Local Market Update – December 2025

Provided by OneKey® MLS

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Nassau County

Single-Family Homes	December			Last 12 Months		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	14	**11**	- 21.4%	220	**249**	+ 13.2%
Closed Sales	21	**13**	- 38.1%	162	**192**	+ 18.5%
Days on Market Until Sale	46	**37**	- 19.6%	41	**37**	- 9.8%
Median Sales Price*	$744,000	**$800,000**	+ 7.5%	$719,250	**$775,000**	+ 7.8%
Percent of Original List Price Received*	96.6%	**100.0%**	+ 3.5%	100.4%	**100.1%**	- 0.3%
Inventory of Homes for Sale	39	**25**	- 35.9%	38	**40**	+ 5.3%

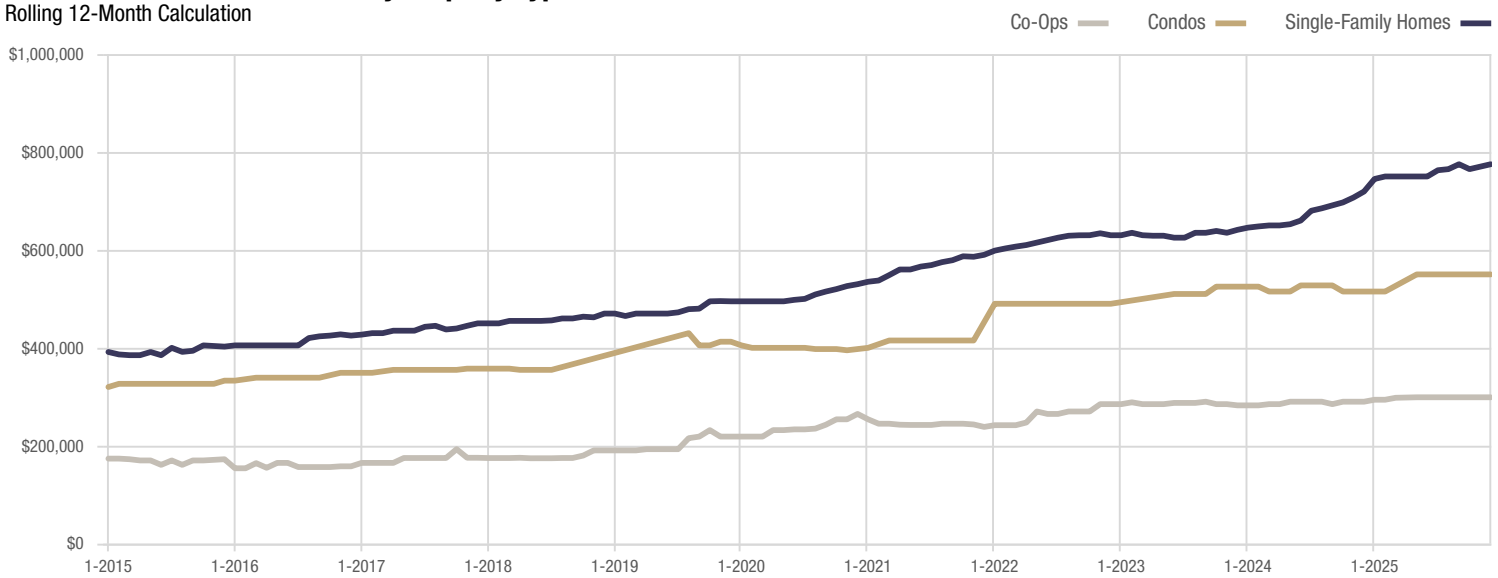
Condos	December			Last 12 Months		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	**0**	0.0%	0	**1**	—
Closed Sales	0	**0**	0.0%	1	**1**	0.0%
Days on Market Until Sale	—	**—**	—	13	**12**	- 7.7%
Median Sales Price*	—	**—**	—	$515,000	**$550,000**	+ 6.8%
Percent of Original List Price Received*	—	**—**	—	103.0%	**102.8%**	- 0.2%
Inventory of Homes for Sale	0	**0**	0.0%	0	**0**	0.0%

Co-Ops	December			Last 12 Months		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	**0**	0.0%	12	**6**	- 50.0%
Closed Sales	0	**1**	—	7	**8**	+ 14.3%
Days on Market Until Sale	—	**23**	—	20	**49**	+ 145.0%
Median Sales Price*	—	**$357,000**	—	$290,000	**$299,000**	+ 3.1%
Percent of Original List Price Received*	—	**99.4%**	—	100.3%	**100.3%**	0.0%
Inventory of Homes for Sale	2	**0**	- 100.0%	2	**1**	- 50.0%

* 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 January 8, 2026. All data from OneKey® MLS. Report © 2026 ShowingTime Plus, LLC.