Local Market Update – August 2026

Provided by OneKey® MLS

Mineola

Carle Place, Garden City Park, and Mineola in Nassau County

Single-Family Homes	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	9	**15**	+ 66.7%	140	**164**	+ 17.1%
Closed Sales	6	**13**	+ 116.7%	120	**110**	- 8.3%
Days on Market Until Sale	27	**28**	+ 3.7%	40	**43**	+ 7.5%
Median Sales Price*	$832,000	**$925,000**	+ 11.2%	$800,000	**$870,000**	+ 8.8%
Percent of Original List Price Received*	97.4%	**99.4%**	+ 2.1%	99.1%	**98.4%**	- 0.7%
Inventory of Homes for Sale	26	**19**	- 26.9%	20	**25**	+ 25.0%

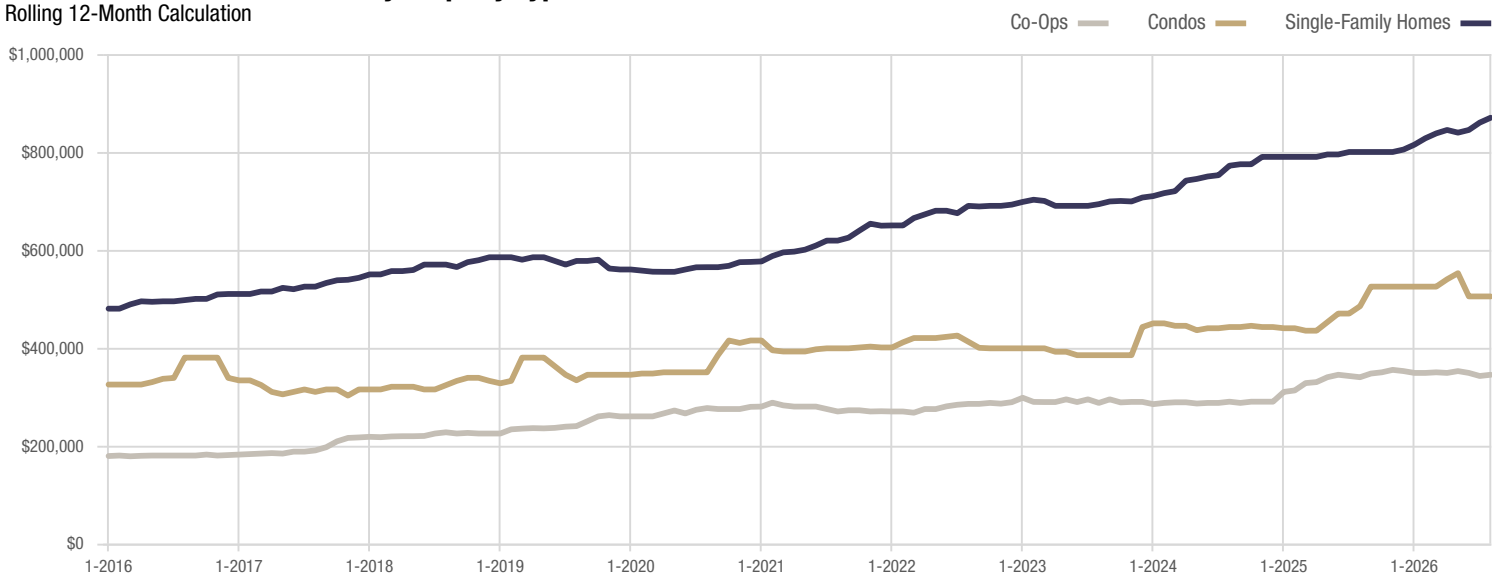
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**1**	—	5	**2**	- 60.0%
Closed Sales	0	**0**	0.0%	5	**2**	- 60.0%
Days on Market Until Sale	—	**—**	—	27	**47**	+ 74.1%
Median Sales Price*	—	**—**	—	$485,000	**$505,000**	+ 4.1%
Percent of Original List Price Received*	—	**—**	—	103.2%	**100.6%**	- 2.5%
Inventory of Homes for Sale	0	**1**	—	0	**0**	—

Co-Ops	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	3	**6**	+ 100.0%	61	**61**	0.0%
Closed Sales	5	**8**	+ 60.0%	45	**51**	+ 13.3%
Days on Market Until Sale	29	**73**	+ 151.7%	39	**58**	+ 48.7%
Median Sales Price*	$340,000	**$330,000**	- 2.9%	$340,000	**$345,000**	+ 1.5%
Percent of Original List Price Received*	100.4%	**95.4%**	- 5.0%	99.4%	**97.2%**	- 2.2%
Inventory of Homes for Sale	7	**12**	+ 71.4%	7	**12**	+ 71.4%

* 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.