Local Market Update – August 2026

Provided by OneKey® MLS

Great Neck

Great Neck, Great Neck Est, Great Neck Estates, Great Neck Plaza, and Kings Point in Nassau County

Single-Family Homes	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	23	**33**	+ 43.5%	318	**361**	+ 13.5%
Closed Sales	21	**29**	+ 38.1%	208	**227**	+ 9.1%
Days on Market Until Sale	59	**60**	+ 1.7%	57	**54**	- 5.3%
Median Sales Price*	$1,826,000	**$1,780,000**	- 2.5%	$1,765,000	**$1,740,000**	- 1.4%
Percent of Original List Price Received*	93.7%	**93.3%**	- 0.4%	94.6%	**94.1%**	- 0.5%
Inventory of Homes for Sale	91	**93**	+ 2.2%	72	**82**	+ 13.9%

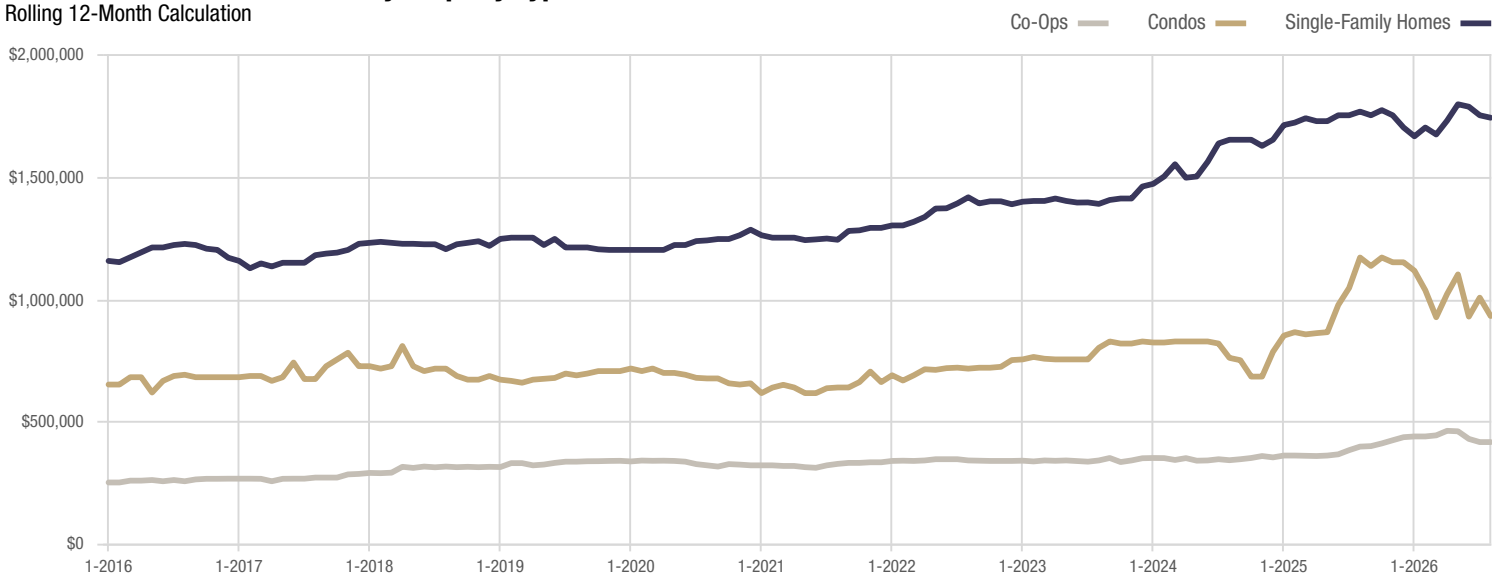
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	1	**4**	+ 300.0%	45	**38**	- 15.6%
Closed Sales	4	**2**	- 50.0%	27	**28**	+ 3.7%
Days on Market Until Sale	74	**67**	- 9.5%	57	**120**	+ 110.5%
Median Sales Price*	$1,252,500	**$937,500**	- 25.1%	$1,169,000	**$930,000**	- 20.4%
Percent of Original List Price Received*	89.1%	**94.5%**	+ 6.1%	93.4%	**93.6%**	+ 0.2%
Inventory of Homes for Sale	19	**17**	- 10.5%	20	**18**	- 10.0%

Co-Ops	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	20	**17**	- 15.0%	242	**198**	- 18.2%
Closed Sales	12	**18**	+ 50.0%	177	**162**	- 8.5%
Days on Market Until Sale	79	**65**	- 17.7%	76	**68**	- 10.5%
Median Sales Price*	$476,000	**$420,000**	- 11.8%	$396,500	**$415,000**	+ 4.7%
Percent of Original List Price Received*	96.0%	**96.6%**	+ 0.6%	96.7%	**95.4%**	- 1.3%
Inventory of Homes for Sale	62	**41**	- 33.9%	62	**49**	- 21.0%

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