Local Market Update – June 2026

Provided by OneKey® MLS

Valley Stream

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

Single-Family Homes	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	55	**80**	+ 45.5%	570	**616**	+ 8.1%
Closed Sales	35	**30**	- 14.3%	379	**390**	+ 2.9%
Days on Market Until Sale	47	**61**	+ 29.8%	50	**44**	- 12.0%
Median Sales Price*	$740,000	**$767,500**	+ 3.7%	$731,500	**$775,000**	+ 5.9%
Percent of Original List Price Received*	100.5%	**100.9%**	+ 0.4%	99.8%	**99.8%**	0.0%
Inventory of Homes for Sale	113	**140**	+ 23.9%	109	**112**	+ 2.8%

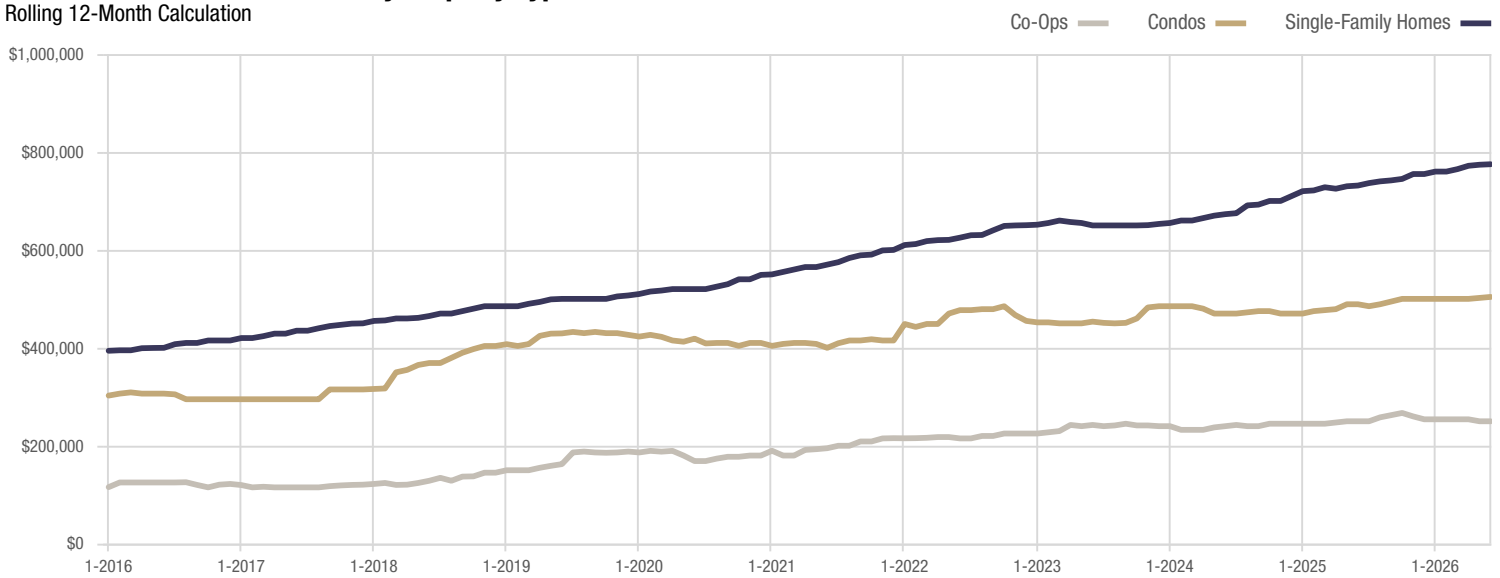
Condos	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	2	**5**	+ 150.0%	23	**34**	+ 47.8%
Closed Sales	0	**1**	—	21	**27**	+ 28.6%
Days on Market Until Sale	—	**15**	—	34	**30**	- 11.8%
Median Sales Price*	—	**$671,500**	—	$489,000	**$504,000**	+ 3.1%
Percent of Original List Price Received*	—	**100.4%**	—	101.5%	**100.5%**	- 1.0%
Inventory of Homes for Sale	2	**4**	+ 100.0%	3	**5**	+ 66.7%

Co-Ops	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	3	**4**	+ 33.3%	16	**21**	+ 31.3%
Closed Sales	1	**1**	0.0%	14	**13**	- 7.1%
Days on Market Until Sale	24	**50**	+ 108.3%	48	**58**	+ 20.8%
Median Sales Price*	$199,000	**$195,000**	- 2.0%	$250,000	**$250,000**	0.0%
Percent of Original List Price Received*	94.8%	**90.7%**	- 4.3%	95.9%	**96.0%**	+ 0.1%
Inventory of Homes for Sale	7	**8**	+ 14.3%	5	**7**	+ 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 July 8, 2026. All data from OneKey® MLS. Report © 2026 ShowingTime Plus, LLC.