

Bayville 11709

ZIP code · NY · New York > Nassau County > Bayville

BALANCED MARKET

\$691K

MEDIAN SALE PRICE

-10.1%

1-YR CHANGE

61

SALES (12 MO)

\$836K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



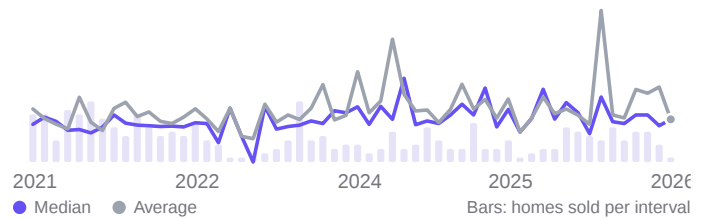
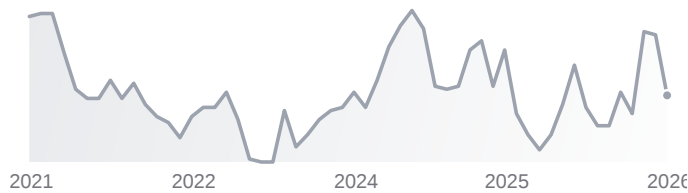
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$699K · Average \$699K

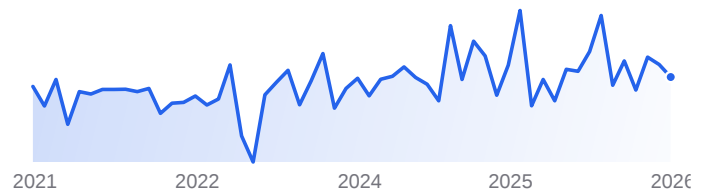
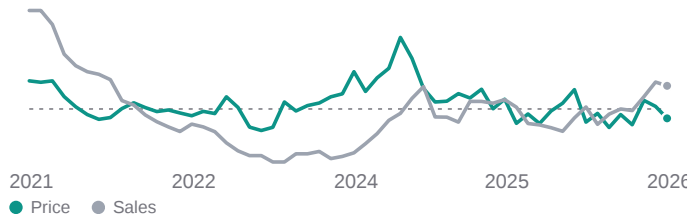


Growth (year over year)

Price -10.1% · Sales +24.5%

Price per square foot

\$437/ft²

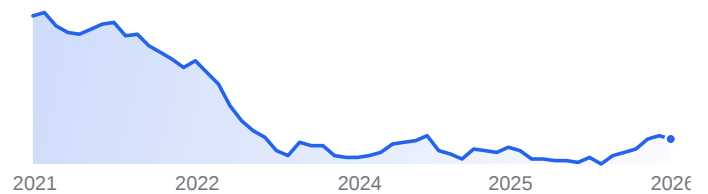
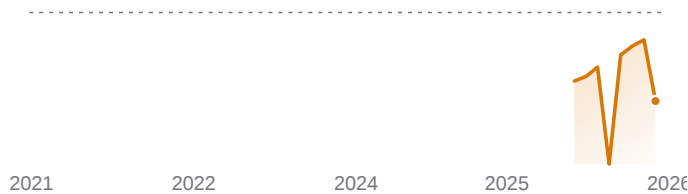


Sale premium vs estimated value

-6.6%

Annual turnover (share of homes sold)

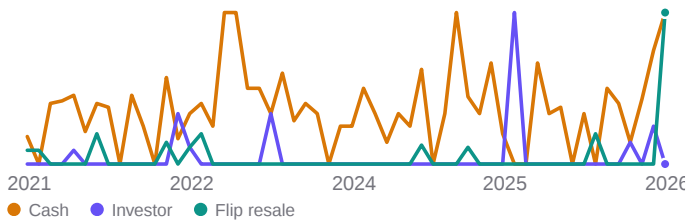
2.5%



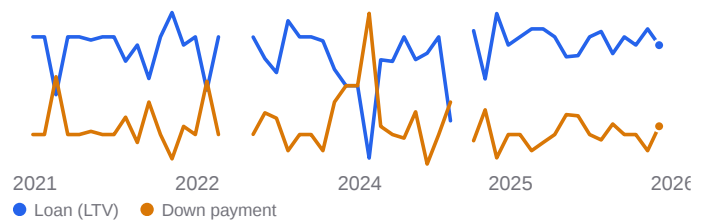
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 100%

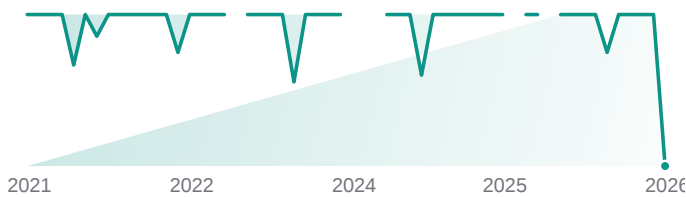


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



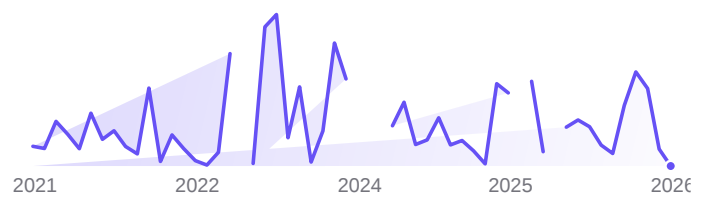
Sellers who sold at a gain

0%



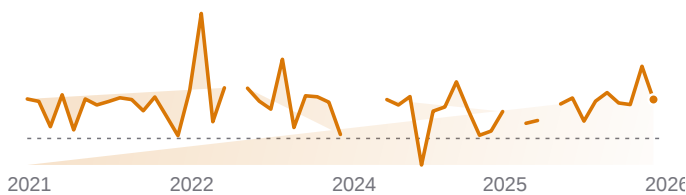
Typical hold before selling

0.8 yrs



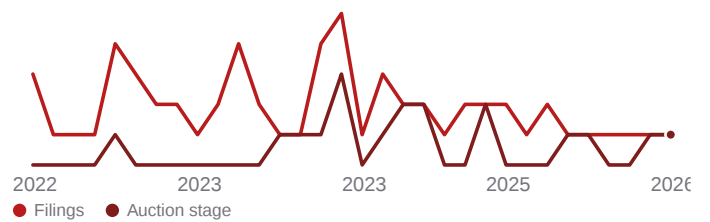
Median annualized return at resale

+4.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,434
Median value (AVM)	\$836K
Median size	1,836 ft²
Median bedrooms	3
Median year built	1958
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	0.4%
Owner occupied	83%
Company owned	15%
Median loan-to-value	23%
Typical ownership tenure	22.3 yrs

COMMUNITY

Population	3,515
Density	1,776 / mi²
Median household income	\$142K
Average household income	\$173K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	96
Homes occupied	95%
Bachelor's or higher	25%
Poverty rate	4.7%
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.