Local Market Update – August 2026

Provided by OneKey® MLS

Farmingdale (Nassau)

Farmingdale and S. Farmingdale in Nassau County

Single-Family Homes	August			Last 12 Months		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	19	**22**	+ 15.8%	203	**181**	- 10.8%
Closed Sales	14	**10**	- 28.6%	163	**167**	+ 2.5%
Days on Market Until Sale	26	**30**	+ 15.4%	33	**34**	+ 3.0%
Median Sales Price*	$764,575	**$852,500**	+ 11.5%	$720,000	**$765,000**	+ 6.3%
Percent of Original List Price Received*	103.3%	**103.9%**	+ 0.6%	103.2%	**102.8%**	- 0.4%
Inventory of Homes for Sale	28	**27**	- 3.6%	25	**20**	- 20.0%

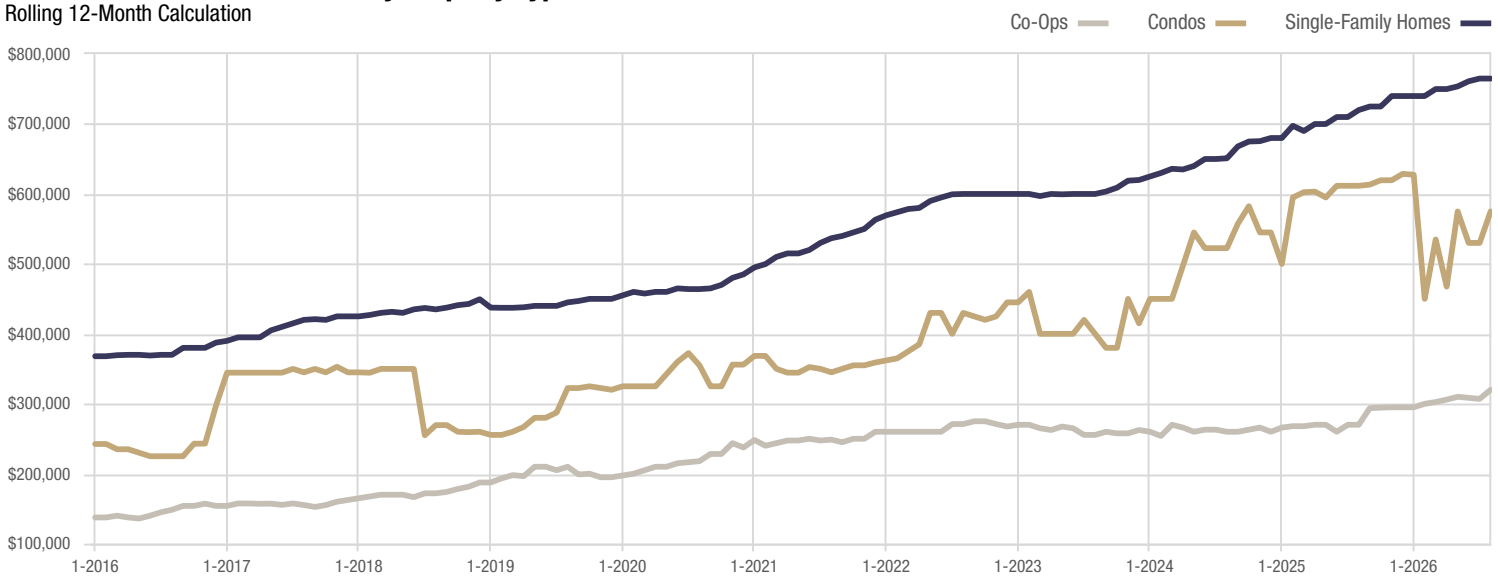
Condos	August			Last 12 Months		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	1	**1**	0.0%	11	**11**	0.0%
Closed Sales	0	**1**	—	9	**9**	0.0%
Days on Market Until Sale	—	**23**	—	37	**36**	- 2.7%
Median Sales Price*	—	**$719,000**	—	$611,700	**$575,000**	- 6.0%
Percent of Original List Price Received*	—	**101.4%**	—	103.3%	**101.6%**	- 1.6%
Inventory of Homes for Sale	1	**2**	+ 100.0%	2	**1**	- 50.0%

Co-Ops	August			Last 12 Months		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	2	**1**	- 50.0%	28	**28**	0.0%
Closed Sales	1	**4**	+ 300.0%	29	**30**	+ 3.4%
Days on Market Until Sale	31	**22**	- 29.0%	42	**23**	- 45.2%
Median Sales Price*	$225,000	**$350,000**	+ 55.6%	$270,000	**$320,000**	+ 18.5%
Percent of Original List Price Received*	94.1%	**107.8%**	+ 14.6%	100.2%	**103.7%**	+ 3.5%
Inventory of Homes for Sale	4	**2**	- 50.0%	4	**4**	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.