

Nassau County

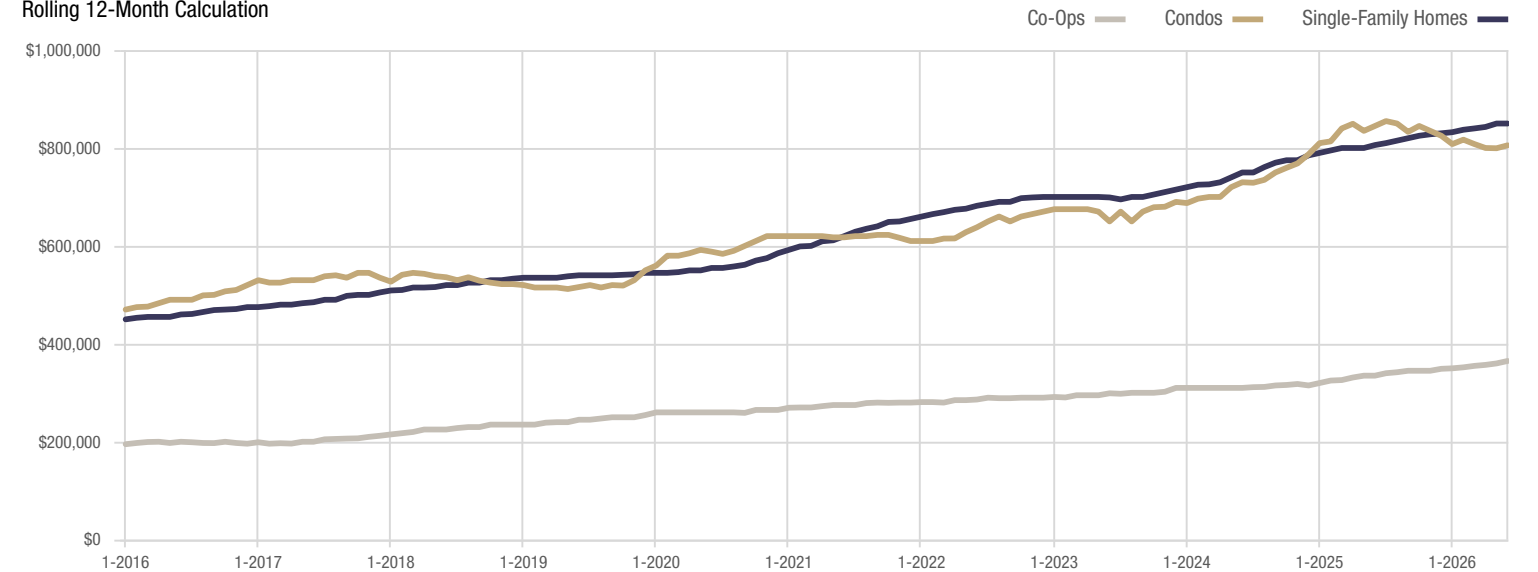
Single-Family Homes	June			Last 12 Months		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	1,182	1,241	+ 5.0%	11,173	11,283	+ 1.0%
Closed Sales	732	743	+ 1.5%	8,222	8,179	- 0.5%
Days on Market Until Sale	42	42	0.0%	50	46	- 8.0%
Median Sales Price*	\$850,000	\$875,000	+ 2.9%	\$806,000	\$850,000	+ 5.5%
Percent of Original List Price Received*	100.6%	101.3%	+ 0.7%	99.7%	99.3%	- 0.4%
Inventory of Homes for Sale	2,463	2,327	- 5.5%	2,142	2,093	- 2.3%

Condos	June			Last 12 Months		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	86	84	- 2.3%	922	921	- 0.1%
Closed Sales	55	51	- 7.3%	780	719	- 7.8%
Days on Market Until Sale	61	35	- 42.6%	60	57	- 5.0%
Median Sales Price*	\$810,000	\$922,500	+ 13.9%	\$845,000	\$805,500	- 4.7%
Percent of Original List Price Received*	99.1%	99.5%	+ 0.4%	98.6%	98.9%	+ 0.3%
Inventory of Homes for Sale	222	205	- 7.7%	215	196	- 8.8%

Co-Ops	June			Last 12 Months		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	91	86	- 5.5%	1,008	1,002	- 0.6%
Closed Sales	65	63	- 3.1%	787	754	- 4.2%
Days on Market Until Sale	64	63	- 1.6%	62	56	- 9.7%
Median Sales Price*	\$340,000	\$379,000	+ 11.5%	\$335,000	\$365,000	+ 9.0%
Percent of Original List Price Received*	99.5%	97.6%	- 1.9%	98.5%	98.2%	- 0.3%
Inventory of Homes for Sale	256	235	- 8.2%	213	233	+ 9.4%

* 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.