

East Rockaway

City · NY · New York > Nassau County

BALANCED MARKET

\$652K

MEDIAN SALE PRICE

-16.2%

1-YR CHANGE

116

SALES (12 MO)

\$729K

MEDIAN VALUE (AVM)

Market temperature

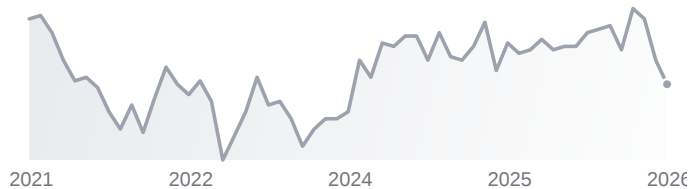
Balanced market · 45 / 100



MARKET TRENDS (5 YEARS)

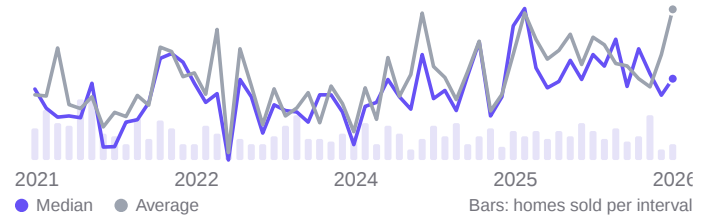
Market temperature (0–100)

45 / 100



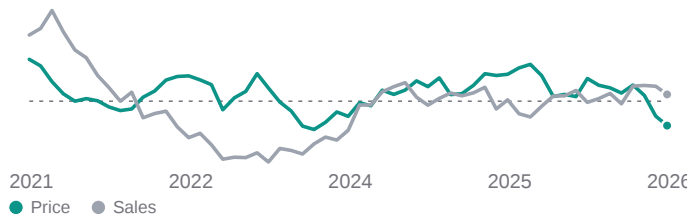
Sale prices

Median \$662K · Average \$843K



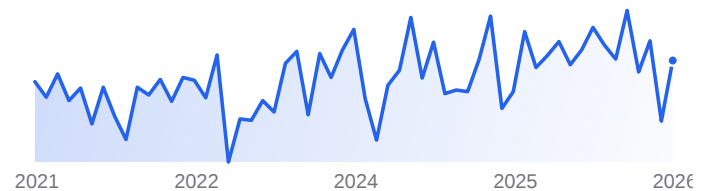
Growth (year over year)

Price -16.2% · Sales +4.5%



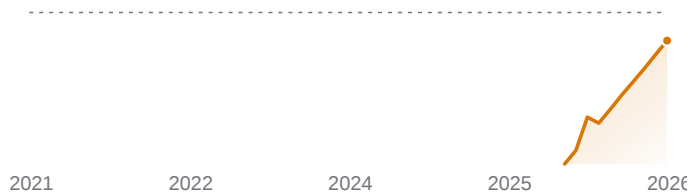
Price per square foot

\$423/ft²



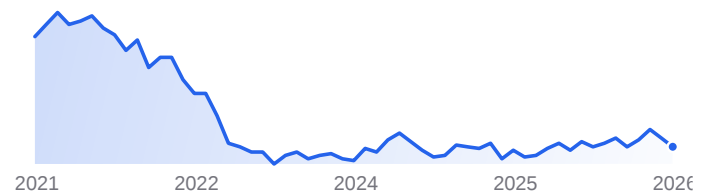
Sale premium vs estimated value

-1.0%



Annual turnover (share of homes sold)

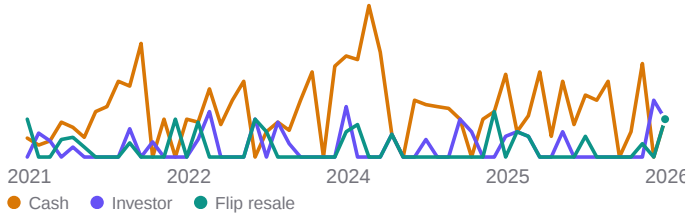
3.4%



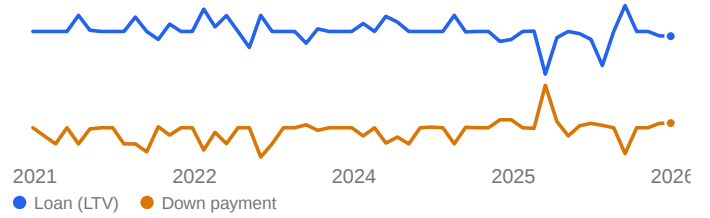
BUYERS & OUTCOMES

Buyer mix

Cash 17% · Investor 17% · Flip resale 17%

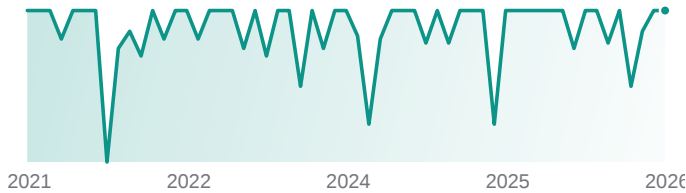


Financing (share of purchase price) Loan (LTV) 77% · Down payment 23%



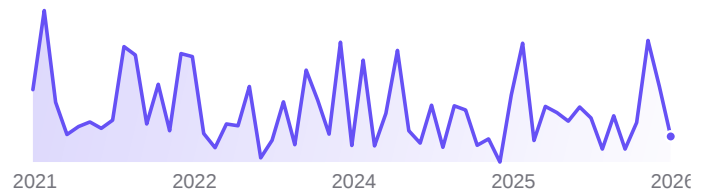
Sellers who sold at a gain

100%



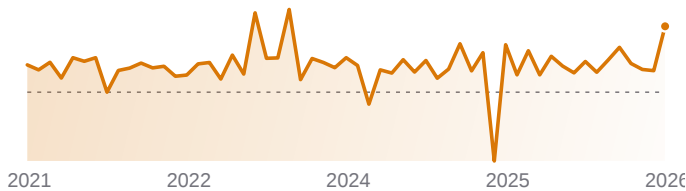
Typical hold before selling

4.4 yrs



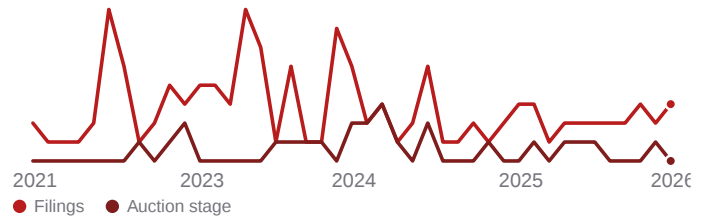
Median annualized return at resale

+12.5%



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	3,435
Median value (AVM)	\$729K
Median size	1,719 ft²
Median bedrooms	4
Median year built	1942
Single family	80%
Condos	5.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	0.4%
Owner occupied	86%
Company owned	12%
Median loan-to-value	31%

Typical ownership tenure

21.0 yrs

COMMUNITY

Population	10,087
Density	9,908 / mi²
Median household income	\$111K
Average household income	\$154K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	95
Homes occupied	96%
Bachelor's or higher	27%
Poverty rate	2.5%
Unemployment	1.0%
Average temp	54°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.