Local Market Update – August 2026

Provided by OneKey® MLS

Syosset

Nassau County

Single-Family Homes	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	18	**18**	0.0%	257	**263**	+ 2.3%
Closed Sales	29	**28**	- 3.4%	198	**183**	- 7.6%
Days on Market Until Sale	29	**42**	+ 44.8%	55	**38**	- 30.9%
Median Sales Price*	$1,100,000	**$1,365,000**	+ 24.1%	$1,165,000	**$1,250,000**	+ 7.3%
Percent of Original List Price Received*	100.0%	**97.0%**	- 3.0%	98.2%	**98.7%**	+ 0.5%
Inventory of Homes for Sale	40	**40**	0.0%	43	**43**	0.0%

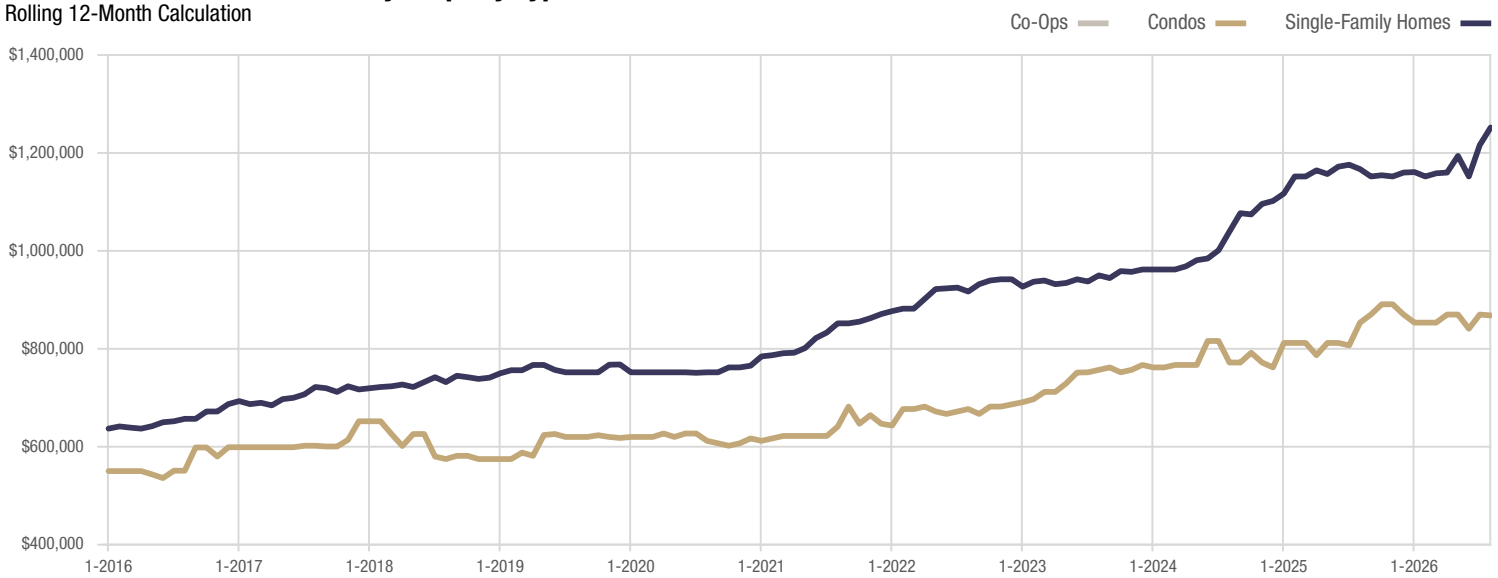
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**1**	—	12	**11**	- 8.3%
Closed Sales	2	**1**	- 50.0%	8	**8**	0.0%
Days on Market Until Sale	26	**33**	+ 26.9%	23	**63**	+ 173.9%
Median Sales Price*	$1,088,500	**$1,240,000**	+ 13.9%	$851,500	**$866,250**	+ 1.7%
Percent of Original List Price Received*	103.4%	**95.5%**	- 7.6%	103.7%	**93.8%**	- 9.5%
Inventory of Homes for Sale	2	**4**	+ 100.0%	2	**3**	+ 50.0%

Co-Ops	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	0	**0**	0.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	—	**—**	—	—	**—**	—
Median Sales Price*	—	**—**	—	—	**—**	—
Percent of Original List Price Received*	—	**—**	—	—	**—**	—
Inventory of Homes for Sale	0	**0**	0.0%	0	**0**	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.