

Saint James 11780

ZIP code · NY · New York > Suffolk County

BALANCED MARKET

\$970K

MEDIAN SALE PRICE

+41.6%

1-YR CHANGE

152

SALES (12 MO)

\$832K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



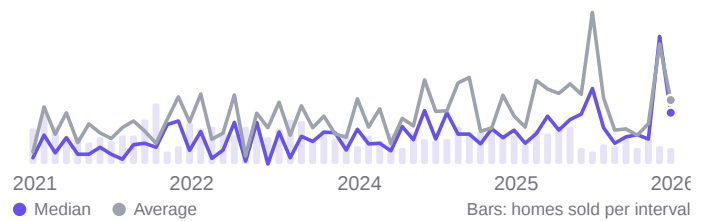
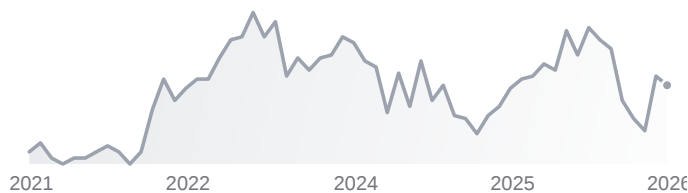
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$850K · Average \$941K

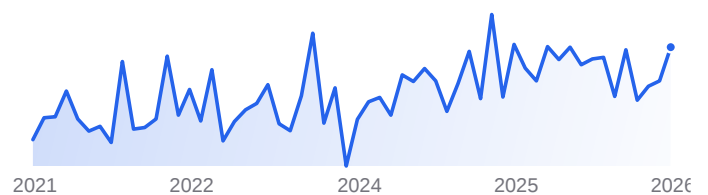
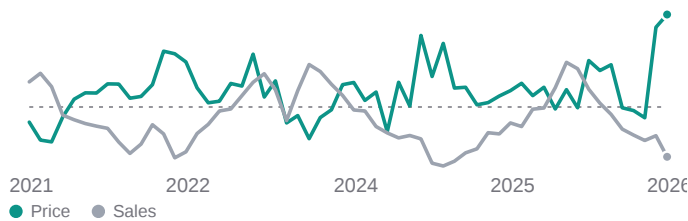


Growth (year over year)

Price +41.6% · Sales -22.4%

Price per square foot

\$468/ft²

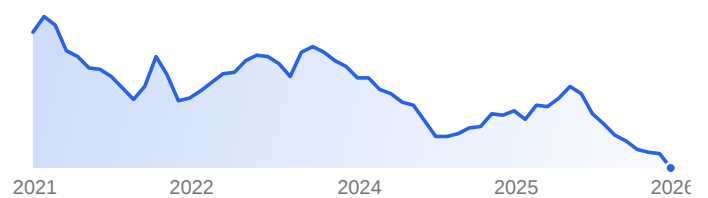
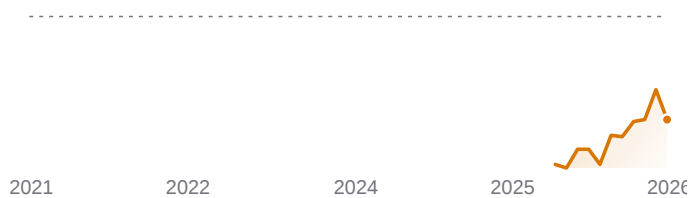


Sale premium vs estimated value

-3.3%

Annual turnover (share of homes sold)

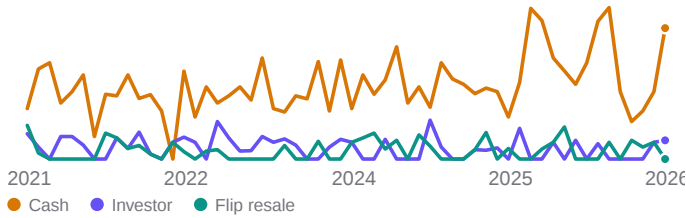
2.7%



BUYERS & OUTCOMES

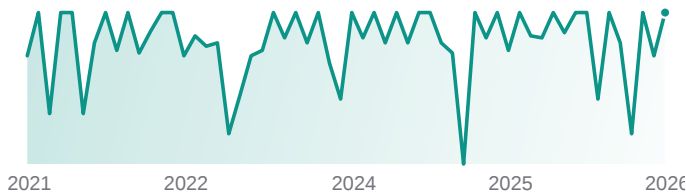
Buyer mix

Cash 78% · Investor 11% · Flip resale 0%



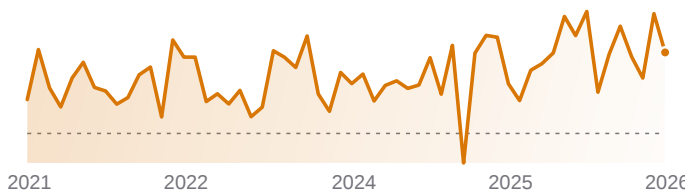
Sellers who sold at a gain

100%

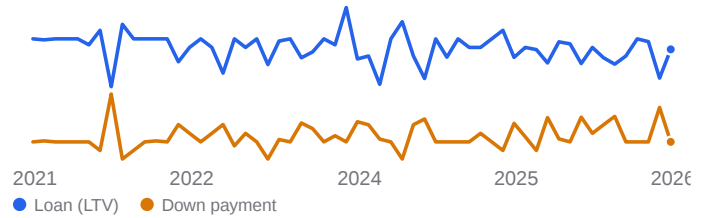


Median annualized return at resale

+5.5%

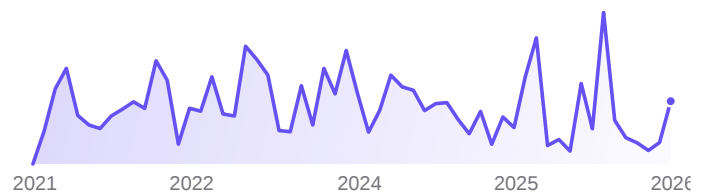


Financing (share of purchase price) Loan (LTV) 74% · Down payment 20%



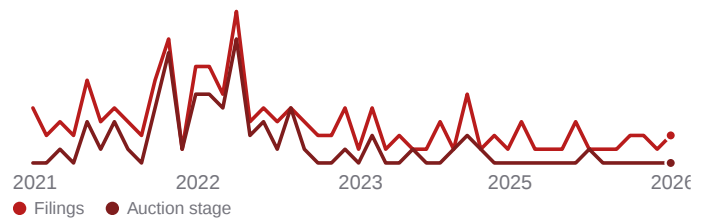
Typical hold before selling

9.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	5,556
Median value (AVM)	\$832K
Median size	2,154 ft²
Median bedrooms	4
Median year built	1971
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	0.5%
Owner occupied	82%
Company owned	12%
Median loan-to-value	22%
Typical ownership tenure	19.0 yrs

COMMUNITY

Population	16,050
Density	1,043 / mi²
Median household income	\$150K
Average household income	\$187K
Crime index (US avg 100)	37
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	71
Homes occupied	95%
Bachelor's or higher	28%
Poverty rate	2.0%
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.