

Mastic 11950

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

BALANCED MARKET

\$500K

MEDIAN SALE PRICE

+21.3%

1-YR CHANGE

139

SALES (12 MO)

\$508K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

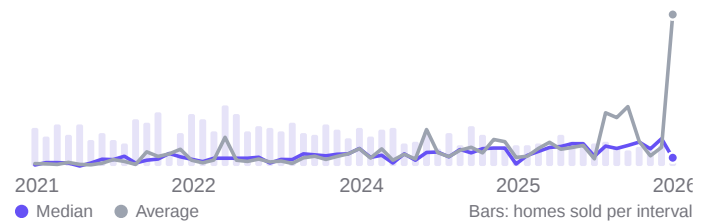
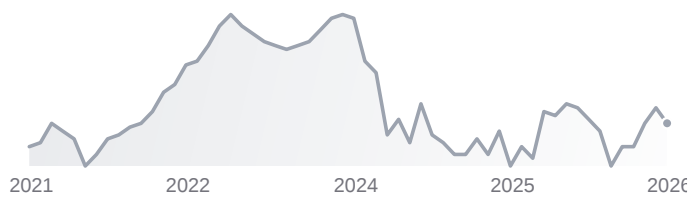
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$405K · Average \$1.9M

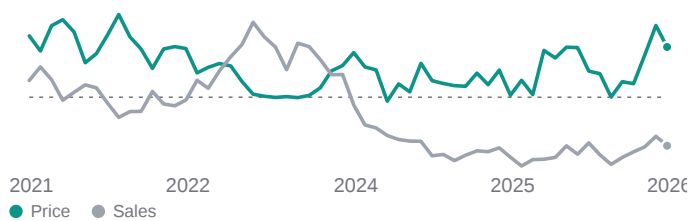


Growth (year over year)

Price +21.3% · Sales -20.6%

Price per square foot

\$421/ft²

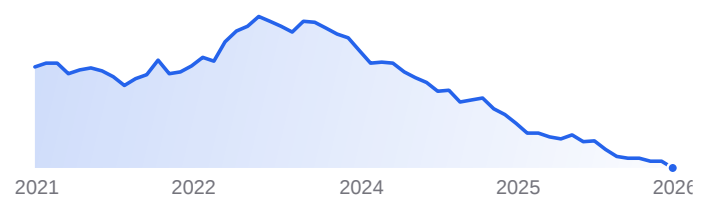
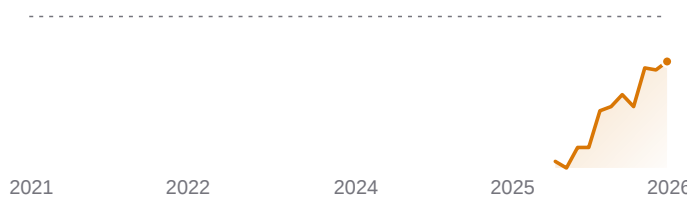


Sale premium vs estimated value

-1.7%

Annual turnover (share of homes sold)

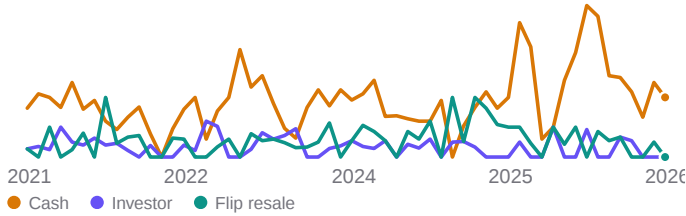
2.8%



BUYERS & OUTCOMES

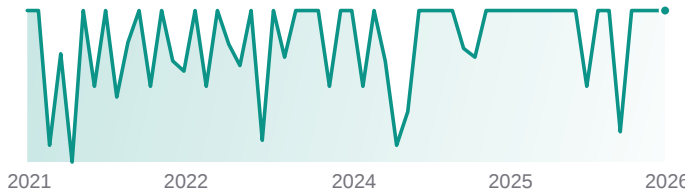
Buyer mix

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



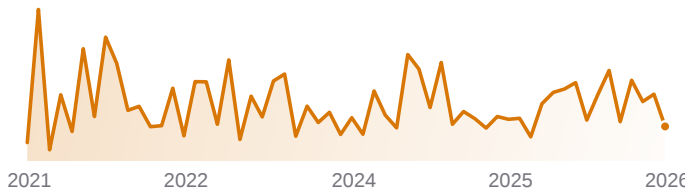
Sellers who sold at a gain

100%

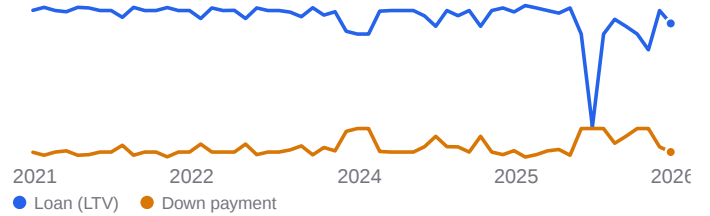


Median annualized return at resale

+4.4%

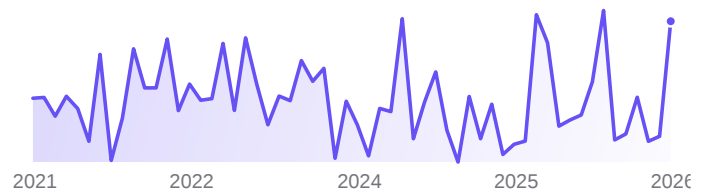


Financing (share of purchase price) Loan (LTV) 87% · Down payment 5.0%



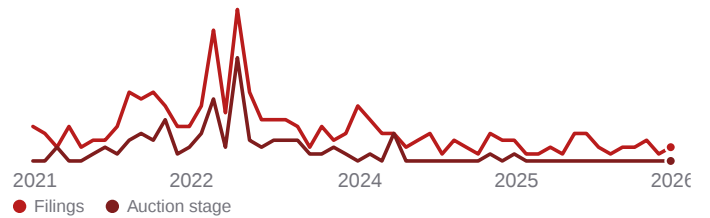
Typical hold before selling

15.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	4,882
Median value (AVM)	\$508K
Median size	1,216 ft²
Median bedrooms	3
Median year built	1974
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	0.7%
Owner occupied	77%
Company owned	12%
Median loan-to-value	31%
Typical ownership tenure	18.3 yrs

COMMUNITY

Population	16,566
Density	3,878 / mi²
Median household income	\$92K
Average household income	\$128K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	57
Homes occupied	96%
Bachelor's or higher	13%
Poverty rate	8.2%
Unemployment	1.0%
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.