

Nassau County

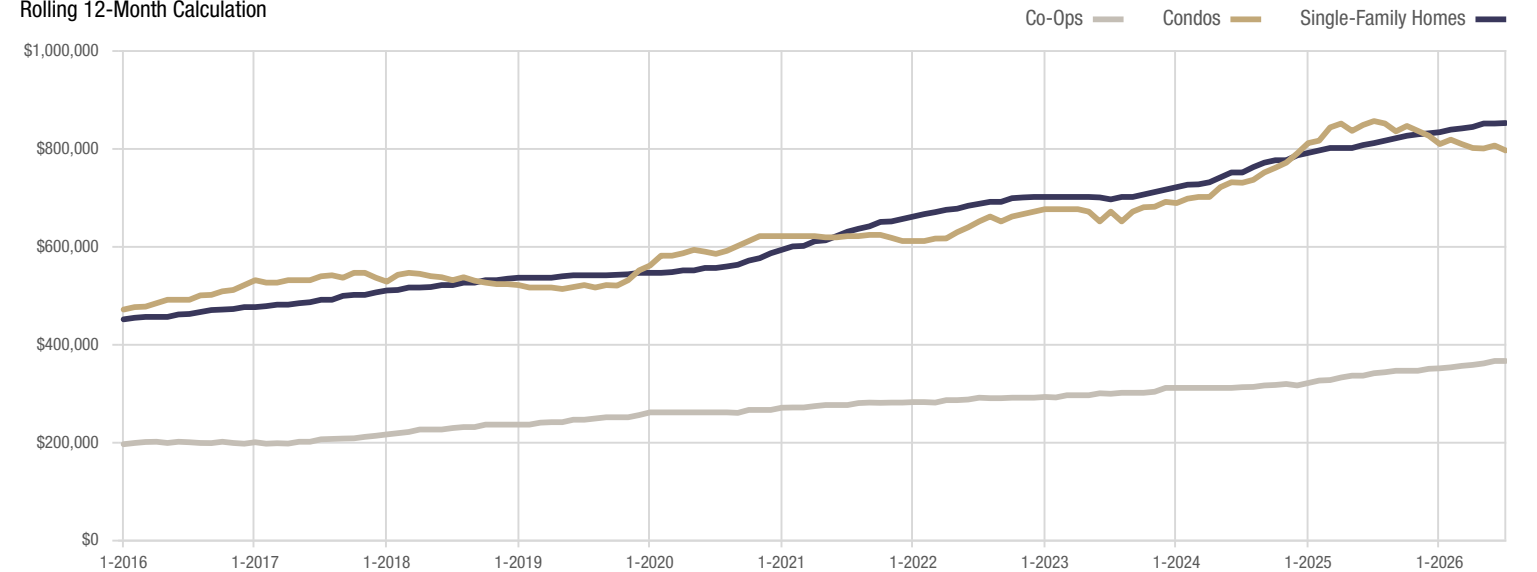
Single-Family Homes	July			Last 12 Months		
	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
Key Metrics						
New Listings	1,079	1,063	- 1.5%	11,265	11,311	+ 0.4%
Closed Sales	828	891	+ 7.6%	8,233	8,268	+ 0.4%
Days on Market Until Sale	34	38	+ 11.8%	49	46	- 6.1%
Median Sales Price*	\$855,000	\$880,000	+ 2.9%	\$810,000	\$851,000	+ 5.1%
Percent of Original List Price Received*	100.6%	101.0%	+ 0.4%	99.7%	99.4%	- 0.3%
Inventory of Homes for Sale	2,414	2,305	- 4.5%	2,147	2,099	- 2.2%

Condos	July			Last 12 Months		
	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
Key Metrics						
New Listings	85	76	- 10.6%	929	917	- 1.3%
Closed Sales	63	68	+ 7.9%	788	729	- 7.5%
Days on Market Until Sale	44	58	+ 31.8%	60	58	- 3.3%
Median Sales Price*	\$875,000	\$828,266	- 5.3%	\$855,000	\$795,000	- 7.0%
Percent of Original List Price Received*	99.8%	99.4%	- 0.4%	98.7%	98.8%	+ 0.1%
Inventory of Homes for Sale	215	176	- 18.1%	212	193	- 9.0%

Co-Ops	July			Last 12 Months		
	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
Key Metrics						
New Listings	89	89	0.0%	1,029	1,004	- 2.4%
Closed Sales	70	58	- 17.1%	799	742	- 7.1%
Days on Market Until Sale	47	63	+ 34.0%	61	57	- 6.6%
Median Sales Price*	\$360,000	\$358,500	- 0.4%	\$340,000	\$365,000	+ 7.4%
Percent of Original List Price Received*	100.2%	97.5%	- 2.7%	98.6%	97.9%	- 0.7%
Inventory of Homes for Sale	248	229	- 7.7%	216	234	+ 8.3%

* 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.