

Mill Neck 11765

ZIP code · NY · New York > Nassau County > Mill Neck

BALANCED MARKET

\$5.4M

MEDIAN SALE PRICE

+81.4%

1-YR CHANGE

9

SALES (12 MO)

\$2.8M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100

Buyer's market

Balanced

Seller's market

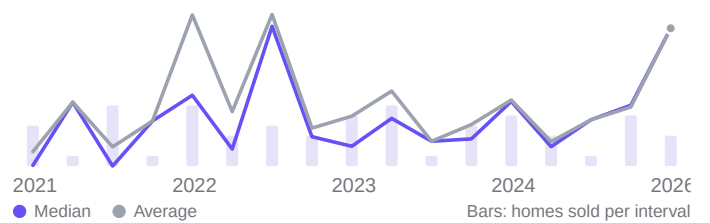
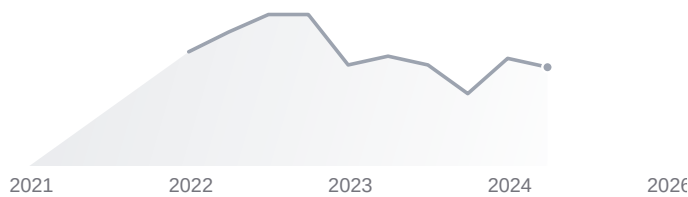
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

54 / 100

Sale prices

Median \$6.1M · Average \$6.1M

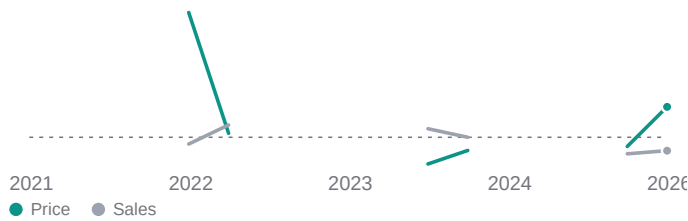


Growth (year over year)

Price +81.4% · Sales -35.7%

Price per square foot

\$699/ft²

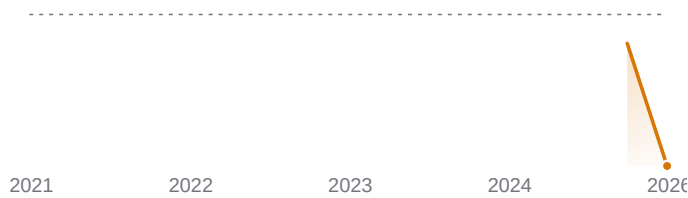


Sale premium vs estimated value

-25.7%

Annual turnover (share of homes sold)

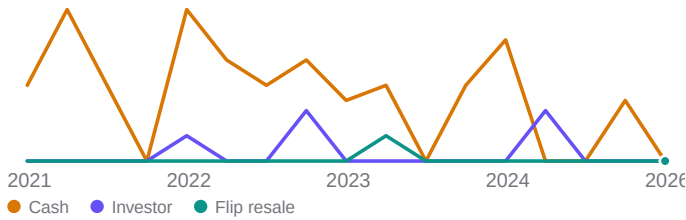
3.3%



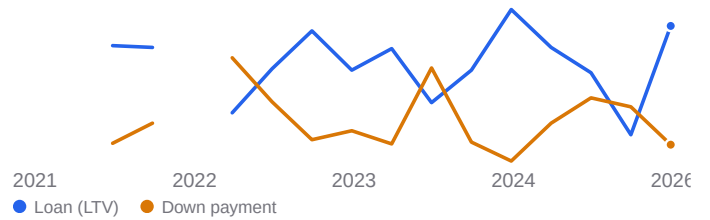
BUYERS & OUTCOMES

Buyer mix

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

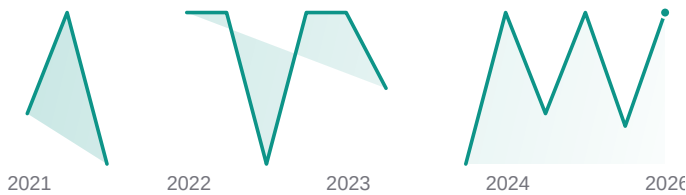


Financing (share of purchase price) Loan (LTV) 81% · Down payment 19%



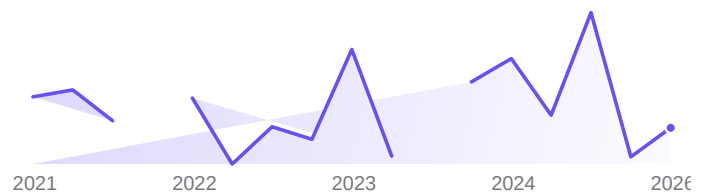
Sellers who sold at a gain

100%



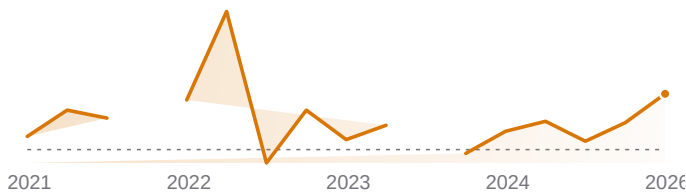
Typical hold before selling

9.6 yrs



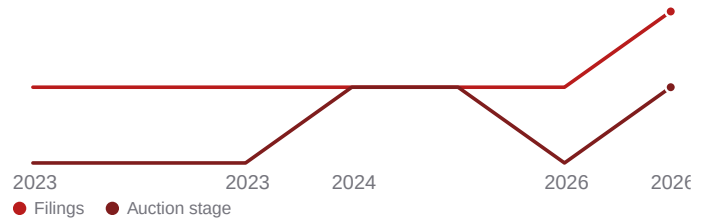
Median annualized return at resale

+7.6%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	275
Median value (AVM)	\$2.8M
Median size	4,675 ft²
Median bedrooms	5
Median year built	1963
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	1.0%
Owner occupied	67%
Company owned	27%
Median loan-to-value	20%
Typical ownership tenure	17.7 yrs

COMMUNITY

Population	758
Density	366 / mi²
Median household income	\$216K
Average household income	\$344K
Crime index (US avg 100)	149
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	98
Homes occupied	88%
Bachelor's or higher	40%
Poverty rate	4.9%
Unemployment	1.1%
Average temp	52°F
Annual precip	49 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through January 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.