

Great River 11739

ZIP code · NY · New York > Suffolk County > Great River

BALANCED MARKET

\$1.1M

MEDIAN SALE PRICE

11

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



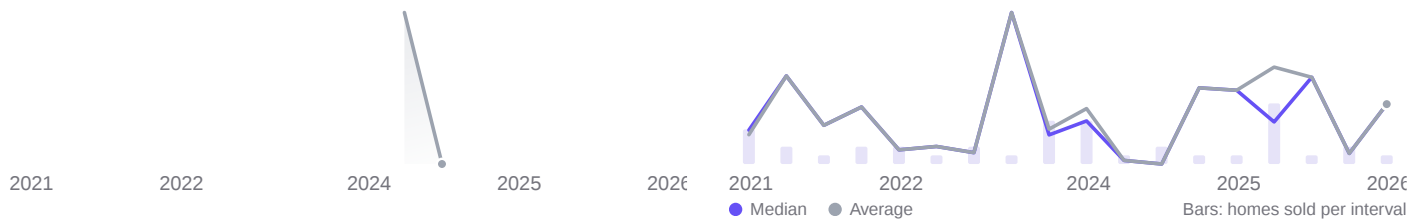
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$1.1M · Average \$1.1M

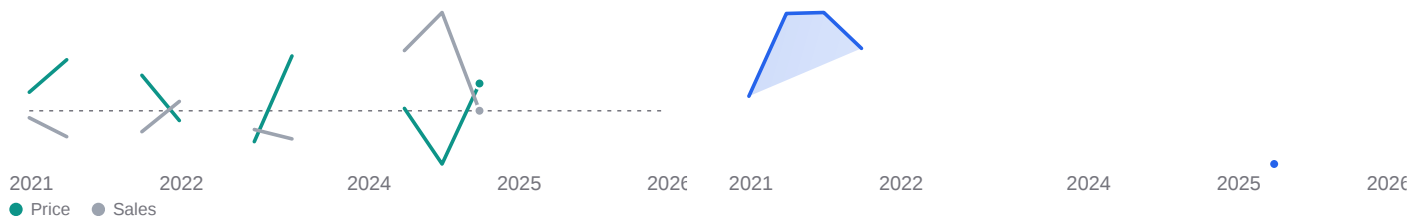


Growth (year over year)

Price +32.4% · Sales +0.0%

Price per square foot

\$291/ft²

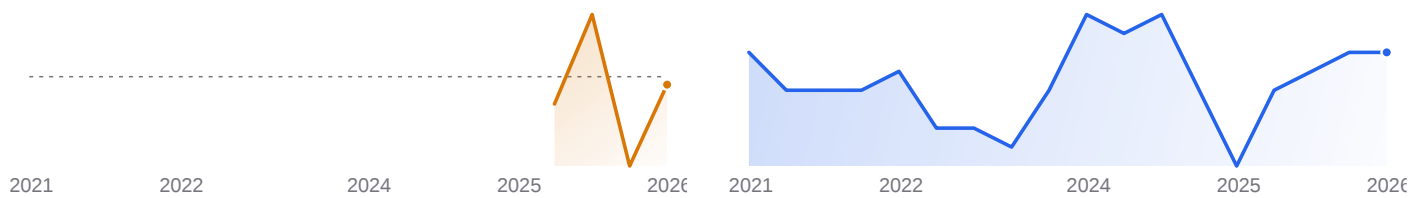


Sale premium vs estimated value

-2.4%

Annual turnover (share of homes sold)

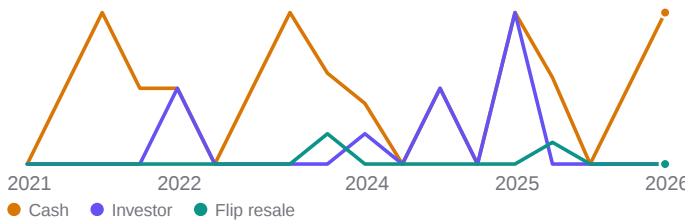
3.0%



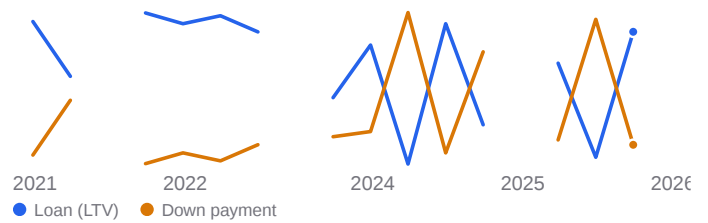
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



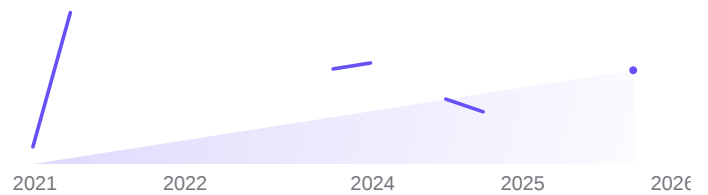
Sellers who sold at a gain

0%



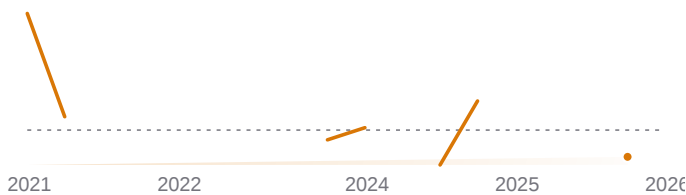
Typical hold before selling

11.1 yrs



Median annualized return at resale

-9.1%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	365
Median value (AVM)	\$1.1M
Median size	2,439 ft²
Median year built	1963
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	85%
Underwater (LTV 125% or more)	0.3%
Owner occupied	45%
Company owned	13%
Median loan-to-value	20%
Typical ownership tenure	22.7 yrs

COMMUNITY

Population	1,550
Density	290 / mi²
Median household income	\$151K
Average household income	\$186K
Crime index (US avg 100)	41
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	64
Homes occupied	96%
Bachelor's or higher	28%
Poverty rate	2.9%
Unemployment	1.1%
Average temp	52°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.