Local Market Update – June 2026

Provided by OneKey® MLS

Oceanside

Nassau County

Single-Family Homes	June			Last 12 Months		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	32	**36**	+ 12.5%	279	**286**	+ 2.5%
Closed Sales	23	**23**	0.0%	222	**210**	- 5.4%
Days on Market Until Sale	29	**43**	+ 48.3%	54	**47**	- 13.0%
Median Sales Price*	$825,000	**$805,000**	- 2.4%	$735,000	**$789,000**	+ 7.3%
Percent of Original List Price Received*	102.7%	**102.3%**	- 0.4%	99.5%	**99.5%**	0.0%
Inventory of Homes for Sale	59	**65**	+ 10.2%	50	**51**	+ 2.0%

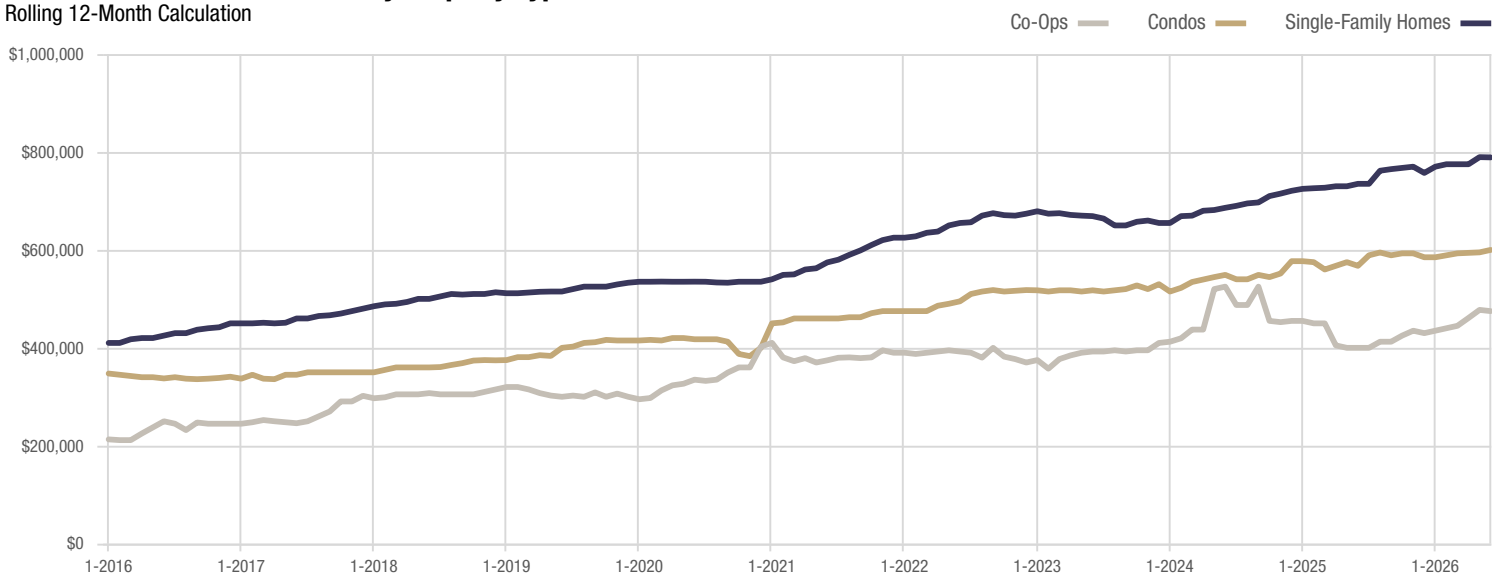
Condos	June			Last 12 Months		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	2	**4**	+ 100.0%	23	**28**	+ 21.7%
Closed Sales	0	**2**	—	16	**25**	+ 56.3%
Days on Market Until Sale	—	**17**	—	39	**34**	- 12.8%
Median Sales Price*	—	**$733,000**	—	$567,500	**$600,000**	+ 5.7%
Percent of Original List Price Received*	—	**103.6%**	—	98.6%	**102.0%**	+ 3.4%
Inventory of Homes for Sale	2	**5**	+ 150.0%	3	**3**	0.0%

Co-Ops	June			Last 12 Months		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	1	**5**	+ 400.0%	29	**29**	0.0%
Closed Sales	2	**1**	- 50.0%	25	**19**	- 24.0%
Days on Market Until Sale	29	**83**	+ 186.2%	67	**29**	- 56.7%
Median Sales Price*	$462,500	**$340,000**	- 26.5%	$400,000	**$475,000**	+ 18.8%
Percent of Original List Price Received*	101.5%	**94.4%**	- 7.0%	99.2%	**100.1%**	+ 0.9%
Inventory of Homes for Sale	4	**7**	+ 75.0%	6	**4**	- 33.3%

* 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.