Local Market Update – August 2026

Provided by OneKey® MLS

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Nassau County

Single-Family Homes	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	27	**24**	- 11.1%	263	**225**	- 14.4%
Closed Sales	17	**24**	+ 41.2%	188	**171**	- 9.0%
Days on Market Until Sale	26	**37**	+ 42.3%	38	**42**	+ 10.5%
Median Sales Price*	$865,000	**$755,000**	- 12.7%	$765,000	**$780,000**	+ 2.0%
Percent of Original List Price Received*	101.2%	**98.9%**	- 2.3%	100.1%	**99.2%**	- 0.9%
Inventory of Homes for Sale	50	**48**	- 4.0%	44	**39**	- 11.4%

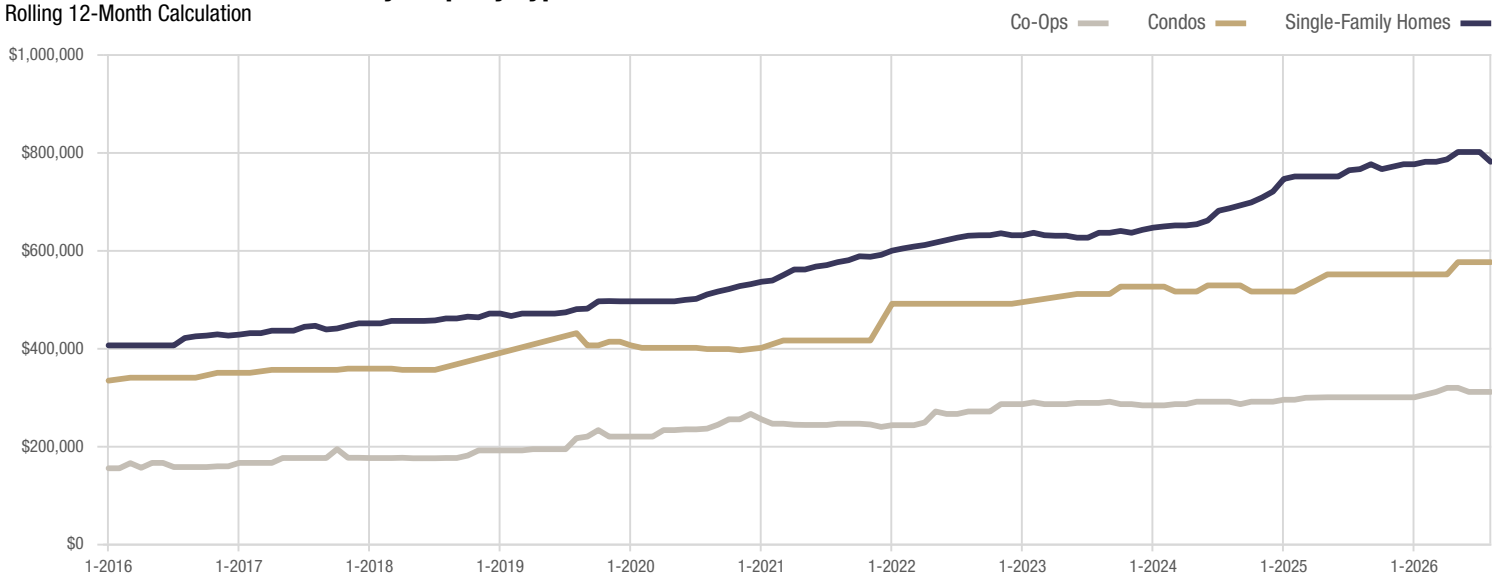
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	1	**1**	0.0%
Closed Sales	0	**0**	0.0%	1	**1**	0.0%
Days on Market Until Sale	—	**—**	—	12	**23**	+ 91.7%
Median Sales Price*	—	**—**	—	$550,000	**$575,000**	+ 4.5%
Percent of Original List Price Received*	—	**—**	—	102.8%	**104.5%**	+ 1.7%
Inventory of Homes for Sale	0	**0**	0.0%	0	**0**	—

Co-Ops	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	6	**5**	- 16.7%
Closed Sales	0	**0**	0.0%	8	**5**	- 37.5%
Days on Market Until Sale	—	**—**	—	46	**26**	- 43.5%
Median Sales Price*	—	**—**	—	$299,000	**$310,000**	+ 3.7%
Percent of Original List Price Received*	—	**—**	—	99.2%	**99.5%**	+ 0.3%
Inventory of Homes for Sale	2	**0**	- 100.0%	2	**0**	- 100.0%

* 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.