

Valley Stream 11581

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

BALANCED MARKET

\$812K

MEDIAN SALE PRICE

+4.9%

1-YR CHANGE

170

SALES (12 MO)

\$808K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

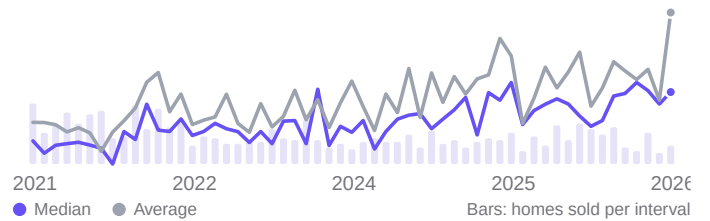
Market temperature (0–100)

59 / 100



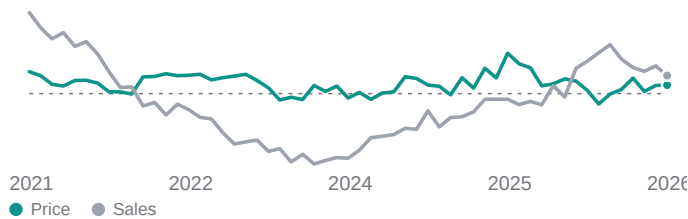
Sale prices

Median \$825K · Average \$1.1M



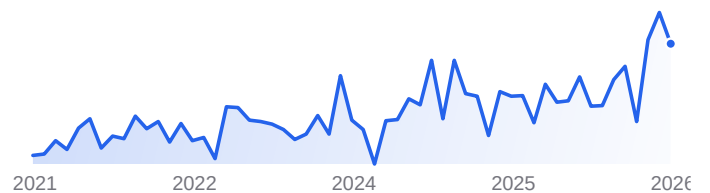
Growth (year over year)

Price +4.9% · Sales +10.4%



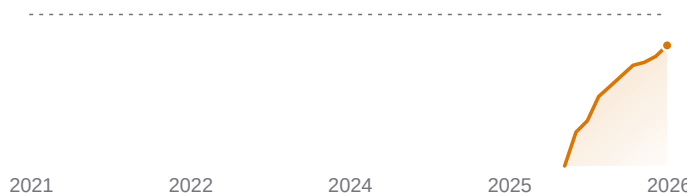
Price per square foot

\$537/ft²



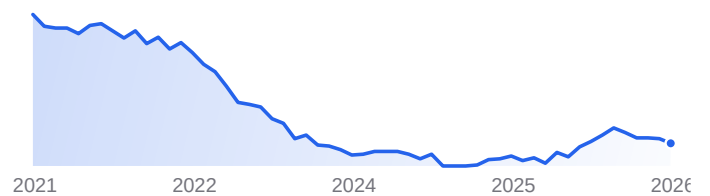
Sale premium vs estimated value

-1.7%



Annual turnover (share of homes sold)

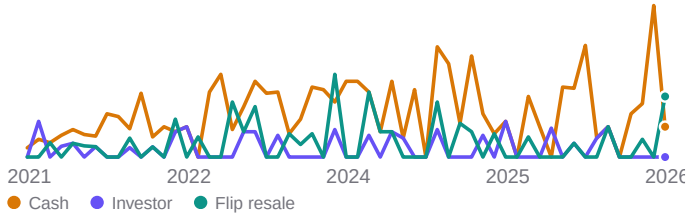
2.8%



BUYERS & OUTCOMES

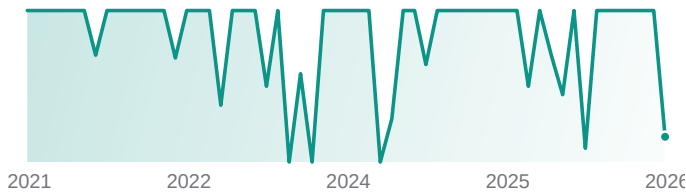
Buyer mix

Cash 10% · Investor 0% · Flip resale 20%



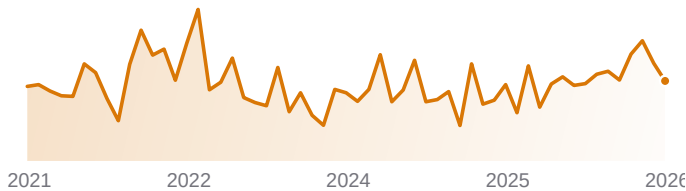
Sellers who sold at a gain

83%

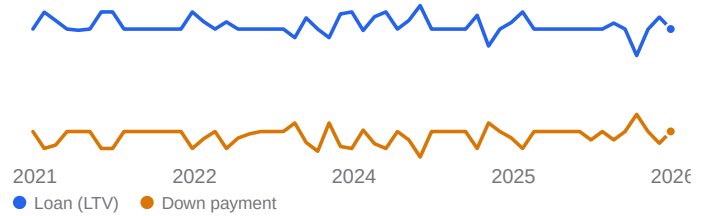


Median annualized return at resale

+5.5%

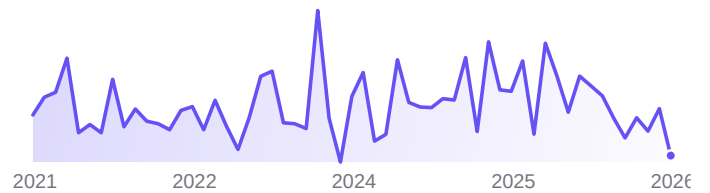


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



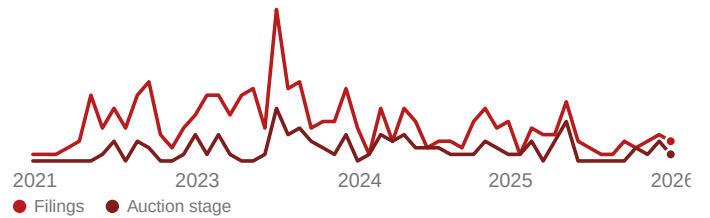
Typical hold before selling

2.3 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	5,983
Median value (AVM)	\$808K
Median size	1,704 ft²
Median bedrooms	4
Median year built	1951
Single family	93%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	0.4%
Owner occupied	90%
Company owned	9.6%
Median loan-to-value	38%

Typical ownership tenure

18.3 yrs

COMMUNITY

Population	22,786
Density	8,604 / mi²
Median household income	\$133K
Average household income	\$159K
Crime index (US avg 100)	64
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	100
Homes occupied	96%
Bachelor's or higher	31%
Poverty rate	5.3%
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.