

Nassau County, NY

County · NY · New York

BALANCED MARKET

\$808K

MEDIAN SALE PRICE

+4.4%

1-YR CHANGE

11,135

SALES (12 MO)

\$834K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



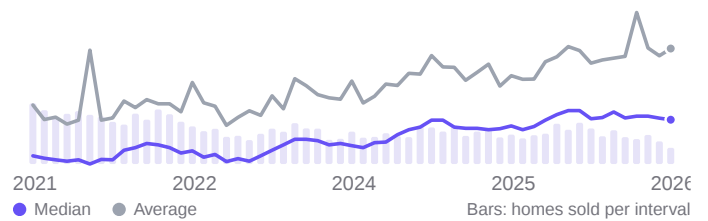
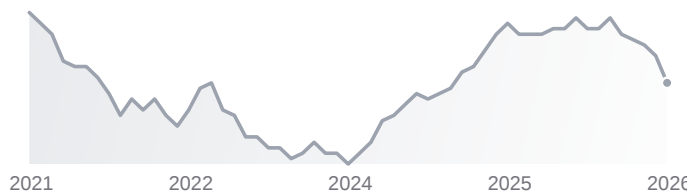
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

54 / 100

Sale prices

Median \$802K · Average \$1.1M

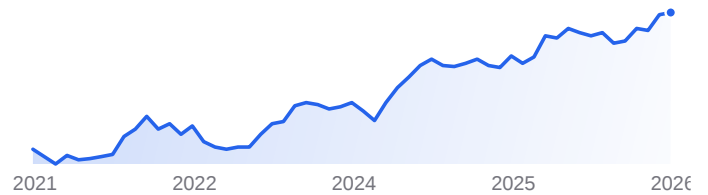
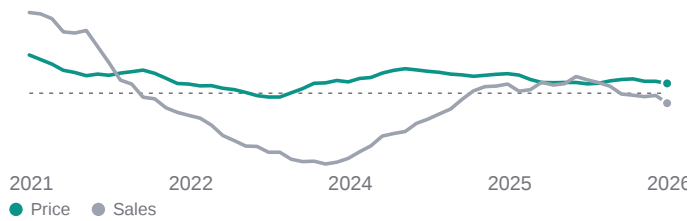


Growth (year over year)

Price +4.4% · Sales -4.5%

Price per square foot

\$535/ft²

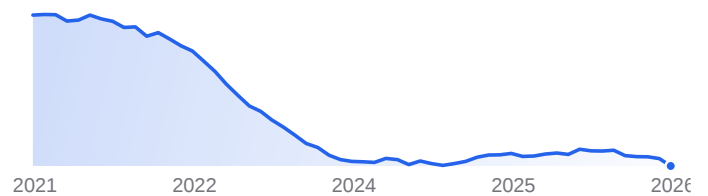
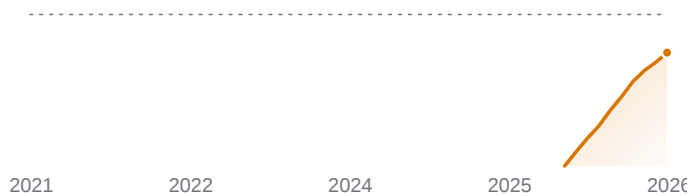


Sale premium vs estimated value

-1.3%

Annual turnover (share of homes sold)

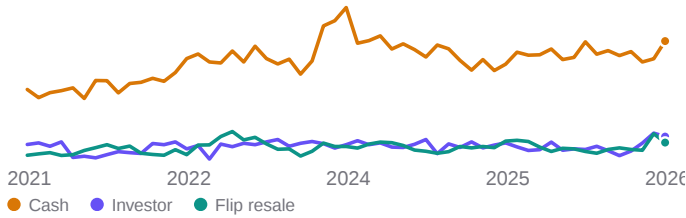
2.9%



BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 8.3% · Flip resale 6.9%



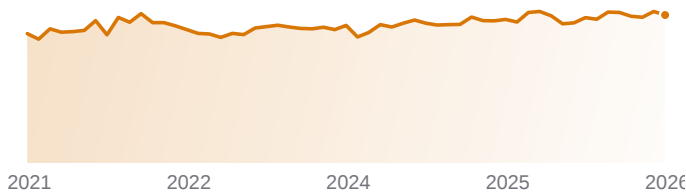
Sellers who sold at a gain

96%

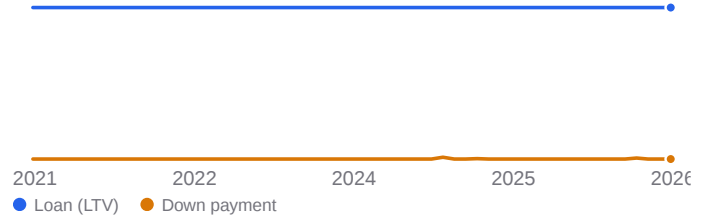


Median annualized return at resale

+5.5%

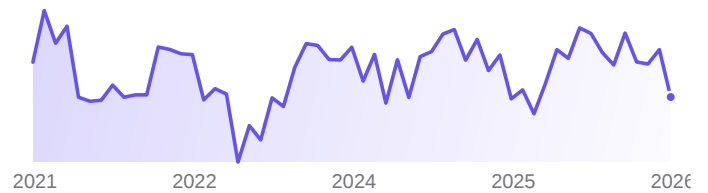


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



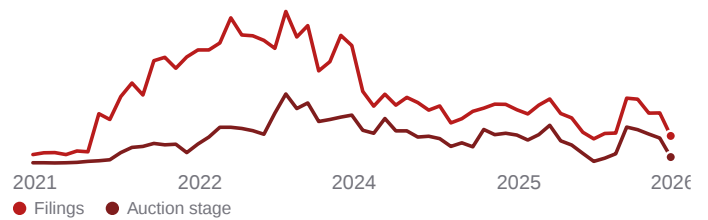
Typical hold before selling

8.4 yrs



Preforeclosure filings

Filings 101 · Auction stage 22



HOUSING STOCK

Homes	385,539
Median value (AVM)	\$834K
Median size	1,724 ft²
Median bedrooms	4
Median year built	1952
Single family	88%
Condos	5.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	0.4%
Owner occupied	85%
Company owned	12%
Median loan-to-value	30%

Typical ownership tenure

20.3 yrs

COMMUNITY

Population	1,394,846
Density	4,902 / mi²
Median household income	\$137K
Average household income	\$175K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	93
Homes occupied	96%
Bachelor's or higher	27%
Poverty rate	4.8%
Unemployment	1.0%
Average temp	53°F
Annual precip	49 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through May 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.