Local Market Update – June 2026

Provided by OneKey® MLS

Southwest Beaches

Atlantic Beach, East Atlantic Beach, Island Park, Lido Beach, Long Beach, and Point Lookout in Nassau County

Single-Family Homes	June			Last 12 Months		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	35	**36**	+ 2.9%	344	**353**	+ 2.6%
Closed Sales	19	**18**	- 5.3%	220	**231**	+ 5.0%
Days on Market Until Sale	66	**99**	+ 50.0%	88	**75**	- 14.8%
Median Sales Price*	$1,060,000	**$897,500**	- 15.3%	$900,000	**$892,000**	- 0.9%
Percent of Original List Price Received*	94.6%	**92.9%**	- 1.8%	93.7%	**95.9%**	+ 2.3%
Inventory of Homes for Sale	122	**127**	+ 4.1%	108	**114**	+ 5.6%

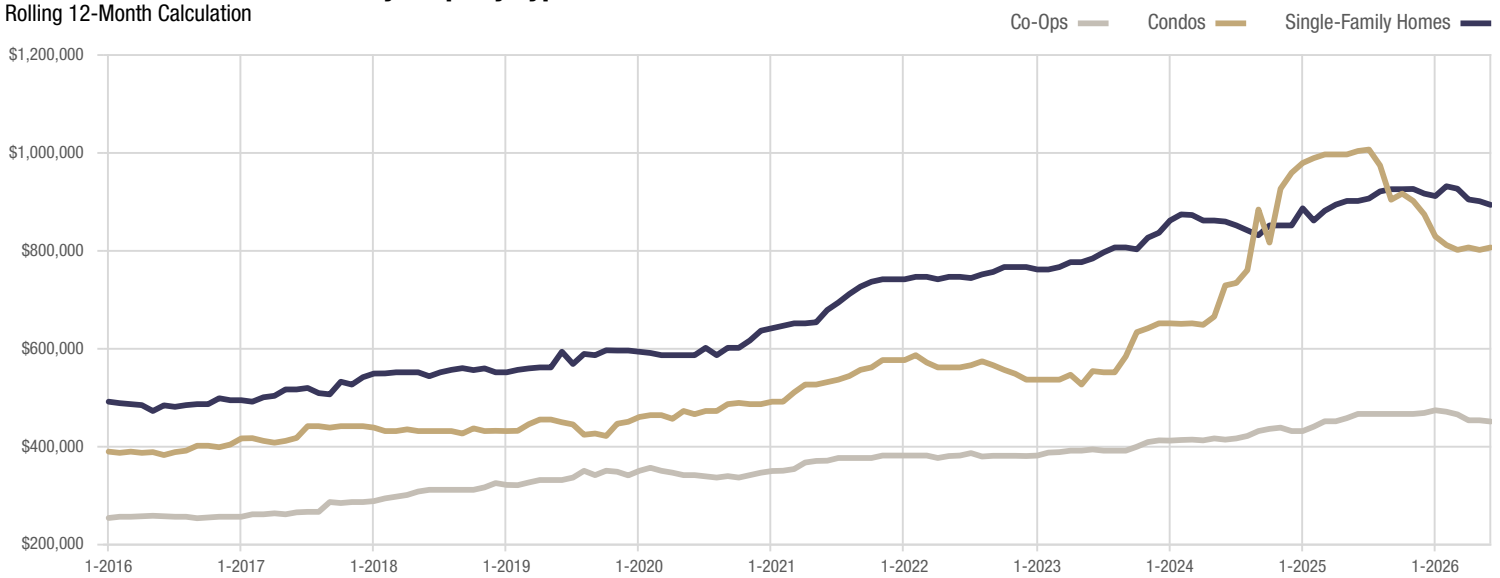
Condos	June			Last 12 Months		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	21	**13**	- 38.1%	198	**192**	- 3.0%
Closed Sales	11	**14**	+ 27.3%	193	**116**	- 39.9%
Days on Market Until Sale	78	**52**	- 33.3%	56	**70**	+ 25.0%
Median Sales Price*	$925,000	**$957,500**	+ 3.5%	$1,002,000	**$805,000**	- 19.7%
Percent of Original List Price Received*	98.1%	**98.1%**	0.0%	97.9%	**96.8%**	- 1.1%
Inventory of Homes for Sale	61	**53**	- 13.1%	53	**56**	+ 5.7%

Co-Ops	June			Last 12 Months		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	16	**14**	- 12.5%	125	**155**	+ 24.0%
Closed Sales	5	**11**	+ 120.0%	87	**90**	+ 3.4%
Days on Market Until Sale	95	**70**	- 26.3%	61	**70**	+ 14.8%
Median Sales Price*	$467,000	**$449,000**	- 3.9%	$465,000	**$449,500**	- 3.3%
Percent of Original List Price Received*	91.3%	**97.3%**	+ 6.6%	96.1%	**96.3%**	+ 0.2%
Inventory of Homes for Sale	42	**50**	+ 19.0%	28	**44**	+ 57.1%

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