Local Market Update – June 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	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	44	**44**	0.0%	398	**377**	- 5.3%
Closed Sales	24	**20**	- 16.7%	292	**282**	- 3.4%
Days on Market Until Sale	42	**28**	- 33.3%	50	**42**	- 16.0%
Median Sales Price*	$795,000	**$781,500**	- 1.7%	$760,000	**$790,000**	+ 3.9%
Percent of Original List Price Received*	99.5%	**101.0%**	+ 1.5%	99.6%	**98.9%**	- 0.7%
Inventory of Homes for Sale	80	**66**	- 17.5%	64	**56**	- 12.5%

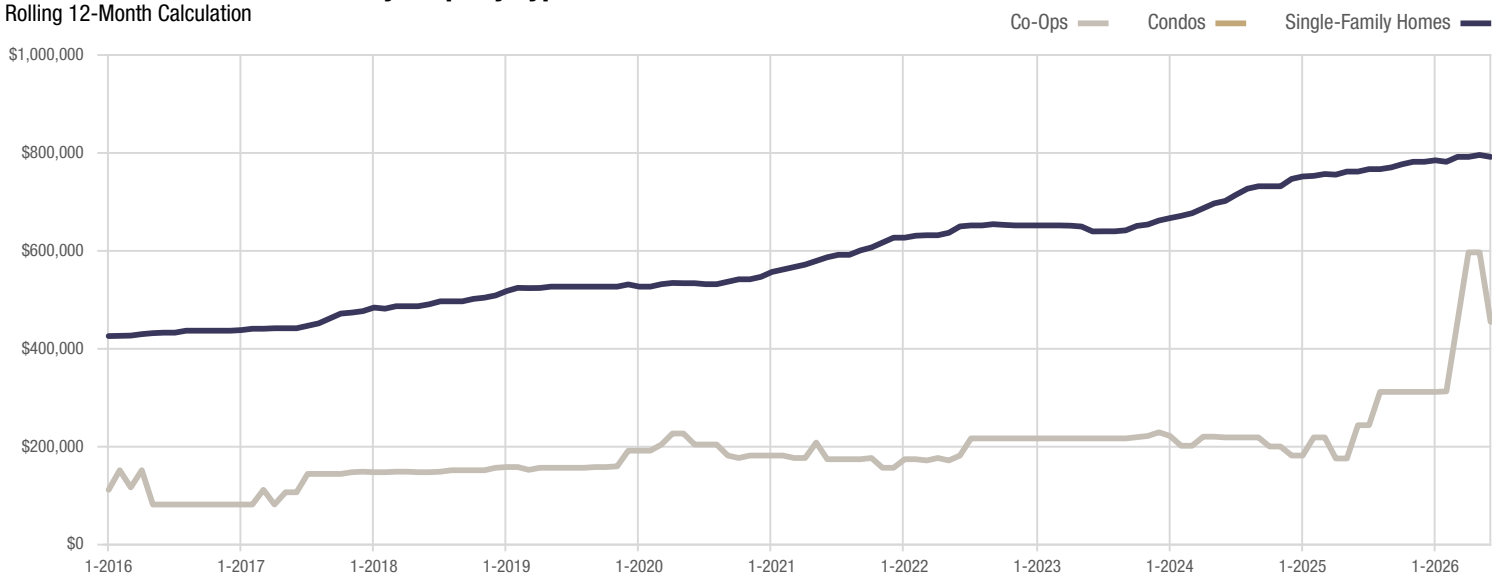
Condos	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	1	**0**	- 100.0%	1	**1**	0.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	—	**—**	—	—	**—**	—
Median Sales Price*	—	**—**	—	—	**—**	—
Percent of Original List Price Received*	—	**—**	—	—	**—**	—
Inventory of Homes for Sale	1	**0**	- 100.0%	0	**1**	—

Co-Ops	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	0	**0**	0.0%	4	**1**	- 75.0%
Closed Sales	1	**0**	- 100.0%	4	**2**	- 50.0%
Days on Market Until Sale	5	**—**	—	63	**62**	- 1.6%
Median Sales Price*	$620,000	**—**	—	$242,000	**$453,050**	+ 87.2%
Percent of Original List Price Received*	100.8%	**—**	—	99.8%	**101.3%**	+ 1.5%
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 July 8, 2026. All data from OneKey® MLS. Report © 2026 ShowingTime Plus, LLC.