

Point Lookout

Community · NY · New York > Nassau County

STRONG BUYER'S MARKET

\$438K

MEDIAN SALE PRICE

-63.5%

1-YR CHANGE

18

SALES (12 MO)

\$1.5M

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 7 / 100



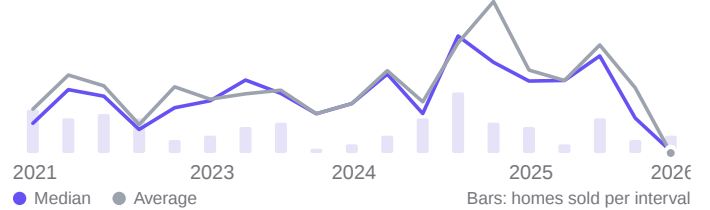
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

7 / 100

Sale prices

Median \$581K · Average \$559K

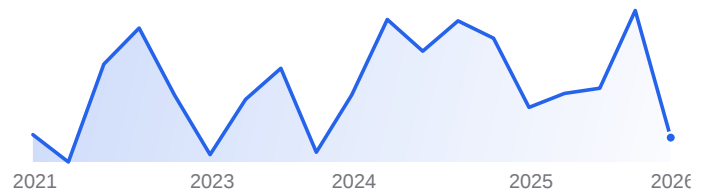
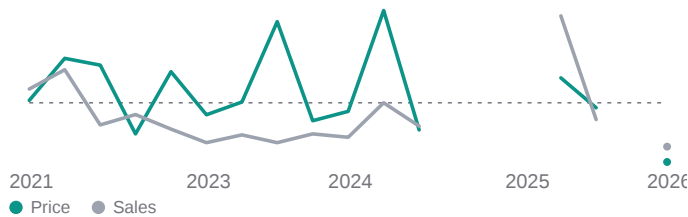


Growth (year over year)

Price -63.5% · Sales -47.1%

Price per square foot

\$604/ft²

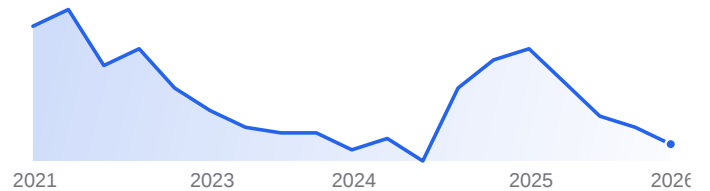
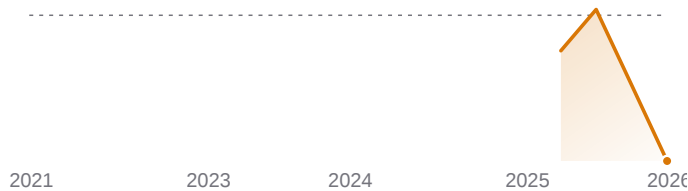


Sale premium vs estimated value

-42.2%

Annual turnover (share of homes sold)

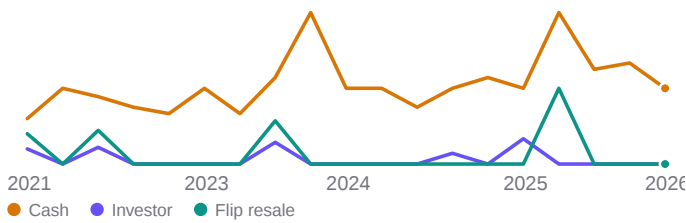
2.1%



BUYERS & OUTCOMES

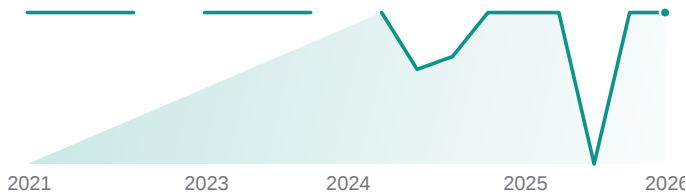
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



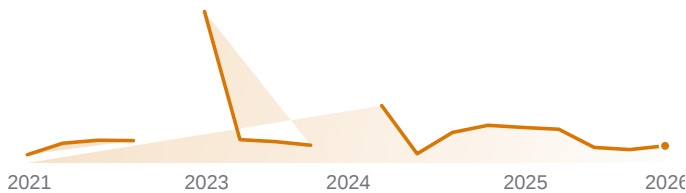
Sellers who sold at a gain

100%

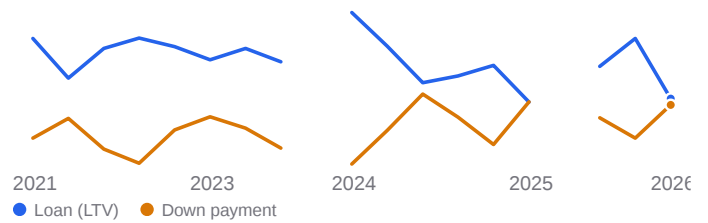


Median annualized return at resale

+4.0%

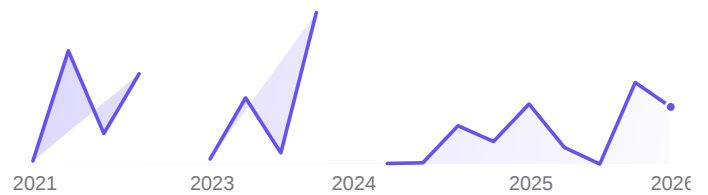


Financing (share of purchase price) Loan (LTV) 45% · Down payment 42%



Typical hold before selling

12.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	841
Median value (AVM)	\$1.5M
Median size	1,716 ft²
Median bedrooms	4
Median year built	1937
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	90%
Underwater (LTV 125% or more)	0.3%
Owner occupied	75%
Company owned	19%
Median loan-to-value	9%
Typical ownership tenure	21.8 yrs

COMMUNITY

Population	1,511
Density	5,575 / mi²
Median household income	\$123K
Average household income	\$146K
Crime index (US avg 100)	183
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	82
Homes occupied	80%
Bachelor's or higher	32%
Poverty rate	8.6%
Unemployment	1.1%
Average temp	54°F
Annual precip	48 in
Sunshine	56%

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.