Local Market Update – August 2026

Provided by OneKey® MLS

Franklin Square/West Hempstead

Franklin Square, Garden City S., Garden City South, and W. Hempstead in Nassau County

Single-Family Homes	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	30	**38**	+ 26.7%	390	**389**	- 0.3%
Closed Sales	27	**28**	+ 3.7%	294	**291**	- 1.0%
Days on Market Until Sale	43	**37**	- 14.0%	47	**42**	- 10.6%
Median Sales Price*	$812,000	**$827,500**	+ 1.9%	$765,000	**$796,419**	+ 4.1%
Percent of Original List Price Received*	98.4%	**101.4%**	+ 3.0%	99.6%	**99.5%**	- 0.1%
Inventory of Homes for Sale	62	**68**	+ 9.7%	65	**58**	- 10.8%

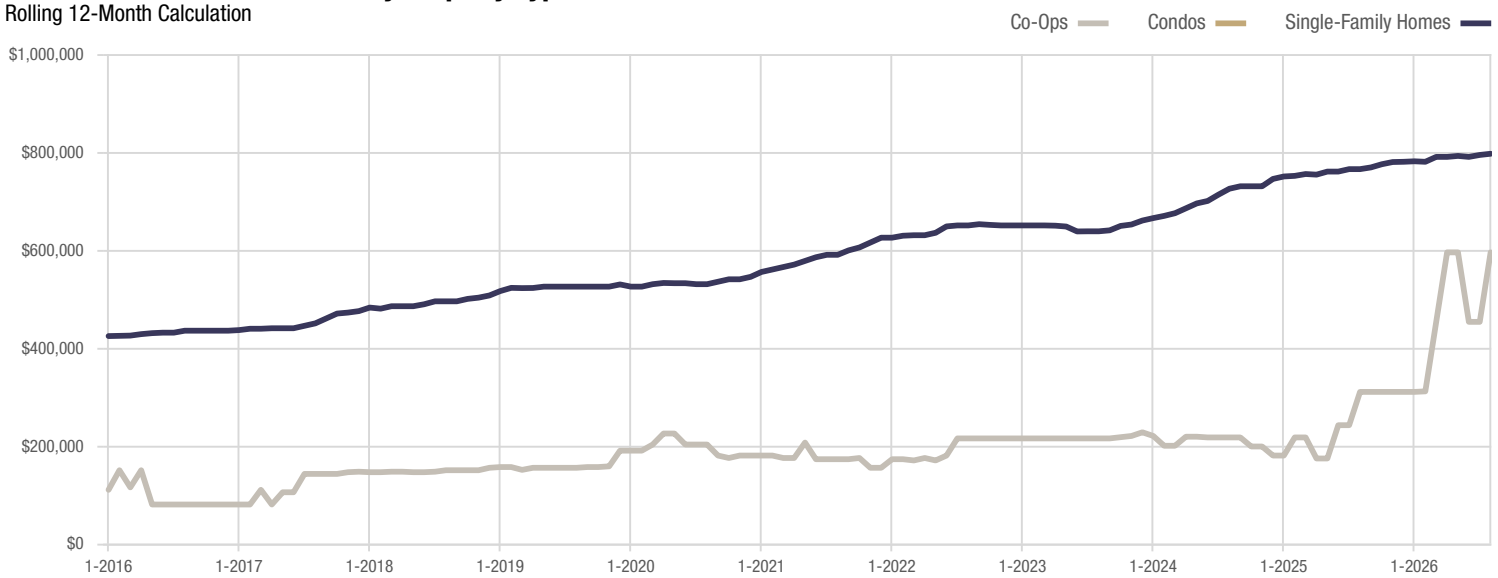
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	1	**1**	0.0%
Closed Sales	0	**1**	—	0	**1**	—
Days on Market Until Sale	—	**87**	—	—	**87**	—
Median Sales Price*	—	**$655,000**	—	—	**$655,000**	—
Percent of Original List Price Received*	—	**98.5%**	—	—	**98.5%**	—
Inventory of Homes for Sale	0	**0**	0.0%	0	**1**	—

Co-Ops	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	4	**1**	- 75.0%
Closed Sales	1	**0**	- 100.0%	5	**1**	- 80.0%
Days on Market Until Sale	97	**—**	—	70	**26**	- 62.9%
Median Sales Price*	$311,100	**—**	—	$310,000	**$595,000**	+ 91.9%
Percent of Original List Price Received*	100.0%	**—**	—	99.9%	**102.6%**	+ 2.7%
Inventory of Homes for Sale	0	**0**	0.0%	1	**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.