Local Market Update – June 2026

Provided by OneKey® MLS

Massapequa

East Massapequa, Massapequa, Massapequa Park, Massapequa Shores, and North Massapequa in Nassau County

Single-Family Homes	June			Last 12 Months		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	76	**81**	+ 6.6%	636	**682**	+ 7.2%
Closed Sales	30	**62**	+ 106.7%	547	**544**	- 0.5%
Days on Market Until Sale	39	**28**	- 28.2%	39	**34**	- 12.8%
Median Sales Price*	$807,500	**$838,500**	+ 3.8%	$750,000	**$815,000**	+ 8.7%
Percent of Original List Price Received*	101.5%	**104.8%**	+ 3.3%	102.4%	**102.4%**	0.0%
Inventory of Homes for Sale	111	**109**	- 1.8%	99	**100**	+ 1.0%

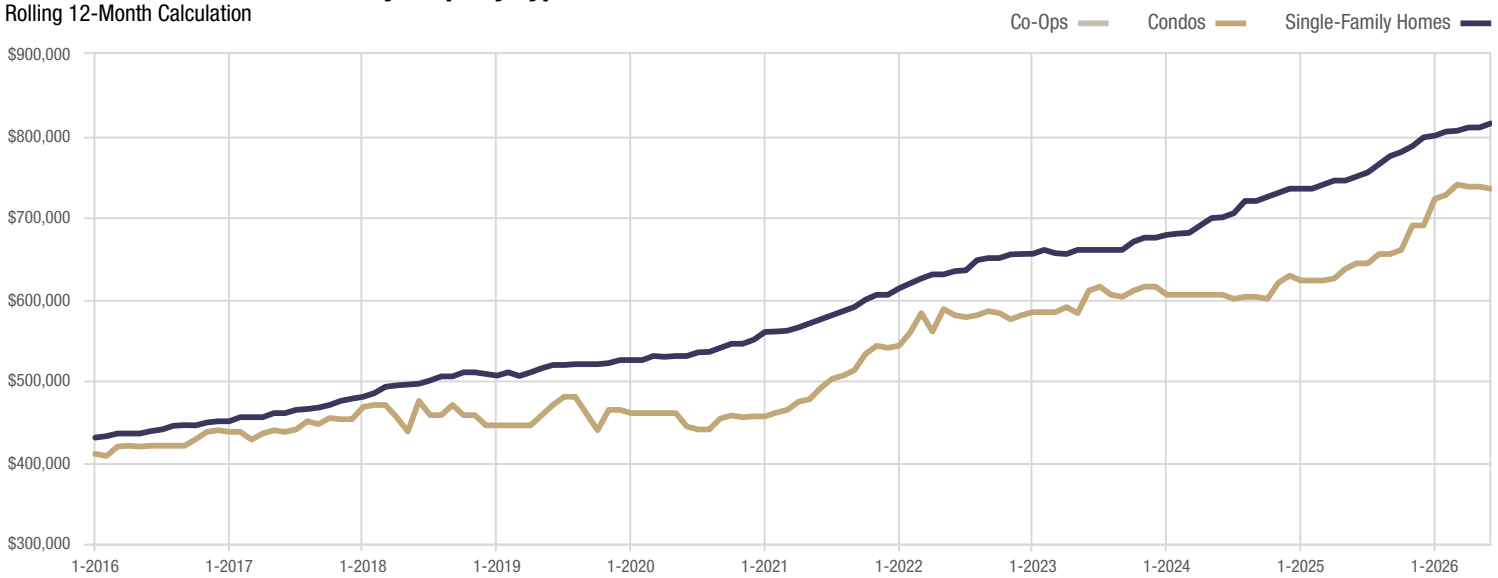
Condos	June			Last 12 Months		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	3	**2**	- 33.3%	27	**25**	- 7.4%
Closed Sales	3	**2**	- 33.3%	22	**23**	+ 4.5%
Days on Market Until Sale	72	**36**	- 50.0%	42	**22**	- 47.6%
Median Sales Price*	$741,000	**$723,500**	- 2.4%	$643,500	**$735,000**	+ 14.2%
Percent of Original List Price Received*	99.0%	**100.8%**	+ 1.8%	102.0%	**103.3%**	+ 1.3%
Inventory of Homes for Sale	3	**1**	- 66.7%	3	**2**	- 33.3%

Co-Ops	June			Last 12 Months		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	0	**0**	0.0%	0	**0**	0.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	—	**—**	—	—	**—**	—
Median Sales Price*	—	**—**	—	—	**—**	—
Percent of Original List Price Received*	—	**—**	—	—	**—**	—
Inventory of Homes for Sale	0	**0**	0.0%	0	**0**	0.0%

* 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.

Current as of July 8, 2026. All data from OneKey® MLS. Report © 2026 ShowingTime Plus, LLC.