

East Meadow 11554

ZIP code · NY · New York > Nassau County > East Meadow

BALANCED MARKET

\$772K

MEDIAN SALE PRICE

+4.0%

1-YR CHANGE

311

SALES (12 MO)

\$804K

MEDIAN VALUE (AVM)

Market temperature

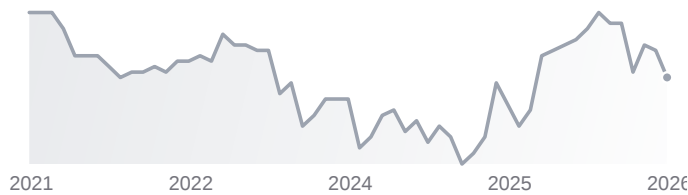
Balanced market · 52 / 100



MARKET TRENDS (5 YEARS)

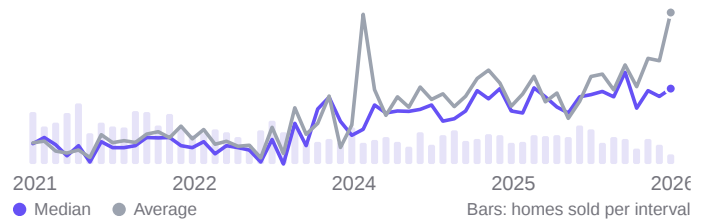
Market temperature (0–100)

52 / 100



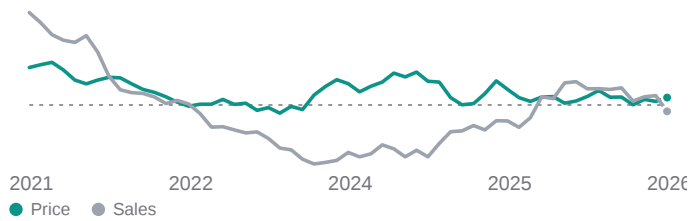
Sale prices

Median \$780K · Average \$967K



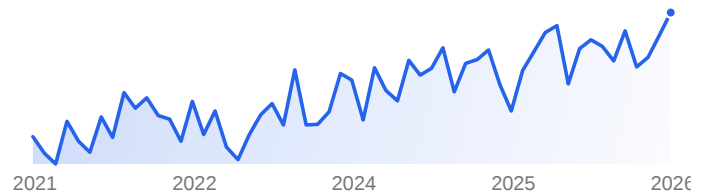
Growth (year over year)

Price +4.0% · Sales -3.4%



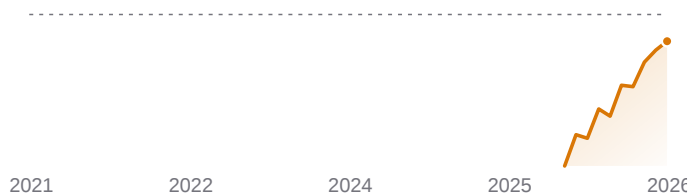
Price per square foot

\$578/ft²



Sale premium vs estimated value

-1.1%



Annual turnover (share of homes sold)

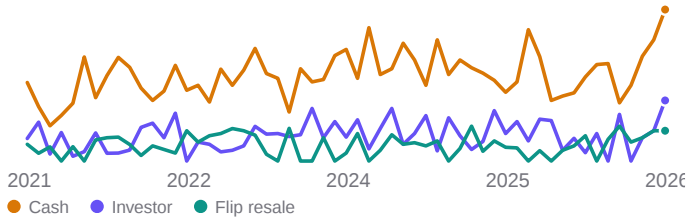
2.8%



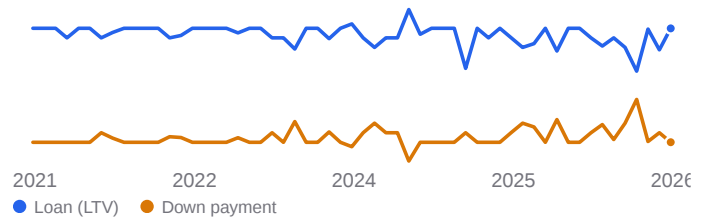
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 20% · Flip resale 10%

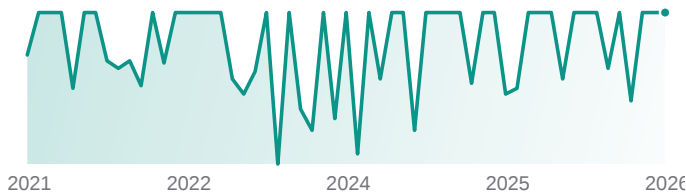


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



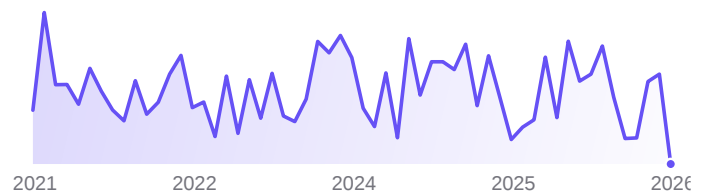
Sellers who sold at a gain

100%



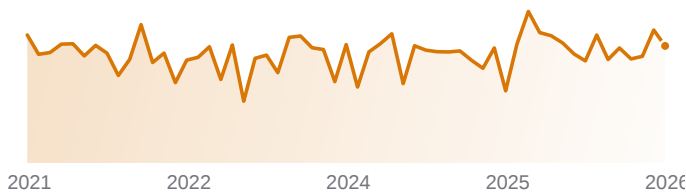
Typical hold before selling

2.6 yrs



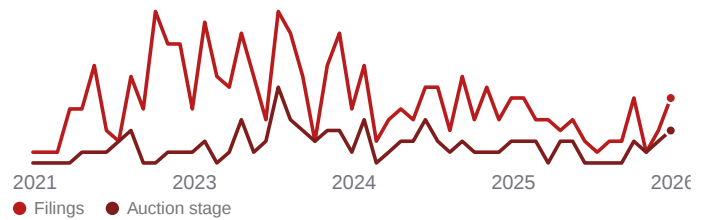
Median annualized return at resale

+5.6%



Preforeclosure filings

Filings 6 · Auction stage 3



HOUSING STOCK

Homes	11,229
Median value (AVM)	\$804K
Median size	1,503 ft²
Median bedrooms	3
Median year built	1953
Single family	85%
Condos	9.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	0.3%
Owner occupied	88%
Company owned	13%
Median loan-to-value	32%

Typical ownership tenure

20.8 yrs

COMMUNITY

Population	38,100
Density	6,016 / mi²
Median household income	\$136K
Average household income	\$157K
Crime index (US avg 100)	54
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	90
Homes occupied	96%
Bachelor's or higher	27%
Poverty rate	5.0%
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.