

North Patchogue

Neighborhood · NY · New York > Suffolk County > North Patchogue

BUYER'S MARKET

\$531K

MEDIAN SALE PRICE

+0.1%

1-YR CHANGE

59

SALES (12 MO)

\$558K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



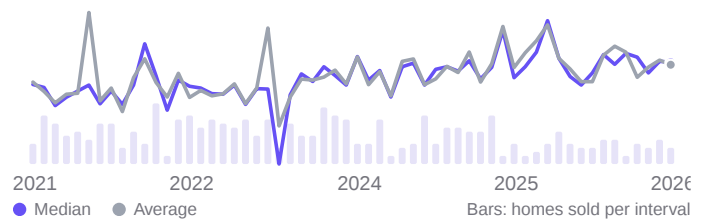
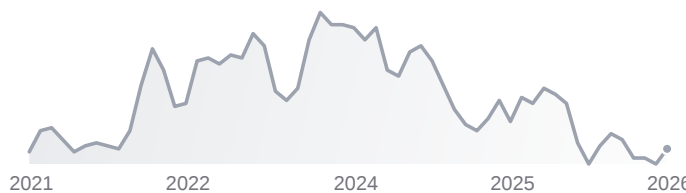
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$544K · Average \$534K

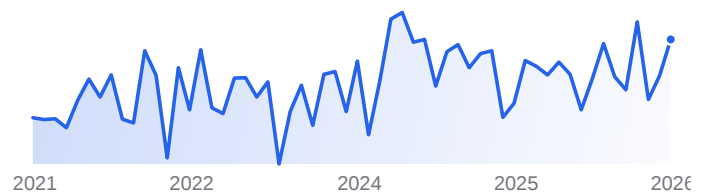
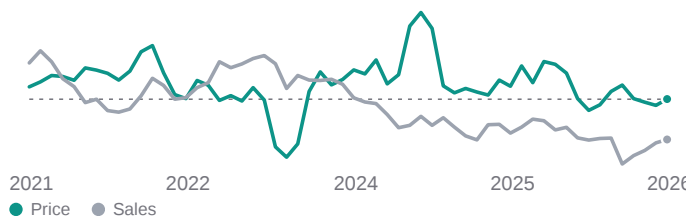


Growth (year over year)

Price +0.1% · Sales -26.3%

Price per square foot

\$440/ft²

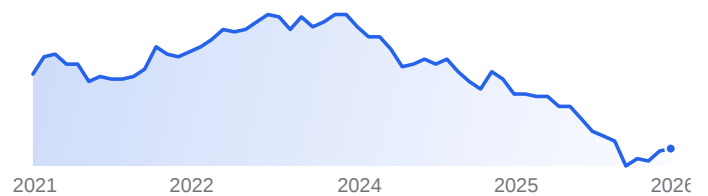
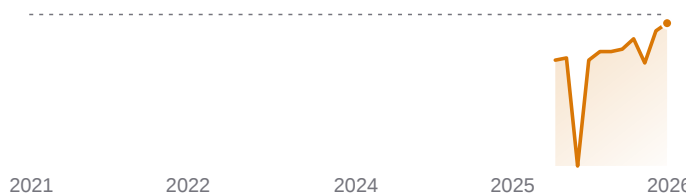


Sale premium vs estimated value

-1.0%

Annual turnover (share of homes sold)

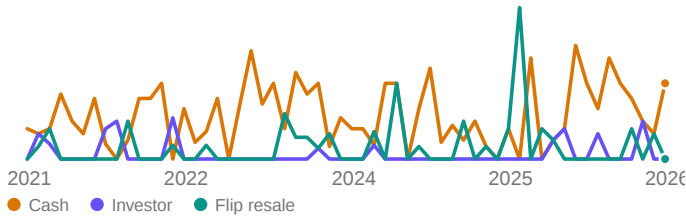
2.6%



BUYERS & OUTCOMES

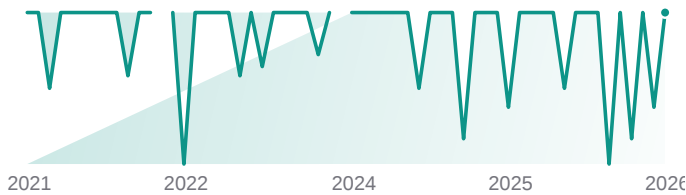
Buyer mix

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



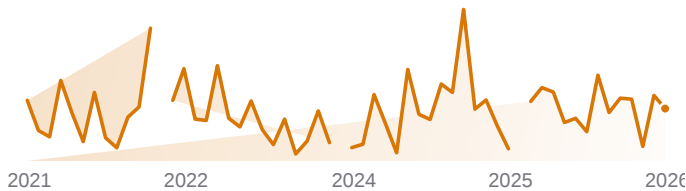
Sellers who sold at a gain

100%

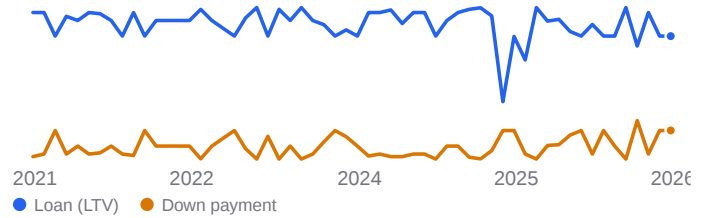


Median annualized return at resale

+6.8%

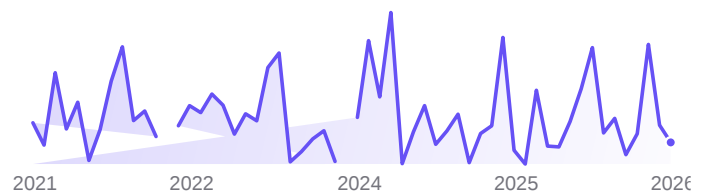


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



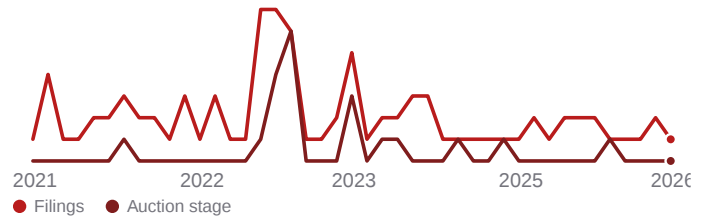
Typical hold before selling

3.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,248
Median value (AVM)	\$558K
Median size	1,366 ft²
Median bedrooms	3
Median year built	1955
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	0.7%
Owner occupied	84%
Company owned	9.5%
Median loan-to-value	36%
Typical ownership tenure	20.1 yrs

COMMUNITY

Population	6,731
Density	3,339 / mi²
Median household income	\$109K
Average household income	\$141K
Crime index (US avg 100)	52
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	59
Homes occupied	96%
Bachelor's or higher	20%
Poverty rate	1.7%
Unemployment	1.1%
Average temp	52°F
Annual precip	49 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.