Local Market Update – August 2026

Provided by OneKey® MLS

Valley Stream

Malverne, N. Valley Stream, N. Woodmere, and Valley Stream in Nassau County

Single-Family Homes	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	56	**50**	- 10.7%	570	**648**	+ 13.7%
Closed Sales	39	**49**	+ 25.6%	380	**409**	+ 7.6%
Days on Market Until Sale	27	**34**	+ 25.9%	47	**44**	- 6.4%
Median Sales Price*	$760,000	**$752,000**	- 1.1%	$740,000	**$779,000**	+ 5.3%
Percent of Original List Price Received*	101.4%	**100.5%**	- 0.9%	99.6%	**99.8%**	+ 0.2%
Inventory of Homes for Sale	104	**139**	+ 33.7%	109	**119**	+ 9.2%

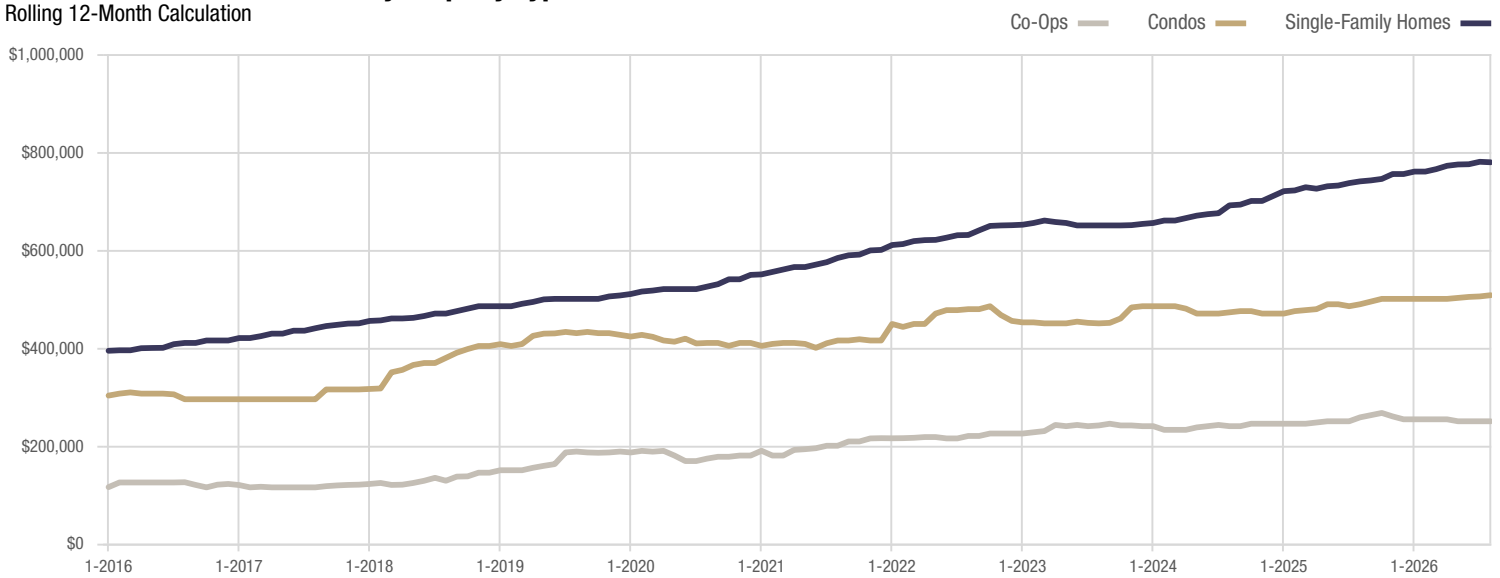
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	3	**2**	- 33.3%	28	**33**	+ 17.9%
Closed Sales	3	**1**	- 66.7%	21	**28**	+ 33.3%
Days on Market Until Sale	15	**17**	+ 13.3%	34	**30**	- 11.8%
Median Sales Price*	$504,000	**$710,000**	+ 40.9%	$489,000	**$507,500**	+ 3.8%
Percent of Original List Price Received*	101.7%	**101.4%**	- 0.3%	101.8%	**100.4%**	- 1.4%
Inventory of Homes for Sale	7	**6**	- 14.3%	4	**5**	+ 25.0%

Co-Ops	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	1	**6**	+ 500.0%	15	**24**	+ 60.0%
Closed Sales	2	**0**	- 100.0%	14	**10**	- 28.6%
Days on Market Until Sale	54	**—**	—	59	**48**	- 18.6%
Median Sales Price*	$254,000	**—**	—	$258,000	**$250,000**	- 3.1%
Percent of Original List Price Received*	98.7%	**—**	—	98.2%	**95.1%**	- 3.2%
Inventory of Homes for Sale	4	**9**	+ 125.0%	4	**7**	+ 75.0%

* 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.