Local Market Update – June 2026

Provided by OneKey® MLS

Five Towns

Cederhurst, Hewlett, Hewlett Bay Park, Hewlett Harbor, Hewlett Neck, Inwood, Lawrence, Woodmere, and Woodsburgh in Nassau County

Single-Family Homes	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	52	**43**	- 17.3%	420	**362**	- 13.8%
Closed Sales	16	**18**	+ 12.5%	223	**234**	+ 4.9%
Days on Market Until Sale	67	**80**	+ 19.4%	77	**79**	+ 2.6%
Median Sales Price*	$1,132,000	**$1,262,500**	+ 11.5%	$1,140,000	**$1,278,500**	+ 12.1%
Percent of Original List Price Received*	95.5%	**94.6%**	- 0.9%	93.1%	**93.4%**	+ 0.3%
Inventory of Homes for Sale	152	**114**	- 25.0%	126	**113**	- 10.3%

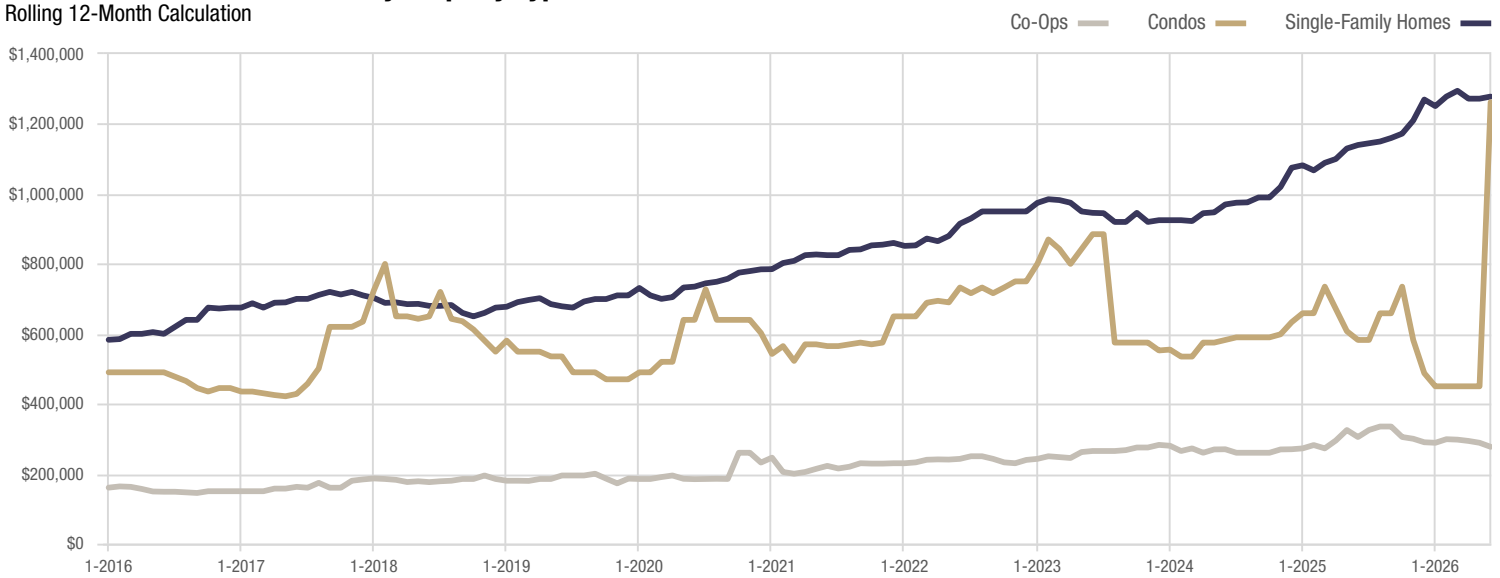
Condos	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	1	**1**	0.0%	9	**3**	- 66.7%
Closed Sales	1	**0**	- 100.0%	9	**4**	- 55.6%
Days on Market Until Sale	81	**—**	—	132	**308**	+ 133.3%
Median Sales Price*	$450,000	**—**	—	$582,500	**$1,262,500**	+ 116.7%
Percent of Original List Price Received*	90.4%	**—**	—	93.7%	**78.2%**	- 16.5%
Inventory of Homes for Sale	3	**3**	0.0%	5	**3**	- 40.0%

Co-Ops	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	8	**6**	- 25.0%	82	**80**	- 2.4%
Closed Sales	4	**6**	+ 50.0%	44	**56**	+ 27.3%
Days on Market Until Sale	82	**68**	- 17.1%	118	**78**	- 33.9%
Median Sales Price*	$298,750	**$242,500**	- 18.8%	$305,000	**$277,000**	- 9.2%
Percent of Original List Price Received*	97.0%	**93.1%**	- 4.0%	97.2%	**96.2%**	- 1.0%
Inventory of Homes for Sale	34	**26**	- 23.5%	25	**30**	+ 20.0%

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