

Nassau County

Single-Family Homes Key Metrics	May			Last 12 Months		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	1,291	1,164	- 9.8%	11,071	11,168	+ 0.9%
Closed Sales	600	579	- 3.5%	8,279	8,153	- 1.5%
Days on Market Until Sale	45	51	+ 13.3%	51	46	- 9.8%
Median Sales Price*	\$810,000	\$890,000	+ 9.9%	\$800,000	\$850,000	+ 6.3%
Percent of Original List Price Received*	100.1%	100.3%	+ 0.2%	99.7%	99.3%	- 0.4%
Inventory of Homes for Sale	2,373	2,199	- 7.3%	2,133	2,086	- 2.2%

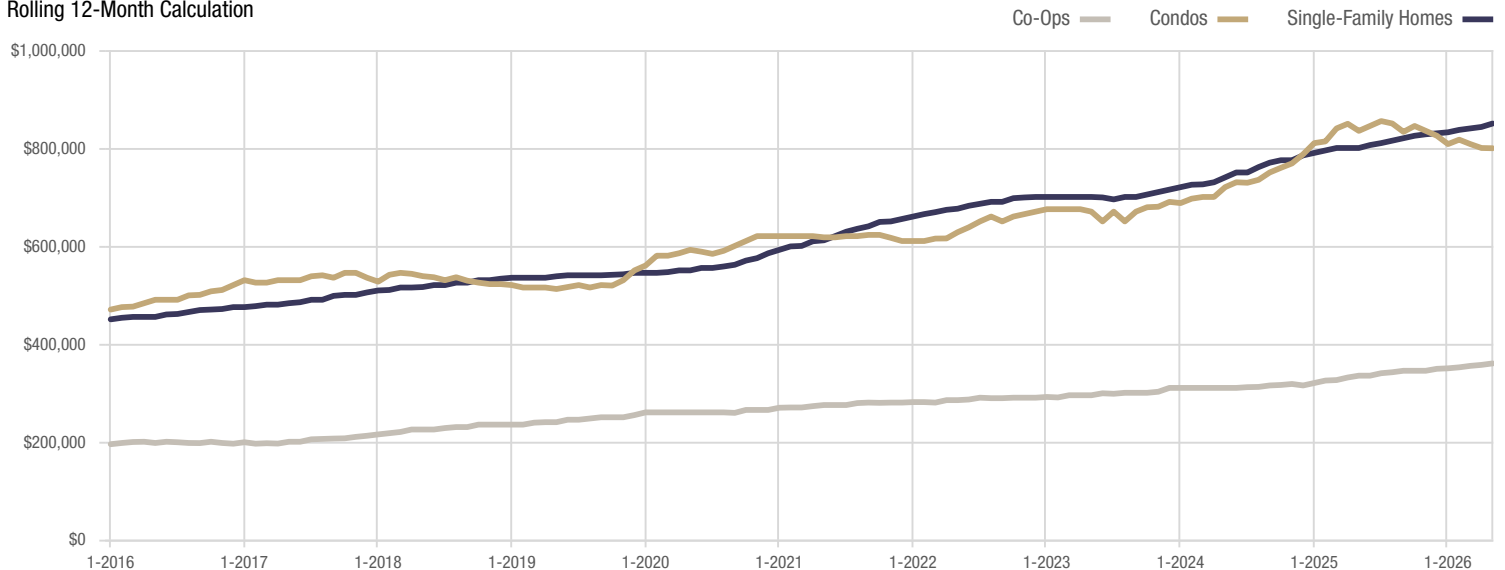
Condos Key Metrics	May			Last 12 Months		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	113	100	- 11.5%	925	918	- 0.8%
Closed Sales	67	69	+ 3.0%	785	721	- 8.2%
Days on Market Until Sale	54	54	0.0%	58	59	+ 1.7%
Median Sales Price*	\$655,000	\$775,000	+ 18.3%	\$835,000	\$799,500	- 4.3%
Percent of Original List Price Received*	99.8%	99.6%	- 0.2%	98.6%	98.9%	+ 0.3%
Inventory of Homes for Sale	245	205	- 16.3%	217	196	- 9.7%

Co-Ops Key Metrics	May			Last 12 Months		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	112	102	- 8.9%	1,010	1,004	- 0.6%
Closed Sales	70	46	- 34.3%	800	754	- 5.8%
Days on Market Until Sale	51	70	+ 37.3%	63	56	- 11.1%
Median Sales Price*	\$335,000	\$355,000	+ 6.0%	\$335,000	\$360,000	+ 7.5%
Percent of Original List Price Received*	99.6%	96.4%	- 3.2%	98.4%	98.3%	- 0.1%
Inventory of Homes for Sale	232	228	- 1.7%	213	231	+ 8.5%

* 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.