Local Market Update – August 2026

Provided by OneKey® MLS

Floral Park (Nassau)

Floral Park and Stewart Manor in Nassau County

Single-Family Homes	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	18	**10**	- 44.4%	144	**174**	+ 20.8%
Closed Sales	16	**12**	- 25.0%	132	**103**	- 22.0%
Days on Market Until Sale	36	**43**	+ 19.4%	44	**42**	- 4.5%
Median Sales Price*	$846,500	**$860,000**	+ 1.6%	$817,500	**$850,000**	+ 4.0%
Percent of Original List Price Received*	97.8%	**100.1%**	+ 2.4%	98.8%	**100.2%**	+ 1.4%
Inventory of Homes for Sale	30	**36**	+ 20.0%	24	**30**	+ 25.0%

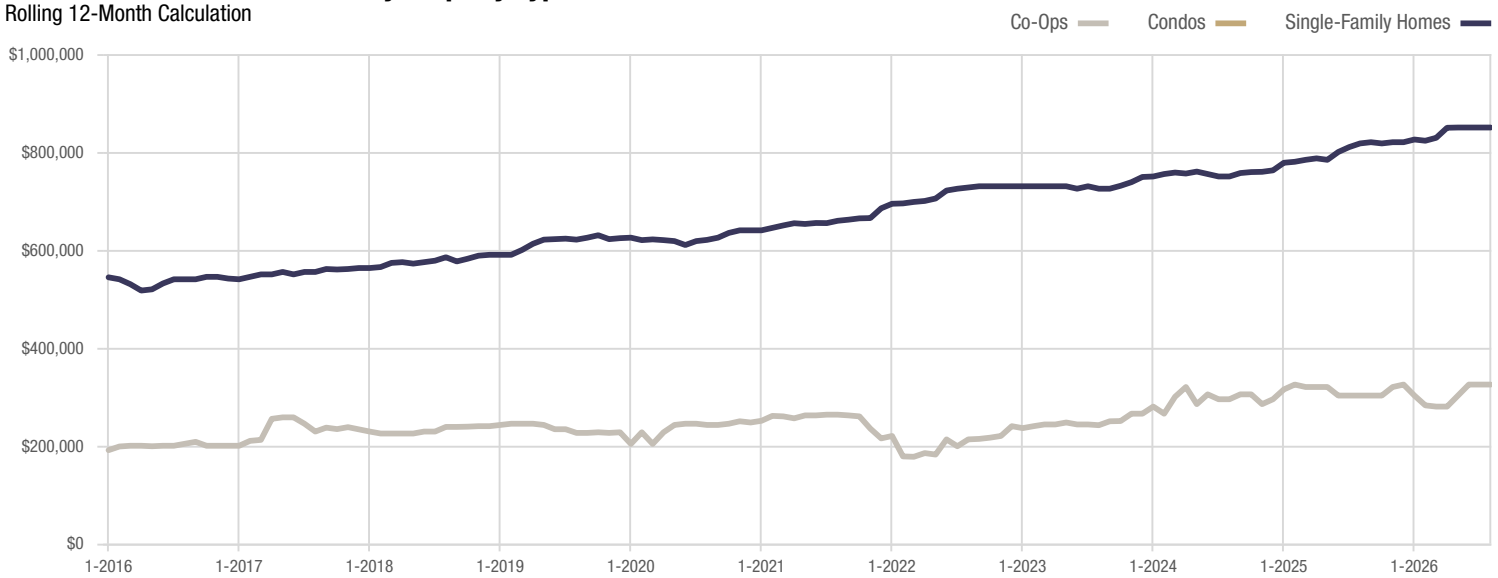
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	0	**0**	0.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	—	**—**	—	—	**—**	—
Median Sales Price*	—	**—**	—	—	**—**	—
Percent of Original List Price Received*	—	**—**	—	—	**—**	—
Inventory of Homes for Sale	0	**0**	0.0%	0	**0**	0.0%

Co-Ops	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	2	**2**	0.0%	24	**11**	- 54.2%
Closed Sales	0	**0**	0.0%	16	**16**	0.0%
Days on Market Until Sale	—	**—**	—	53	**81**	+ 52.8%
Median Sales Price*	—	**—**	—	$302,500	**$325,000**	+ 7.4%
Percent of Original List Price Received*	—	**—**	—	98.0%	**96.0%**	- 2.0%
Inventory of Homes for Sale	7	**2**	- 71.4%	8	**2**	- 75.0%

* 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.