

Patchogue 11772

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

BALANCED MARKET

\$596K

MEDIAN SALE PRICE

+5.8%

1-YR CHANGE

372

SALES (12 MO)

\$584K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



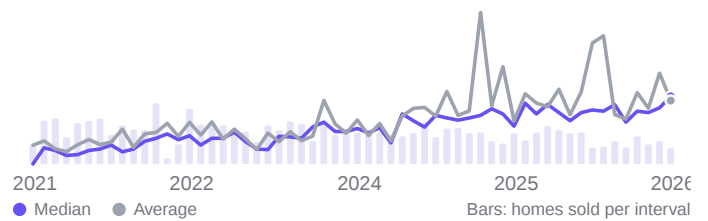
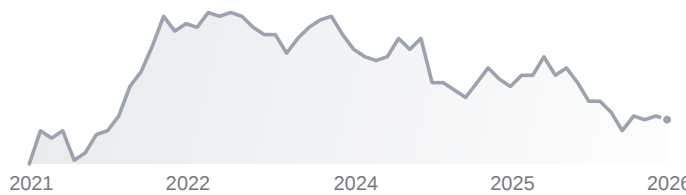
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$630K · Average \$614K

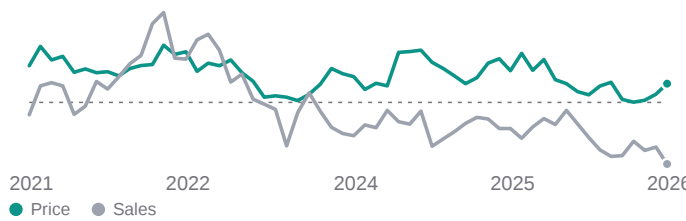


Growth (year over year)

Price +5.8% · Sales -19.1%

Price per square foot

\$378/ft²

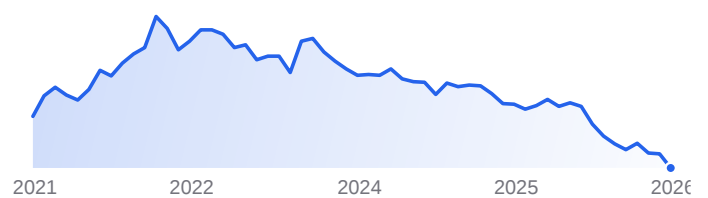
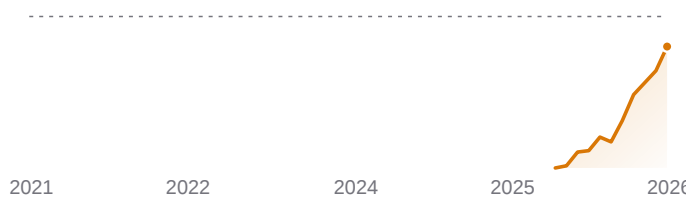


Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

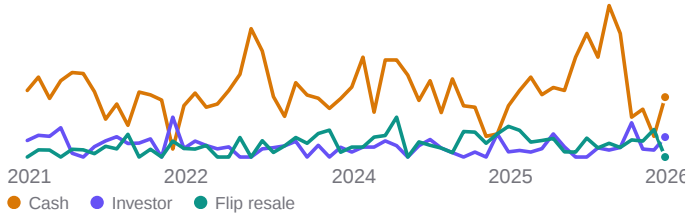
2.8%



BUYERS & OUTCOMES

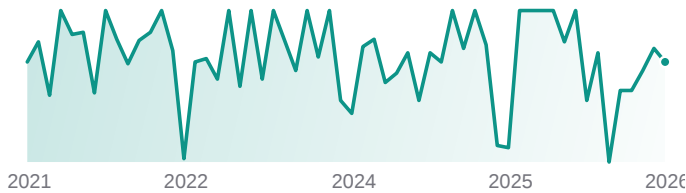
Buyer mix

Cash 30% · Investor 10% · Flip resale 0%



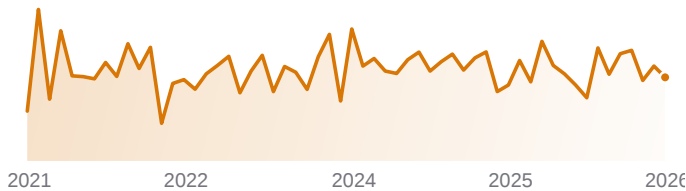
Sellers who sold at a gain

93%

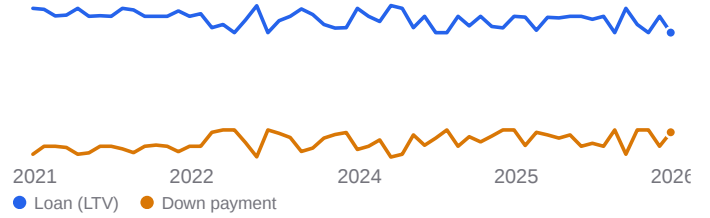


Median annualized return at resale

+6.1%

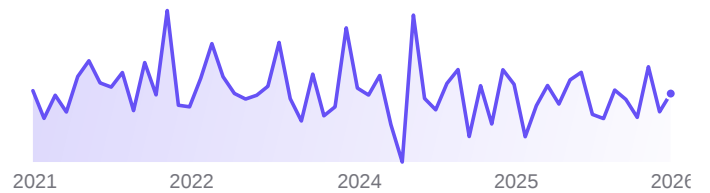


Financing (share of purchase price) Loan (LTV) 80% · Down payment 19%



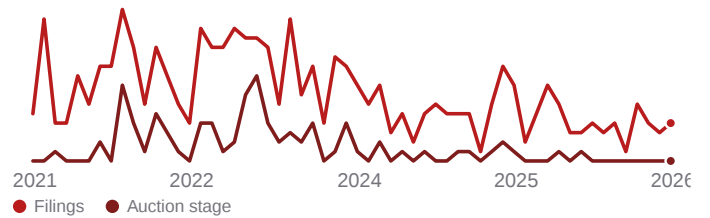
Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	13,121
Median value (AVM)	\$584K
Median size	1,471 ft²
Median bedrooms	3
Median year built	1958
Single family	86%
Condos	4.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	0.5%
Owner occupied	74%
Company owned	13%
Median loan-to-value	32%

Typical ownership tenure

20.7 yrs

COMMUNITY

Population	44,232
Density	3,172 / mi²
Median household income	\$100K
Average household income	\$130K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	59
Homes occupied	96%
Bachelor's or higher	19%
Poverty rate	6.2%
Unemployment	1.1%
Average temp	52°F
Annual precip	49 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.