Local Market Update – August 2026

Provided by OneKey® MLS

Glen Cove

Nassau County

Single-Family Homes	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	13	**10**	- 23.1%	206	**168**	- 18.4%
Closed Sales	12	**14**	+ 16.7%	125	**128**	+ 2.4%
Days on Market Until Sale	50	**50**	0.0%	57	**56**	- 1.8%
Median Sales Price*	$896,750	**$745,500**	- 16.9%	$830,000	**$825,000**	- 0.6%
Percent of Original List Price Received*	101.3%	**100.2%**	- 1.1%	98.9%	**98.2%**	- 0.7%
Inventory of Homes for Sale	51	**36**	- 29.4%	46	**45**	- 2.2%

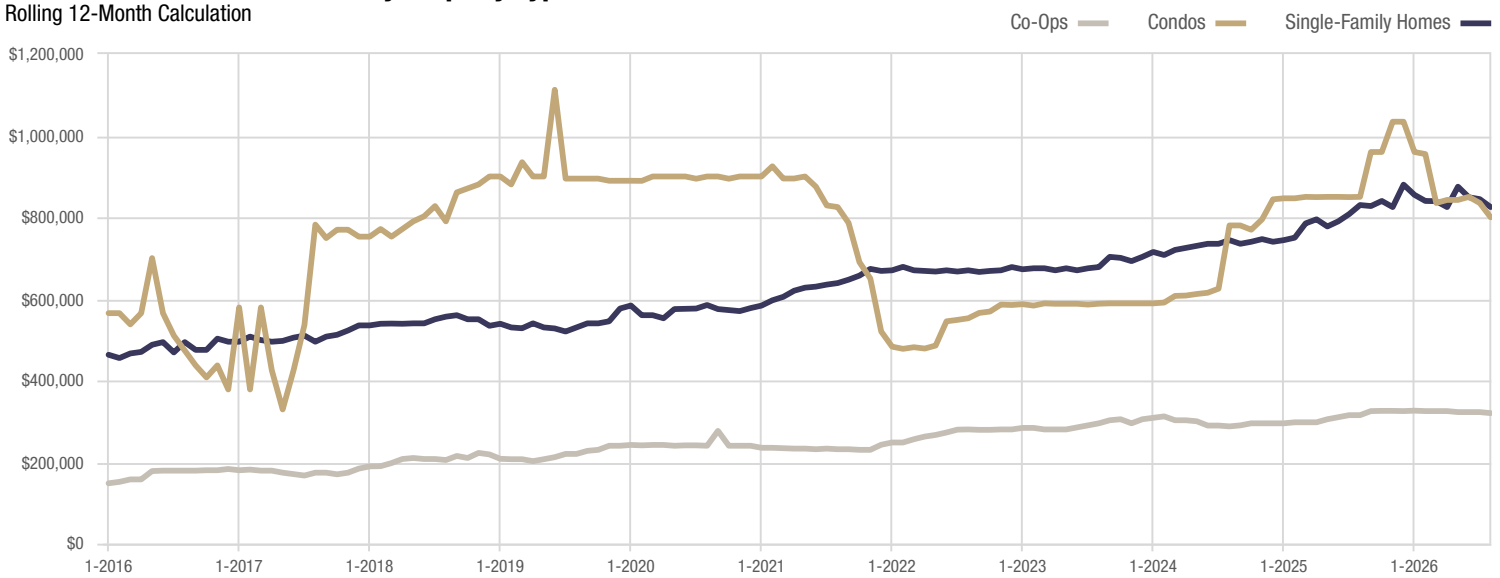
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	1	**3**	+ 200.0%	30	**41**	+ 36.7%
Closed Sales	0	**1**	—	20	**16**	- 20.0%
Days on Market Until Sale	—	**10**	—	104	**76**	- 26.9%
Median Sales Price*	—	**$400,500**	—	$850,000	**$800,000**	- 5.9%
Percent of Original List Price Received*	—	**101.1%**	—	96.7%	**95.7%**	- 1.0%
Inventory of Homes for Sale	12	**16**	+ 33.3%	12	**15**	+ 25.0%

Co-Ops	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	2	**1**	- 50.0%	27	**20**	- 25.9%
Closed Sales	2	**1**	- 50.0%	27	**19**	- 29.6%
Days on Market Until Sale	20	**107**	+ 435.0%	54	**64**	+ 18.5%
Median Sales Price*	$360,000	**$320,000**	- 11.1%	$315,000	**$320,000**	+ 1.6%
Percent of Original List Price Received*	107.0%	**101.6%**	- 5.0%	102.1%	**100.4%**	- 1.7%
Inventory of Homes for Sale	3	**5**	+ 66.7%	4	**4**	0.0%

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