

— Neighborhood Boundary — Micro-Neighborhood Boundary

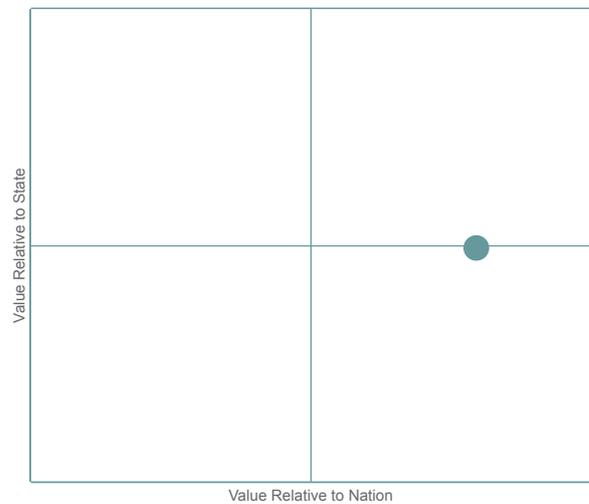
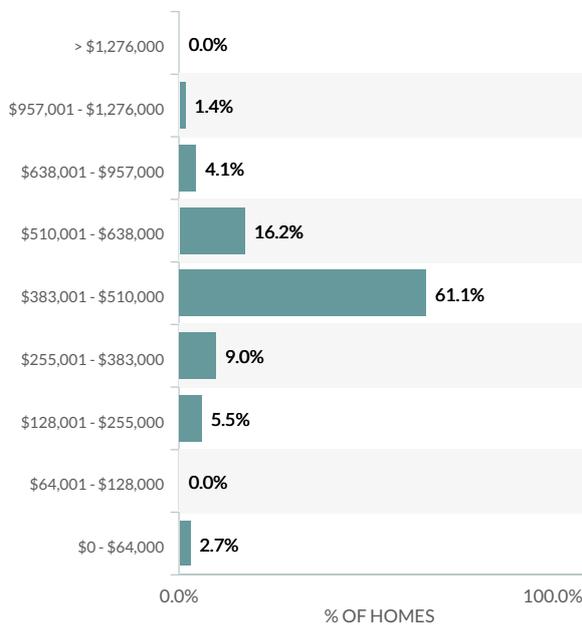
THE 304 DEBBIE ST NEIGHBORHOOD REAL ESTATE

AVERAGE HOME VALUES

 **MEDIAN HOME VALUE: \$451,355**

 **MEDIAN REAL ESTATE TAXES:**
\$12,708 (2.8% effective rate)

NEIGHBORHOOD HOME PRICES



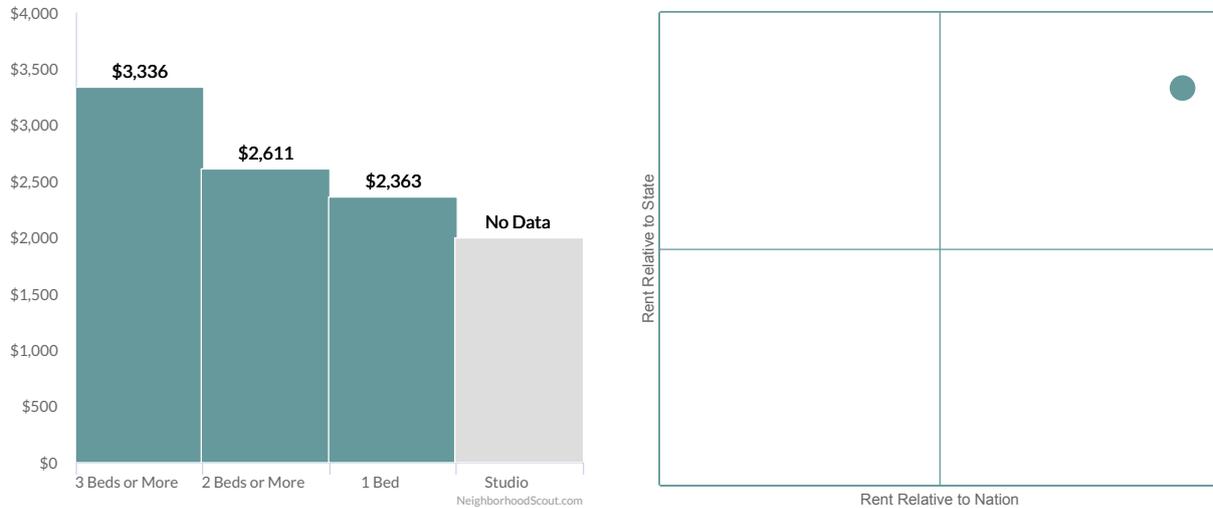
YEARS OF AVERAGE RENT NEEDED TO BUY AVERAGE HOME IN THIS NEIGHBORHOOD
11 YEARS AND 3 MONTHS

AVERAGE MARKET RENT

 **AVERAGE MARKET RENT:**
\$2,887 / per month

 **GROSS RENTAL YIELD:**
8.77

MEDIAN MONTHLY RENT BY NUMBER OF BEDROOMS



SETTING

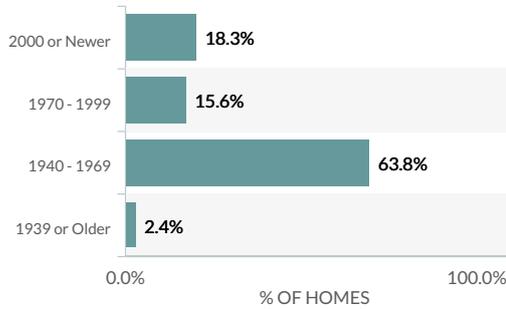
COASTAL
 LAKEFRONT
 FARMS

NEIGHBORHOOD LOOK AND FEEL

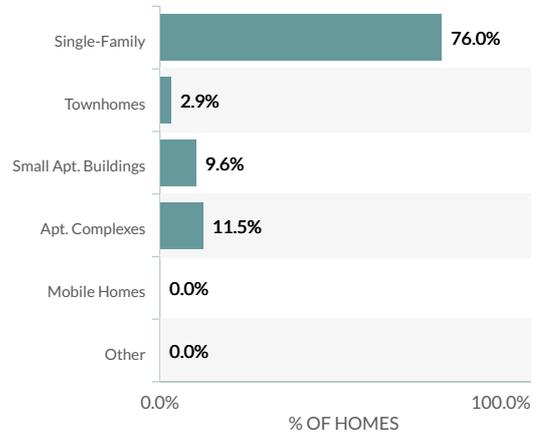


HOUSING MARKET DETAILS

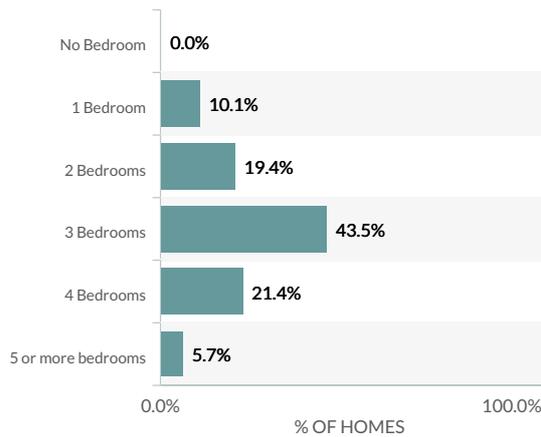
AGE OF HOMES



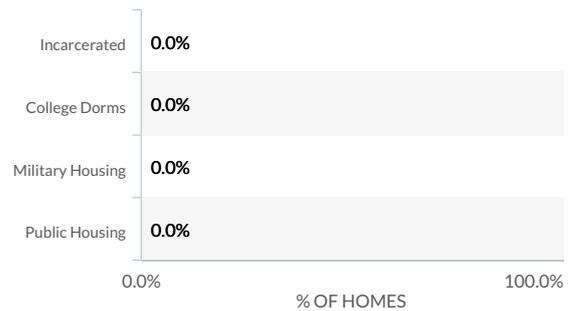
TYPES OF HOMES



HOME SIZE

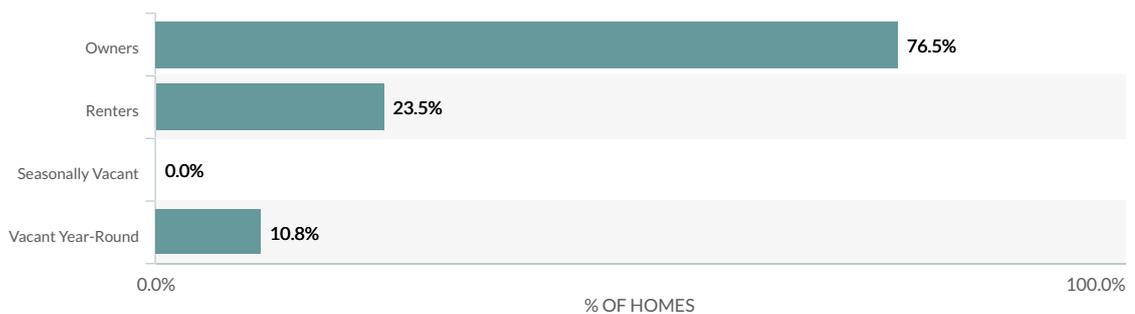


SPECIAL PURPOSE HOUSING



HOMEOWNERSHIP

HOMEOWNERSHIP RATE



THE 304 DEBBIE ST TRENDS AND FORECAST

SCOUT VISION® SUMMARY

RISING STAR INDEX ⓘ

Very Low



Appreciation Potential (3 years)

RATINGS: 1=Very Low 2=Low 3=Moderate 4=High

5=Rising Star

BLUE CHIP INDEX ⓘ

Moderate

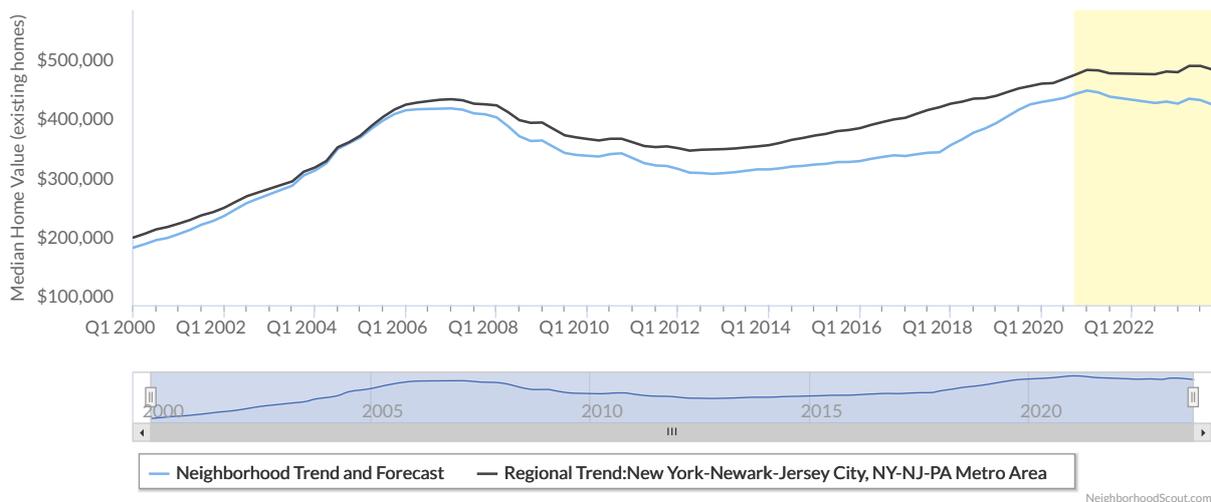


Past Appreciation and existing fundamentals

RATINGS: 1=Very Low 2=Low 3=Moderate 4=High

5=Blue Chip

SCOUT VISION Neighborhood Home Value Trend and Forecast ⓘ



SCOUT VISION® HOME VALUE TRENDS AND FORECAST

TIME PERIOD	TOTAL APPRECIATION	AVG. ANNUAL RATE	COMPARED TO METRO*	COMPARED TO AMERICA*
3 Year Forecast: 2020 Q4 - 2023 Q4	-2.43% ↓	-0.82% ↓	1	2
Latest Quarter: 2020 Q2 - 2020 Q3	0.83% ↑	3.36% ↑	10	2
Last 12 Months: 2019 Q3 - 2020 Q3	4.64% ↑	4.64% ↑	10	7
Last 2 Years: 2018 Q3 - 2020 Q3	15.04% ↑	7.25% ↑	10	10
Last 5 Years: 2015 Q3 - 2020 Q3	31.77% ↑	5.67% ↑	8	7
Last 10 Years: 2010 Q3 - 2020 Q3	26.76% ↑	2.40% ↑	6	4
Since 2000: 2000 Q1 - 2020 Q3	110.88% ↑	3.80% ↑	7	8

* 10 is highest

SCOUT VISION® PROXIMITY INDEX

PRICE ADVANTAGE OVER SURROUNDING NEIGHBORHOODS ⓘ

Similar Price



Price advantage score

RATINGS: 1=Strong Disadvantage 2=Disadvantage

3=Similar Price 4=Advantage 5=Strong Advantage

\$195
Neighborhood price per sqft

\$183
Average Nearby Home Price per sqft

SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

NEW YORK-NEWARK-JERSEY CITY, NY- NJ-PA METRO AREA REGIONAL INVESTMENT POTENTIAL ⓘ

Low



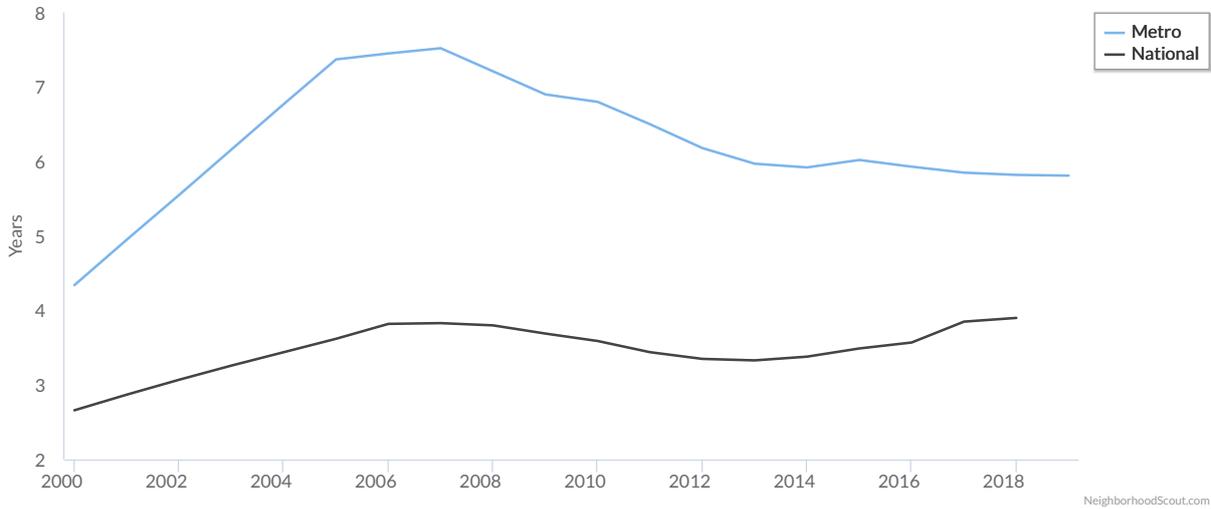
Regional Appreciation Potential (3yr)

RATINGS: 1=Very Low 2=Low 3=Moderate 4=High

5=Very High

HOUSING AFFORDABILITY TRENDS: NEW YORK-NEWARK-JERSEY CITY, NY- NJ-PA METRO AREA ⓘ

Years of average household income needed to buy average home



4.34

Region's Historical Low

7.52

Region's Historical High

5.81

Current

Disclaimer

Forecasts of potential occurrences or non-occurrences of future conditions and events are inherently uncertain. Actual results may differ materially from what is predicted in any information provided by location inc. Nothing contained in or generated by a Location Inc. Product or services is, or should be relied upon as, a promise or representation as to the future performance or prediction of real estate values. No representation is made as to the accuracy of any forecast, estimate, or projection. Location Inc. Makes no express or implied warranty and all information and content is provided "As is" without any warranties of any kind. Location inc. Expressly disclaims any warranty of accuracy or predictability, and any warranty of merchantability and fitness for a particular purpose. Location Inc. Further disclaims any liability for damages, loss, or injury arising out of the use this site and the data. All risks associated with using the site and the data are borne by the user at user's sole cost and expense. By using the site you agree to our [Terms of Use](#).

ABOUT THE 304 DEBBIE ST NEIGHBORHOOD

Real Estate Prices and Overview

This neighborhood's median real estate price is \$451,355, which is more expensive than 49.4% of the neighborhoods in New York and 79.6% of the neighborhoods in the U.S.

The average rental price in this neighborhood is currently \$2,887, based on NeighborhoodScout's exclusive analysis.

The average rental cost in this neighborhood is higher than 84.0% of the neighborhoods in New York.

This is a suburban neighborhood (based on population density) located in Islip Terrace, New York.

This neighborhood's real estate is primarily made up of medium sized (three or four bedroom) to small (studio to two bedroom) single-family homes and apartment complexes/high-rise apartments. Most of the residential real estate is owner occupied. Many of the residences in this neighborhood are older, well-established, built between 1940 and 1969.

A number of residences were also built between 2000 and the present.

Home and apartment vacancy rates are 10.8% in this neighborhood. NeighborhoodScout analysis shows that this rate is lower than 40.5% of the neighborhoods in the nation, approximately near the middle range for vacancies.

Notable & Unique Neighborhood Characteristics

Many things matter about a neighborhood, but the first thing most people notice is the way a neighborhood looks and its particular character. For example, one might notice whether the buildings all date from a certain time period or whether shop signs are in multiple languages. This particular neighborhood in Islip Terrace, the Connetquot Ave / Lowell Ave neighborhood, has some outstanding things about the way it looks and its way of life that are worth highlighting.

The Neighbors

The Neighbors: Income

There are two complementary measures for understanding the income of a neighborhood's residents: the average and the extremes. While a neighborhood may be relatively wealthy overall, it is equally important to understand the rate of people - particularly children - who are living at or below the federal poverty line, which is extremely low income. Some neighborhoods with a lower average income may actually have a lower childhood poverty rate than another with a higher average income, and this helps us understand the conditions and character of a neighborhood.

The neighbors in the Connetquot Ave / Lowell Ave neighborhood in Islip Terrace are upper-middle income, making it an above average income neighborhood. NeighborhoodScout's exclusive analysis reveals that this neighborhood has a higher income than 80.2% of the neighborhoods in America. In addition, 9.1% of the children seventeen and under living in this neighborhood are living below the federal poverty line, which is a lower rate of childhood poverty than is found in 62.1% of America's neighborhoods.

The Neighbors: Occupations

A neighborhood is far different if it is dominated by enlisted military personnel rather than people who earn their living by farming. It is also different if most of the neighbors are clerical support or managers. What is wonderful is the sheer diversity of neighborhoods, allowing you to find the type that fits your lifestyle and aspirations.

In the Connetquot Ave / Lowell Ave neighborhood, 40.3% of the working population is employed in executive, management, and professional occupations. The second most important occupational group in this neighborhood is sales and service jobs, from major sales accounts, to working in fast food restaurants, with 27.3% of the residents employed. Other residents here are employed in clerical, assistant, and tech support occupations (18.6%), and 13.9% in manufacturing and laborer occupations.

Getting to Work

Even if your neighborhood is walkable, you may still have to drive to your place of work. Some neighborhoods are located where many can get to work in just a few minutes, while others are located such that most residents have a long and arduous commute. The greatest number of commuters in Connetquot Ave / Lowell Ave neighborhood spend between 15 and 30 minutes commuting one-way to work (33.1% of working residents), which is shorter than the time spent commuting to work for most Americans.

Here most residents (79.8%) drive alone in a private automobile to get to work. In addition, quite a number also carpool with coworkers, friends, or neighbors to get to work (13.0%) . In a neighborhood like this, as in most of the nation, many residents find owning a car useful for getting to work.