

REALESTATE

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BUYING IN:

HICKSVILLE

VITAL STATS



Population 43,868
Median age 41.9
Median home value \$745,000
Monthly LIRR ticket from Hicksville \$278
School districts, graduation rates
Hicksville (89.4%), Bethpage (95.9%), Syosset (98.8%)
Libraries Hicksville, Bethpage, Syosset
Transit NICE Bus Routes 22, 24, 48, 49, 79, 79x, 80
Sources: 2023 American Community Survey; OneKey MLS via InfoSparks by ShowingTime; LIRR, data.nysed.gov; Nassau Inter-County Express

Draws buyers as a longtime shopping hub with new homes

BY STACEY ALTHERR
Special to Newsday

THE SCOOP Just south of the Northern State Parkway and with Route 106/107 running through it, Hicksville is a place with a well-known shopping mall and plenty of parks for its residents.

"Hicksville has a lot of hidden neighborhood parks," said Matthew Korman, an agent with Douglas Elliman Real Estate who grew up in the community, selling homes there for 22 years. "They are down an alleyway and behind houses. They are all through the town."

Hicksville is home to Broadway Commons, which developers aim to return to an open-air format, focusing on retail, Newsday has reported. Nature and recreation includes county-owned Cantiague Park, which has mini golf, ice skating and a swimming pool for residents.

"There's also plenty of shopping down Route 107," Korman said.

One of Hicksville's major assets, Korman added, is its central location, with access to the parkway and the Long Island Expressway, as well as direct access to Manhattan on the Long Island Rail Road.

Homes of all types can be found there, too — from ranches to split-levels and Colonials.

"There are also Levitt homes



The LIRR station in Hicksville has long been a hub for riders.

here, too," Korman said. "And lots of new construction going on."

Hicksville is named after Valentine Hicks, the son-in-law of famous preacher Elias Hicks. Hicks was a member of the LIRR's board of directors and its one-time president. The Hicksville train station was opened on March 1, 1837, and quickly became a main hub, according to Newsday archives.

Current home prices in Hicksville range from \$500,000 to upward of \$1.5 million. Rentals are also readily available. Homes for rent run about \$3,000 to \$5,500. Apartment complexes such as Eagle Rock run from \$2,190 to \$6,500.

CONDOS AND CO-OPS There are no condos or co-ops currently on the market.

APRIL 9, 2024-APRIL 8, 2025	
HOME SALES	268
MEDIAN SALE PRICE	\$749,000
APRIL 9, 2023-APRIL 8, 2024	
HOME SALES	308
MEDIAN SALE PRICE	\$655,000



Maharaja Farmers Market on South Broadway in Hicksville. The area is ripe with shopping.

RECENTLY SOLD

\$1.6M

Spindle Road
Style Colonial
Bedrooms 5
Bathrooms 4½
Built 2024
Lot size 0.18 acre
Taxes \$10,176
+/- List price \$15,000
Days on market 200

\$940,000

Palermo Street
Style Split ranch
Bedrooms 4
Bathrooms 2½
Built 1958
Lot size 0.20 acre
Taxes \$12,545
+/- List price +\$1
Days on market 85

\$560,000

Blueberry Lane
Style Cape
Bedrooms 4
Bathrooms 2
Built 1952
Lot size 0.2 acre
Taxes \$9,000
+/- List price +\$10,000
Days on market 73

ON THE MARKET

\$1.47M

This four-bedroom, 4½-bath-room home has vaulted tray ceilings in the living space, a fireplace, heated floors, a central vacuum system and a whole-house sound system. Built in 2019, and since renovated, the home has a white kitchen with a six-burner gas stove, wine cooler and both a range and wall oven. The main areas are white marble tile and there are custom moldings throughout home. Taxes are \$9,320. Heidi Haddara, Property Professionals Realty, 516-605-2700.



JAY POZDARCO

\$879,000

With a price recently reduced by \$36,000, this four-bed, three-bath Colonial has an updated kitchen, three renovated bathrooms, a large brick fireplace and an attached garage. The primary en suite has two closets and high ceilings. Built in 1952, the home has a finished basement with hardwood floors and white tile throughout. Taxes are \$13,076. Dilpreet Singh, Voro LLC, 347-553-2621.



VORO / DILPREET SINGH

\$639,000

Built in 1952, this three-bedroom, one-bathroom ranch has a basement and detached one-car garage. Among the home's features are an eat-in kitchen, hardwood floors, fenced backyard, finished basement for recreation and laundry area in the basement. Taxes are \$8,441. Matthew Korman, Douglas Elliman Real Estate, 516-354-6500.

