Local Market Update – June 2026

Provided by OneKey® MLS

Mineola

Carle Place, Garden City Park, and Mineola in Nassau County

Single-Family Homes	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	18	**14**	- 22.2%	149	**154**	+ 3.4%
Closed Sales	13	**9**	- 30.8%	131	**100**	- 23.7%
Days on Market Until Sale	38	**44**	+ 15.8%	39	**45**	+ 15.4%
Median Sales Price*	$850,000	**$920,000**	+ 8.2%	$795,000	**$845,000**	+ 6.3%
Percent of Original List Price Received*	100.5%	**101.0%**	+ 0.5%	100.0%	**97.6%**	- 2.4%
Inventory of Homes for Sale	28	**24**	- 14.3%	20	**25**	+ 25.0%

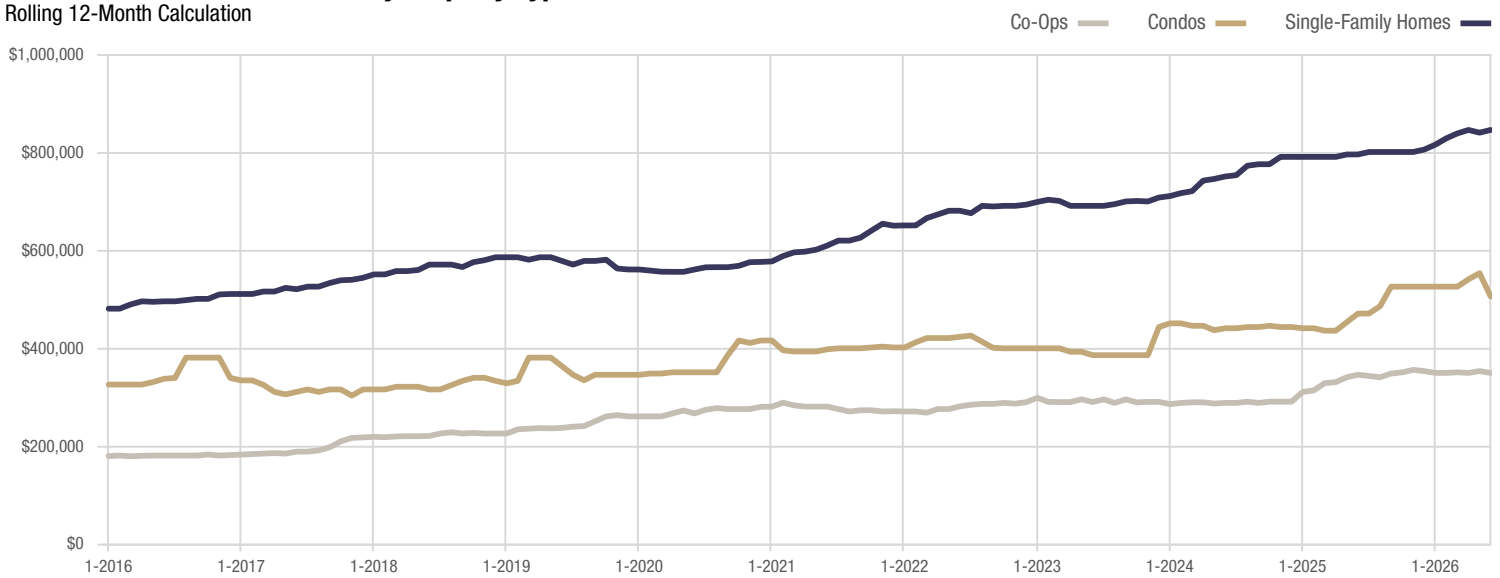
Condos	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	0	**0**	0.0%	5	**1**	- 80.0%
Closed Sales	2	**0**	- 100.0%	8	**2**	- 75.0%
Days on Market Until Sale	17	**—**	—	25	**47**	+ 88.0%
Median Sales Price*	$587,500	**—**	—	$470,000	**$505,000**	+ 7.4%
Percent of Original List Price Received*	108.9%	**—**	—	101.8%	**100.6%**	- 1.2%
Inventory of Homes for Sale	1	**0**	- 100.0%	0	**0**	—

Co-Ops	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	7	**2**	- 71.4%	53	**56**	+ 5.7%
Closed Sales	1	**3**	+ 200.0%	37	**48**	+ 29.7%
Days on Market Until Sale	6	**16**	+ 166.7%	37	**44**	+ 18.9%
Median Sales Price*	$390,000	**$345,000**	- 11.5%	$345,000	**$348,750**	+ 1.1%
Percent of Original List Price Received*	102.9%	**98.5%**	- 4.3%	99.7%	**98.3%**	- 1.4%
Inventory of Homes for Sale	13	**9**	- 30.8%	7	**11**	+ 57.1%

* 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.