

Greenport 11944

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

BUYER'S MARKET

\$638K

MEDIAN SALE PRICE

-19.4%

1-YR CHANGE

51

SALES (12 MO)

\$939K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



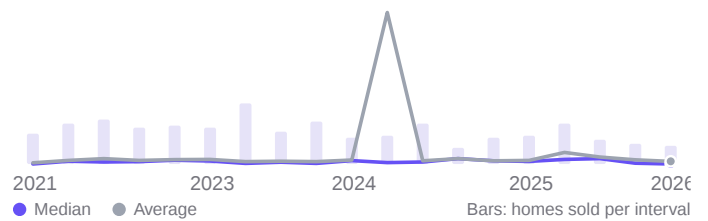
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

27 / 100

Sale prices

Median \$649K · Average \$926K

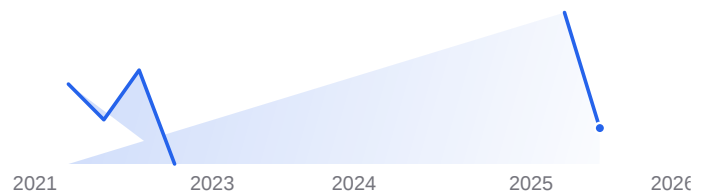
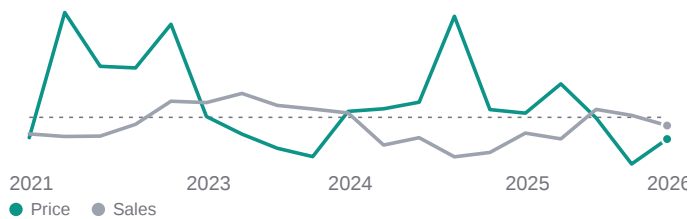


Growth (year over year)

Price -19.4% · Sales -7.3%

Price per square foot

\$661/ft²

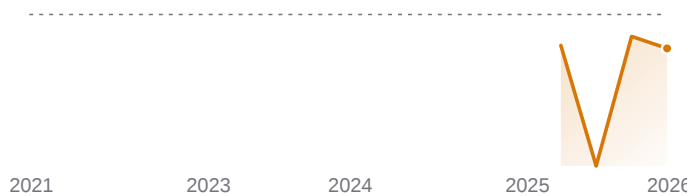


Sale premium vs estimated value

-6.1%

Annual turnover (share of homes sold)

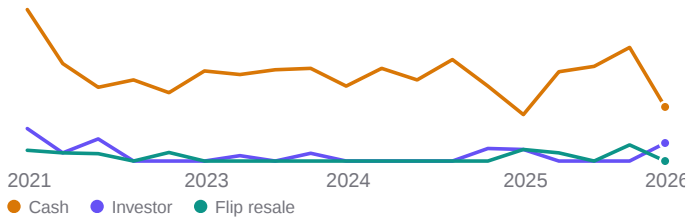
2.0%



BUYERS & OUTCOMES

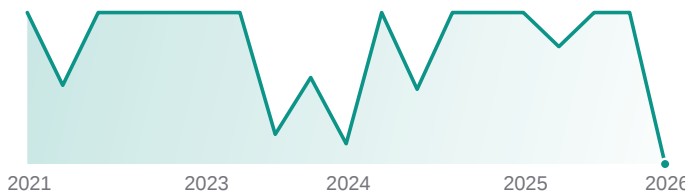
Buyer mix

Cash 33% · Investor 11% · Flip resale 0%



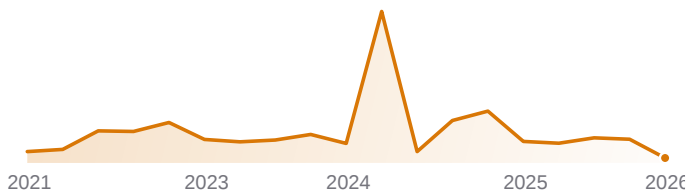
Sellers who sold at a gain

78%

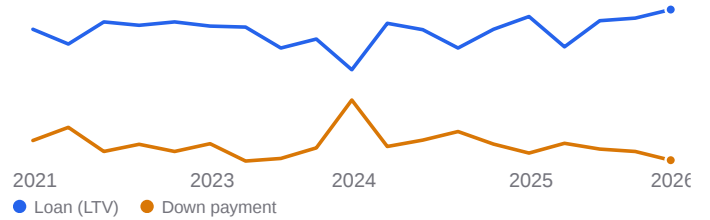


Median annualized return at resale

+1.6%

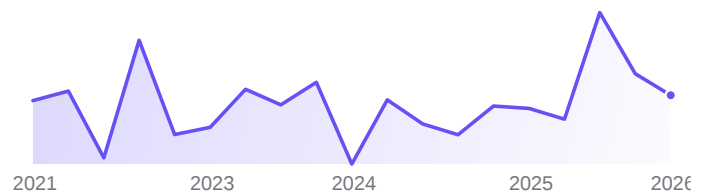


Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



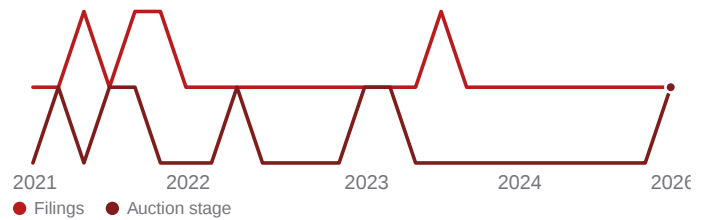
Typical hold before selling

9.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,614
Median value (AVM)	\$939K
Median size	1,692 ft²
Median bedrooms	3
Median year built	1991
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	84%
Underwater (LTV 125% or more)	1.0%
Owner occupied	28%
Company owned	22%
Median loan-to-value	0%
Typical ownership tenure	23.3 yrs

COMMUNITY

Population	4,488
Density	702 / mi²
Median household income	\$77K
Average household income	\$138K
Crime index (US avg 100)	173
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	52
Homes occupied	72%
Bachelor's or higher	26%
Poverty rate	10.2%
Unemployment	1.0%
Average temp	51°F
Annual precip	47 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.