

Manhasset 11030

ZIP code · NY · New York > Nassau County > Manhasset

SELLER'S MARKET

\$2M

MEDIAN SALE PRICE

+16.2%

1-YR CHANGE

208

SALES (12 MO)

\$2.3M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

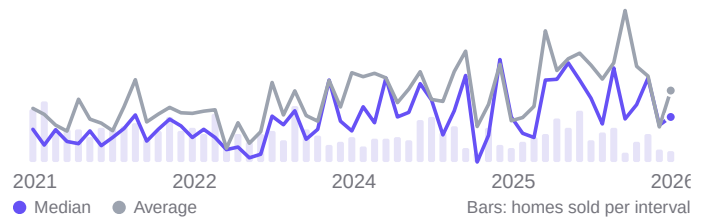
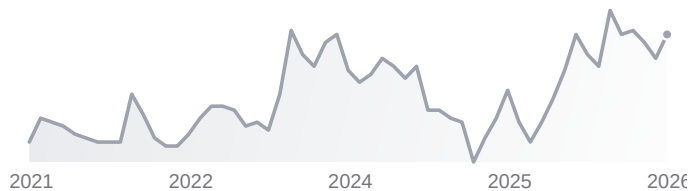
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$1.9M · Average \$2.2M

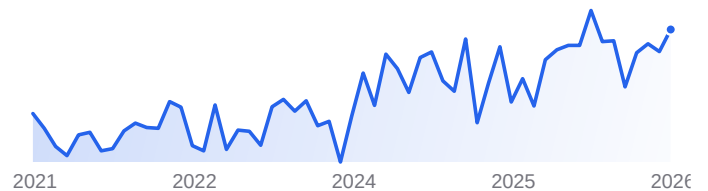
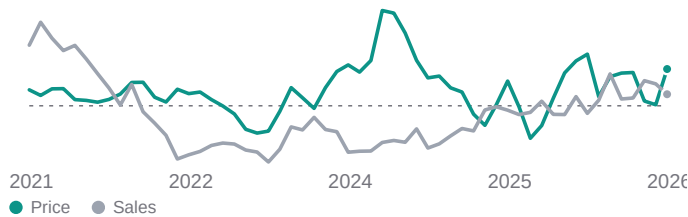


Growth (year over year)

Price +16.2% · Sales +5.1%

Price per square foot

\$861/ft²

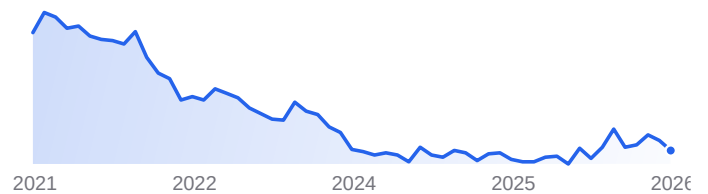
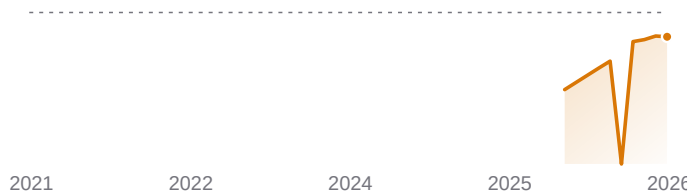


Sale premium vs estimated value

-1.7%

Annual turnover (share of homes sold)

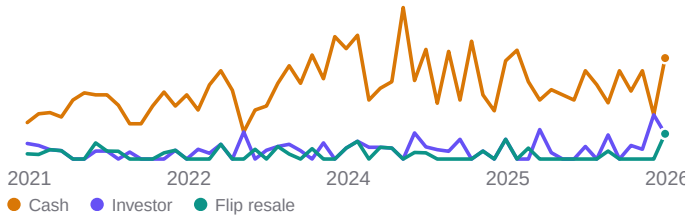
3.4%



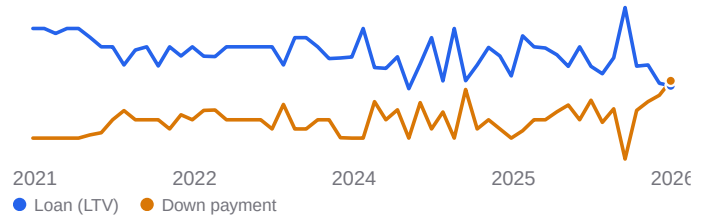
BUYERS & OUTCOMES

Buyer mix

Cash 57% · Investor 14% · Flip resale 14%

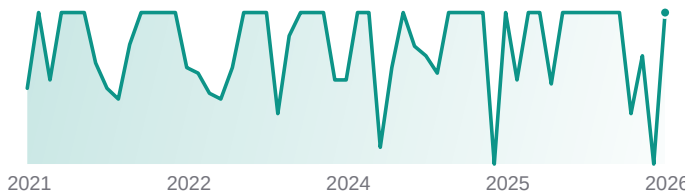


Financing (share of purchase price) Loan (LTV) 49% · Down payment 51%



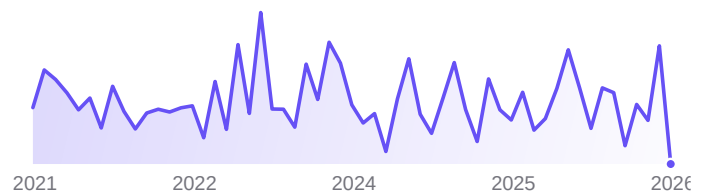
Sellers who sold at a gain

100%



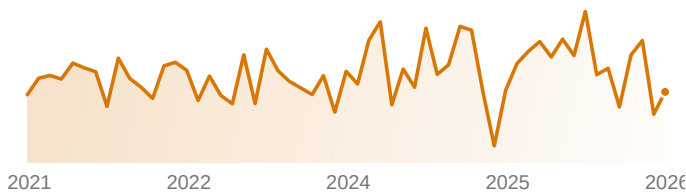
Typical hold before selling

0.2 yrs



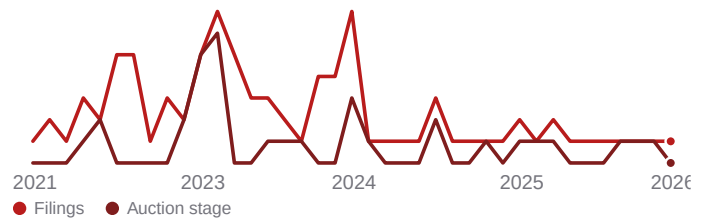
Median annualized return at resale

+3.3%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	6,144
Median value (AVM)	\$2.3M
Median size	2,754 ft²
Median bedrooms	4
Median year built	1950
Single family	86%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	0.3%
Owner occupied	79%
Company owned	15%
Median loan-to-value	22%

Typical ownership tenure

18.6 yrs

COMMUNITY

Population	18,158
Density	2,748 / mi²
Median household income	\$215K
Average household income	\$313K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	103
Homes occupied	95%
Bachelor's or higher	38%
Poverty rate	4.2%
Unemployment	1.1%
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.