Local Market Update – August 2026

Provided by OneKey® MLS

Westbury

Nassau County

Single-Family Homes	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	26	**24**	- 7.7%	281	**321**	+ 14.2%
Closed Sales	15	**28**	+ 86.7%	226	**208**	- 8.0%
Days on Market Until Sale	20	**31**	+ 55.0%	40	**47**	+ 17.5%
Median Sales Price*	$858,000	**$799,500**	- 6.8%	$798,000	**$820,000**	+ 2.8%
Percent of Original List Price Received*	100.7%	**101.2%**	+ 0.5%	100.5%	**98.6%**	- 1.9%
Inventory of Homes for Sale	60	**61**	+ 1.7%	54	**56**	+ 3.7%

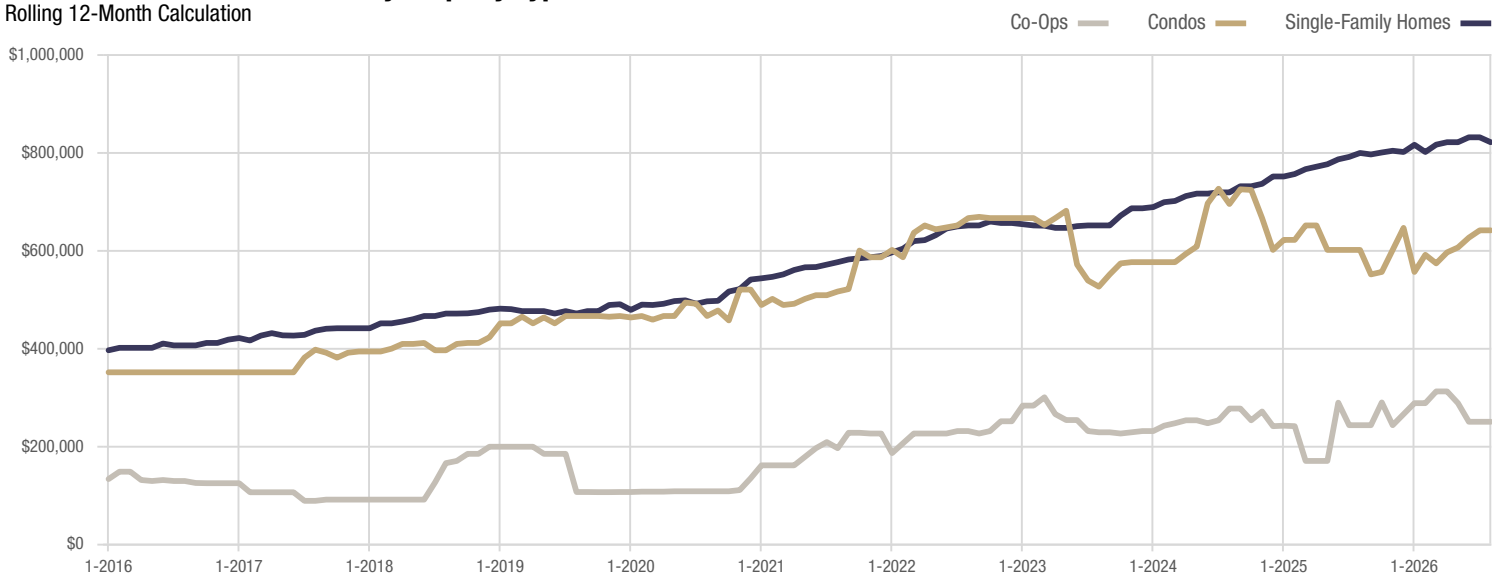
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	3	**6**	+ 100.0%	57	**62**	+ 8.8%
Closed Sales	3	**9**	+ 200.0%	64	**47**	- 26.6%
Days on Market Until Sale	103	**30**	- 70.9%	53	**36**	- 32.1%
Median Sales Price*	$390,000	**$590,000**	+ 51.3%	$600,000	**$640,000**	+ 6.7%
Percent of Original List Price Received*	98.3%	**103.2%**	+ 5.0%	98.9%	**100.0%**	+ 1.1%
Inventory of Homes for Sale	6	**12**	+ 100.0%	8	**8**	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%	7	**7**	0.0%
Closed Sales	0	**0**	0.0%	7	**7**	0.0%
Days on Market Until Sale	—	**—**	—	44	**63**	+ 43.2%
Median Sales Price*	—	**—**	—	$242,000	**$249,000**	+ 2.9%
Percent of Original List Price Received*	—	**—**	—	98.5%	**97.0%**	- 1.5%
Inventory of Homes for Sale	2	**0**	- 100.0%	2	**2**	0.0%

* 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.