Local Market Update – August 2026

Provided by OneKey® MLS

Massapequa

East Massapequa, Massapequa, Massapequa Park, Massapequa Shores, and North Massapequa in Nassau County

Single-Family Homes	August			Last 12 Months		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	51	**66**	+ 29.4%	633	**685**	+ 8.2%
Closed Sales	58	**58**	0.0%	546	**547**	+ 0.2%
Days on Market Until Sale	24	**27**	+ 12.5%	37	**35**	- 5.4%
Median Sales Price*	$810,500	**$879,500**	+ 8.5%	$765,000	**$828,000**	+ 8.2%
Percent of Original List Price Received*	104.3%	**102.6%**	- 1.6%	102.2%	**102.4%**	+ 0.2%
Inventory of Homes for Sale	102	**103**	+ 1.0%	97	**99**	+ 2.1%

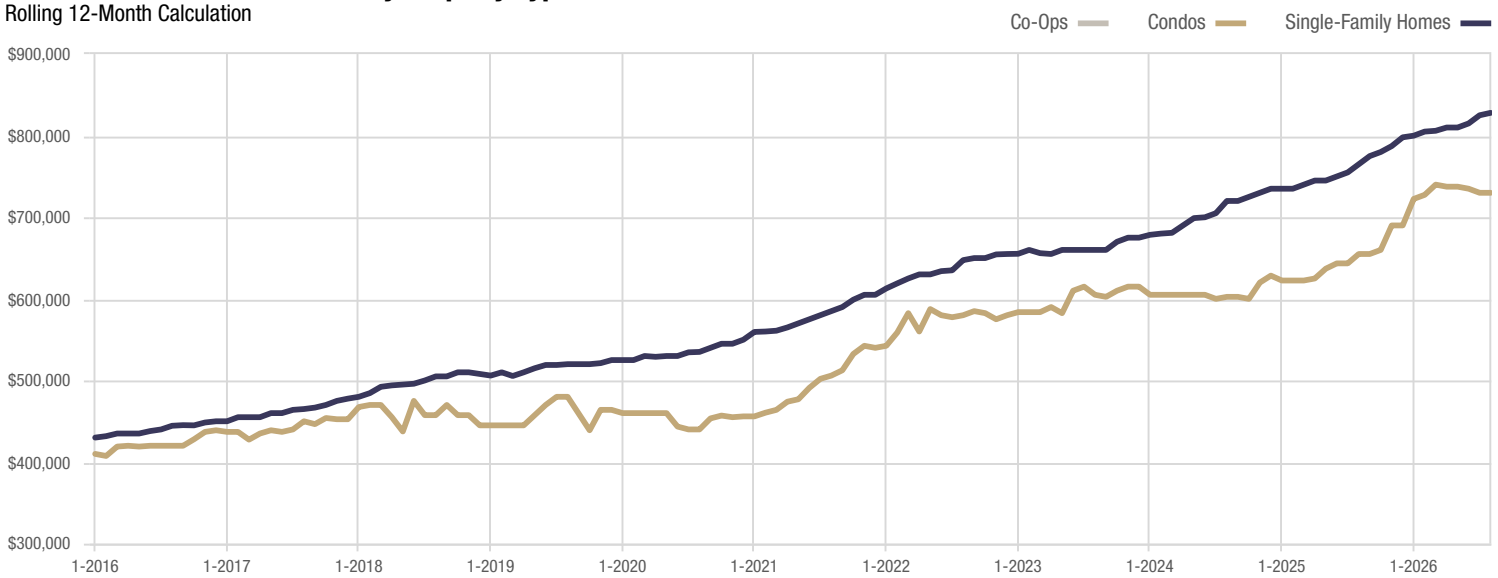
Condos	August			Last 12 Months		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	2	**2**	0.0%	29	**25**	- 13.8%
Closed Sales	4	**0**	- 100.0%	25	**22**	- 12.0%
Days on Market Until Sale	27	**—**	—	36	**22**	- 38.9%
Median Sales Price*	$775,000	**—**	—	$655,000	**$730,000**	+ 11.5%
Percent of Original List Price Received*	101.5%	**—**	—	102.2%	**103.8%**	+ 1.6%
Inventory of Homes for Sale	2	**4**	+ 100.0%	3	**2**	- 33.3%

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.