

# Brightwaters 11718

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

BUYER'S MARKET

**\$638K**

MEDIAN SALE PRICE

**24**

SALES (12 MO)

**\$804K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



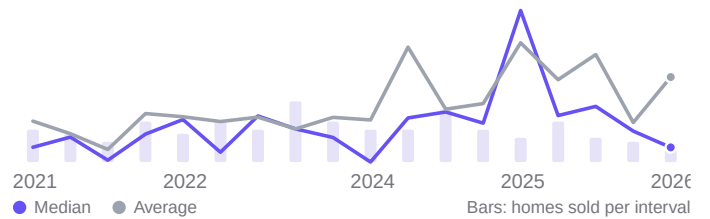
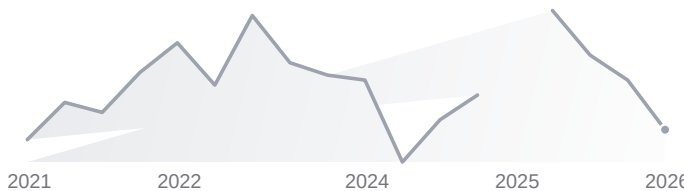
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

27 / 100

Sale prices

Median \$608K · Average \$917K

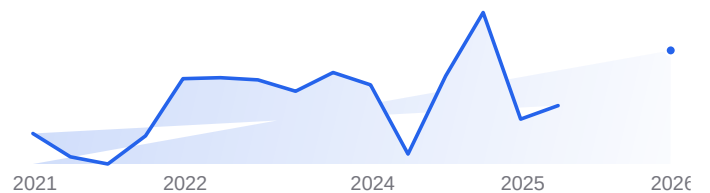
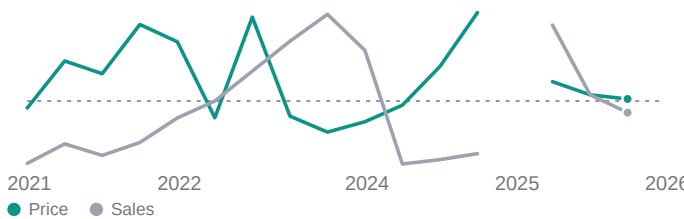


Growth (year over year)

Price +1.2% · Sales -6.5%

Price per square foot

\$413/ft²



Sale premium vs estimated value

-16.6%

Annual turnover (share of homes sold)

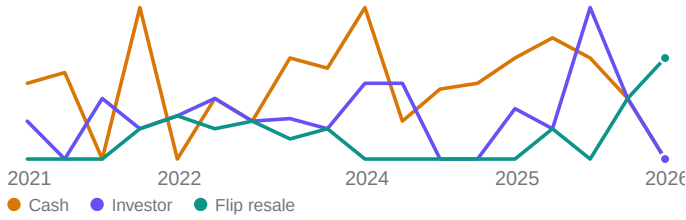
2.2%



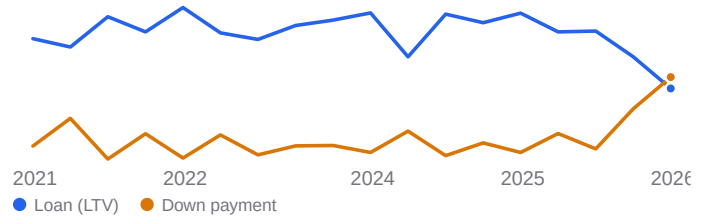
## BUYERS & OUTCOMES

### Buyer mix

Cash 0% · Investor 0% · Flip resale 33%

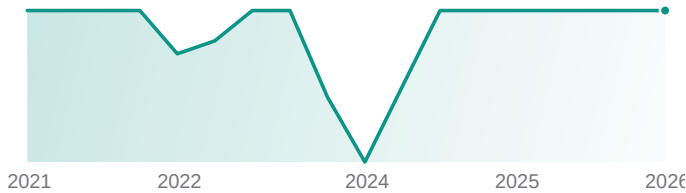


### Financing (share of purchase price) Loan (LTV) 47% · Down payment 53%



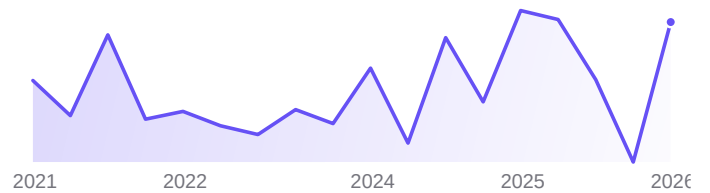
### Sellers who sold at a gain

100%



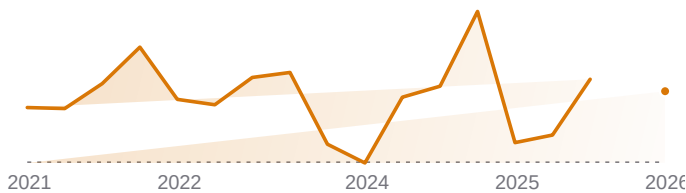
### Typical hold before selling

16.4 yrs



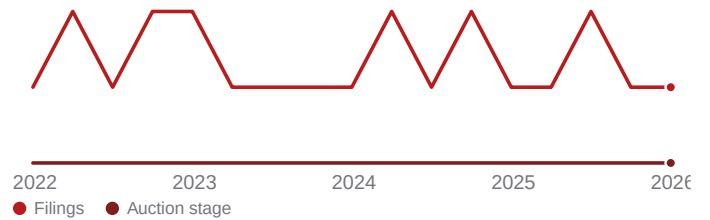
### Median annualized return at resale

+4.9%



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,094     |
| Median value (AVM) | \$804K    |
| Median size        | 2,107 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1937      |
| Single family      | 98%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 70%      |
| Underwater (LTV 125% or more) | 0.3%     |
| Owner occupied                | 86%      |
| Company owned                 | 12%      |
| Median loan-to-value          | 36%      |
| Typical ownership tenure      | 19.7 yrs |

## COMMUNITY

|                                  |             |
|----------------------------------|-------------|
| Population                       | 3,118       |
| Density                          | 3,260 / mi² |
| Median household income          | \$165K      |
| Average household income         | \$184K      |
| Crime index (US avg 100)         | 15          |
| Air pollution index (US avg 100) | 107         |
| Earthquake index (US avg 100)    | 70          |
| Homes occupied                   | 98%         |
| Bachelor's or higher             | 36%         |
| Poverty rate                     | 0.4%        |
| Unemployment                     | 1.2%        |
| Average temp                     | 53°F        |
| Annual precip                    | 48 in       |
| Sunshine                         | 58%         |

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.