Local Market Update – August 2026

Provided by OneKey® MLS

Baldwin & Freeport

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

Single-Family Homes	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	49	**42**	- 14.3%	662	**602**	- 9.1%
Closed Sales	51	**39**	- 23.5%	452	**446**	- 1.3%
Days on Market Until Sale	39	**38**	- 2.6%	55	**52**	- 5.5%
Median Sales Price*	$675,000	**$730,000**	+ 8.1%	$674,000	**$710,000**	+ 5.3%
Percent of Original List Price Received*	100.8%	**103.4%**	+ 2.6%	100.8%	**99.9%**	- 0.9%
Inventory of Homes for Sale	147	**115**	- 21.8%	144	**123**	- 14.6%

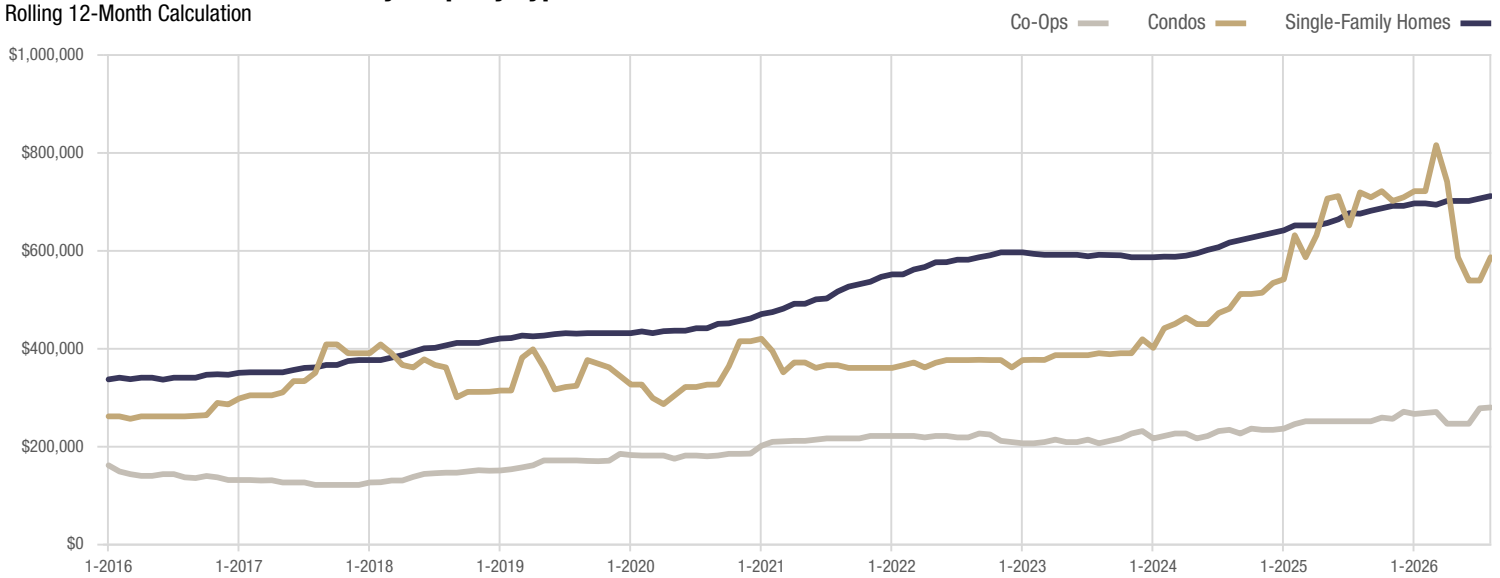
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	1	**4**	+ 300.0%	37	**23**	- 37.8%
Closed Sales	3	**2**	- 33.3%	28	**27**	- 3.6%
Days on Market Until Sale	12	**112**	+ 833.3%	69	**136**	+ 97.1%
Median Sales Price*	$779,000	**$929,000**	+ 19.3%	$717,500	**$585,000**	- 18.5%
Percent of Original List Price Received*	107.2%	**100.0%**	- 6.7%	100.6%	**101.4%**	+ 0.8%
Inventory of Homes for Sale	13	**13**	0.0%	14	**10**	- 28.6%

Co-Ops	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	4	**7**	+ 75.0%	87	**91**	+ 4.6%
Closed Sales	7	**6**	- 14.3%	73	**70**	- 4.1%
Days on Market Until Sale	41	**56**	+ 36.6%	67	**50**	- 25.4%
Median Sales Price*	$329,000	**$346,500**	+ 5.3%	$250,000	**$278,250**	+ 11.3%
Percent of Original List Price Received*	99.8%	**98.5%**	- 1.3%	100.3%	**100.7%**	+ 0.4%
Inventory of Homes for Sale	13	**18**	+ 38.5%	18	**17**	- 5.6%

* 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.