

Oakdale 11769

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

BALANCED MARKET

\$753K

MEDIAN SALE PRICE

+28.4%

1-YR CHANGE

77

SALES (12 MO)

\$731K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



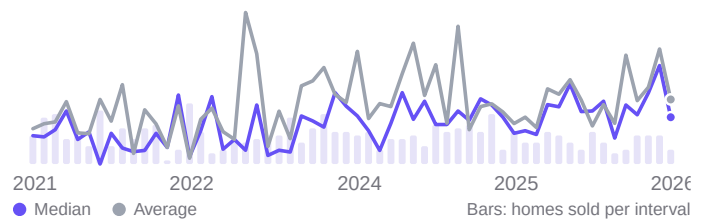
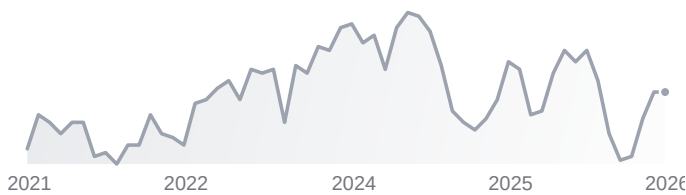
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$650K · Average \$722K

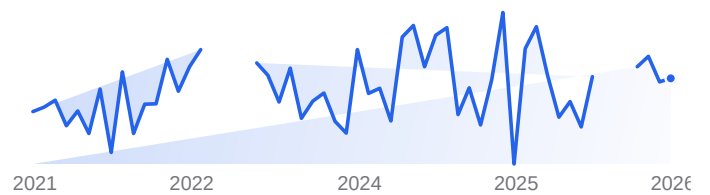
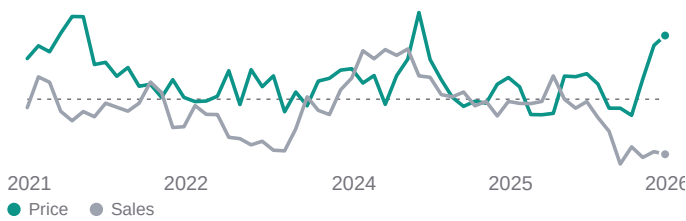


Growth (year over year)

Price +28.4% · Sales -24.5%

Price per square foot

\$381/ft²

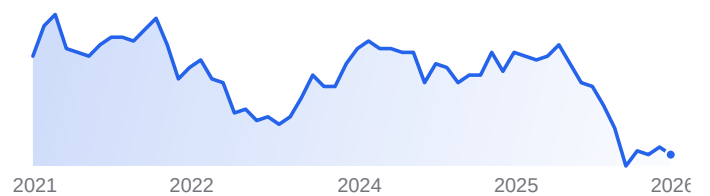
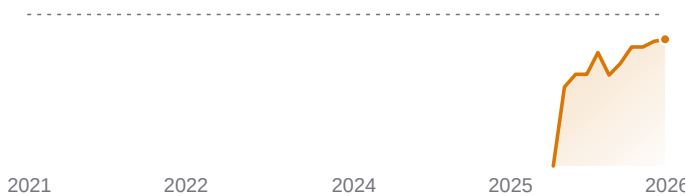


Sale premium vs estimated value

-2.4%

Annual turnover (share of homes sold)

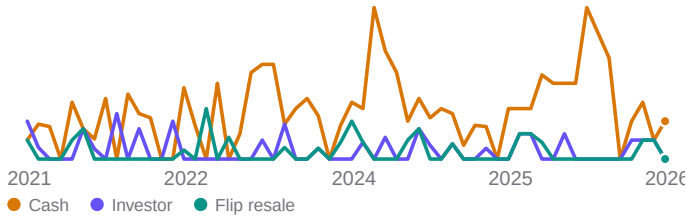
2.6%



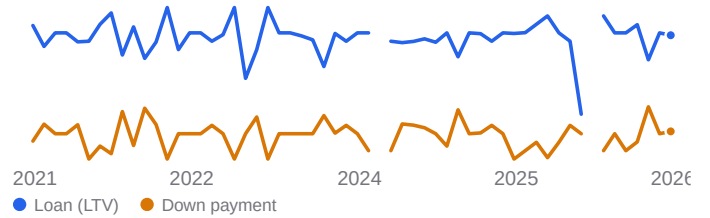
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 0% · Flip resale 0%

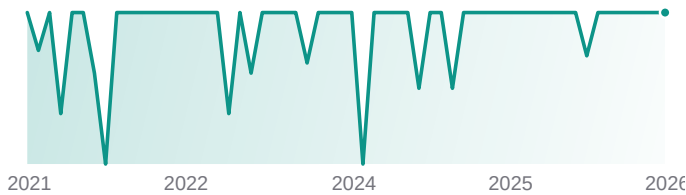


Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



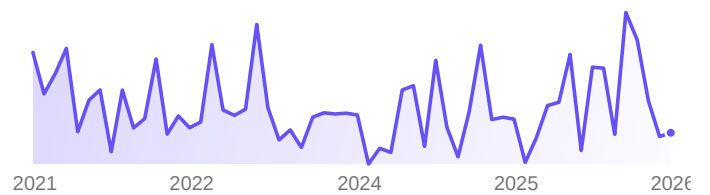
Sellers who sold at a gain

100%



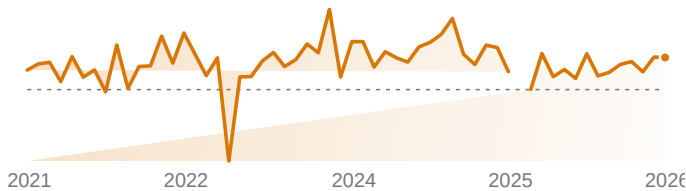
Typical hold before selling

4.3 yrs



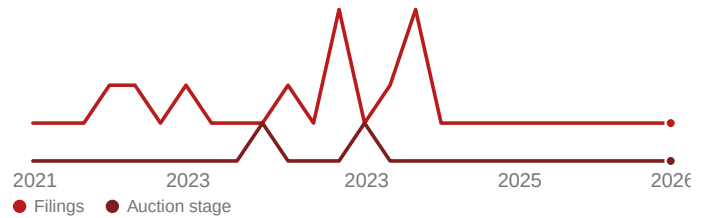
Median annualized return at resale

+5.0%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,953
Median value (AVM)	\$731K
Median size	1,852 ft²
Median bedrooms	3
Median year built	1965
Single family	88%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	0.4%
Owner occupied	84%
Company owned	14%
Median loan-to-value	30%

Typical ownership tenure

19.4 yrs

COMMUNITY

Population	8,828
Density	1,854 / mi²
Median household income	\$125K
Average household income	\$137K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	63
Homes occupied	91%
Bachelor's or higher	29%
Poverty rate	5.3%
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.