

Brentwood 11717

ZIP code · NY · New York > Suffolk County > Brentwood

STRONG BUYER'S MARKET

\$381K

MEDIAN SALE PRICE

-35.3%

1-YR CHANGE

226

SALES (12 MO)

\$597K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 9 / 100



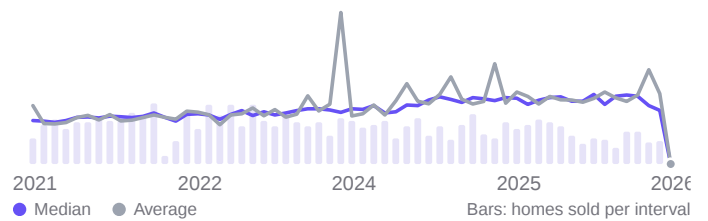
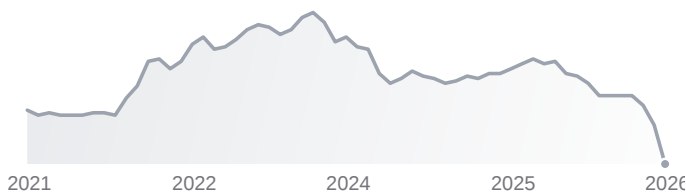
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

9 / 100

Sale prices

Median \$80K · Average \$80K

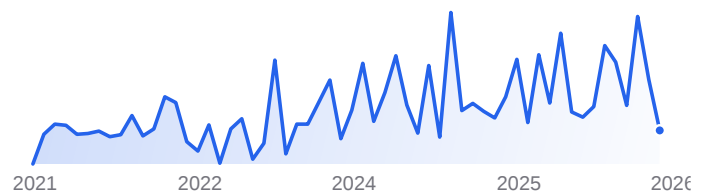
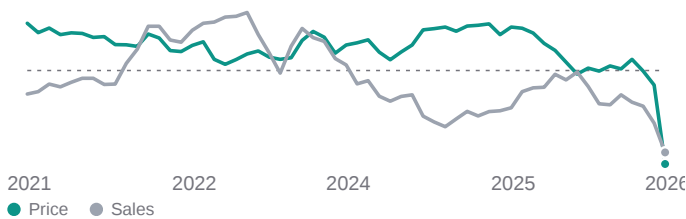


Growth (year over year)

Price -35.3% · Sales -30.9%

Price per square foot

\$303/ft²

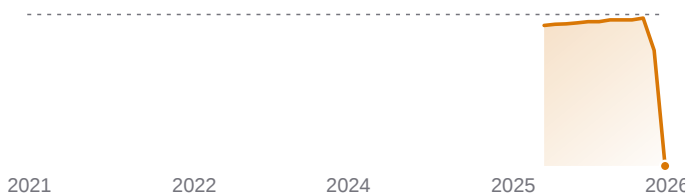


Sale premium vs estimated value

-86.6%

Annual turnover (share of homes sold)

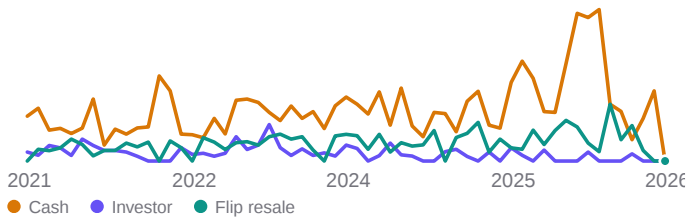
2.1%



BUYERS & OUTCOMES

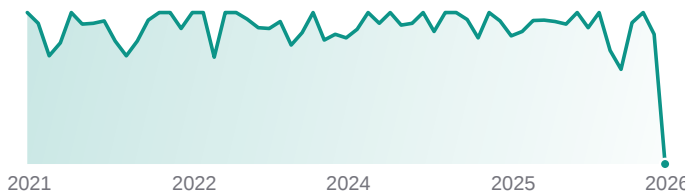
Buyer mix

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



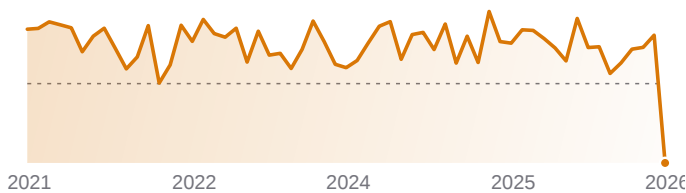
Sellers who sold at a gain

0%

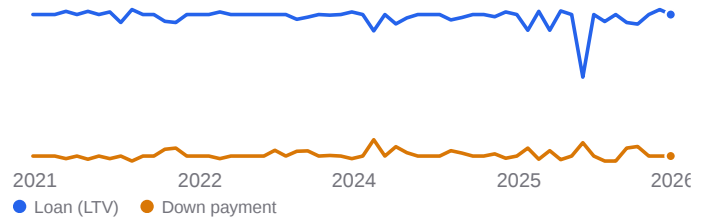


Median annualized return at resale

-11.8%

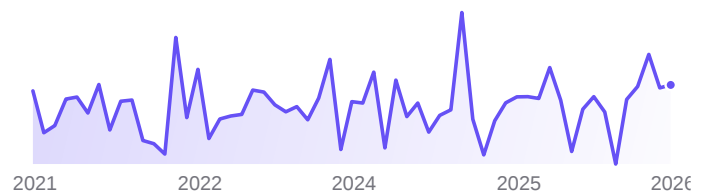


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



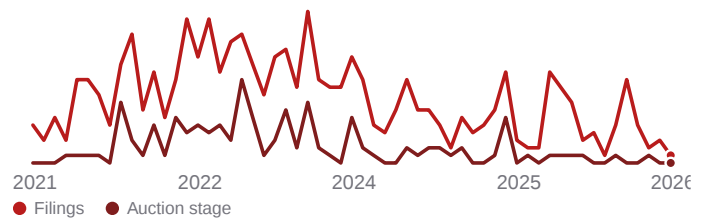
Typical hold before selling

9.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	10,932
Median value (AVM)	\$597K
Median size	1,680 ft²
Median bedrooms	3
Median year built	1960
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	0.5%
Owner occupied	84%
Company owned	8.6%
Median loan-to-value	33%
Typical ownership tenure	20.6 yrs

COMMUNITY

Population	62,322
Density	5,773 / mi²
Median household income	\$106K
Average household income	\$149K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	70
Homes occupied	97%
Bachelor's or higher	11%
Poverty rate	5.0%
Unemployment	1.2%
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.