

Coram 11727

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

BALANCED MARKET

\$496K

MEDIAN SALE PRICE

+2.2%

1-YR CHANGE

284

SALES (12 MO)

\$582K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



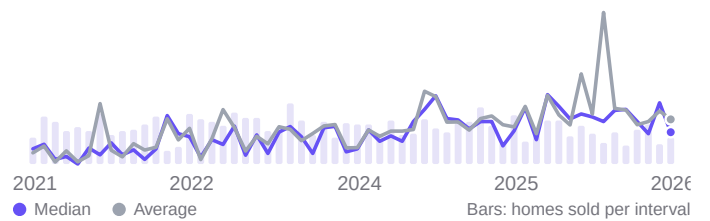
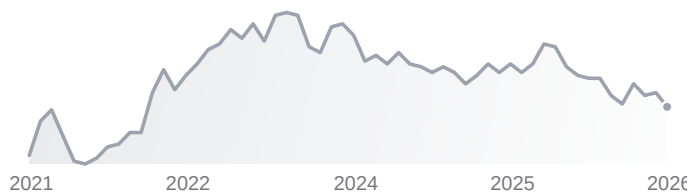
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$465K · Average \$507K

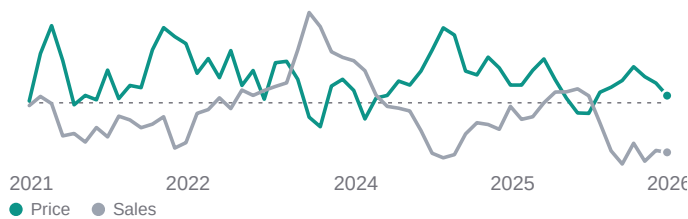


Growth (year over year)

Price +2.2% · Sales -15.2%

Price per square foot

\$323/ft²

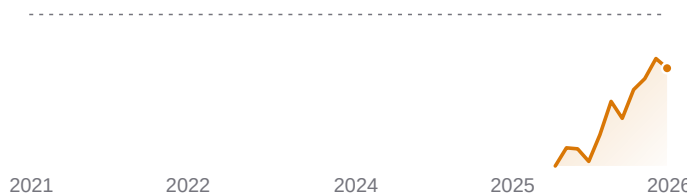


Sale premium vs estimated value

-2.3%

Annual turnover (share of homes sold)

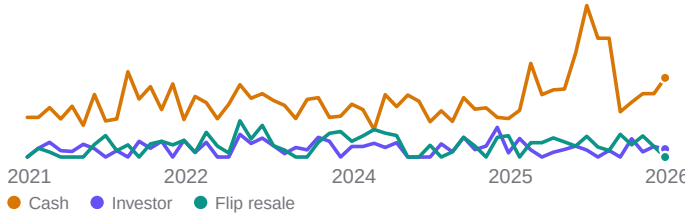
3.5%



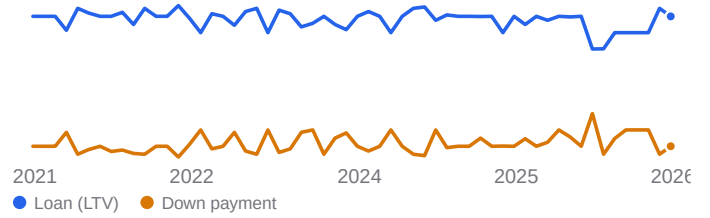
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 5.0% · Flip resale 0%

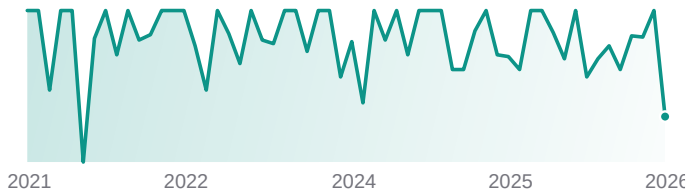


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



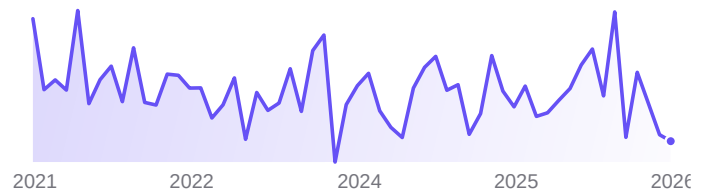
Sellers who sold at a gain

80%



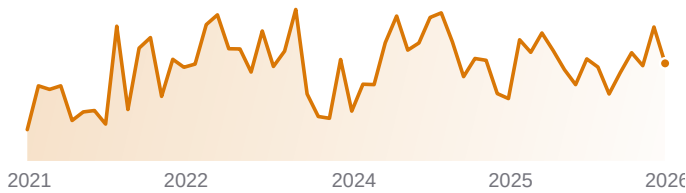
Typical hold before selling

2.6 yrs



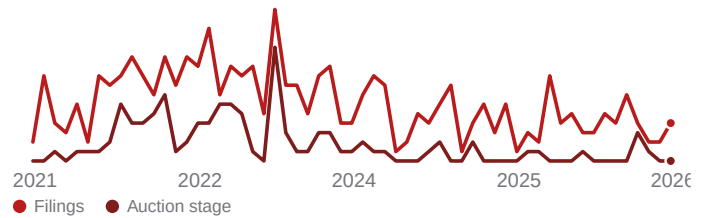
Median annualized return at resale

+5.9%



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	8,165
Median value (AVM)	\$582K
Median size	1,599 ft²
Median bedrooms	3
Median year built	1975
Single family	79%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	0.4%
Owner occupied	77%
Company owned	11%
Median loan-to-value	33%

Typical ownership tenure

18.8 yrs

COMMUNITY

Population	29,345
Density	3,235 / mi ²
Median household income	\$101K
Average household income	\$123K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	62
Homes occupied	95%
Bachelor's or higher	21%
Poverty rate	7.0%
Unemployment	1.1%
Average temp	52°F
Annual precip	48 in
Sunshine	58%

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