Local Market Update – August 2026

Provided by OneKey® MLS

New Hyde Park (Nassau)

Lake Success, New Hyde Park, and N. New Hyde Park in Nassau County

Single-Family Homes	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	26	**25**	- 3.8%	299	**295**	- 1.3%
Closed Sales	24	**20**	- 16.7%	241	**212**	- 12.0%
Days on Market Until Sale	36	**28**	- 22.2%	45	**44**	- 2.2%
Median Sales Price*	$887,500	**$992,500**	+ 11.8%	$900,000	**$939,000**	+ 4.3%
Percent of Original List Price Received*	99.4%	**100.6%**	+ 1.2%	99.4%	**98.6%**	- 0.8%
Inventory of Homes for Sale	53	**47**	- 11.3%	52	**47**	- 9.6%

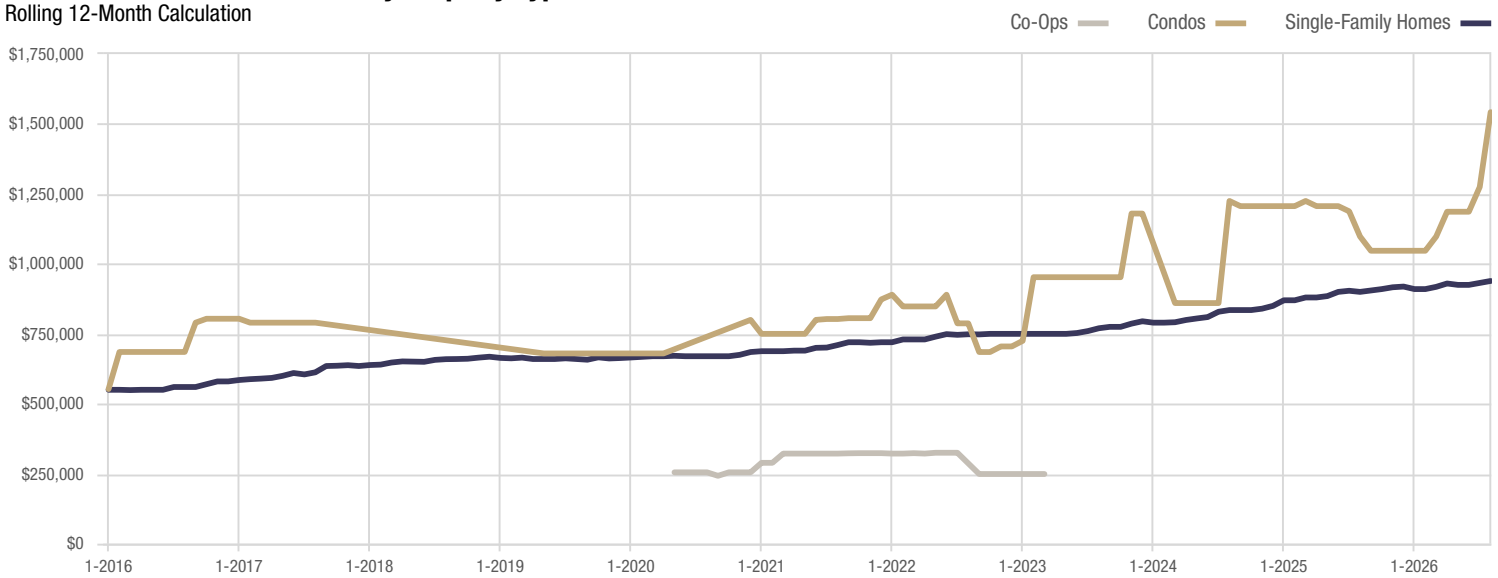
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	1	**1**	0.0%	4	**5**	+ 25.0%
Closed Sales	0	**1**	—	3	**2**	- 33.3%
Days on Market Until Sale	—	**71**	—	18	**39**	+ 116.7%
Median Sales Price*	—	**$1,810,000**	—	$1,098,000	**$1,542,500**	+ 40.5%
Percent of Original List Price Received*	—	**96.3%**	—	104.7%	**97.2%**	- 7.2%
Inventory of Homes for Sale	1	**2**	+ 100.0%	0	**1**	—

Co-Ops	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	0	**0**	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	0	**0**	0.0%	0	**0**	0.0%

* 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.