

Buying in Baldwin and Baldwin Harbor

September 21, 2011 by LISA DOLL BRUNO / lisa.doll-bruno@newsday.com



THE SCOOP The tale of two Baldwins -- Baldwin and Baldwin Harbor -- goes something like this: "One school district, one ZIP code, one town," says Erik Mahler owner-broker of Mahler Realty in Baldwin, noting the communities are diverse and tightly knit.

But they are indeed two separate hamlets. Baldwin is larger and more populous than Baldwin Harbor, which stretches from Atlantic Avenue to Middle Bay, Baldwin Bay and [Freeport Bay](#).

The Town of [Hempstead](#) just completed a streetscape on the north side of [Merrick Road](#), just east of Grand Avenue, with brick pavers, Victorian-style streetlights and plantings.

A mixed-use urban renewal program to redevelop the west side of Grand Avenue, north of [Merrick Road](#), has been approved by the town board in the last year, Deery says.

Buyers can find a mix of house styles and sizes, says Lee Small of Baldwin Realty in [Oceanside](#). "It's a nice community with good schools," says resident Alan Levine of Charles Rutenberg Realty in [Oceanside](#).

CO-OPS 17 Listed between \$114,900 and \$259,000

CONDOS AND TOWN HOUSES Eight listed between \$195,750 and \$359,000

MONTHLY RENTALS Eight listings between \$1,100 and \$2,600

SALES PRICE Looking at both hamlets combined, there were 193 sales from Aug. 1, 2010,

to Sept. 10, 2011, according to Multiple Listing Service of [Long Island](#) data. The median price was \$340,000, with a low of \$112,000 and a high of \$831,000. From July 1, 2009, to July 31, 2010, there were 206 sales with a median price of \$362,750. The low was \$166,000 and the high was \$630,000.

ATTRACTIONS In Baldwin, Baldwin Park has a skate park, a roller rink, a spray pool and athletic fields, and Coes Neck Park has recently renovated tennis and basketball courts. There's a private beach club in Baldwin Harbor.

Other stats

Town: [Hempstead](#)

Area: Baldwin, 2.9 square miles; Baldwin Harbor, 1.2 square miles

ZIP code: 11510

Population: Baldwin, 24,002;

Baldwin Harbor 8,998

Median age: Baldwin, 38.6;

Baldwin Harbor 37.2

Median household income: Baldwin \$99,385; Baldwin Harbor \$108,580

Median home value: Combined, \$309,255*

[LIRR](#) time to NYC: From Baldwin,

37 minutes to 46 minutes at peak

Monthly ticket: \$254

School district: Baldwin

SOURCES: Census estimates; [mlsli.com](#); [Long Island Rail Road](#)

*Based on sales in the past six months according to Multiple Listing Service of [Long Island](#)

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