# Local Market Update – August 2026

Provided by OneKey® MLS

# Southwest Beaches

**Atlantic Beach, East Atlantic Beach, Island Park, Lido Beach, Long Beach, and Point Lookout in Nassau County**

| Single-Family Homes | August | | | Last 12 Months | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 8-2025** | **Thru 8-2026** | **% Change** |
| New Listings | 25 | **31** | + 24.0% | 348 | **372** | + 6.9% |
| Closed Sales | 26 | **13** | - 50.0% | 223 | **229** | + 2.7% |
| Days on Market Until Sale | 77 | **64** | - 16.9% | 80 | **78** | - 2.5% |
| Median Sales Price* | $987,000 | **$1,062,500** | + 7.6% | $919,500 | **$895,500** | - 2.6% |
| Percent of Original List Price Received* | 96.5% | **95.8%** | - 0.7% | 94.5% | **95.8%** | + 1.4% |
| Inventory of Homes for Sale | 116 | **135** | + 16.4% | 107 | **117** | + 9.3% |

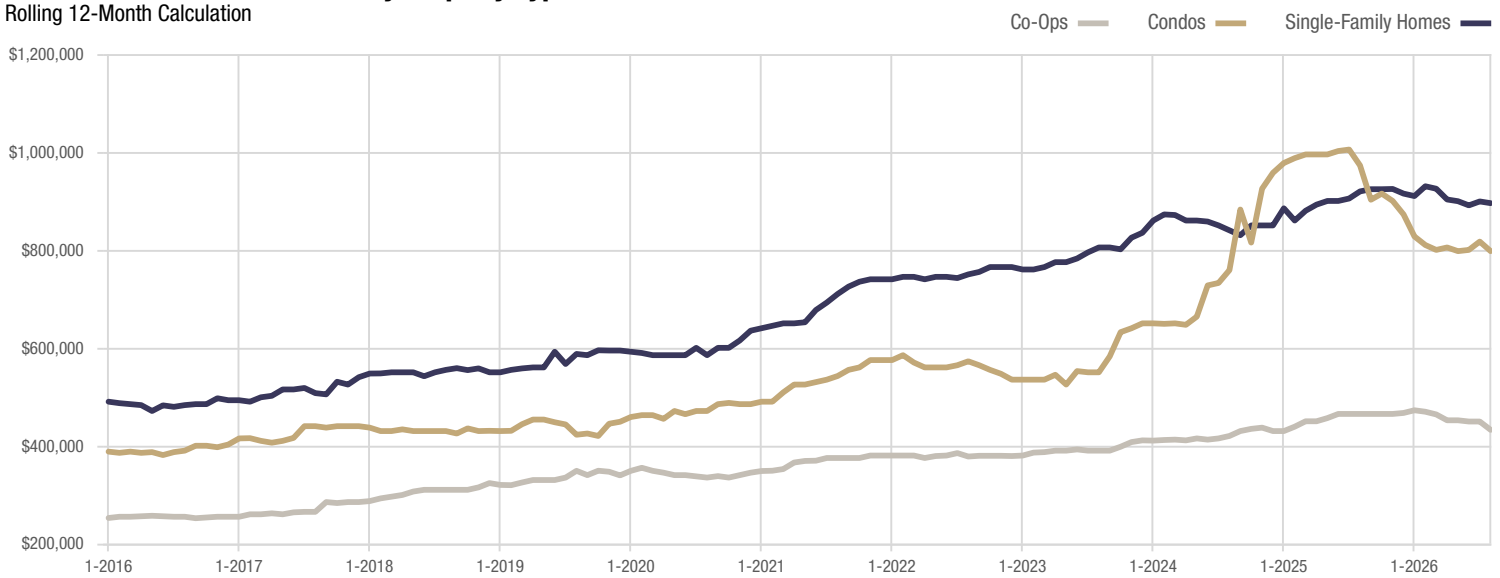
| Condos | August | | | Last 12 Months | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 8-2025** | **Thru 8-2026** | **% Change** |
| New Listings | 18 | **20** | + 11.1% | 204 | **195** | - 4.4% |
| Closed Sales | 9 | **10** | + 11.1% | 177 | **120** | - 32.2% |
| Days on Market Until Sale | 59 | **57** | - 3.4% | 62 | **71** | + 14.5% |
| Median Sales Price* | $630,000 | **$647,500** | + 2.8% | $972,500 | **$797,500** | - 18.0% |
| Percent of Original List Price Received* | 95.9% | **98.6%** | + 2.8% | 97.5% | **97.1%** | - 0.4% |
| Inventory of Homes for Sale | 64 | **52** | - 18.8% | 53 | **54** | + 1.9% |

| Co-Ops | August | | | Last 12 Months | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 8-2025** | **Thru 8-2026** | **% Change** |
| New Listings | 13 | **10** | - 23.1% | 137 | **156** | + 13.9% |
| Closed Sales | 10 | **10** | 0.0% | 82 | **92** | + 12.2% |
| Days on Market Until Sale | 74 | **62** | - 16.2% | 65 | **70** | + 7.7% |
| Median Sales Price* | $457,000 | **$372,500** | - 18.5% | $465,000 | **$432,500** | - 7.0% |
| Percent of Original List Price Received* | 97.7% | **96.3%** | - 1.4% | 96.1% | **96.0%** | - 0.1% |
| Inventory of Homes for Sale | 41 | **38** | - 7.3% | 31 | **44** | + 41.9% |

* 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.