

Middle Island 11953

ZIP code · NY · New York > Suffolk County > Middle Island

SELLER'S MARKET

\$482K

MEDIAN SALE PRICE

+6.6%

1-YR CHANGE

182

SALES (12 MO)

\$493K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



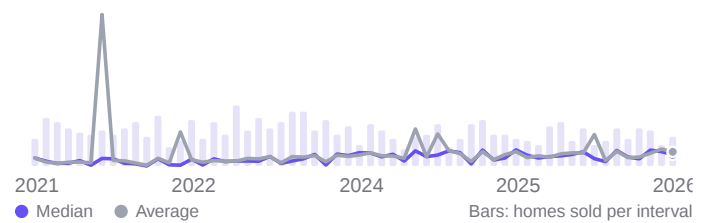
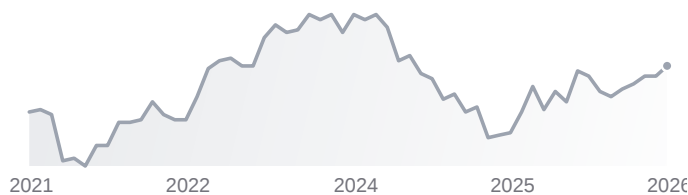
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$445K · Average \$487K

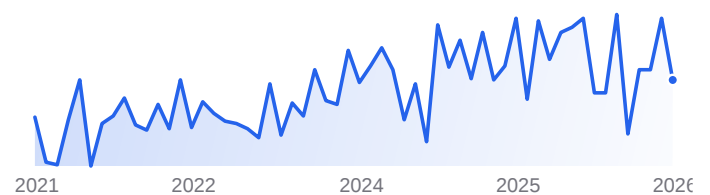
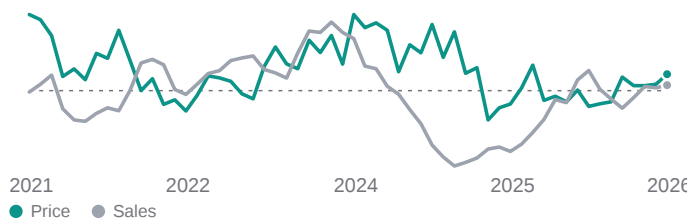


Growth (year over year)

Price +6.6% · Sales +2.2%

Price per square foot

\$281/ft²

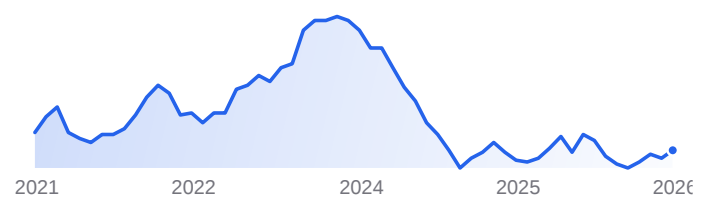
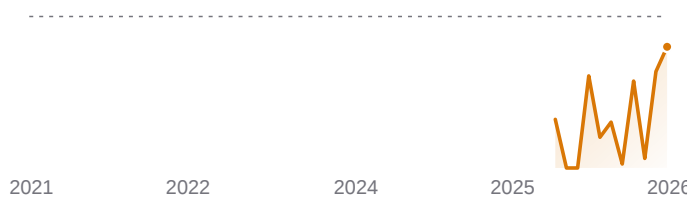


Sale premium vs estimated value

-0.9%

Annual turnover (share of homes sold)

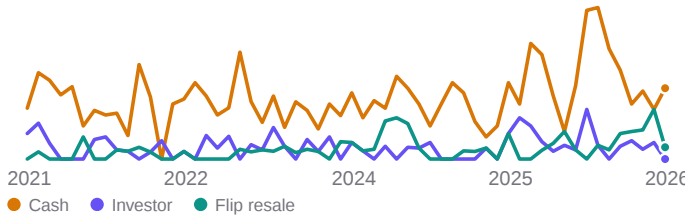
3.9%



BUYERS & OUTCOMES

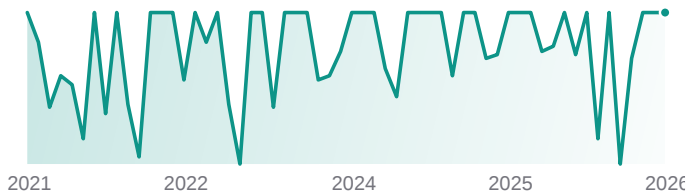
Buyer mix

Cash 43% · Investor 0% · Flip resale 7.1%



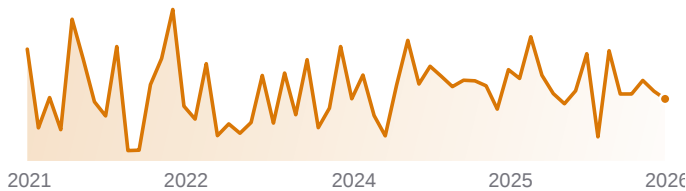
Sellers who sold at a gain

100%

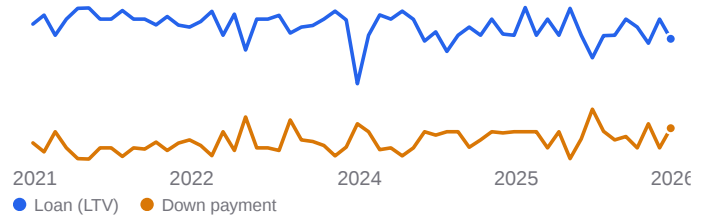


Median annualized return at resale

+5.5%

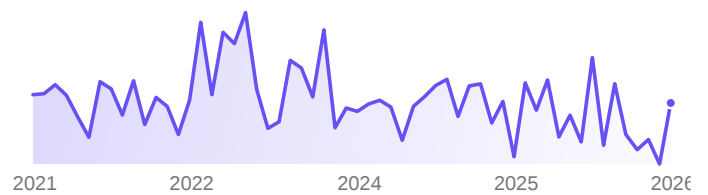


Financing (share of purchase price) Loan (LTV) 78% · Down payment 22%



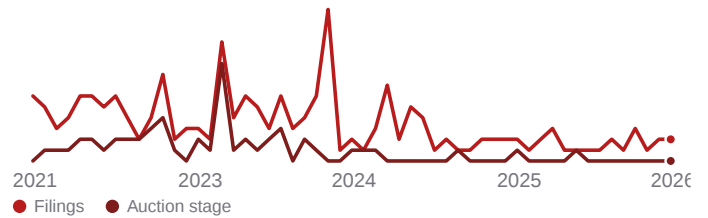
Typical hold before selling

7.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	4,643
Median value (AVM)	\$493K
Median size	1,436 ft²
Median bedrooms	3
Median year built	1987
Single family	72%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	0.4%
Owner occupied	69%
Company owned	14%
Median loan-to-value	27%

Typical ownership tenure

18.9 yrs

COMMUNITY

Population	14,146
Density	1,329 / mi²
Median household income	\$89K
Average household income	\$123K
Crime index (US avg 100)	134
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	60
Homes occupied	96%
Bachelor's or higher	20%
Poverty rate	10.0%
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.