Local Market Update – June 2026

Provided by OneKey® MLS

East Meadow

Nassau County

Single-Family Homes	June			Last 12 Months		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	32	**29**	- 9.4%	300	**300**	0.0%
Closed Sales	14	**26**	+ 85.7%	232	**237**	+ 2.2%
Days on Market Until Sale	29	**28**	- 3.4%	36	**32**	- 11.1%
Median Sales Price*	$777,500	**$868,000**	+ 11.6%	$790,000	**$825,000**	+ 4.4%
Percent of Original List Price Received*	103.7%	**103.2%**	- 0.5%	101.6%	**101.9%**	+ 0.3%
Inventory of Homes for Sale	55	**48**	- 12.7%	41	**40**	- 2.4%

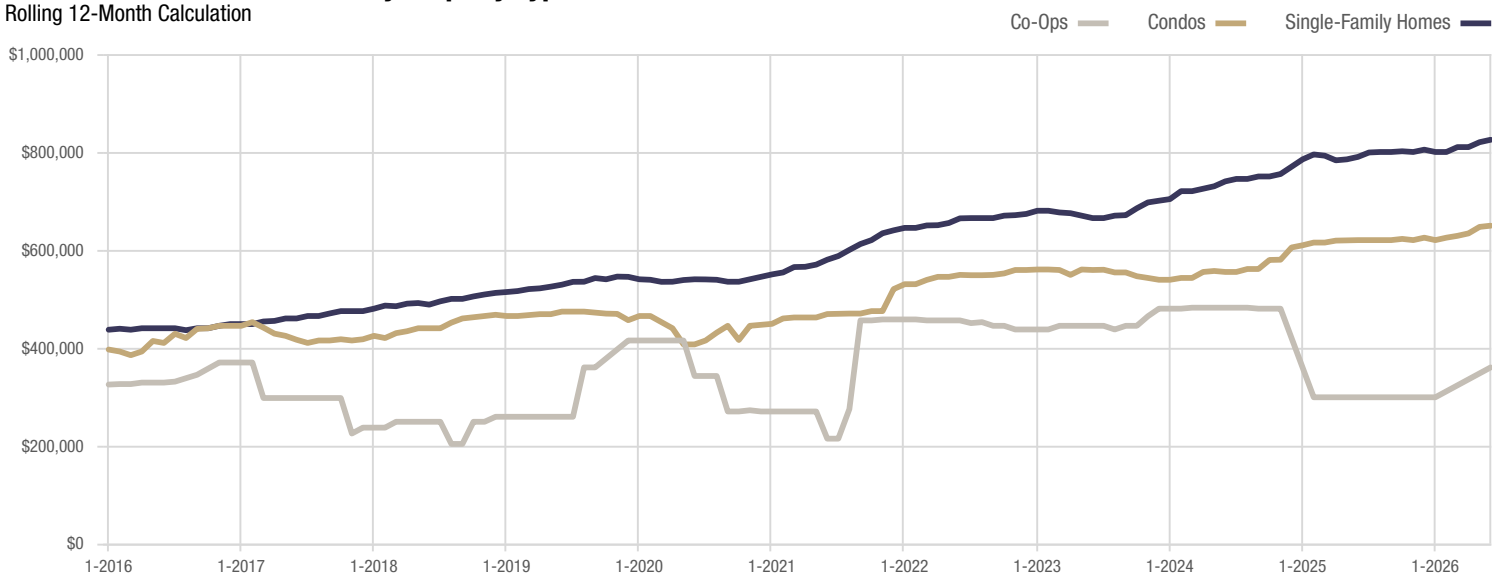
Condos	June			Last 12 Months		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	3	**2**	- 33.3%	45	**44**	- 2.2%
Closed Sales	4	**2**	- 50.0%	41	**50**	+ 22.0%
Days on Market Until Sale	71	**14**	- 80.3%	67	**43**	- 35.8%
Median Sales Price*	$607,500	**$635,700**	+ 4.6%	$620,000	**$649,500**	+ 4.8%
Percent of Original List Price Received*	99.7%	**106.0%**	+ 6.3%	100.9%	**102.3%**	+ 1.4%
Inventory of Homes for Sale	5	**3**	- 40.0%	9	**5**	- 44.4%

Co-Ops	June			Last 12 Months		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	0	**1**	—	1	**7**	+ 600.0%
Closed Sales	0	**1**	—	1	**1**	0.0%
Days on Market Until Sale	—	**35**	—	17	**35**	+ 105.9%
Median Sales Price*	—	**$360,000**	—	$299,000	**$360,000**	+ 20.4%
Percent of Original List Price Received*	—	**102.9%**	—	100.0%	**102.9%**	+ 2.9%
Inventory of Homes for Sale	0	**3**	—	0	**1**	—

* 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.