Local Market Update – August 2026

Provided by OneKey® MLS

Seaford

Nassau County

Single-Family Homes	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	24	**25**	+ 4.2%	181	**210**	+ 16.0%
Closed Sales	17	**12**	- 29.4%	136	**157**	+ 15.4%
Days on Market Until Sale	30	**37**	+ 23.3%	38	**34**	- 10.5%
Median Sales Price*	$785,000	**$917,450**	+ 16.9%	$780,000	**$799,000**	+ 2.4%
Percent of Original List Price Received*	101.7%	**100.6%**	- 1.1%	102.2%	**102.2%**	0.0%
Inventory of Homes for Sale	31	**32**	+ 3.2%	28	**26**	- 7.1%

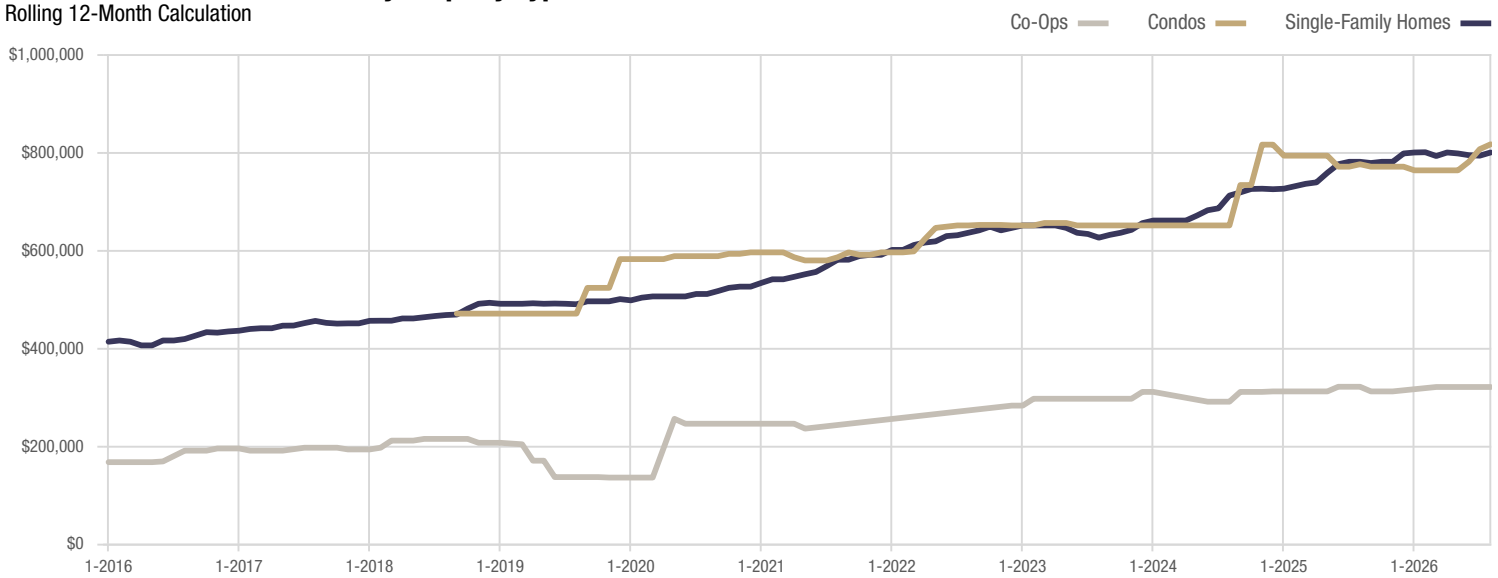
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**1**	—	3	**6**	+ 100.0%
Closed Sales	1	**1**	0.0%	4	**2**	- 50.0%
Days on Market Until Sale	5	**37**	+ 640.0%	38	**27**	- 28.9%
Median Sales Price*	$780,000	**$800,000**	+ 2.6%	$775,000	**$815,766**	+ 5.3%
Percent of Original List Price Received*	107.6%	**100.1%**	- 7.0%	105.5%	**100.8%**	- 4.5%
Inventory of Homes for Sale	0	**1**	—	0	**1**	—

Co-Ops	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	1	**2**	+ 100.0%
Closed Sales	0	**0**	0.0%	2	**1**	- 50.0%
Days on Market Until Sale	—	**—**	—	16	**58**	+ 262.5%
Median Sales Price*	—	**—**	—	$320,500	**$320,000**	- 0.2%
Percent of Original List Price Received*	—	**—**	—	105.1%	**98.5%**	- 6.3%
Inventory of Homes for Sale	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 September 8, 2026. All data from OneKey® MLS. Report © 2026 ShowingTime Plus, LLC.