

Great Neck 11023

ZIP code · NY · New York > Nassau County > Great Neck

BALANCED MARKET

\$1.5M

MEDIAN SALE PRICE

-3.3%

1-YR CHANGE

76

SALES (12 MO)

\$1.7M

MEDIAN VALUE (AVM)

Market temperature

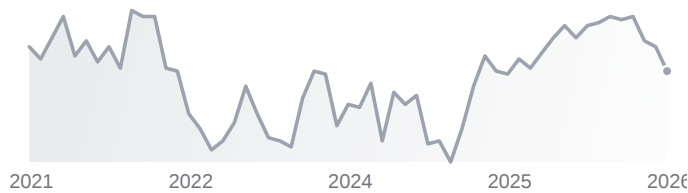
Balanced market · 49 / 100



MARKET TRENDS (5 YEARS)

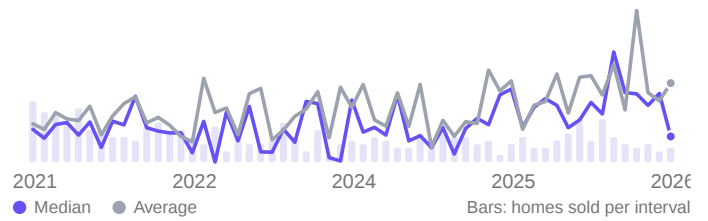
Market temperature (0-100)

49 / 100



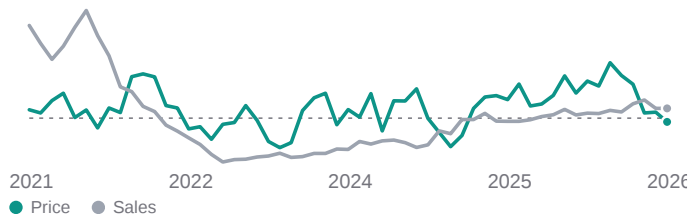
Sale prices

Median \$1.2M · Average \$1.9M



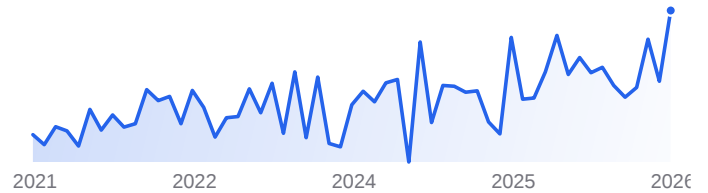
Growth (year over year)

Price -3.3% · Sales +8.6%



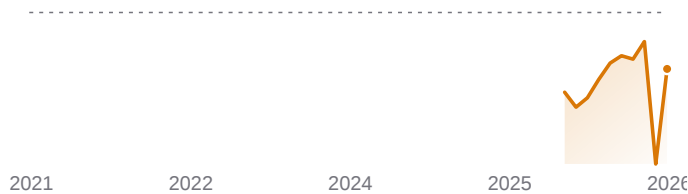
Price per square foot

\$797/ft²



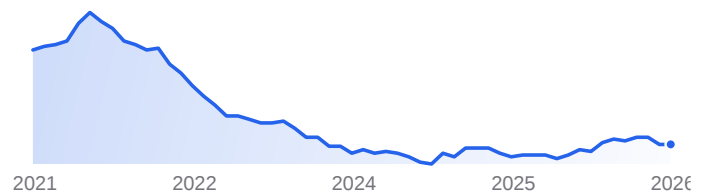
Sale premium vs estimated value

-3.2%



Annual turnover (share of homes sold)

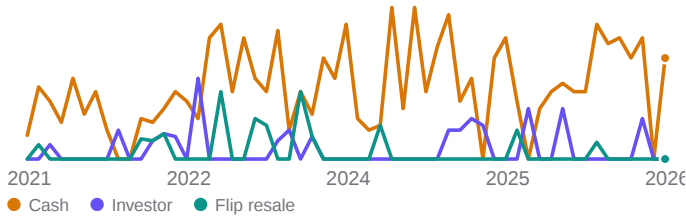
2.9%



BUYERS & OUTCOMES

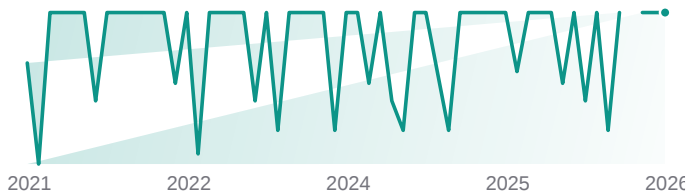
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



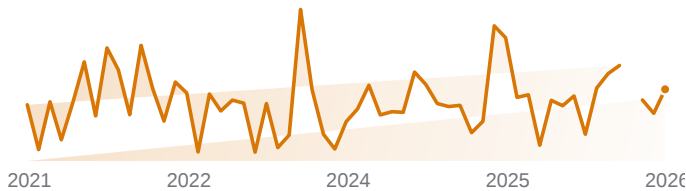
Sellers who sold at a gain

100%

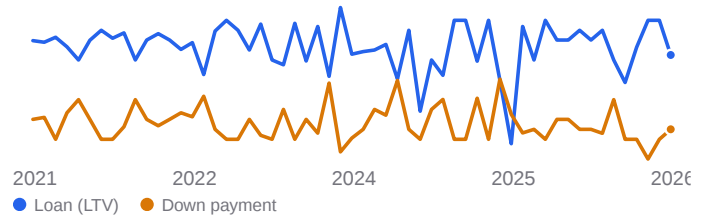


Median annualized return at resale

+4.6%

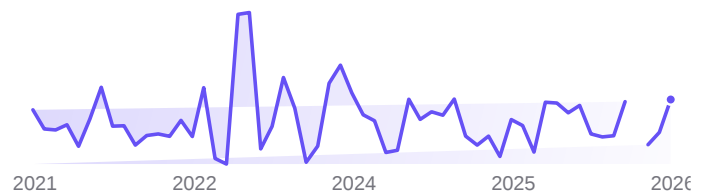


Financing (share of purchase price) Loan (LTV) 63% · Down payment 25%



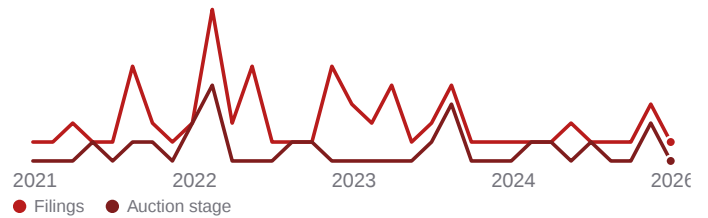
Typical hold before selling

13.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,590
Median value (AVM)	\$1.7M
Median size	2,496 ft²
Median bedrooms	4
Median year built	1950
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	0.4%
Owner occupied	84%
Company owned	15%
Median loan-to-value	21%
Typical ownership tenure	18.5 yrs

COMMUNITY

Population	9,729
Density	5,297 / mi²
Median household income	\$135K
Average household income	\$181K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	105
Homes occupied	94%
Bachelor's or higher	30%
Poverty rate	5.7%
Unemployment	1.0%
Average temp	53°F
Annual precip	48 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.