Local Market Update – August 2026

Provided by OneKey® MLS

Oceanside

Nassau County

Single-Family Homes	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	28	**28**	0.0%	285	**286**	+ 0.4%
Closed Sales	24	**25**	+ 4.2%	231	**214**	- 7.4%
Days on Market Until Sale	37	**39**	+ 5.4%	48	**47**	- 2.1%
Median Sales Price*	$820,000	**$920,000**	+ 12.2%	$761,750	**$784,500**	+ 3.0%
Percent of Original List Price Received*	100.6%	**99.4%**	- 1.2%	99.7%	**99.4%**	- 0.3%
Inventory of Homes for Sale	54	**63**	+ 16.7%	49	**53**	+ 8.2%

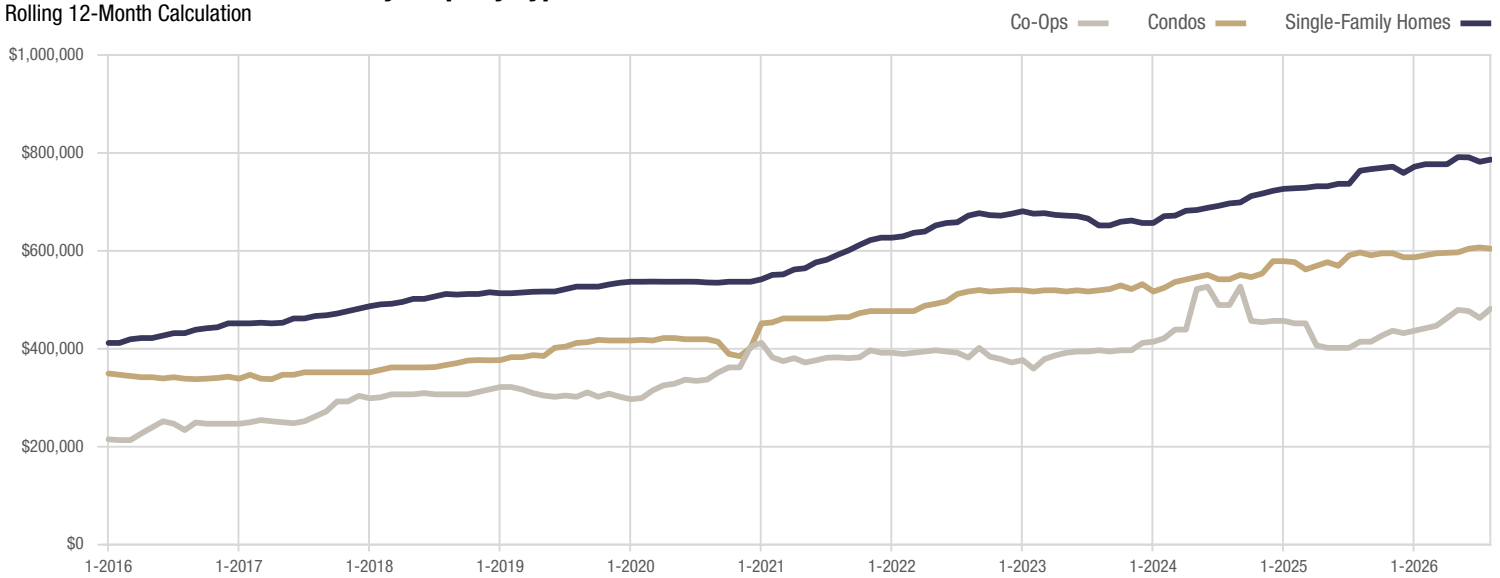
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	2	**2**	0.0%	26	**28**	+ 7.7%
Closed Sales	2	**3**	+ 50.0%	16	**26**	+ 62.5%
Days on Market Until Sale	16	**26**	+ 62.5%	37	**35**	- 5.4%
Median Sales Price*	$625,000	**$645,000**	+ 3.2%	$594,750	**$602,500**	+ 1.3%
Percent of Original List Price Received*	100.5%	**101.3%**	+ 0.8%	98.3%	**102.1%**	+ 3.9%
Inventory of Homes for Sale	4	**3**	- 25.0%	3	**3**	0.0%

Co-Ops	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	1	**2**	+ 100.0%	27	**31**	+ 14.8%
Closed Sales	3	**1**	- 66.7%	28	**17**	- 39.3%
Days on Market Until Sale	31	**9**	- 71.0%	63	**36**	- 42.9%
Median Sales Price*	$430,000	**$695,000**	+ 61.6%	$412,500	**$480,000**	+ 16.4%
Percent of Original List Price Received*	98.3%	**111.2%**	+ 13.1%	99.1%	**101.1%**	+ 2.0%
Inventory of Homes for Sale	4	**3**	- 25.0%	6	**4**	- 33.3%

* 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.

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