

Islip

Community · NY · New York > Suffolk County

BALANCED MARKET

\$647K

MEDIAN SALE PRICE

-0.8%

1-YR CHANGE

145

SALES (12 MO)

\$651K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



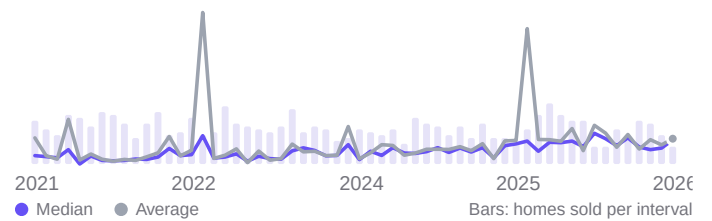
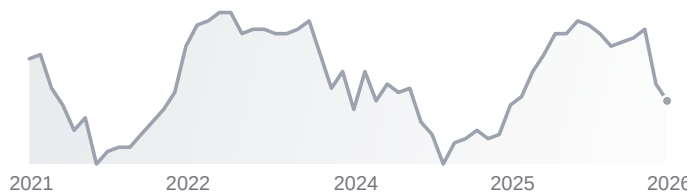
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$720K · Average \$734K

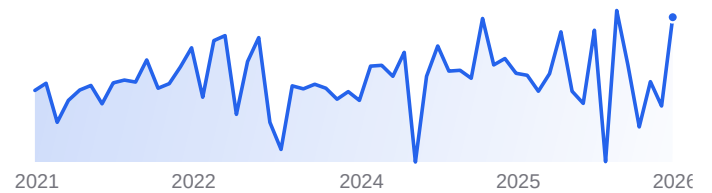
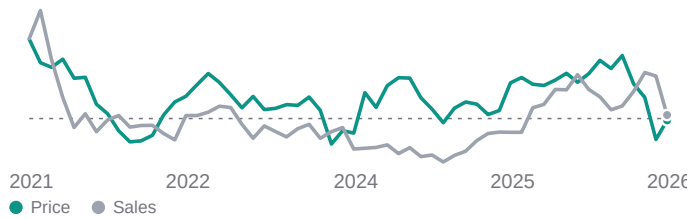


Growth (year over year)

Price -0.8% · Sales +1.4%

Price per square foot

\$497/ft²

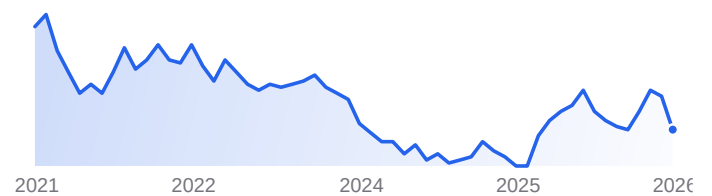
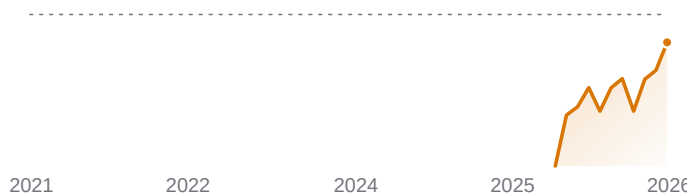


Sale premium vs estimated value

-1.5%

Annual turnover (share of homes sold)

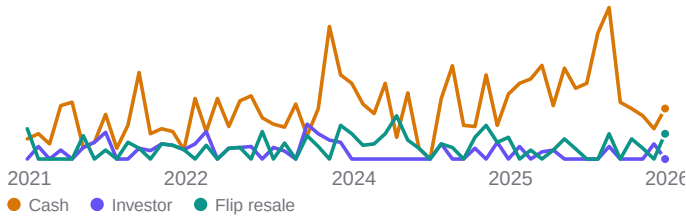
3.5%



BUYERS & OUTCOMES

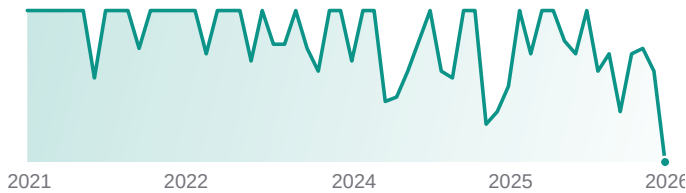
Buyer mix

Cash 33% · Investor 0% · Flip resale 17%



Sellers who sold at a gain

50%

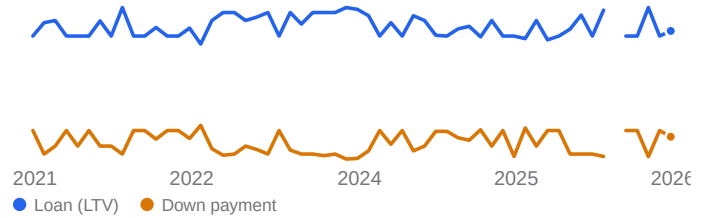


Median annualized return at resale

+133.7%

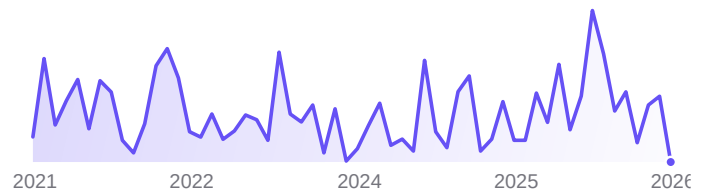


Financing (share of purchase price) Loan (LTV) 83% · Down payment 16%



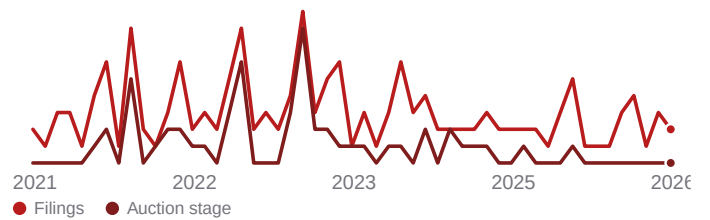
Typical hold before selling

0.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	4,126
Median value (AVM)	\$651K
Median size	1,671 ft²
Median bedrooms	4
Median year built	1957
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	0.7%
Owner occupied	84%
Company owned	12%
Median loan-to-value	35%
Typical ownership tenure	20.2 yrs

COMMUNITY

Population	18,460
Density	3,889 / mi²
Median household income	\$114K
Average household income	\$138K
Crime index (US avg 100)	56
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	68
Homes occupied	97%
Bachelor's or higher	20%
Poverty rate	5.1%
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.