

Breezy Point 11697

ZIP code · NY · New York > Queens County

BUYER'S MARKET

\$591K

MEDIAN SALE PRICE

10

SALES (12 MO)

\$801K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



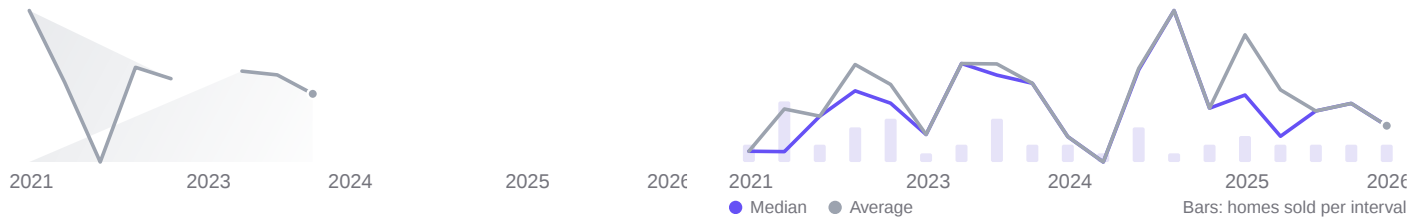
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$591K · Average \$591K



Growth (year over year)

Price -39.1% · Sales +37.5%

Price per square foot

\$3185/ft²

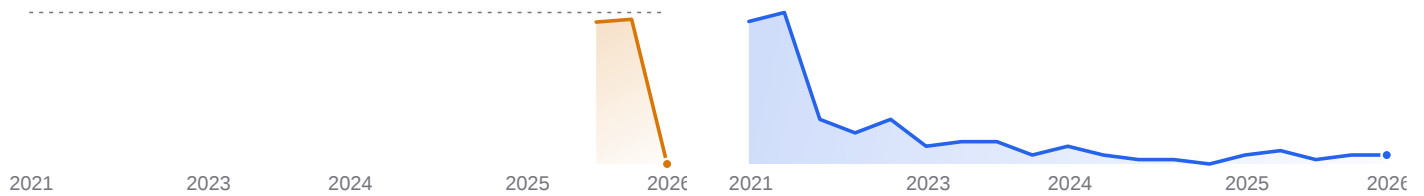


Sale premium vs estimated value

-11.1%

Annual turnover (share of homes sold)

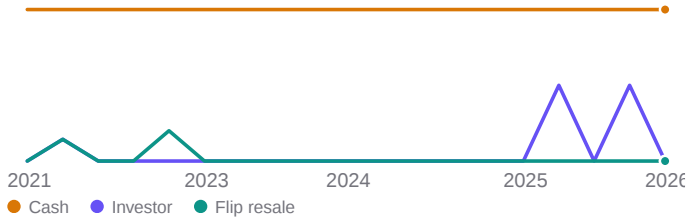
0.4%



BUYERS & OUTCOMES

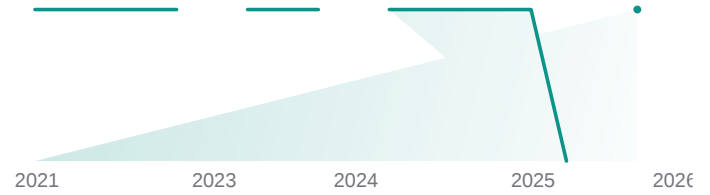
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



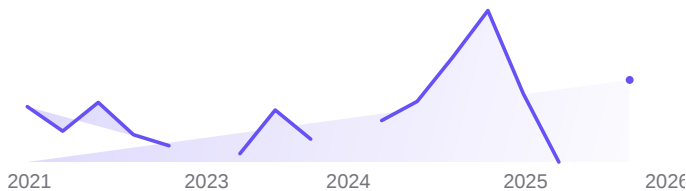
Sellers who sold at a gain

100%



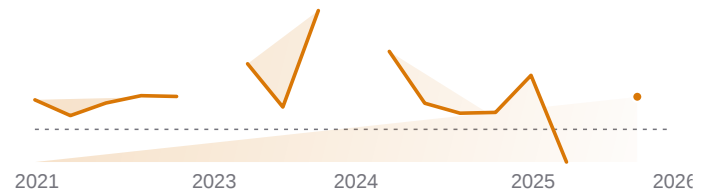
Typical hold before selling

10.7 yrs



Median annualized return at resale

+9.2%



HOUSING STOCK

Homes	2,846
Median value (AVM)	\$801K
Median size	200 ft²
Median year built	1938
Single family	0.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	99%
Company owned	0.4%
Median loan-to-value	0%
Typical ownership tenure	7.3 yrs

COMMUNITY

Population	4,013
Density	1,836 / mi²
Median household income	\$130K
Average household income	\$136K
Crime index (US avg 100)	180

Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	103
Homes occupied	68%
Bachelor's or higher	28%
Poverty rate	4.5%
Unemployment	1.1%
Average temp	54°F
Annual precip	46 in
Sunshine	55%

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