Local Market Update – June 2026

Provided by OneKey® MLS

Garden City

Nassau County

Single-Family Homes	June			Last 12 Months		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	28	**23**	- 17.9%	215	**194**	- 9.8%
Closed Sales	21	**19**	- 9.5%	172	**173**	+ 0.6%
Days on Market Until Sale	24	**18**	- 25.0%	36	**31**	- 13.9%
Median Sales Price*	$1,625,000	**$1,285,000**	- 20.9%	$1,403,000	**$1,450,000**	+ 3.3%
Percent of Original List Price Received*	103.3%	**105.5%**	+ 2.1%	102.5%	**100.9%**	- 1.6%
Inventory of Homes for Sale	43	**23**	- 46.5%	25	**22**	- 12.0%

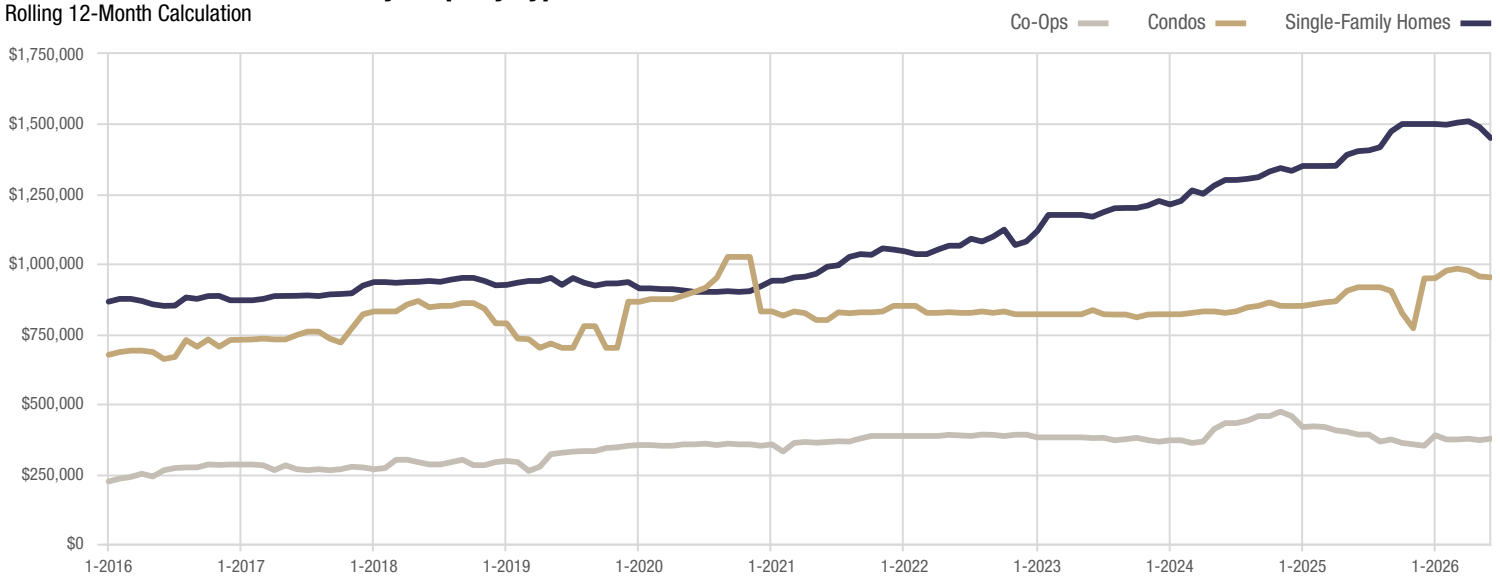
Condos	June			Last 12 Months		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	1	**2**	+ 100.0%	27	**29**	+ 7.4%
Closed Sales	2	**1**	- 50.0%	18	**24**	+ 33.3%
Days on Market Until Sale	23	**3**	- 87.0%	53	**43**	- 18.9%
Median Sales Price*	$836,250	**$755,000**	- 9.7%	$916,500	**$952,000**	+ 3.9%
Percent of Original List Price Received*	103.1%	**100.8%**	- 2.2%	98.4%	**96.3%**	- 2.1%
Inventory of Homes for Sale	6	**5**	- 16.7%	5	**6**	+ 20.0%

Co-Ops	June			Last 12 Months		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	2	**2**	0.0%	25	**27**	+ 8.0%
Closed Sales	3	**2**	- 33.3%	22	**23**	+ 4.5%
Days on Market Until Sale	29	**26**	- 10.3%	59	**34**	- 42.4%
Median Sales Price*	$400,000	**$721,500**	+ 80.4%	$390,000	**$375,000**	- 3.8%
Percent of Original List Price Received*	110.8%	**104.9%**	- 5.3%	103.2%	**100.6%**	- 2.5%
Inventory of Homes for Sale	4	**4**	0.0%	5	**3**	- 40.0%

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