Local Market Update – August 2026

Provided by OneKey® MLS

Five Towns

Cederhurst, Hewlett, Hewlett Bay Park, Hewlett Harbor, Hewlett Neck, Inwood, Lawrence, Woodmere, and Woodsburgh in Nassau County

Single-Family Homes	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	33	**28**	- 15.2%	414	**347**	- 16.2%
Closed Sales	35	**20**	- 42.9%	228	**216**	- 5.3%
Days on Market Until Sale	75	**67**	- 10.7%	76	**80**	+ 5.3%
Median Sales Price*	$1,200,000	**$1,362,000**	+ 13.5%	$1,150,000	**$1,300,000**	+ 13.0%
Percent of Original List Price Received*	95.5%	**96.4%**	+ 0.9%	93.6%	**93.3%**	- 0.3%
Inventory of Homes for Sale	130	**109**	- 16.2%	123	**110**	- 10.6%

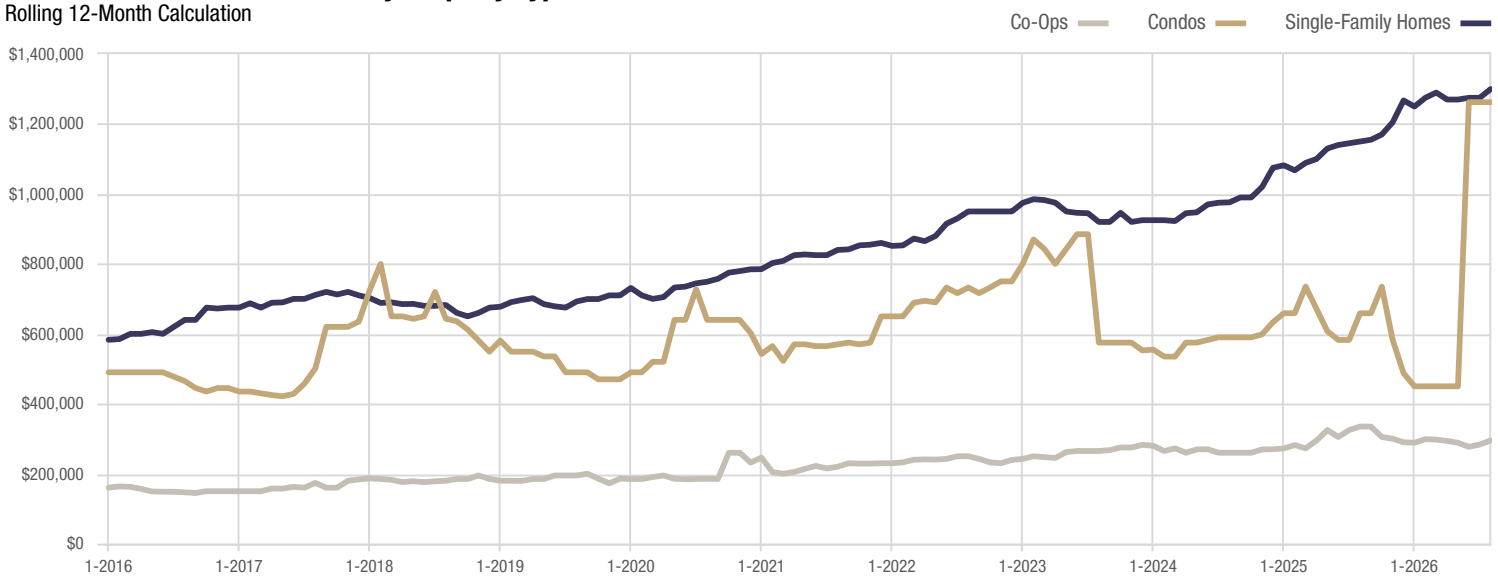
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**1**	—	9	**3**	- 66.7%
Closed Sales	0	**0**	0.0%	8	**4**	- 50.0%
Days on Market Until Sale	—	**—**	—	106	**308**	+ 190.6%
Median Sales Price*	—	**—**	—	$658,750	**$1,262,500**	+ 91.7%
Percent of Original List Price Received*	—	**—**	—	94.9%	**78.2%**	- 17.6%
Inventory of Homes for Sale	3	**3**	0.0%	5	**3**	- 40.0%

Co-Ops	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	6	**3**	- 50.0%	85	**78**	- 8.2%
Closed Sales	6	**5**	- 16.7%	44	**57**	+ 29.5%
Days on Market Until Sale	86	**14**	- 83.7%	112	**74**	- 33.9%
Median Sales Price*	$337,500	**$420,000**	+ 24.4%	$335,000	**$295,000**	- 11.9%
Percent of Original List Price Received*	95.8%	**98.8%**	+ 3.1%	97.6%	**96.3%**	- 1.3%
Inventory of Homes for Sale	36	**21**	- 41.7%	28	**29**	+ 3.6%

* 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.