

Nassau County

Single-Family Homes	March			Last 12 Months		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	1,063	1,014	- 4.6%	10,962	11,003	+ 0.4%
Closed Sales	577	527	- 8.7%	8,288	8,205	- 1.0%
Days on Market Until Sale	63	58	- 7.9%	52	45	- 13.5%
Median Sales Price*	\$816,000	\$849,000	+ 4.0%	\$800,000	\$840,000	+ 5.0%
Percent of Original List Price Received*	98.1%	99.0%	+ 0.9%	99.7%	99.3%	- 0.4%
Inventory of Homes for Sale	1,909	1,665	- 12.8%	2,117	2,061	- 2.6%

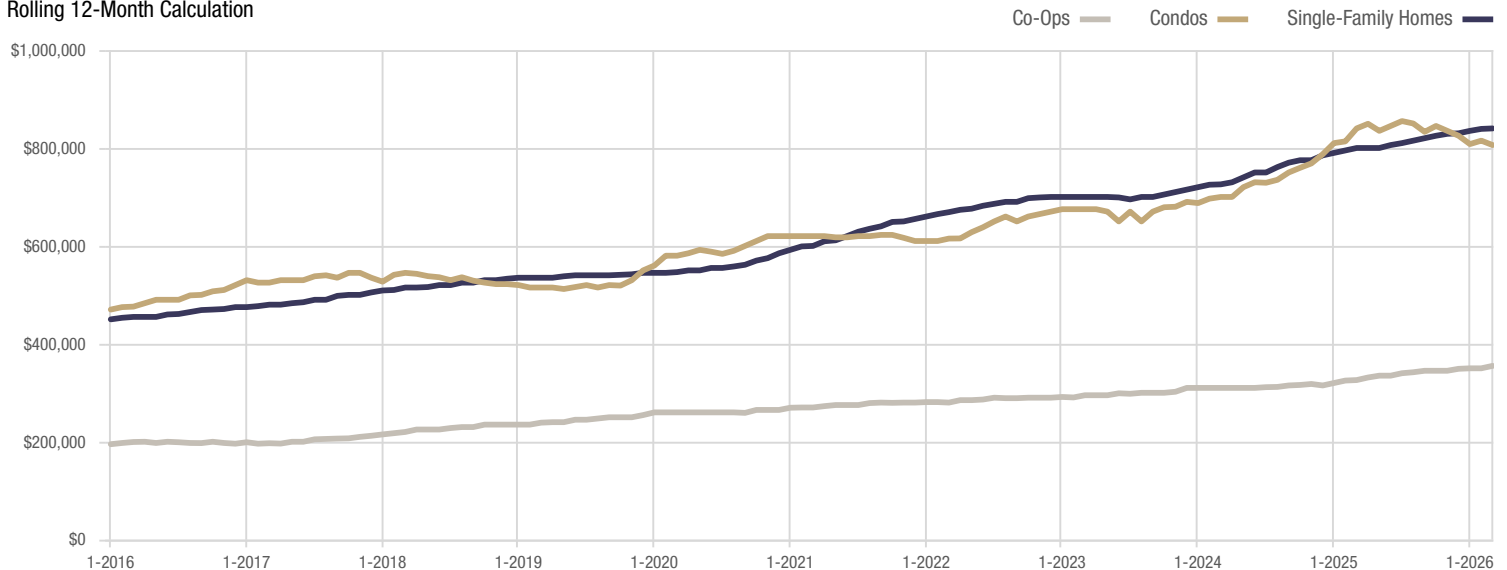
Condos	March			Last 12 Months		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	89	82	- 7.9%	939	918	- 2.2%
Closed Sales	48	44	- 8.3%	764	728	- 4.7%
Days on Market Until Sale	62	59	- 4.8%	57	61	+ 7.0%
Median Sales Price*	\$712,500	\$711,943	- 0.1%	\$840,000	\$806,000	- 4.0%
Percent of Original List Price Received*	97.7%	99.8%	+ 2.1%	98.4%	98.7%	+ 0.3%
Inventory of Homes for Sale	203	175	- 13.8%	218	198	- 9.2%

Co-Ops	March			Last 12 Months		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	94	89	- 5.3%	1,017	1,003	- 1.4%
Closed Sales	69	62	- 10.1%	819	771	- 5.9%
Days on Market Until Sale	71	51	- 28.2%	66	54	- 18.2%
Median Sales Price*	\$320,000	\$342,500	+ 7.0%	\$326,000	\$355,000	+ 8.9%
Percent of Original List Price Received*	98.2%	98.4%	+ 0.2%	98.3%	98.7%	+ 0.4%
Inventory of Homes for Sale	198	190	- 4.0%	216	226	+ 4.6%

* 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.