

Garden City | January 1 to December 31

In Daniel Gale Sotheby's International Realty's ongoing endeavor to provide informative and timely information, our Long Island Market Reports are published quarterly. Since seasonality is a factor, comparisons are made to the same period of time for the prior year. We invite you to call with any inquiries.

	2010	2011
GARDEN CITY - WESTERN		
Number of Sales	26	35
Days on Market	97	101
Average Price	\$658,604	\$692,171
Median Price	\$619,000	\$670,000
Highest Price	\$1,085,000	\$970,000
Listed Properties	9	15
GARDEN CITY - ESTATES		
Number of Sales	78	73
Days on Market	112	120
Average Price	\$891,133	\$907,391
Median Price	\$809,500	\$825,000
Highest Price	\$1,870,000	\$1,950,000
Listed Properties	27	35
GARDEN CITY - CENTRAL		
Number of Sales	24	20
Days on Market	177	124
Average Price	\$1,248,834	\$1,417,200
Median Price	\$1,123,500	\$1,025,000
Highest Price	\$2,865,000	\$4,999,000
Listed Properties	10	24

	2010	2011
GARDEN CITY - EASTERN		
Number of Sales	62	64
Days on Market	106	95
Average Price	\$757,127	\$783,722
Median Price	\$745,000	\$710,000
Highest Price	\$1,525,000	\$2,300,000
Listed Properties	26	35

STEWART MANOR		
Number of Sales	14	8
Days on Market	77	68
Average Price	\$472,421	\$451,125
Median Price	\$487,500	\$432,500
Highest Price	\$545,000	\$617,000
Listed Properties	3	6

WEST HEMPSTEAD		
Number of Sales	154	126
Days on Market	142	155
Average Price	\$364,785	\$345,413
Median Price	\$362,750	\$347,000
Highest Price	\$630,000	\$620,000
Listed Properties	150	120

GARDEN CITY - SOUTH		
Number of Sales	21	23
Days on Market	126	92
Average Price	\$494,929	\$460,391
Median Price	\$475,000	\$458,000
Highest Price	\$685,000	\$625,000
Listed Properties	11	11

FRANKLIN SQUARE		
Number of Sales	150	148
Days on Market	108	128
Average Price	\$410,945	\$385,680
Median Price	\$397,750	\$376,750
Highest Price	\$685,000	\$670,000
Listed Properties	92	75

THE WYNDHAM		
Number of Sales	5	8
Days on Market	214	258
Average Price	\$602,000	\$688,688
Median Price	\$575,000	\$708,250
Highest Price	\$975,000	\$900,000
Listed Properties	18	5

Median: The threshold which divides the real estate market into two equal halves, in reference to pricing. One half of the homes in the market were sold at a price above the median home price, while the other half were sold below that price.

Average: The sum of prices of all homes sold in a certain area in a certain period, divided by the number of properties sold in the same area in that period.

Listed Properties: Represents the number of available properties as of December 31.

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Statistics based on residential properties reported as closed January 1 to December 31 on Long Island Multiple Listing Service (MLS).

Photography by Matthew Jacob