

Williston Park 11596

ZIP code · NY · New York > Nassau County > Williston Park

BALANCED MARKET

\$907K

MEDIAN SALE PRICE

-0.4%

1-YR CHANGE

94

SALES (12 MO)

\$978K

MEDIAN VALUE (AVM)

Market temperature

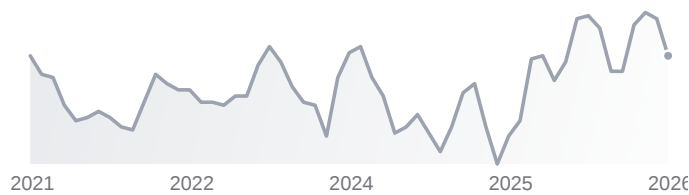
Balanced market · 56 / 100



MARKET TRENDS (5 YEARS)

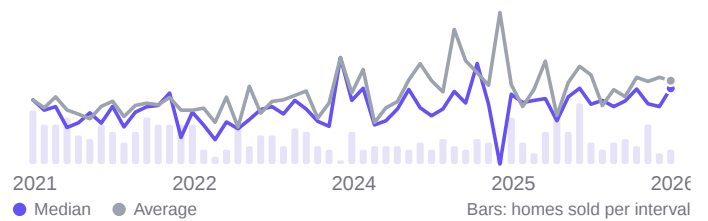
Market temperature (0–100)

56 / 100



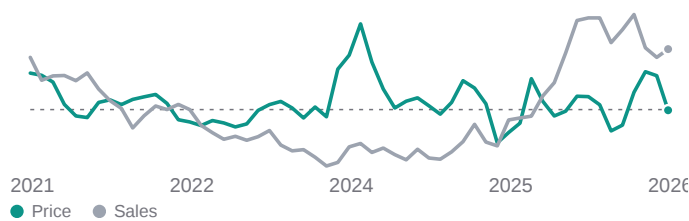
Sale prices

Median \$999K · Average \$1.1M



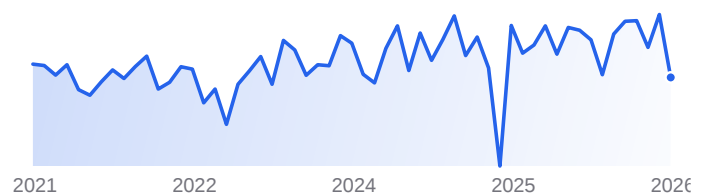
Growth (year over year)

Price -0.4% · Sales +40.3%



Price per square foot

\$474/ft²



Sale premium vs estimated value

+0.5%



Annual turnover (share of homes sold)

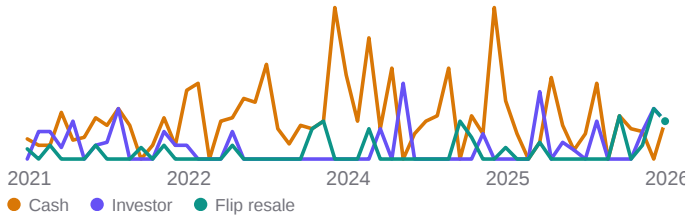
2.9%



BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 25% · Flip resale 25%



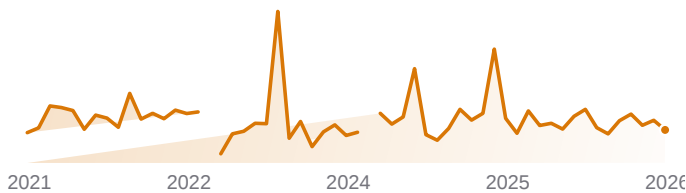
Sellers who sold at a gain

100%

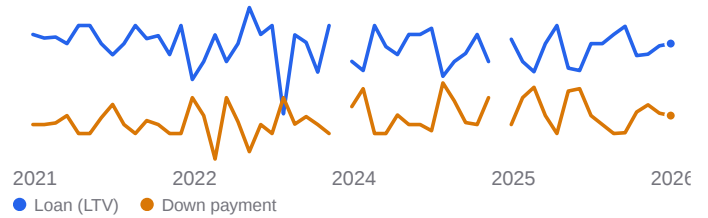


Median annualized return at resale

+3.7%

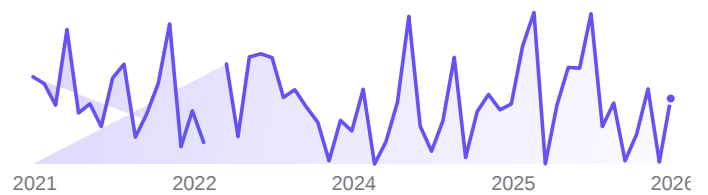


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



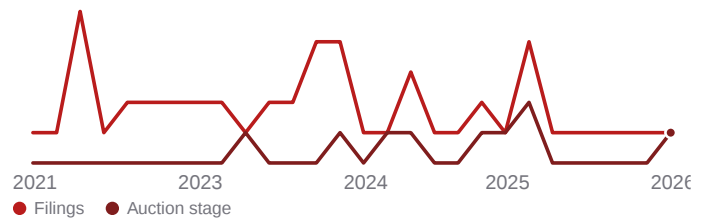
Typical hold before selling

11.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,290
Median value (AVM)	\$978K
Median size	1,668 ft²
Median bedrooms	3
Median year built	1937
Single family	91%
Condos	1.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	0.5%
Owner occupied	88%
Company owned	11%
Median loan-to-value	25%

Typical ownership tenure

21.7 yrs

COMMUNITY

Population	10,984
Density	8,334 / mi²
Median household income	\$162K
Average household income	\$199K
Crime index (US avg 100)	50
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	93
Homes occupied	97%
Bachelor's or higher	31%
Poverty rate	2.6%
Unemployment	1.0%
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.