

# Washingtonville 10992

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

BALANCED MARKET

**\$507K**

MEDIAN SALE PRICE

**+12.2%**

1-YR CHANGE

**85**

SALES (12 MO)

**\$518K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



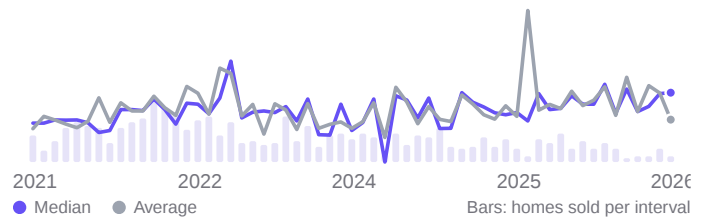
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$530K · Average \$402K

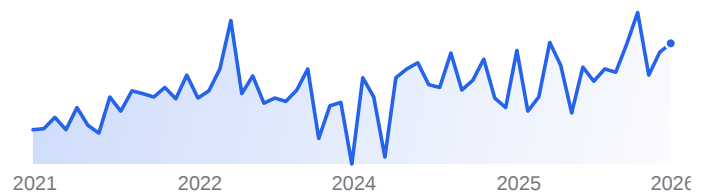
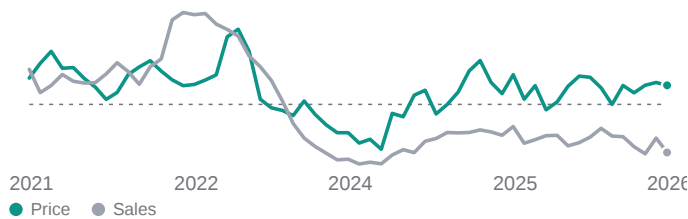


Growth (year over year)

Price +12.2% · Sales -30.9%

Price per square foot

\$291/ft²

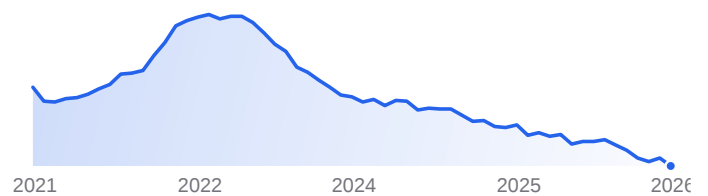
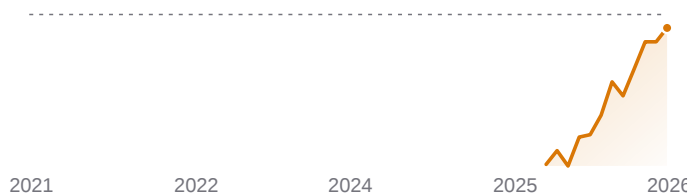


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

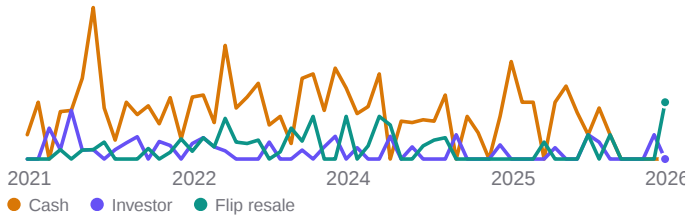
2.9%



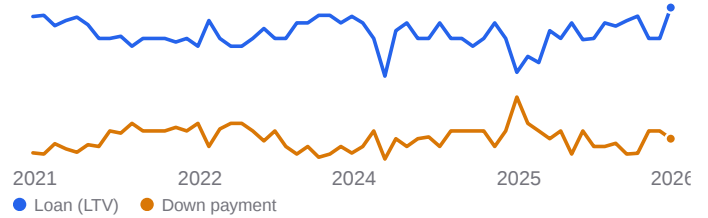
## BUYERS & OUTCOMES

### Buyer mix

Cash 0% · Investor 0% · Flip resale 33%

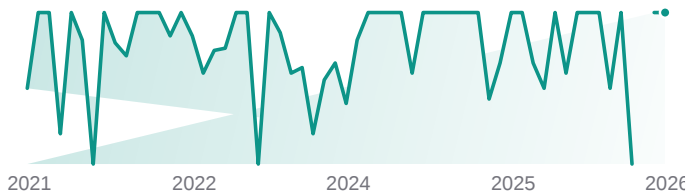


Financing (share of purchase price) Loan (LTV) 100% · Down payment 15%



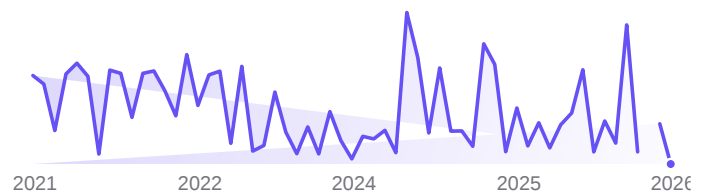
### Sellers who sold at a gain

100%



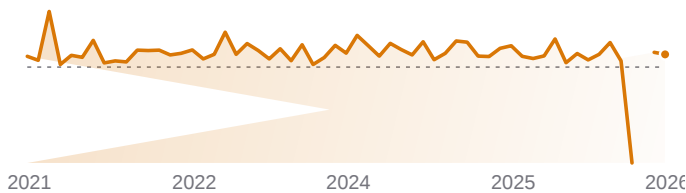
### Typical hold before selling

0.5 yrs



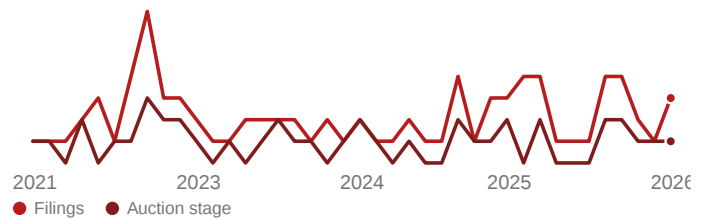
### Median annualized return at resale

+3.9%



### Preforeclosure filings

Filings 3 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 2,927     |
| Median value (AVM) | \$518K    |
| Median size        | 1,861 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1986      |
| Single family      | 79%       |
| Condos             | 3.0%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 60%  |
| Underwater (LTV 125% or more) | 0.6% |
| Owner occupied                | 85%  |
| Company owned                 | 12%  |
| Median loan-to-value          | 43%  |

Typical ownership tenure

**7.4 yrs**

## COMMUNITY

|                                  |                             |
|----------------------------------|-----------------------------|
| Population                       | <b>9,189</b>                |
| Density                          | <b>830 / mi<sup>2</sup></b> |
| Median household income          | <b>\$107K</b>               |
| Average household income         | <b>\$125K</b>               |
| Crime index (US avg 100)         | <b>85</b>                   |
| Air pollution index (US avg 100) | <b>103</b>                  |
| Earthquake index (US avg 100)    | <b>84</b>                   |
| Homes occupied                   | <b>95%</b>                  |
| Bachelor's or higher             | <b>20%</b>                  |
| Poverty rate                     | <b>7.3%</b>                 |
| Unemployment                     | <b>1.1%</b>                 |
| Average temp                     | <b>50°F</b>                 |
| Annual precip                    | <b>46 in</b>                |
| Sunshine                         | <b>58%</b>                  |

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.