

East Northport 11731

ZIP code · NY · New York > Suffolk County > East Northport

BUYER'S MARKET

\$769K

MEDIAN SALE PRICE

+2.5%

1-YR CHANGE

264

SALES (12 MO)

\$734K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



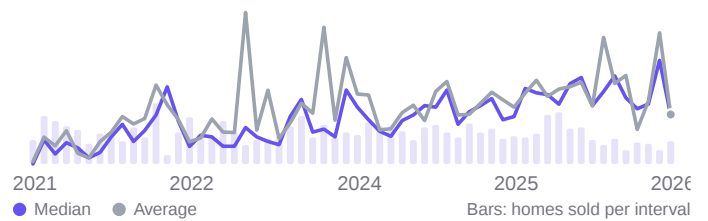
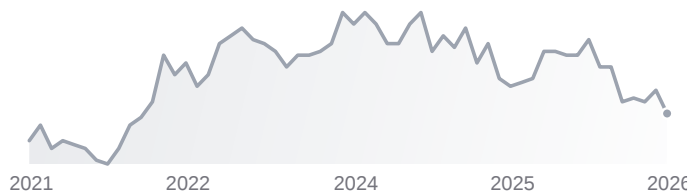
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$698K · Average \$702K

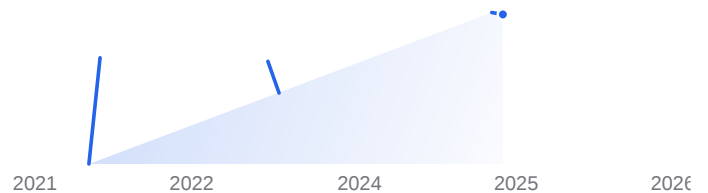
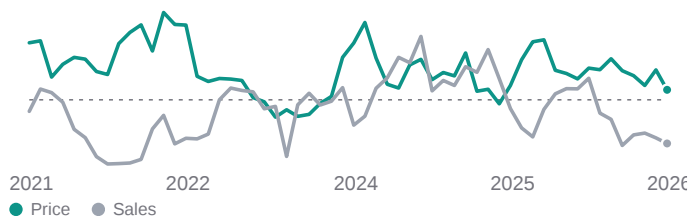


Growth (year over year)

Price +2.5% · Sales -11.1%

Price per square foot

\$472/ft²

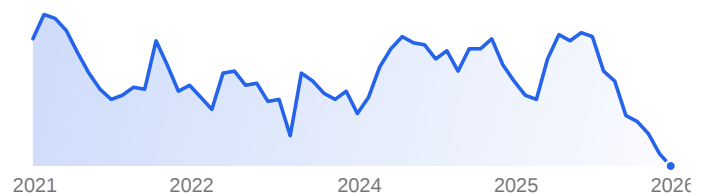
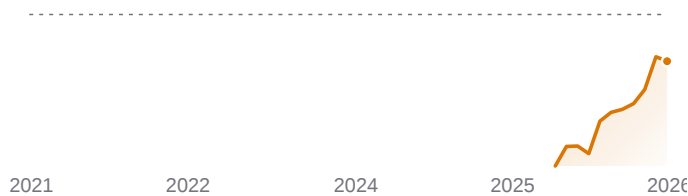


Sale premium vs estimated value

-1.3%

Annual turnover (share of homes sold)

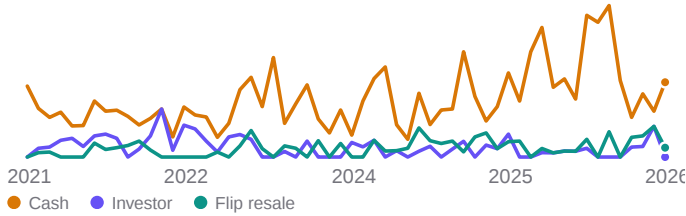
2.6%



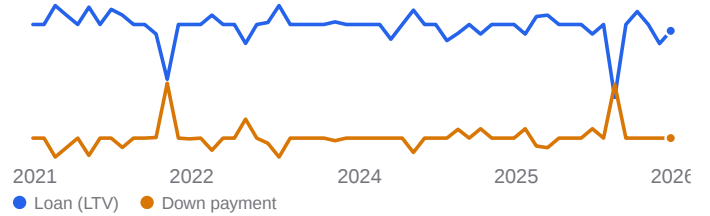
BUYERS & OUTCOMES

Buyer mix

Cash 44% · Investor 0% · Flip resale 5.6%

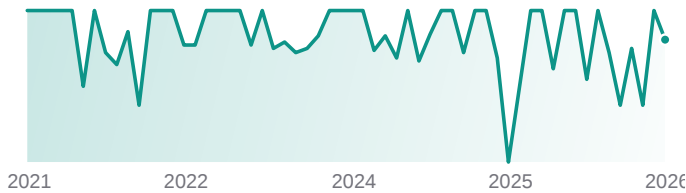


Financing (share of purchase price) Loan (LTV) 77% · Down payment 20%



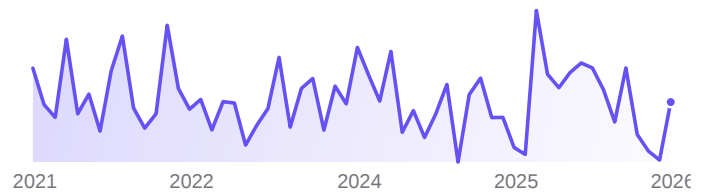
Sellers who sold at a gain

92%



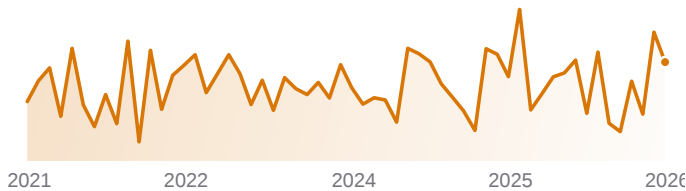
Typical hold before selling

7.5 yrs



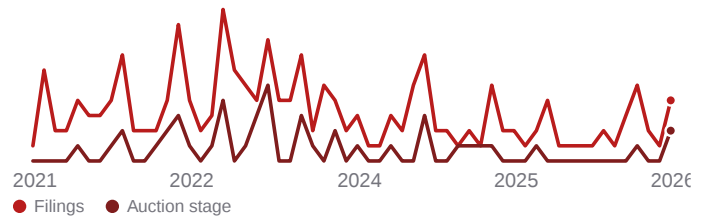
Median annualized return at resale

+5.9%



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	10,054
Median value (AVM)	\$734K
Median size	1,620 ft²
Median bedrooms	3
Median year built	1993
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	0.5%
Owner occupied	86%
Company owned	11%
Median loan-to-value	33%
Typical ownership tenure	22.6 yrs

COMMUNITY

Population	30,899
Density	3,498 / mi²
Median household income	\$149K
Average household income	\$179K
Crime index (US avg 100)	52
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	84
Homes occupied	97%
Bachelor's or higher	28%
Poverty rate	3.2%
Unemployment	1.2%
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.