Local Market Update – August 2026

Provided by OneKey® MLS

Nassau County

Single-Family Homes	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	897	**951**	+ 6.0%	11,208	**11,394**	+ 1.7%
Closed Sales	908	**881**	- 3.0%	8,272	**8,271**	- 0.0%
Days on Market Until Sale	37	**38**	+ 2.7%	48	**47**	- 2.1%
Median Sales Price*	$870,000	**$911,000**	+ 4.7%	$815,000	**$860,000**	+ 5.5%
Percent of Original List Price Received*	100.1%	**100.5%**	+ 0.4%	99.6%	**99.4%**	- 0.2%
Inventory of Homes for Sale	2,268	**2,259**	- 0.4%	2,141	**2,114**	- 1.3%

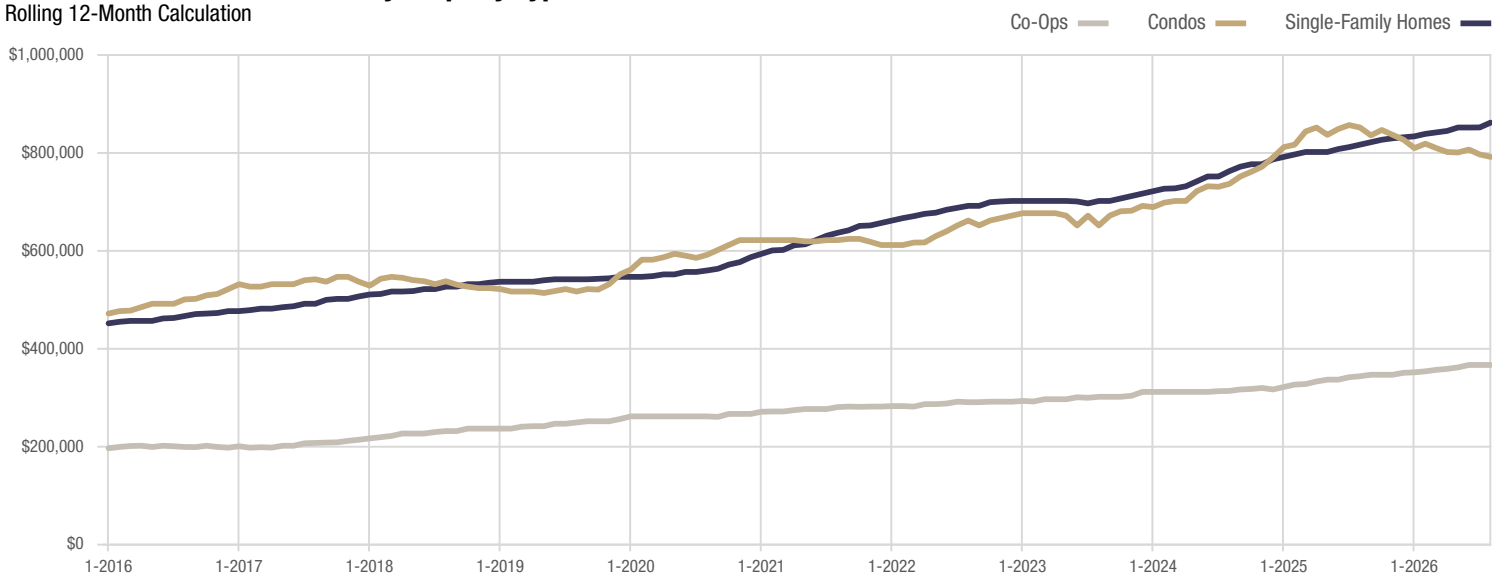
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	66	**85**	+ 28.8%	929	**934**	+ 0.5%
Closed Sales	70	**74**	+ 5.7%	776	**733**	- 5.5%
Days on Market Until Sale	59	**48**	- 18.6%	61	**57**	- 6.6%
Median Sales Price*	$830,000	**$740,000**	- 10.8%	$850,000	**$790,000**	- 7.1%
Percent of Original List Price Received*	99.2%	**98.7%**	- 0.5%	98.7%	**98.8%**	+ 0.1%
Inventory of Homes for Sale	208	**205**	- 1.4%	211	**194**	- 8.1%

Co-Ops	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	72	**79**	+ 9.7%	1,030	**1,012**	- 1.7%
Closed Sales	76	**71**	- 6.6%	805	**742**	- 7.8%
Days on Market Until Sale	56	**52**	- 7.1%	61	**57**	- 6.6%
Median Sales Price*	$400,000	**$380,000**	- 5.0%	$342,000	**$365,000**	+ 6.7%
Percent of Original List Price Received*	98.7%	**98.4%**	- 0.3%	98.7%	**97.9%**	- 0.8%
Inventory of Homes for Sale	234	**207**	- 11.5%	219	**235**	+ 7.3%

* 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.