

BUYING IN:  
ISLANDIA

Small-town feel,  
low taxes attract  
homebuyers

BY STACEY ALTHERR  
Special to Newsday

**THE SCOOP** Islandia, nestled between Central Islip, Hauppauge and Ronkonkoma, combines a small-town feel with lots of shopping and commerce.

Incorporated in 1985, the village is home to about 150 businesses in its 2.25 square miles, according to the village website. At the same time, the 3,500-resident community has a surprisingly suburban feel.

The village offers community recreation, including the rather new First Responders Recreational Ballfield, opened in 2018, which has become a hub for residents. The site has baseball and softball fields as well as pickleball courts, an outdoor nature trail with an exercise circuit, a concession and restrooms.

Islandia houses more than 275 acres of Suffolk County Greenbelt nearby with walking trails. The town also has a senior center, where residents can see movies, hear lectures, and join a book club.

The feeling in the village is one of a strong community, said Janis Thomson, a real estate agent with Keller Williams Realty Elite.

“Many have family in the area

and want to stay,” she said, adding that many of the prospective buyers for one of her current listings are either from Islandia or nearby Central Islip.

Although most of the homes were built around the same time in the 1960s, Thomson said through the years the homes have been renovated.

“If you see what people have done over the years, the houses have taken on their own personalities,” she said.

Village taxes are low, and village officials have said the village tax will be wiped out completely for residents as soon as next year with the expansion of Jake’s 58 Casino and a \$2 million taxpayer relief program with Suffolk OTB, which owns the casino. The tax abatement will run until at least 2041.

Homes for sale are scarce in the village, but there are some new condominiums on Old Nichols Road.

**CONDOS AND CO-OPS** There are four condos, priced between \$410,000 and \$665,000, on the market.

Sept. 4, 2023-Sept. 3, 2024	
HOME SALES	31
MEDIAN SALE PRICE	\$610,000
Sept. 4, 2022-Sept. 3, 2023	
HOME SALES	27
MEDIAN SALE PRICE	\$525,000

VITAL STATS



**Population** 3,568  
**Median age** 38  
**Median home value** \$617,050  
**Monthly LIRR ticket** from Ronkonkoma \$378  
**School districts, graduation rates** Central Islip (76.1%), Connetquot (94.7%), Hauppauge (95.9%)  
**Libraries** Central Islip, Connetquot, Hauppauge  
**Transit** Suffolk County Transit Routes 4, 52A, 52B  
*Sources: 2022 American Community Survey; OneKey MLS via InfoSparks by ShowingTime; LIRR, data.nysed.gov*



The expansion deal for Jake's 58 Casino will relieve residents of village taxes through 2041.

RECENTLY SOLD

**\$619,100**  
Sagebrush Lane  
**Style** Farm ranch  
**Bedrooms** 5  
**Bathrooms** 2½  
**Built** 1965  
**Lot size** 0.25 acre  
**Taxes** \$9,609  
**+/- List price** Sold for asking  
**Days on market** 104

**\$550,000**  
Witmer Court  
**Style** High ranch  
**Bedrooms** 6  
**Bathrooms** 3  
**Built** 1998  
**Lot size** 0.47 acre  
**Taxes** \$13,782  
**+/- List price** +\$126,500  
**Days on market** 1,148

**\$475,000**  
Hancock Street  
**Style** Cape  
**Bedrooms** 3  
**Bathrooms** 2  
**Built** 1950  
**Lot size** 0.11 acre  
**Taxes** \$9,205  
**+/- List price** +\$50,001  
**Days on market** 51

ON THE MARKET

**\$789,000**  
This three-bed, 2½-bath ranch, originally built in 1967, has been renovated, including an eat-in kitchen with quartz countertops. The primary bedroom is an en suite. The home has central air conditioning, hardwood floors, a two-car garage and full basement. Sitting on a scant 1 acre, the home's patio sits off the dining area, and a semi-above ground pool has a wraparound deck. The property also has a koi pond. Annual taxes are \$12,377. Michael Sadis, Serhant LLC, 631-327-0111.



EPH PHOTOGRAPHY

**\$550,000**  
Built in 1964, this farm ranch home has four beds and two baths. One of the bedrooms and bathrooms make up a primary en suite, which has two double closets. A great room runs the length of the home with vaulted ceilings and opens into a screened-in Florida room. All the bedrooms have new carpeting, and there is central air throughout the home, which also has leased solar panels. Annual taxes are \$8,750 and village taxes are \$239. Debra Carpluk, Keller Williams Realty Elite, 631-335-0316



JOSH GOETZ PHOTOGRAPHY