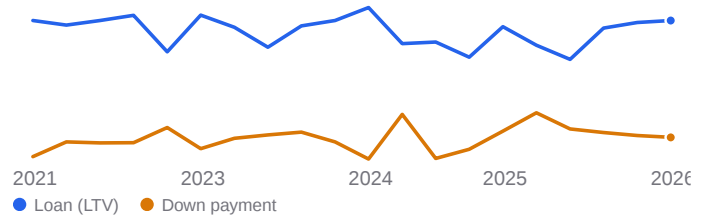


Median annualized return at resale

+6.4%

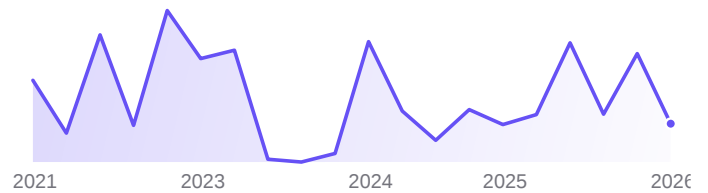


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



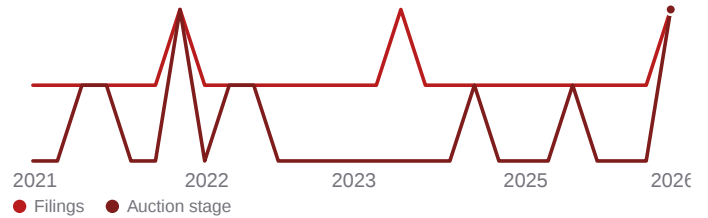
Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,316
Median value (AVM)	\$735K
Median size	2,088 ft²
Median bedrooms	3
Median year built	1965
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.0%
Owner occupied	84%
Company owned	14%
Median loan-to-value	33%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	4,194
Density	124 / mi²
Median household income	\$166K
Average household income	\$220K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	100
Homes occupied	87%
Bachelor's or higher	24%
Poverty rate	12.0%
Unemployment	1.1%
Average temp	49°F
Annual precip	52 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.