

Westhampton Beach 11978

ZIP code · NY · New York > Suffolk County > Westhampton Beach

BALANCED MARKET

\$2.2M

MEDIAN SALE PRICE

+14.9%

1-YR CHANGE

53

SALES (12 MO)

\$1.9M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



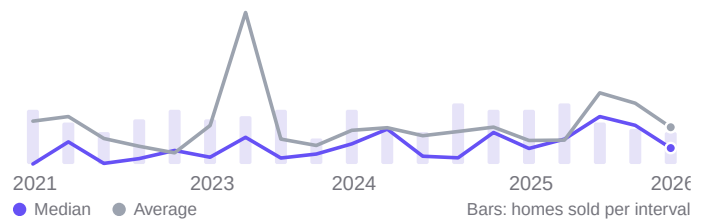
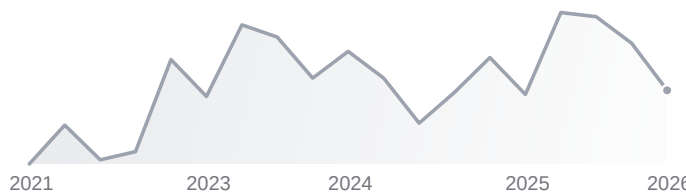
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$1.6M · Average \$2.5M

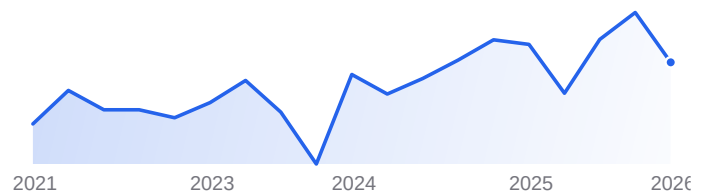
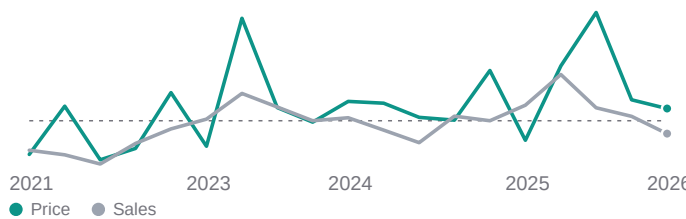


Growth (year over year)

Price +14.9% · Sales -15.9%

Price per square foot

\$736/ft²

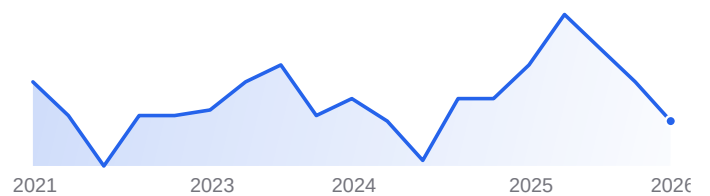


Sale premium vs estimated value

-5.1%

Annual turnover (share of homes sold)

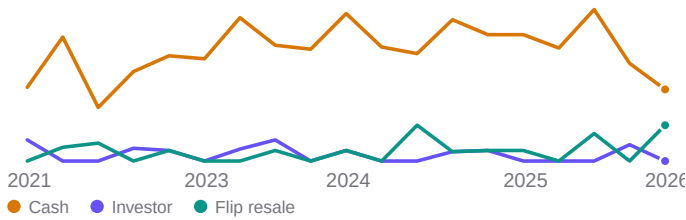
2.4%



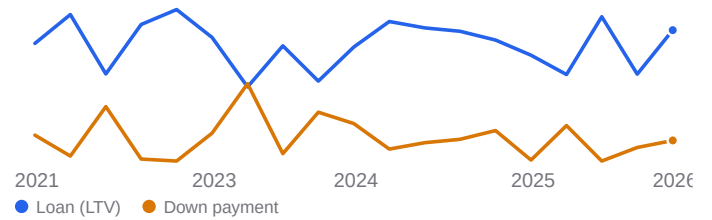
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 0% · Flip resale 20%

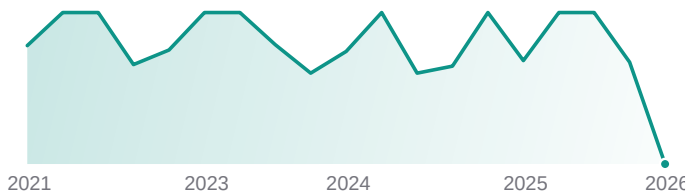


Financing (share of purchase price) Loan (LTV) 72% · Down payment 28%



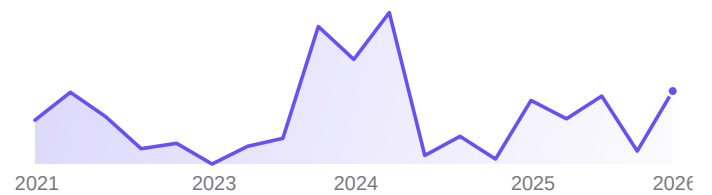
Sellers who sold at a gain

58%



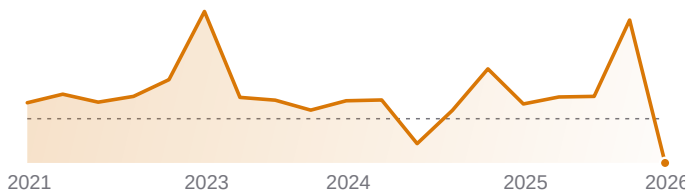
Typical hold before selling

10.9 yrs



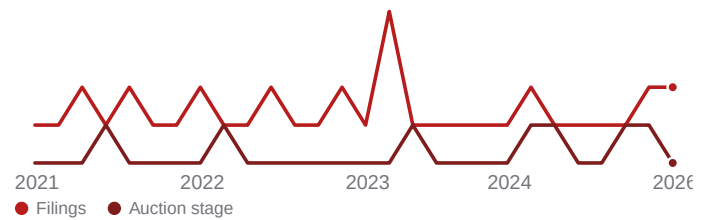
Median annualized return at resale

-13.2%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	2,205
Median value (AVM)	\$1.9M
Median size	2,200 ft²
Median bedrooms	4
Median year built	1998
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	86%
Underwater (LTV 125% or more)	0.8%
Owner occupied	39%
Company owned	23%
Median loan-to-value	6%
Typical ownership tenure	20.1 yrs

COMMUNITY

Population	4,103
Density	268 / mi²
Median household income	\$121K
Average household income	\$194K
Crime index (US avg 100)	170
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	46
Homes occupied	51%
Bachelor's or higher	32%
Poverty rate	7.9%
Unemployment	1.1%
Average temp	52°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.