

Melville

Community · NY · New York > Suffolk County

BALANCED MARKET

\$878K

MEDIAN SALE PRICE

-5.8%

1-YR CHANGE

229

SALES (12 MO)

\$926K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



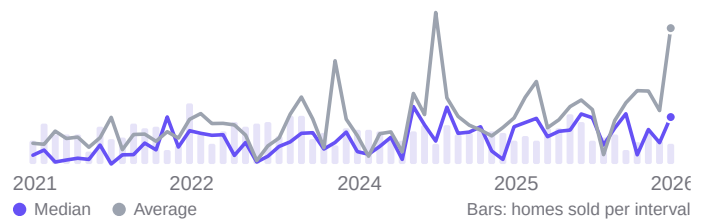
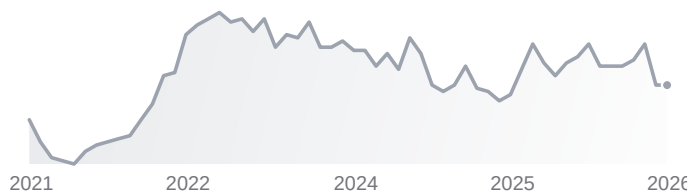
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$975K · Average \$1.7M

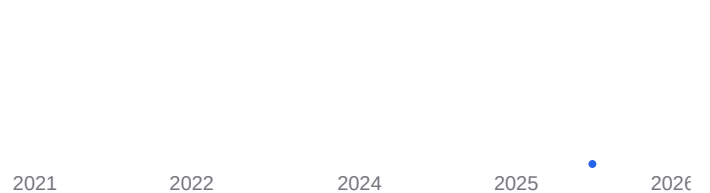
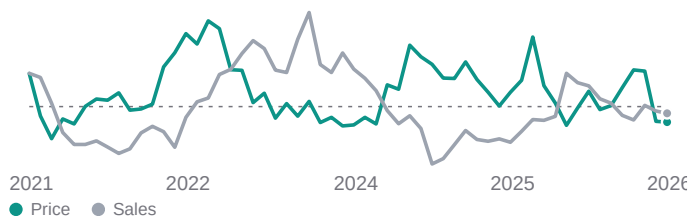


Growth (year over year)

Price -5.8% · Sales -2.6%

Price per square foot

\$131/ft²

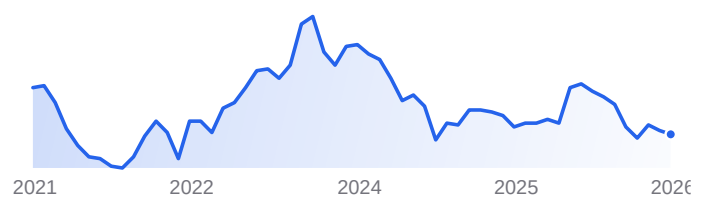
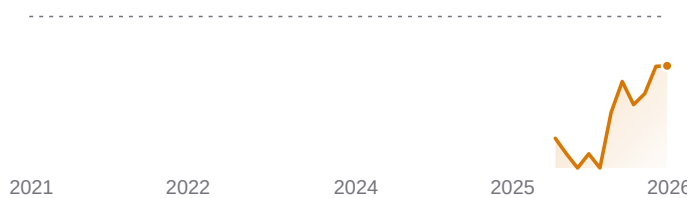


Sale premium vs estimated value

-2.6%

Annual turnover (share of homes sold)

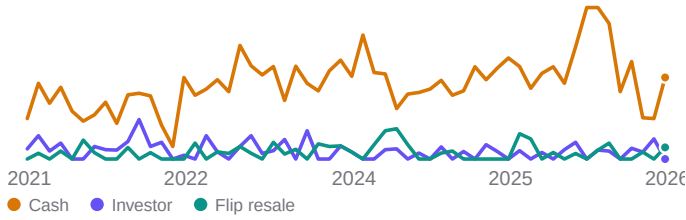
3.2%



BUYERS & OUTCOMES

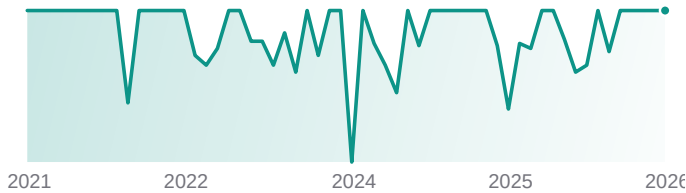
Buyer mix

Cash 54% · Investor 0% · Flip resale 7.7%



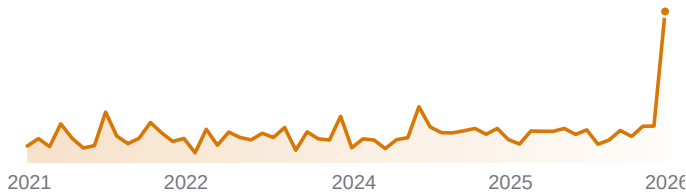
Sellers who sold at a gain

100%

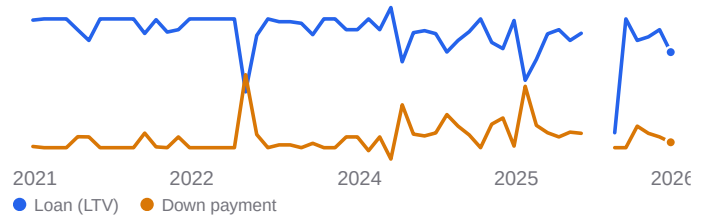


Median annualized return at resale

+20.1%

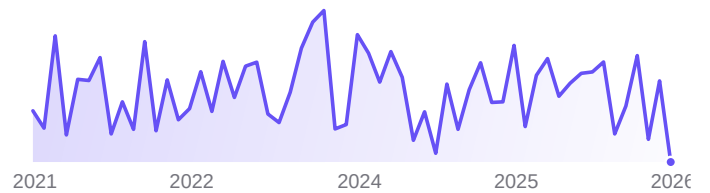


Financing (share of purchase price) Loan (LTV) 65% · Down payment 23%



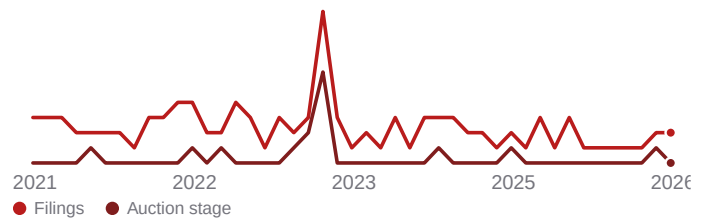
Typical hold before selling

2.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	7,102
Median value (AVM)	\$926K
Median size	1,406 ft²
Median bedrooms	3
Median year built	1997
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	0.3%
Owner occupied	81%
Company owned	19%
Median loan-to-value	14%
Typical ownership tenure	19.2 yrs

COMMUNITY

Population	19,488
Density	1,609 / mi²
Median household income	\$143K
Average household income	\$204K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	85
Homes occupied	95%
Bachelor's or higher	32%
Poverty rate	3.3%
Unemployment	1.0%
Average temp	52°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.