Local Market Update – June 2026

Provided by OneKey® MLS

Baldwin & Freeport

Baldwin, Baldwin Harbor, Freeport, and North Baldwin in Nassau County

Single-Family Homes	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	69	**50**	- 27.5%	655	**607**	- 7.3%
Closed Sales	37	**34**	- 8.1%	442	**449**	+ 1.6%
Days on Market Until Sale	47	**46**	- 2.1%	59	**51**	- 13.6%
Median Sales Price*	$690,000	**$707,500**	+ 2.5%	$662,500	**$700,000**	+ 5.7%
Percent of Original List Price Received*	101.8%	**103.6%**	+ 1.8%	100.8%	**100.0%**	- 0.8%
Inventory of Homes for Sale	166	**105**	- 36.7%	143	**127**	- 11.2%

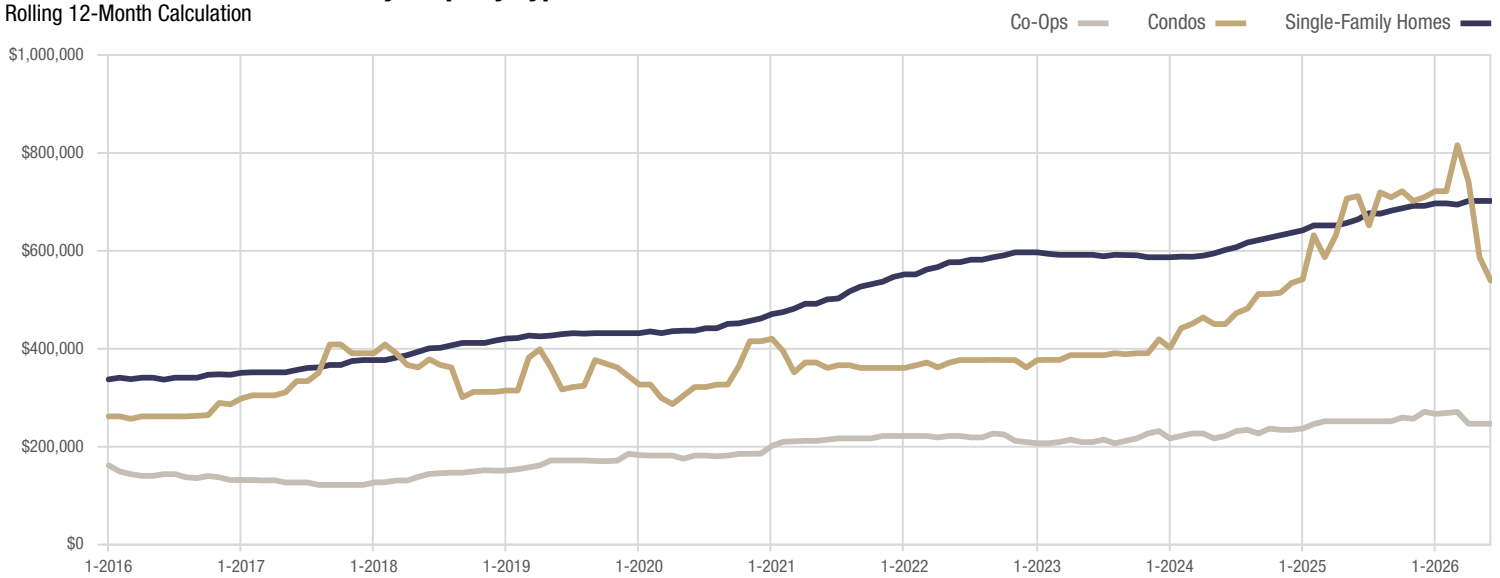
Condos	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	2	**1**	- 50.0%	37	**21**	- 43.2%
Closed Sales	0	**1**	—	28	**28**	0.0%
Days on Market Until Sale	—	**18**	—	77	**125**	+ 62.3%
Median Sales Price*	—	**$470,000**	—	$709,950	**$537,500**	- 24.3%
Percent of Original List Price Received*	—	**104.7%**	—	99.8%	**101.8%**	+ 2.0%
Inventory of Homes for Sale	12	**8**	- 33.3%	15	**10**	- 33.3%

Co-Ops	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	3	**6**	+ 100.0%	85	**84**	- 1.2%
Closed Sales	15	**8**	- 46.7%	75	**63**	- 16.0%
Days on Market Until Sale	76	**49**	- 35.5%	67	**51**	- 23.9%
Median Sales Price*	$280,000	**$332,500**	+ 18.8%	$250,000	**$245,000**	- 2.0%
Percent of Original List Price Received*	102.2%	**101.5%**	- 0.7%	100.5%	**100.9%**	+ 0.4%
Inventory of Homes for Sale	14	**11**	- 21.4%	19	**15**	- 21.1%

* 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.