

Bay Shore 11706

ZIP code · NY · New York > Suffolk County > Bay Shore

BUYER'S MARKET

\$477K

MEDIAN SALE PRICE

-25.1%

1-YR CHANGE

353

SALES (12 MO)

\$590K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 22 / 100



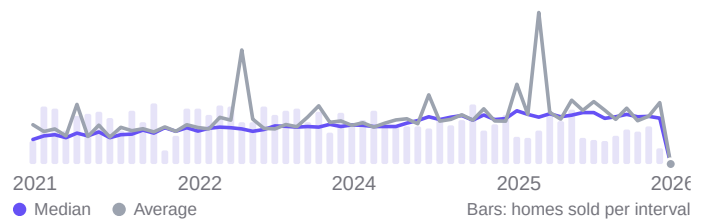
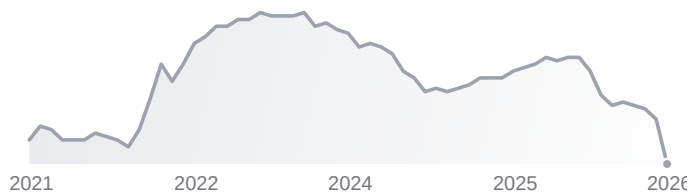
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

22 / 100

Sale prices

Median \$210K · Average \$210K

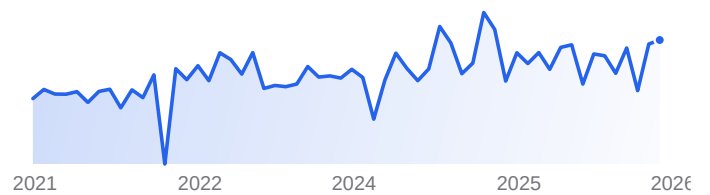
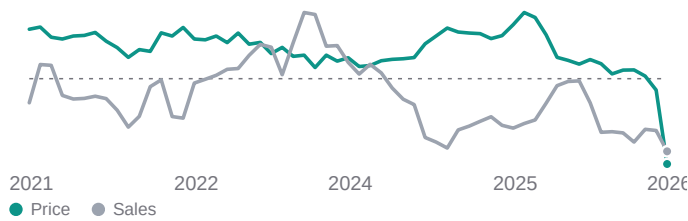


Growth (year over year)

Price -25.1% · Sales -21.4%

Price per square foot

\$448/ft²

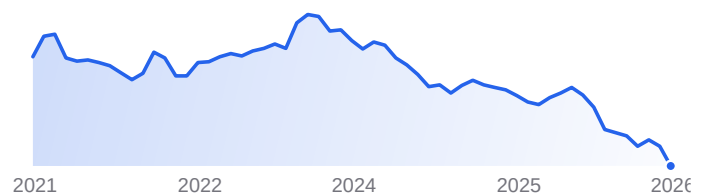
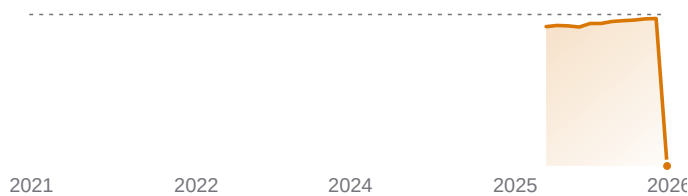


Sale premium vs estimated value

-59.4%

Annual turnover (share of homes sold)

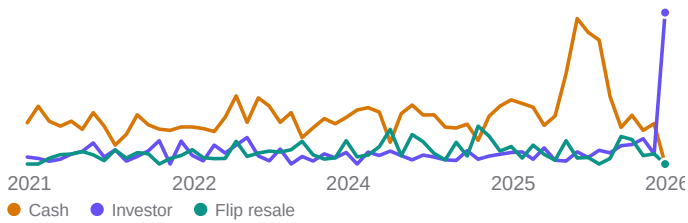
2.4%



BUYERS & OUTCOMES

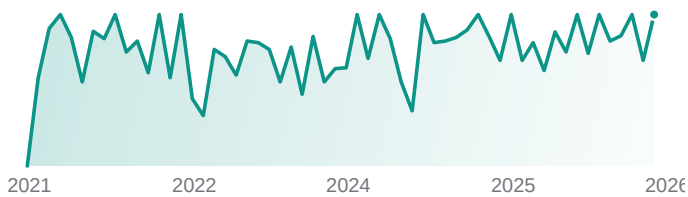
Buyer mix

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



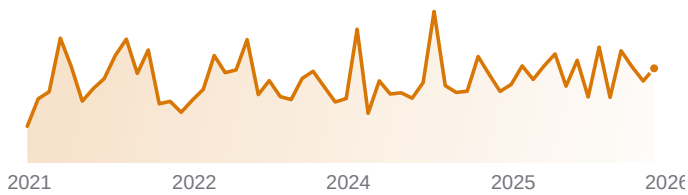
Sellers who sold at a gain

100%

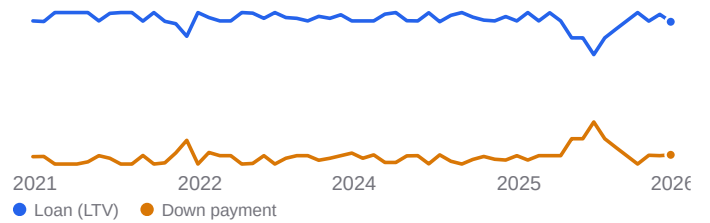


Median annualized return at resale

+6.2%

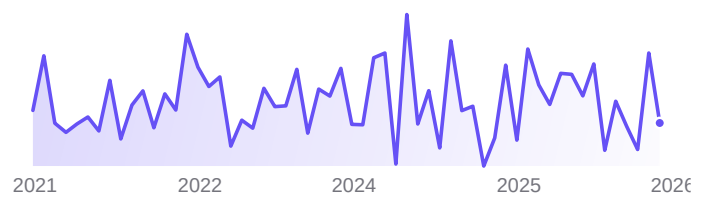


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



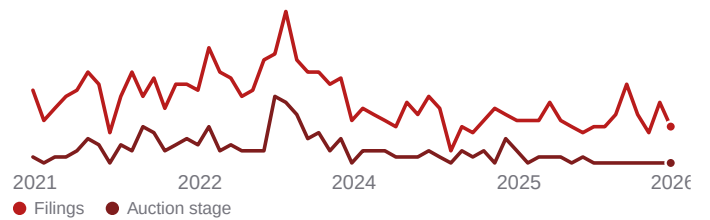
Typical hold before selling

6.8 yrs



Preforeclosure filings

Filings 6 · Auction stage 0



HOUSING STOCK

Homes	14,786
Median value (AVM)	\$590K
Median size	1,638 ft²
Median bedrooms	4
Median year built	1958
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	0.5%
Owner occupied	82%
Company owned	12%
Median loan-to-value	33%
Typical ownership tenure	19.8 yrs

COMMUNITY

Population	65,968
Density	4,435 / mi²
Median household income	\$106K
Average household income	\$136K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	68
Homes occupied	96%
Bachelor's or higher	16%
Poverty rate	8.1%
Unemployment	1.1%
Average temp	52°F
Annual precip	48 in
Sunshine	58%

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.