

Valley Stream 11580

ZIP code · NY · New York > Nassau County > Valley Stream

BALANCED MARKET

\$774K

MEDIAN SALE PRICE

+4.9%

1-YR CHANGE

302

SALES (12 MO)

\$718K

MEDIAN VALUE (AVM)

Market temperature

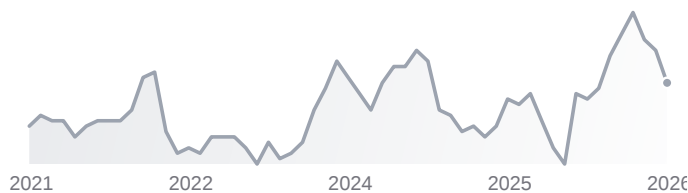
Balanced market · 53 / 100



MARKET TRENDS (5 YEARS)

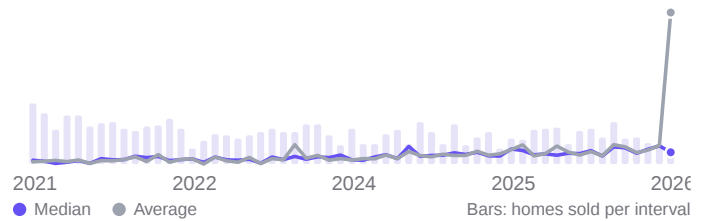
Market temperature (0–100)

53 / 100



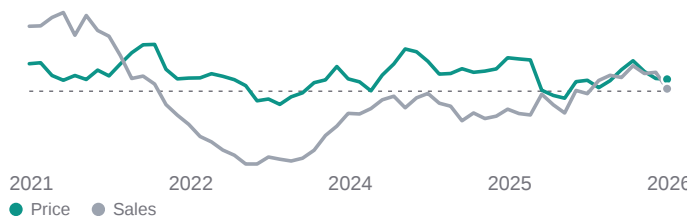
Sale prices

Median \$725K · Average \$2.9M



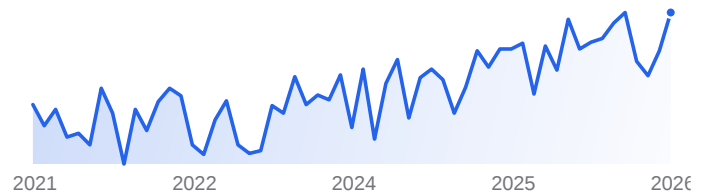
Growth (year over year)

Price +4.9% · Sales +1.0%



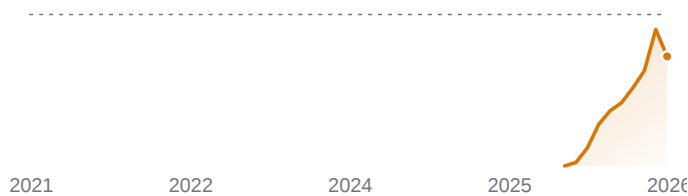
Price per square foot

\$537/ft²



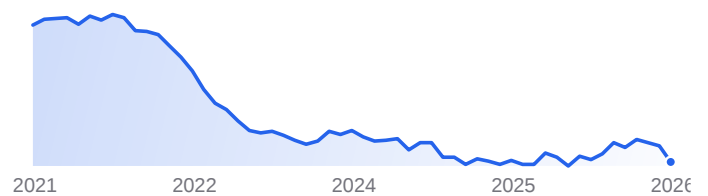
Sale premium vs estimated value

-1.3%



Annual turnover (share of homes sold)

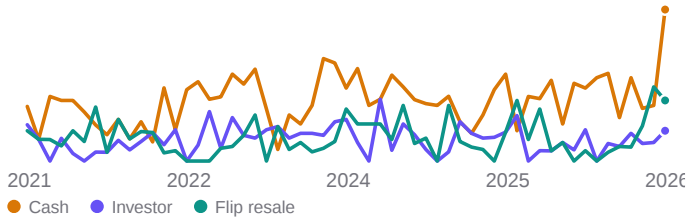
2.8%



BUYERS & OUTCOMES

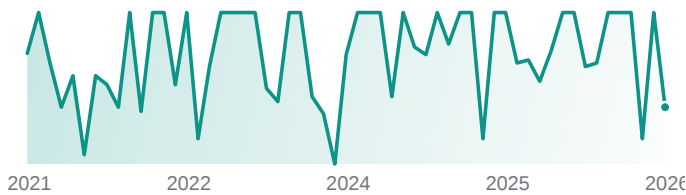
Buyer mix

Cash 45% · Investor 9.1% · Flip resale 18%



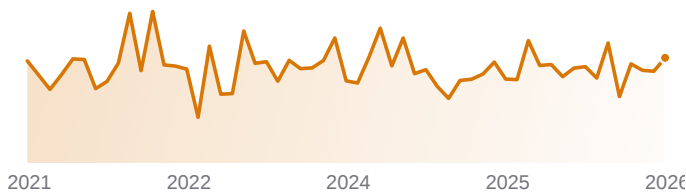
Sellers who sold at a gain

88%

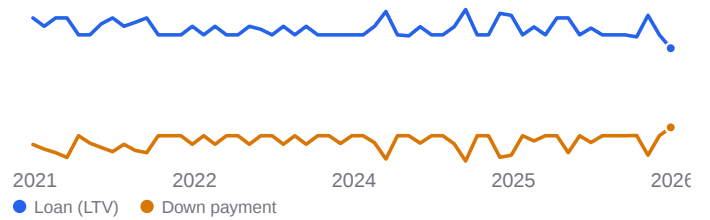


Median annualized return at resale

+5.6%

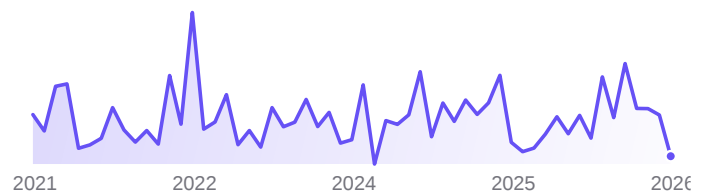


Financing (share of purchase price) Loan (LTV) 72% · Down payment 25%



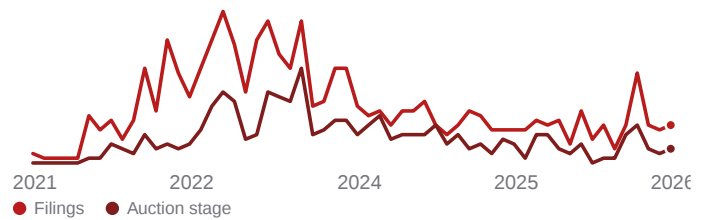
Typical hold before selling

4.4 yrs



Preforeclosure filings

Filings 8 · Auction stage 3



HOUSING STOCK

Homes	10,972
Median value (AVM)	\$718K
Median size	1,410 ft²
Median bedrooms	3
Median year built	1949
Single family	83%
Condos	6.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	0.3%
Owner occupied	88%
Company owned	9.6%
Median loan-to-value	37%

Typical ownership tenure

19.7 yrs

COMMUNITY

Population	43,040
Density	11,017 / mi²
Median household income	\$130K
Average household income	\$156K
Crime index (US avg 100)	63
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	94
Homes occupied	97%
Bachelor's or higher	26%
Poverty rate	3.6%
Unemployment	1.0%
Average temp	54°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.