

West Nyack 10994

ZIP code · NY · New York > Rockland County > West Nyack

BALANCED MARKET

\$907K

MEDIAN SALE PRICE

+16.5%

1-YR CHANGE

60

SALES (12 MO)

\$759K

MEDIAN VALUE (AVM)

Market temperature

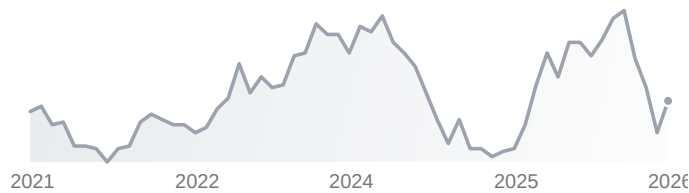
Balanced market · 45 / 100



MARKET TRENDS (5 YEARS)

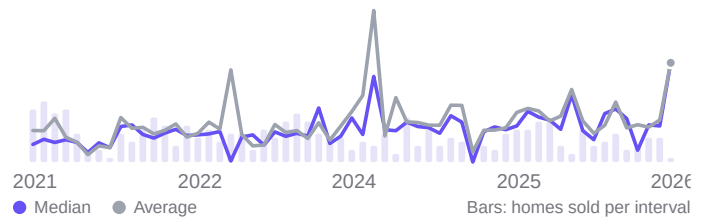
Market temperature (0–100)

45 / 100



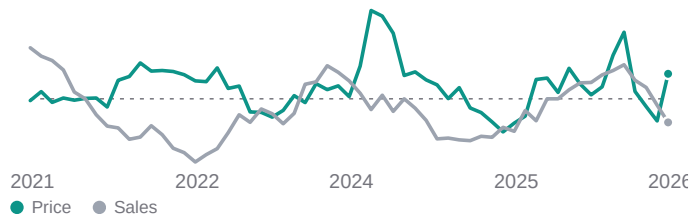
Sale prices

Median \$1.3M · Average \$1.3M



Growth (year over year)

Price +16.5% · Sales -15.5%



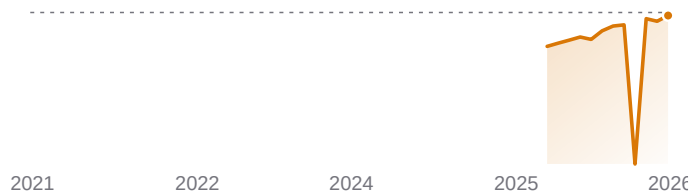
Price per square foot

\$326/ft²



Sale premium vs estimated value

-0.4%



Annual turnover (share of homes sold)

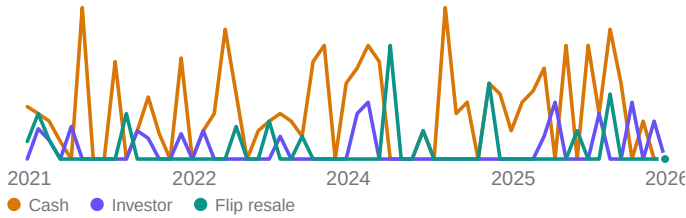
2.5%



BUYERS & OUTCOMES

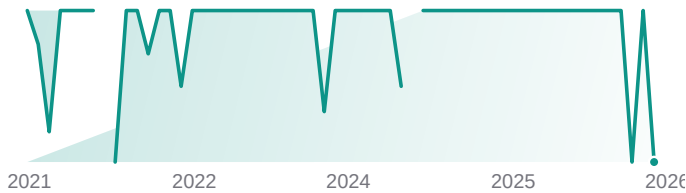
Buyer mix

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



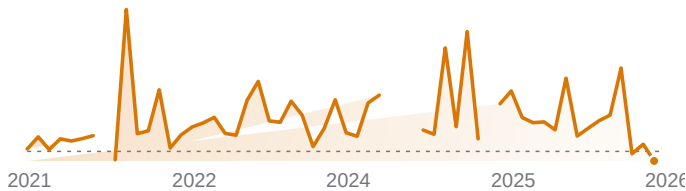
Sellers who sold at a gain

50%

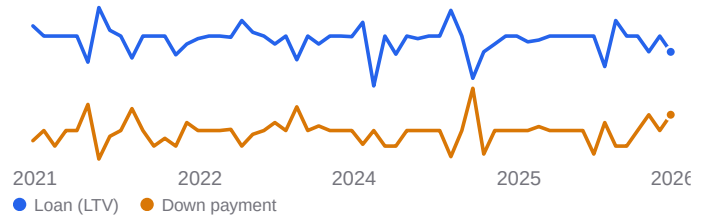


Median annualized return at resale

-1.3%

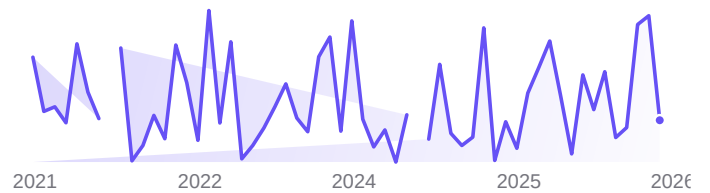


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



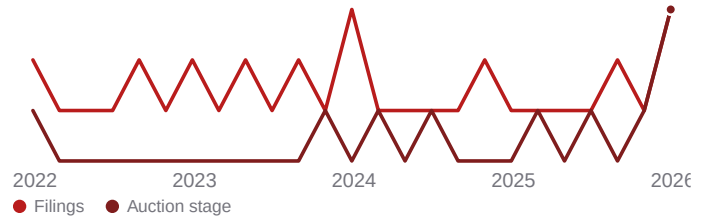
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	2,392
Median value (AVM)	\$759K
Median size	2,176 ft²
Median bedrooms	4
Median year built	1963
Single family	87%
Condos	1.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	0.6%
Owner occupied	95%
Company owned	12%
Median loan-to-value	47%

Typical ownership tenure

9.1 yrs

COMMUNITY

Population	9,642
Density	1,411 / mi²
Median household income	\$134K
Average household income	\$165K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	113
Homes occupied	96%
Bachelor's or higher	32%
Poverty rate	2.5%
Unemployment	0.8%
Average temp	52°F
Annual precip	50 in
Sunshine	52%

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.