

Fresh Meadows 11366

ZIP code · NY · New York > Queens County

BUYER'S MARKET

\$1.1M

MEDIAN SALE PRICE

-1.1%

1-YR CHANGE

92

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



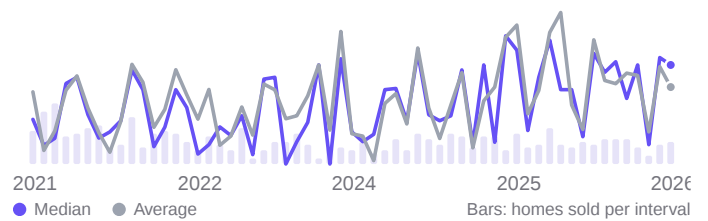
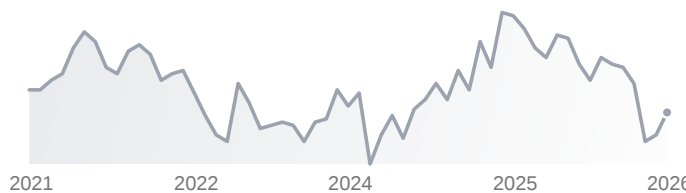
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$1.2M · Average \$1.1M

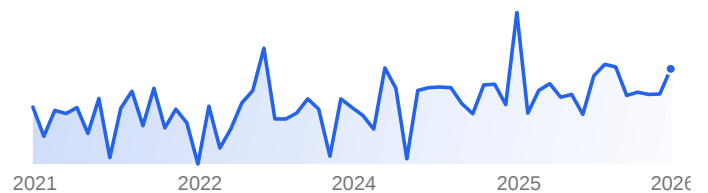
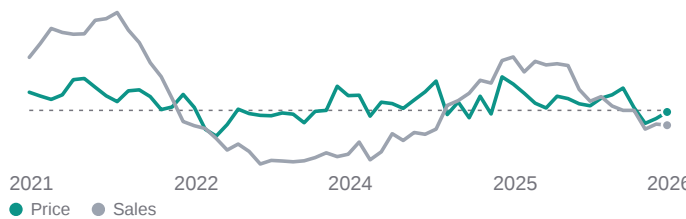


Growth (year over year)

Price -1.1% · Sales -10.7%

Price per square foot

\$780/ft²

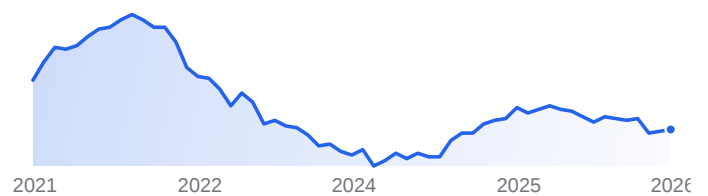
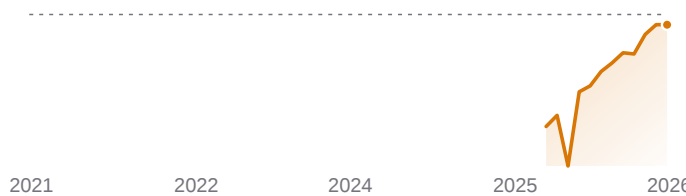


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

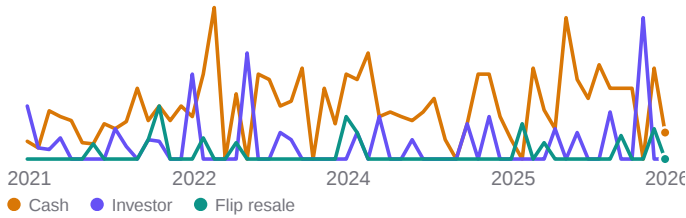
2.5%



BUYERS & OUTCOMES

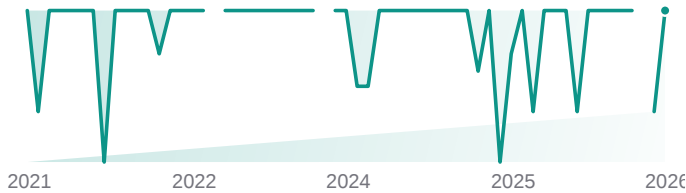
Buyer mix

Cash 13% · Investor 0% · Flip resale 0%



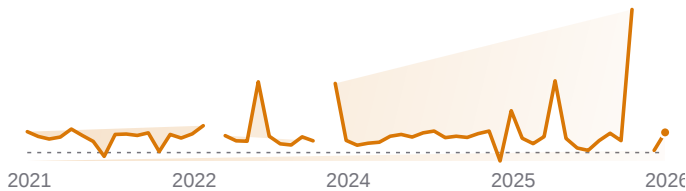
Sellers who sold at a gain

100%

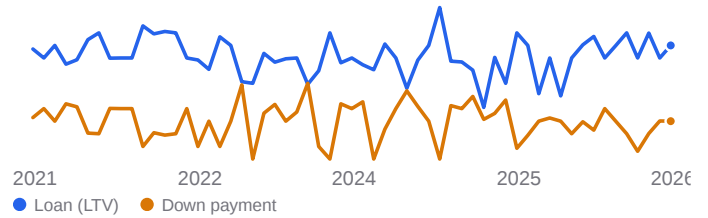


Median annualized return at resale

+5.7%

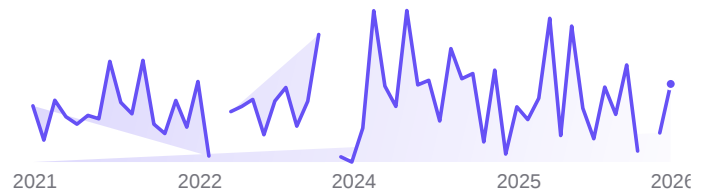


Financing (share of purchase price) Loan (LTV) 65% · Down payment 35%



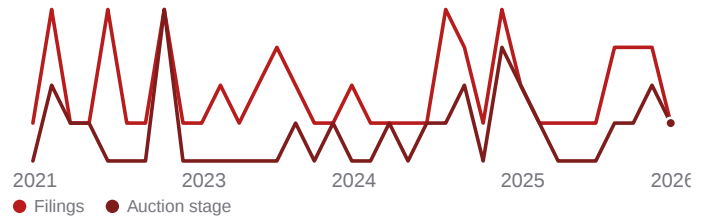
Typical hold before selling

10.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,744
Median value (AVM)	\$1.1M
Median size	1,518 ft²
Median year built	1946
Single family	71%
Condos	3.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	0.2%
Owner occupied	77%
Company owned	16%
Median loan-to-value	28%
Typical ownership tenure	12.1 yrs

COMMUNITY

Population	14,045
Density	13,225 / mi²
Median household income	\$105K
Average household income	\$132K
Crime index (US avg 100)	53
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	108
Homes occupied	95%
Bachelor's or higher	30%
Poverty rate	10.1%
Unemployment	1.4%
Average temp	54°F
Annual precip	48 in
Sunshine	55%

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