

Cold Spring Harbor 11724

ZIP code · NY · New York > Suffolk County > Cold Spring Harbor

SELLER'S MARKET

\$2.3M

MEDIAN SALE PRICE

+67.7%

1-YR CHANGE

37

SALES (12 MO)

\$1.9M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

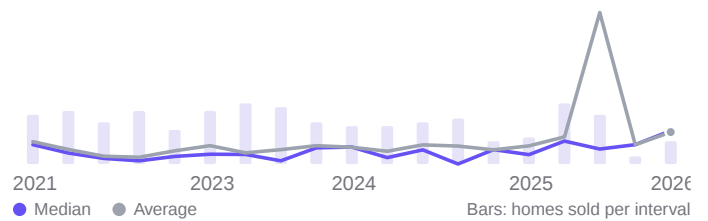
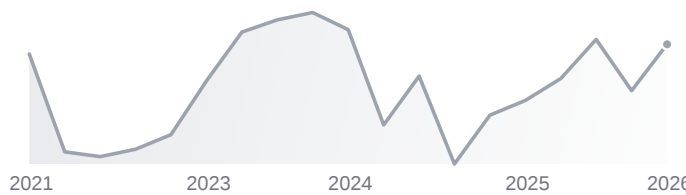
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$2.6M · Average \$2.5M

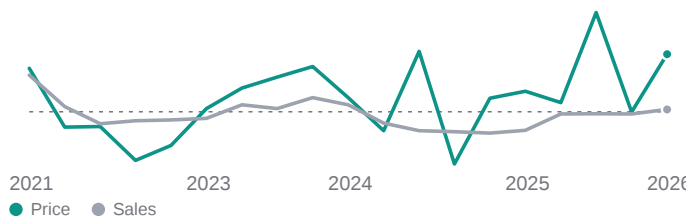


Growth (year over year)

Price +67.7% · Sales +2.8%

Sale premium vs estimated value

-2.5%



Annual turnover (share of homes sold)

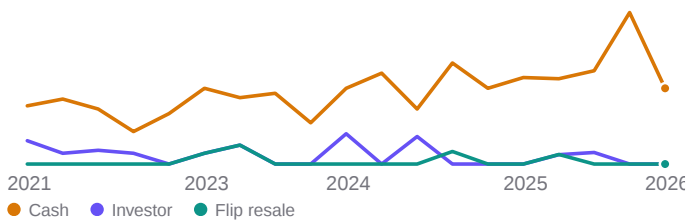
3.4%



BUYERS & OUTCOMES

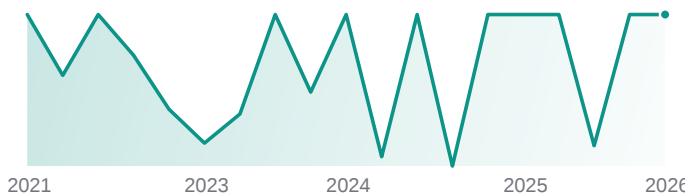
Buyer mix

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



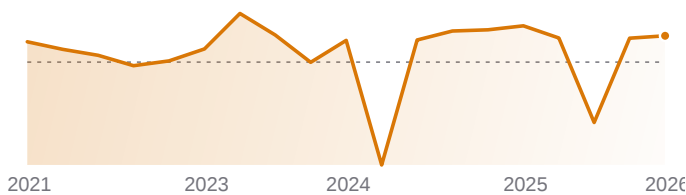
Sellers who sold at a gain

100%

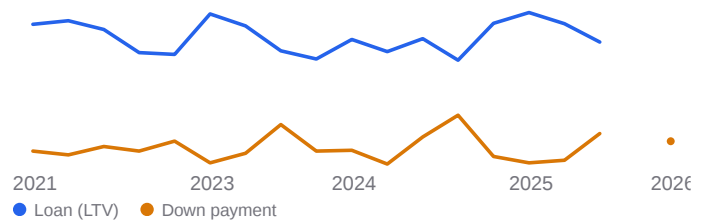


Median annualized return at resale

+4.4%

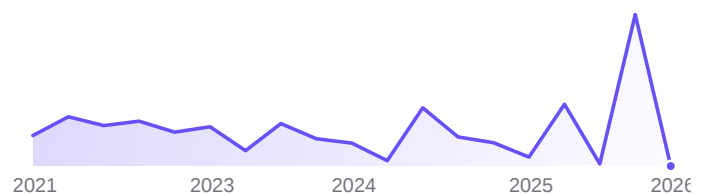


Financing (share of purchase price) Loan (LTV) 27% · Down payment 27%



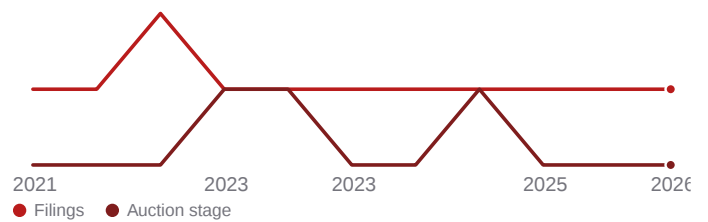
Typical hold before selling

3.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,097
Median value (AVM)	\$1.9M
Median size	2,116 ft²
Median bedrooms	3
Median year built	1991
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	0.7%
Owner occupied	77%
Company owned	14%
Median loan-to-value	23%
Typical ownership tenure	16.0 yrs

COMMUNITY

Population	3,667
Density	714 / mi²
Median household income	\$203K
Average household income	\$253K
Crime index (US avg 100)	54
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	95
Homes occupied	95%
Bachelor's or higher	36%
Poverty rate	1.5%
Unemployment	1.3%
Average temp	52°F
Annual precip	49 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.