Local Market Update – August 2026

Provided by OneKey® MLS

Hempstead

Nassau County

Single-Family Homes	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	24	**20**	- 16.7%	307	**272**	- 11.4%
Closed Sales	13	**13**	0.0%	200	**182**	- 9.0%
Days on Market Until Sale	27	**79**	+ 192.6%	47	**57**	+ 21.3%
Median Sales Price*	$648,000	**$625,000**	- 3.5%	$636,000	**$660,000**	+ 3.8%
Percent of Original List Price Received*	101.9%	**102.5%**	+ 0.6%	100.8%	**100.0%**	- 0.8%
Inventory of Homes for Sale	68	**54**	- 20.6%	69	**62**	- 10.1%

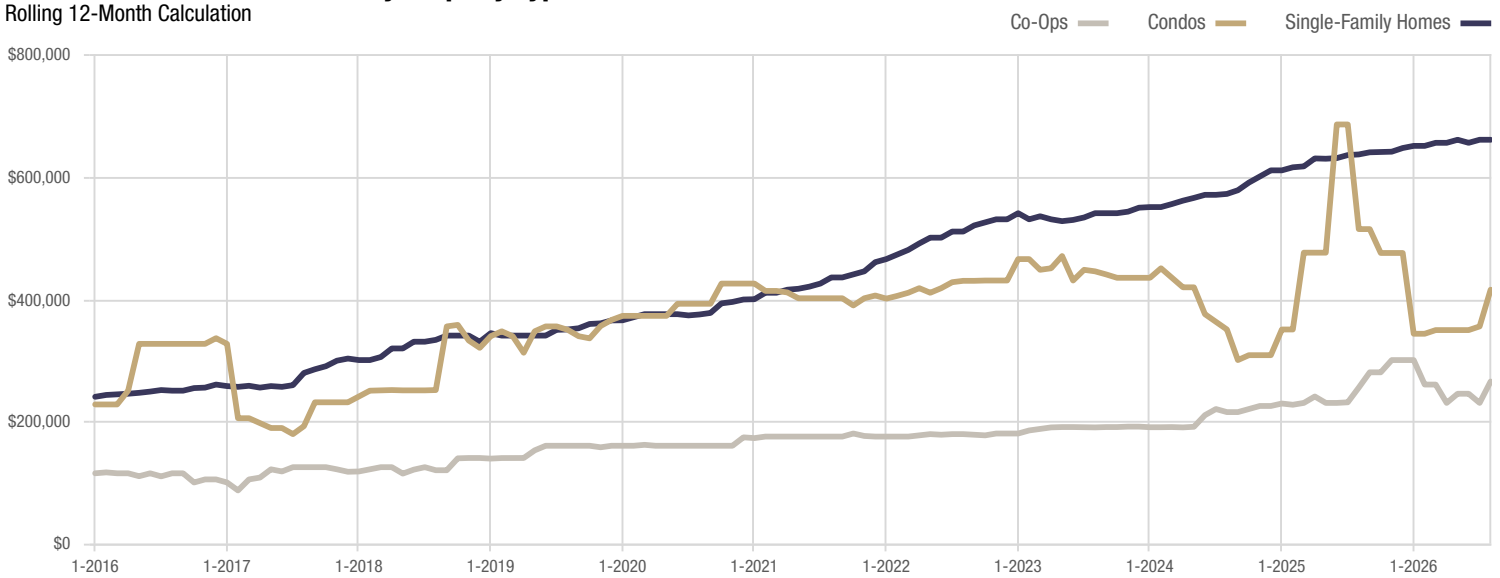
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	1	**0**	- 100.0%	8	**6**	- 25.0%
Closed Sales	1	**0**	- 100.0%	2	**7**	+ 250.0%
Days on Market Until Sale	4	**—**	—	13	**85**	+ 553.8%
Median Sales Price*	$343,000	**—**	—	$514,000	**$415,000**	- 19.3%
Percent of Original List Price Received*	107.2%	**—**	—	105.5%	**99.8%**	- 5.4%
Inventory of Homes for Sale	2	**1**	- 50.0%	2	**1**	- 50.0%

Co-Ops	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	3	**2**	- 33.3%	20	**23**	+ 15.0%
Closed Sales	3	**2**	- 33.3%	22	**10**	- 54.5%
Days on Market Until Sale	46	**47**	+ 2.2%	48	**32**	- 33.3%
Median Sales Price*	$260,000	**$337,500**	+ 29.8%	$255,000	**$265,000**	+ 3.9%
Percent of Original List Price Received*	98.8%	**96.4%**	- 2.4%	96.7%	**99.1%**	+ 2.5%
Inventory of Homes for Sale	3	**4**	+ 33.3%	2	**6**	+ 200.0%

* 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.