Local Market Update – June 2026

Provided by OneKey® MLS

Syosset

Nassau County

Single-Family Homes	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	29	**29**	0.0%	252	**266**	+ 5.6%
Closed Sales	17	**16**	- 5.9%	195	**181**	- 7.2%
Days on Market Until Sale	56	**33**	- 41.1%	61	**37**	- 39.3%
Median Sales Price*	$1,347,000	**$1,150,000**	- 14.6%	$1,170,000	**$1,150,000**	- 1.7%
Percent of Original List Price Received*	97.7%	**101.5%**	+ 3.9%	98.4%	**99.0%**	+ 0.6%
Inventory of Homes for Sale	50	**55**	+ 10.0%	44	**43**	- 2.3%

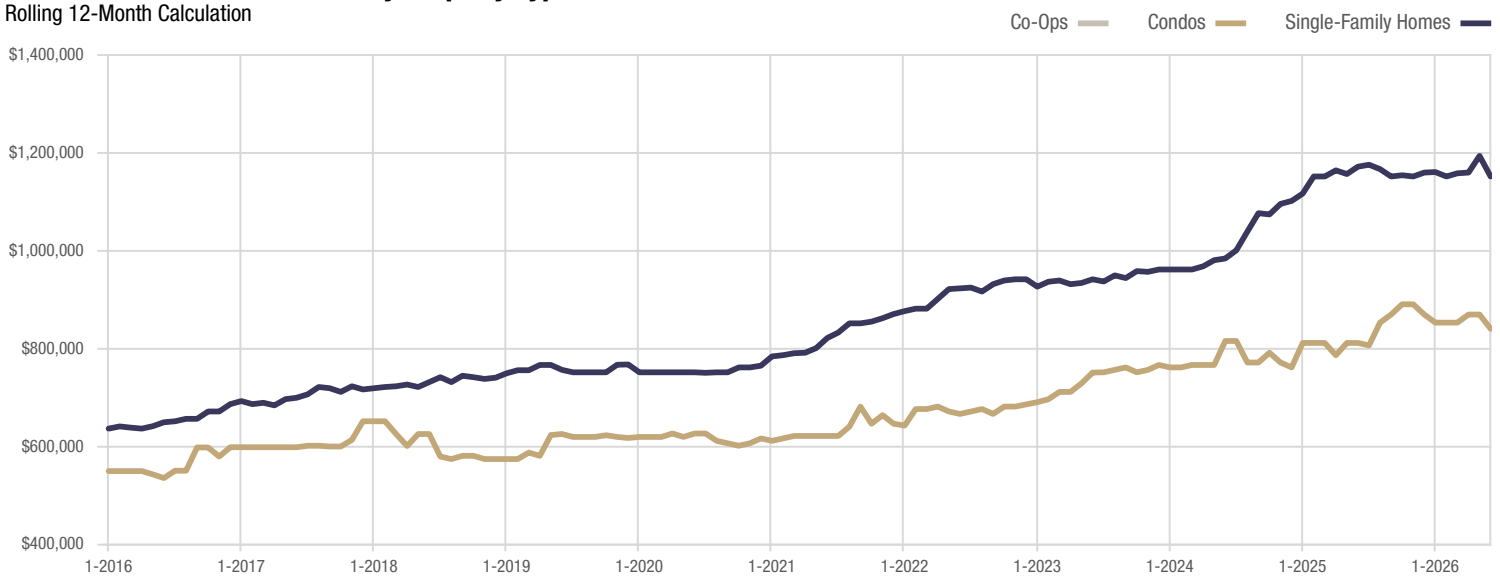
Condos	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	2	**0**	- 100.0%	12	**10**	- 16.7%
Closed Sales	1	**2**	+ 100.0%	7	**10**	+ 42.9%
Days on Market Until Sale	6	**86**	+ 1,333.3%	33	**53**	+ 60.6%
Median Sales Price*	$990,000	**$811,250**	- 18.1%	$810,000	**$839,000**	+ 3.6%
Percent of Original List Price Received*	110.1%	**87.5%**	- 20.5%	100.8%	**96.6%**	- 4.2%
Inventory of Homes for Sale	4	**2**	- 50.0%	1	**3**	+ 200.0%

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.