Local Market Update – August 2026

Provided by OneKey® MLS

Garden City

Nassau County

Single-Family Homes	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	11	**11**	0.0%	206	**195**	- 5.3%
Closed Sales	16	**23**	+ 43.8%	162	**191**	+ 17.9%
Days on Market Until Sale	17	**24**	+ 41.2%	35	**32**	- 8.6%
Median Sales Price*	$1,537,500	**$1,645,000**	+ 7.0%	$1,417,000	**$1,480,000**	+ 4.4%
Percent of Original List Price Received*	103.3%	**105.2%**	+ 1.8%	102.8%	**101.5%**	- 1.3%
Inventory of Homes for Sale	24	**25**	+ 4.2%	24	**22**	- 8.3%

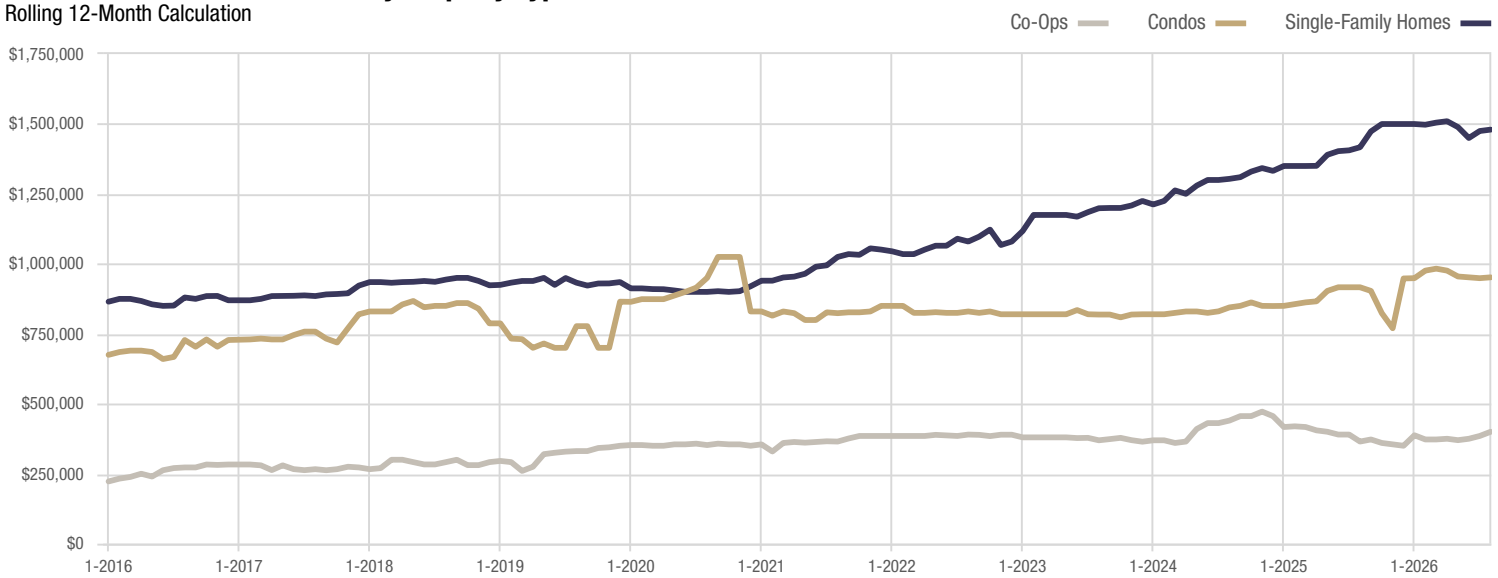
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	2	**2**	0.0%	28	**32**	+ 14.3%
Closed Sales	2	**3**	+ 50.0%	18	**24**	+ 33.3%
Days on Market Until Sale	21	**41**	+ 95.2%	50	**47**	- 6.0%
Median Sales Price*	$967,500	**$1,220,000**	+ 26.1%	$916,500	**$952,000**	+ 3.9%
Percent of Original List Price Received*	97.6%	**97.1%**	- 0.5%	98.1%	**96.0%**	- 2.1%
Inventory of Homes for Sale	6	**7**	+ 16.7%	6	**6**	0.0%

Co-Ops	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	1	**3**	+ 200.0%	25	**30**	+ 20.0%
Closed Sales	4	**1**	- 75.0%	23	**21**	- 8.7%
Days on Market Until Sale	36	**5**	- 86.1%	58	**34**	- 41.4%
Median Sales Price*	$337,500	**$680,000**	+ 101.5%	$365,000	**$400,000**	+ 9.6%
Percent of Original List Price Received*	103.1%	**106.4%**	+ 3.2%	103.8%	**100.1%**	- 3.6%
Inventory of Homes for Sale	2	**1**	- 50.0%	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 September 8, 2026. All data from OneKey® MLS. Report © 2026 ShowingTime Plus, LLC.