

Nassau County

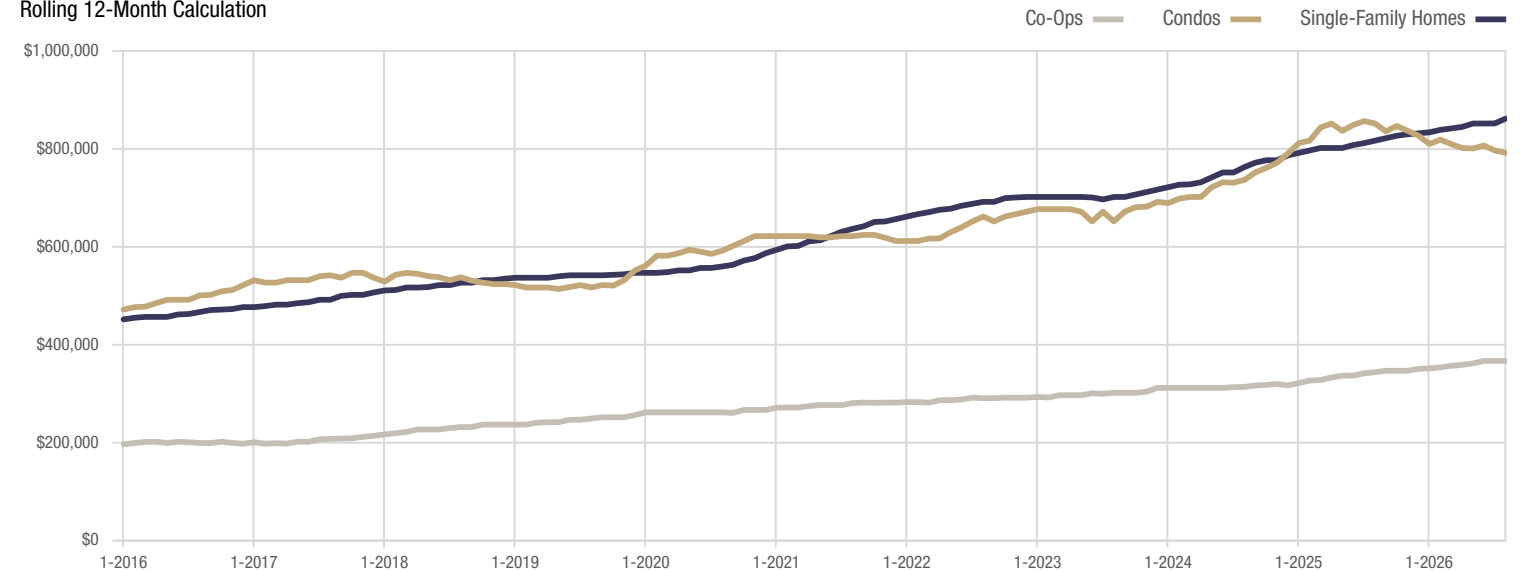
Single-Family Homes	August			Last 12 Months		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	897	951	+ 6.0%	11,208	11,394	+ 1.7%
Closed Sales	908	881	- 3.0%	8,272	8,271	- 0.0%
Days on Market Until Sale	37	38	+ 2.7%	48	47	- 2.1%
Median Sales Price*	\$870,000	\$911,000	+ 4.7%	\$815,000	\$860,000	+ 5.5%
Percent of Original List Price Received*	100.1%	100.5%	+ 0.4%	99.6%	99.4%	- 0.2%
Inventory of Homes for Sale	2,268	2,259	- 0.4%	2,141	2,114	- 1.3%

Condos	August			Last 12 Months		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	66	85	+ 28.8%	929	934	+ 0.5%
Closed Sales	70	74	+ 5.7%	776	733	- 5.5%
Days on Market Until Sale	59	48	- 18.6%	61	57	- 6.6%
Median Sales Price*	\$830,000	\$740,000	- 10.8%	\$850,000	\$790,000	- 7.1%
Percent of Original List Price Received*	99.2%	98.7%	- 0.5%	98.7%	98.8%	+ 0.1%
Inventory of Homes for Sale	208	205	- 1.4%	211	194	- 8.1%

Co-Ops	August			Last 12 Months		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	72	79	+ 9.7%	1,030	1,012	- 1.7%
Closed Sales	76	71	- 6.6%	805	742	- 7.8%
Days on Market Until Sale	56	52	- 7.1%	61	57	- 6.6%
Median Sales Price*	\$400,000	\$380,000	- 5.0%	\$342,000	\$365,000	+ 6.7%
Percent of Original List Price Received*	98.7%	98.4%	- 0.3%	98.7%	97.9%	- 0.8%
Inventory of Homes for Sale	234	207	- 11.5%	219	235	+ 7.3%

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type
Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.