

West Islip 11795

ZIP code · NY · New York > Suffolk County > West Islip

BUYER'S MARKET

\$709K

MEDIAN SALE PRICE

+2.4%

1-YR CHANGE

183

SALES (12 MO)

\$729K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



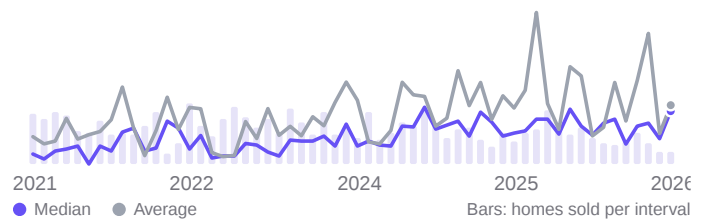
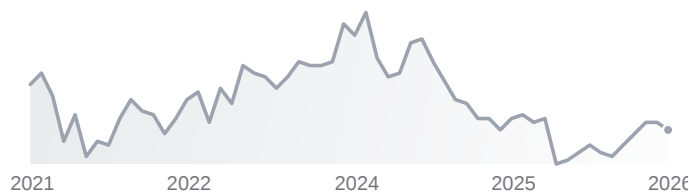
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$775K · Average \$805K

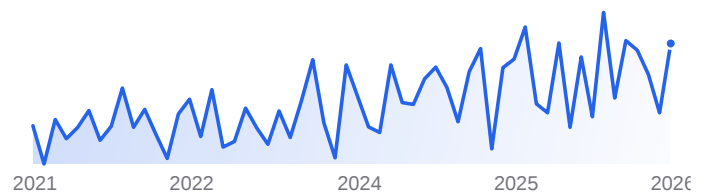
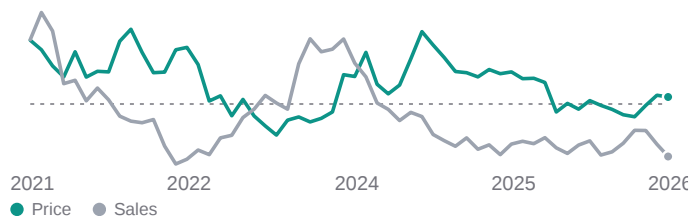


Growth (year over year)

Price +2.4% · Sales -18.3%

Price per square foot

\$484/ft²

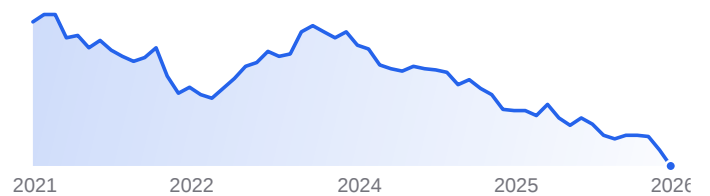
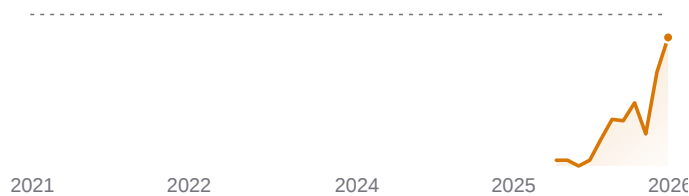


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

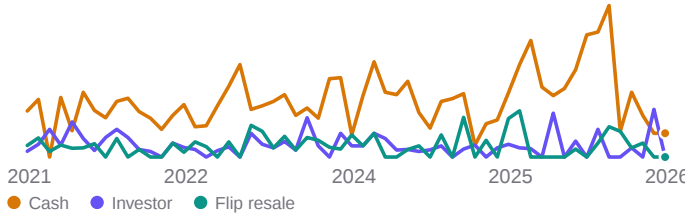
2.3%



BUYERS & OUTCOMES

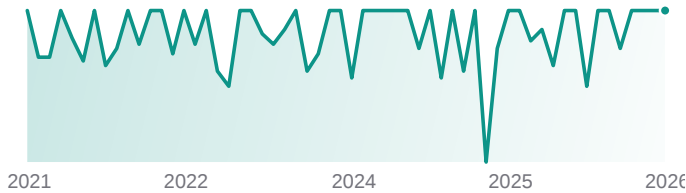
Buyer mix

Cash 14% · Investor 0% · Flip resale 0%



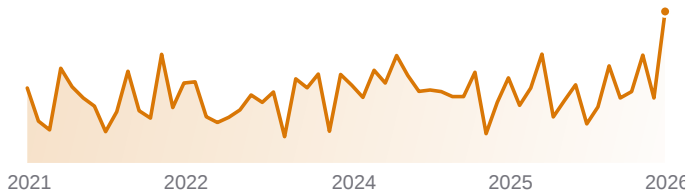
Sellers who sold at a gain

100%

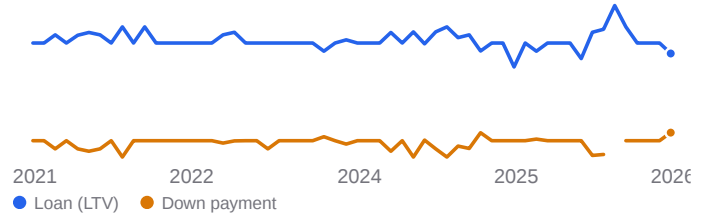


Median annualized return at resale

+13.1%

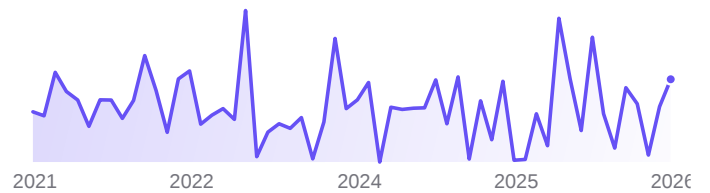


Financing (share of purchase price) Loan (LTV) 74% · Down payment 25%



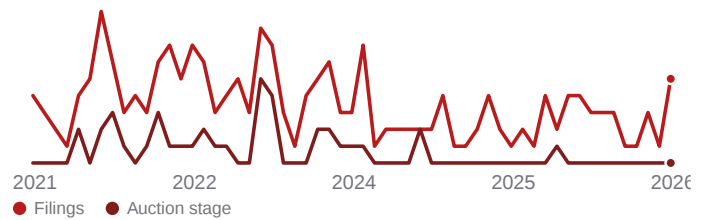
Typical hold before selling

10.1 yrs



Preforeclosure filings

Filings 5 · Auction stage 0



HOUSING STOCK

Homes	8,112
Median value (AVM)	\$729K
Median size	1,835 ft²
Median bedrooms	4
Median year built	1957
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	0.2%
Owner occupied	88%
Company owned	10%
Median loan-to-value	33%
Typical ownership tenure	21.5 yrs

COMMUNITY

Population	25,576
Density	3,944 / mi²
Median household income	\$161K
Average household income	\$182K
Crime index (US avg 100)	37
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	72
Homes occupied	97%
Bachelor's or higher	26%
Poverty rate	2.7%
Unemployment	1.3%
Average temp	53°F
Annual precip	49 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.