

Nassau County

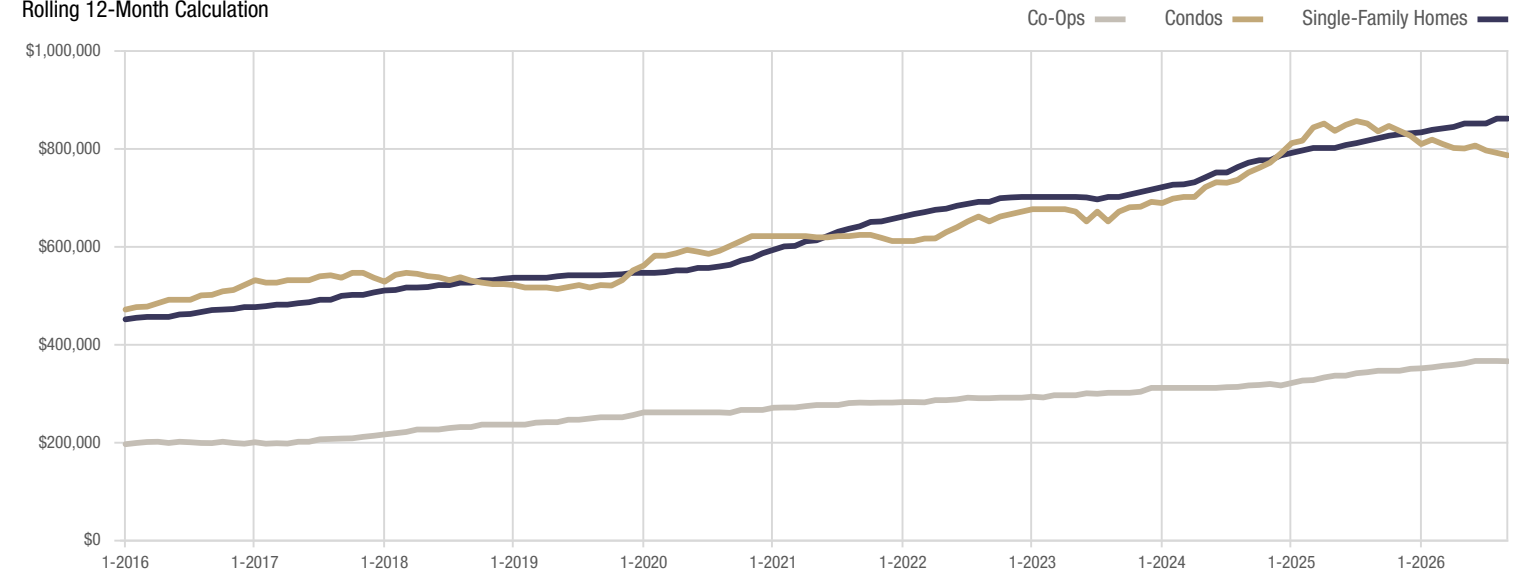
Single-Family Homes	September			Last 12 Months		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	1,037	929	- 10.4%	11,290	11,339	+ 0.4%
Closed Sales	789	757	- 4.1%	8,296	8,260	- 0.4%
Days on Market Until Sale	43	40	- 7.0%	48	46	- 4.2%
Median Sales Price*	\$842,500	\$860,000	+ 2.1%	\$820,000	\$860,000	+ 4.9%
Percent of Original List Price Received*	98.9%	99.8%	+ 0.9%	99.5%	99.5%	0.0%
Inventory of Homes for Sale	2,357	2,318	- 1.7%	2,143	2,132	- 0.5%

Condos	September			Last 12 Months		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	78	55	- 29.5%	924	914	- 1.1%
Closed Sales	79	63	- 20.3%	765	720	- 5.9%
Days on Market Until Sale	73	49	- 32.9%	62	55	- 11.3%
Median Sales Price*	\$806,000	\$785,000	- 2.6%	\$834,000	\$785,000	- 5.9%
Percent of Original List Price Received*	97.7%	98.4%	+ 0.7%	98.6%	98.8%	+ 0.2%
Inventory of Homes for Sale	206	183	- 11.2%	209	193	- 7.7%

Co-Ops	September			Last 12 Months		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	108	83	- 23.1%	1,039	991	- 4.6%
Closed Sales	72	75	+ 4.2%	799	750	- 6.1%
Days on Market Until Sale	46	64	+ 39.1%	59	58	- 1.7%
Median Sales Price*	\$347,500	\$350,000	+ 0.7%	\$345,000	\$364,500	+ 5.7%
Percent of Original List Price Received*	99.5%	97.5%	- 2.0%	98.8%	97.7%	- 1.1%
Inventory of Homes for Sale	247	218	- 11.7%	220	235	+ 6.8%

* 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.