

Garden City 11530

ZIP code · NY · New York > Nassau County > Garden City

BALANCED MARKET

\$1.2M

MEDIAN SALE PRICE

+0.3%

1-YR CHANGE

278

SALES (12 MO)

\$1.3M

MEDIAN VALUE (AVM)

Market temperature

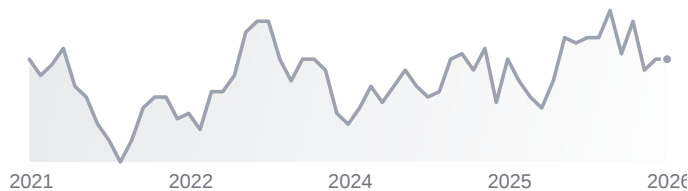
Balanced market · 55 / 100



MARKET TRENDS (5 YEARS)

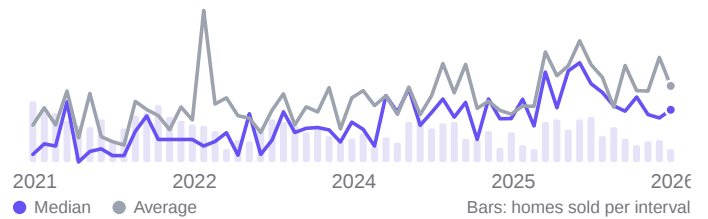
Market temperature (0–100)

55 / 100



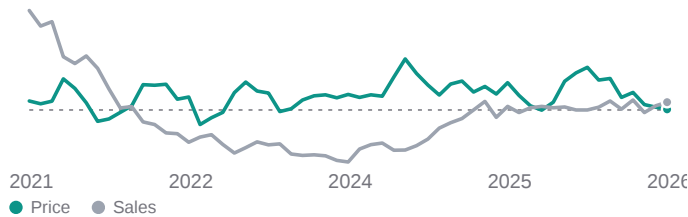
Sale prices

Median \$1.2M · Average \$1.4M



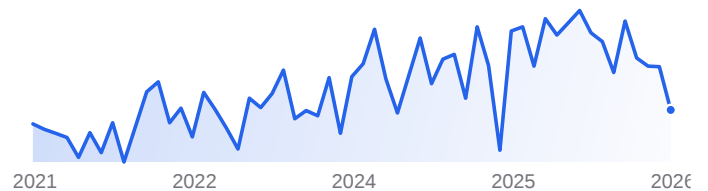
Growth (year over year)

Price +0.3% · Sales +4.1%



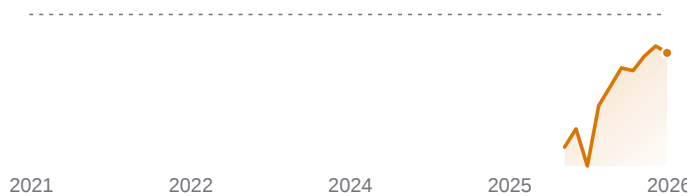
Price per square foot

\$532/ft²



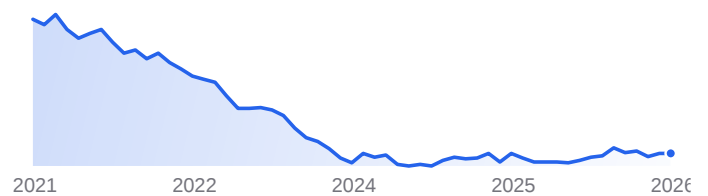
Sale premium vs estimated value

-1.5%



Annual turnover (share of homes sold)

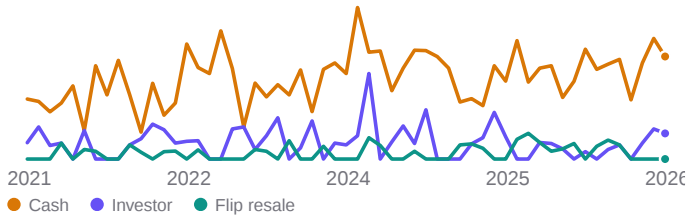
3.2%



BUYERS & OUTCOMES

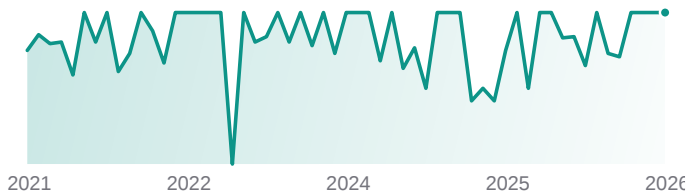
Buyer mix

Cash 40% · Investor 10% · Flip resale 0%



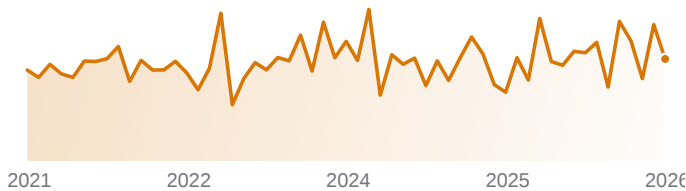
Sellers who sold at a gain

100%

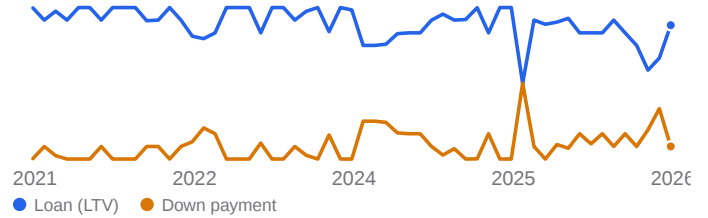


Median annualized return at resale

+4.8%

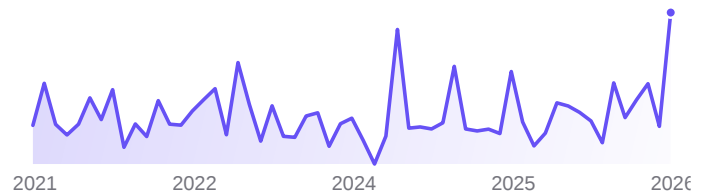


Financing (share of purchase price) Loan (LTV) 73% · Down payment 25%



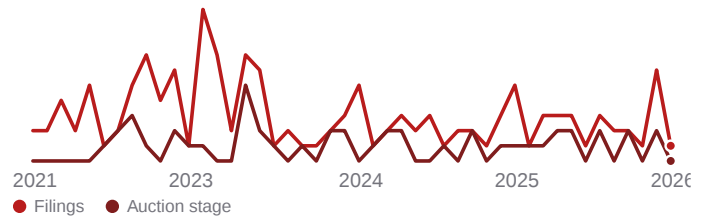
Typical hold before selling

27.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	8,685
Median value (AVM)	\$1.3M
Median size	2,040 ft²
Median bedrooms	4
Median year built	1948
Single family	92%
Condos	6.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	0.4%
Owner occupied	85%
Company owned	10%
Median loan-to-value	22%

Typical ownership tenure

18.9 yrs

COMMUNITY

Population	31,533
Density	4,132 / mi²
Median household income	\$179K
Average household income	\$230K
Crime index (US avg 100)	54
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	94
Homes occupied	97%
Bachelor's or higher	34%
Poverty rate	2.7%
Unemployment	0.9%
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.