

Mineola

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

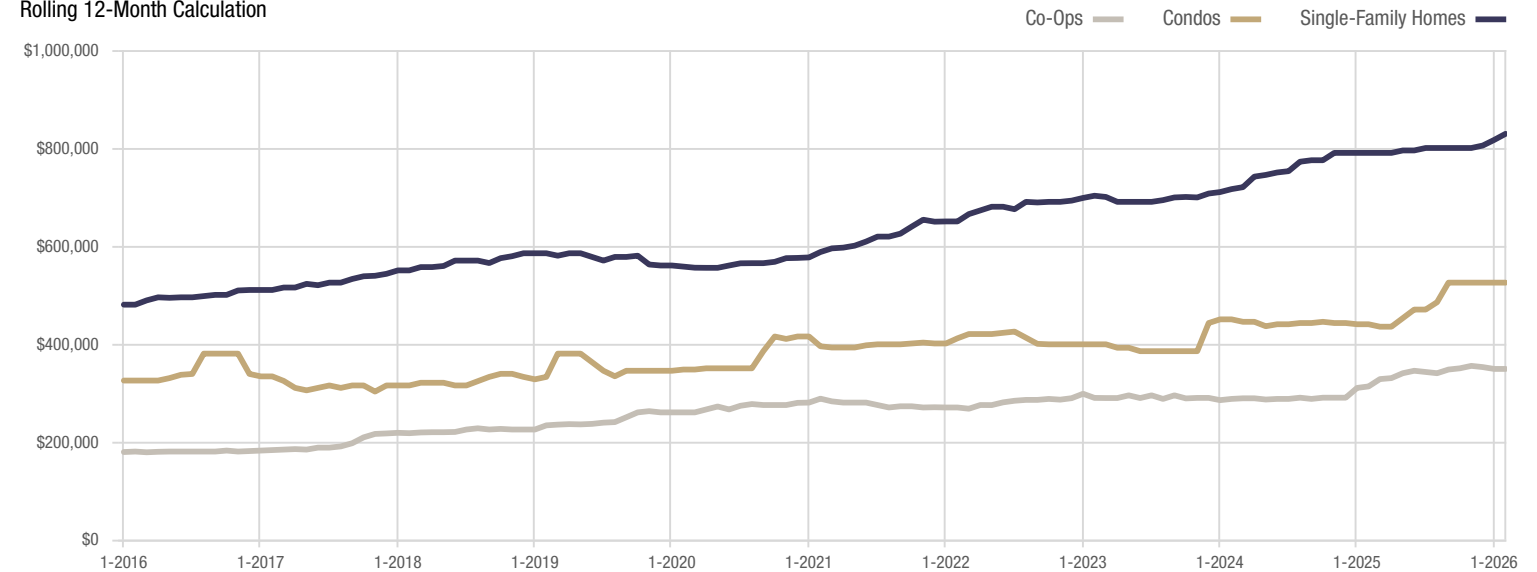
Single-Family Homes			February			Last 12 Months		
Key Metrics			2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings			4	10	+ 150.0%	158	148	- 6.3%
Closed Sales			12	8	- 33.3%	140	100	- 28.6%
Days on Market Until Sale			51	70	+ 37.3%	41	39	- 4.9%
Median Sales Price*			\$734,000	\$845,000	+ 15.1%	\$790,000	\$829,000	+ 4.9%
Percent of Original List Price Received*			97.6%	93.9%	- 3.8%	100.0%	98.7%	- 1.3%
Inventory of Homes for Sale			8	19	+ 137.5%	21	23	+ 9.5%

Condos			February			Last 12 Months		
Key Metrics			2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings			0	1	—	7	6	- 14.3%
Closed Sales			0	0	0.0%	8	4	- 50.0%
Days on Market Until Sale			—	—	—	57	31	- 45.6%
Median Sales Price*			—	—	—	\$440,000	\$525,000	+ 19.3%
Percent of Original List Price Received*			—	—	—	100.3%	102.4%	+ 2.1%
Inventory of Homes for Sale			0	0	0.0%	1	0	- 100.0%

Co-Ops			February			Last 12 Months		
Key Metrics			2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings			8	4	- 50.0%	48	55	+ 14.6%
Closed Sales			2	0	- 100.0%	39	48	+ 23.1%
Days on Market Until Sale			15	—	—	74	39	- 47.3%
Median Sales Price*			\$385,500	—	—	\$313,000	\$348,750	+ 11.4%
Percent of Original List Price Received*			104.4%	—	—	96.3%	99.4%	+ 3.2%
Inventory of Homes for Sale			10	12	+ 20.0%	6	10	+ 66.7%

* 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.