Local Market Update – August 2026

Provided by OneKey® MLS

East Meadow

Nassau County

Single-Family Homes	August			Last 12 Months		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	22	**25**	+ 13.6%	310	**308**	- 0.6%
Closed Sales	18	**23**	+ 27.8%	232	**238**	+ 2.6%
Days on Market Until Sale	36	**19**	- 47.2%	32	**31**	- 3.1%
Median Sales Price*	$764,750	**$882,000**	+ 15.3%	$800,000	**$842,500**	+ 5.3%
Percent of Original List Price Received*	102.8%	**104.6%**	+ 1.8%	101.6%	**101.9%**	+ 0.3%
Inventory of Homes for Sale	42	**41**	- 2.4%	41	**41**	0.0%

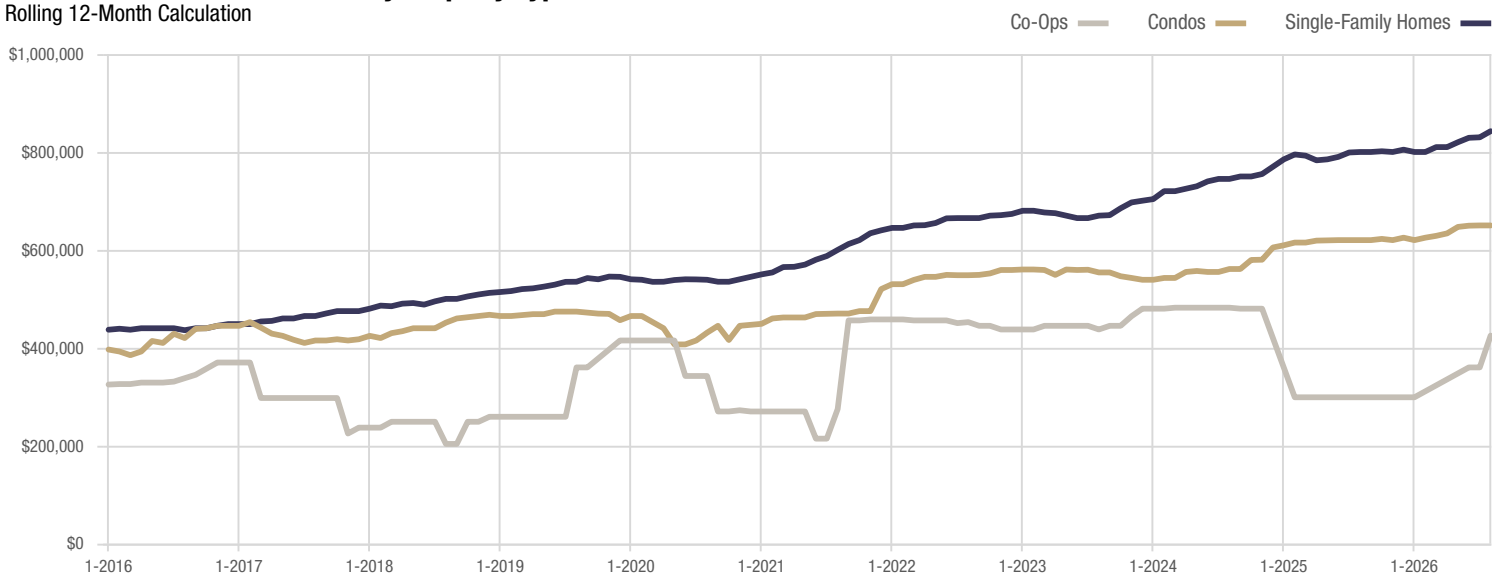
Condos	August			Last 12 Months		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	6	**3**	- 50.0%	49	**39**	- 20.4%
Closed Sales	3	**1**	- 66.7%	42	**46**	+ 9.5%
Days on Market Until Sale	48	**33**	- 31.3%	69	**40**	- 42.0%
Median Sales Price*	$625,000	**$630,000**	+ 0.8%	$620,000	**$650,000**	+ 4.8%
Percent of Original List Price Received*	98.6%	**102.4%**	+ 3.9%	100.8%	**102.6%**	+ 1.8%
Inventory of Homes for Sale	5	**3**	- 40.0%	8	**4**	- 50.0%

Co-Ops	August			Last 12 Months		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	0	**0**	0.0%	2	**6**	+ 200.0%
Closed Sales	0	**1**	—	1	**2**	+ 100.0%
Days on Market Until Sale	—	**152**	—	17	**94**	+ 452.9%
Median Sales Price*	—	**$490,000**	—	$299,000	**$425,000**	+ 42.1%
Percent of Original List Price Received*	—	**96.1%**	—	100.0%	**99.5%**	- 0.5%
Inventory of Homes for Sale	1	**0**	- 100.0%	0	**1**	—

* 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.