Local Market Update – June 2026

Provided by OneKey® MLS

Nassau County

Single-Family Homes	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	1,182	**1,241**	+ 5.0%	11,173	**11,283**	+ 1.0%
Closed Sales	732	**743**	+ 1.5%	8,222	**8,179**	- 0.5%
Days on Market Until Sale	42	**42**	0.0%	50	**46**	- 8.0%
Median Sales Price*	$850,000	**$875,000**	+ 2.9%	$806,000	**$850,000**	+ 5.5%
Percent of Original List Price Received*	100.6%	**101.3%**	+ 0.7%	99.7%	**99.3%**	- 0.4%
Inventory of Homes for Sale	2,463	**2,327**	- 5.5%	2,142	**2,093**	- 2.3%

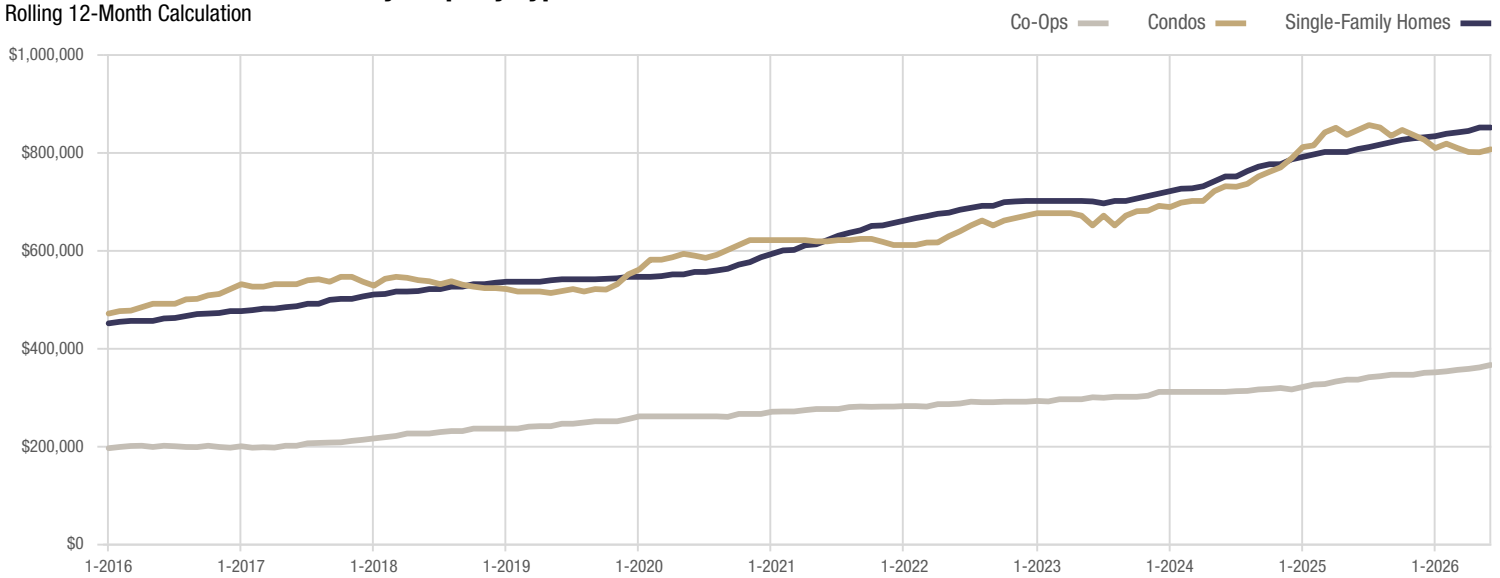
Condos	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	86	**84**	- 2.3%	922	**921**	- 0.1%
Closed Sales	55	**51**	- 7.3%	780	**719**	- 7.8%
Days on Market Until Sale	61	**35**	- 42.6%	60	**57**	- 5.0%
Median Sales Price*	$810,000	**$922,500**	+ 13.9%	$845,000	**$805,500**	- 4.7%
Percent of Original List Price Received*	99.1%	**99.5%**	+ 0.4%	98.6%	**98.9%**	+ 0.3%
Inventory of Homes for Sale	222	**205**	- 7.7%	215	**196**	- 8.8%

Co-Ops	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	91	**86**	- 5.5%	1,008	**1,002**	- 0.6%
Closed Sales	65	**63**	- 3.1%	787	**754**	- 4.2%
Days on Market Until Sale	64	**63**	- 1.6%	62	**56**	- 9.7%
Median Sales Price*	$340,000	**$379,000**	+ 11.5%	$335,000	**$365,000**	+ 9.0%
Percent of Original List Price Received*	99.5%	**97.6%**	- 1.9%	98.5%	**98.2%**	- 0.3%
Inventory of Homes for Sale	256	**235**	- 8.2%	213	**233**	+ 9.4%

* 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.