Local Market Update – August 2026

Provided by OneKey® MLS

Merrick

Merrick, North Merrick, and South Merrick in Nassau County

Single-Family Homes	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	19	**25**	+ 31.6%	333	**342**	+ 2.7%
Closed Sales	38	**26**	- 31.6%	286	**259**	- 9.4%
Days on Market Until Sale	35	**23**	- 34.3%	36	**38**	+ 5.6%
Median Sales Price*	$820,000	**$852,500**	+ 4.0%	$815,000	**$885,000**	+ 8.6%
Percent of Original List Price Received*	101.1%	**103.8%**	+ 2.7%	101.9%	**101.5%**	- 0.4%
Inventory of Homes for Sale	52	**63**	+ 21.2%	47	**52**	+ 10.6%

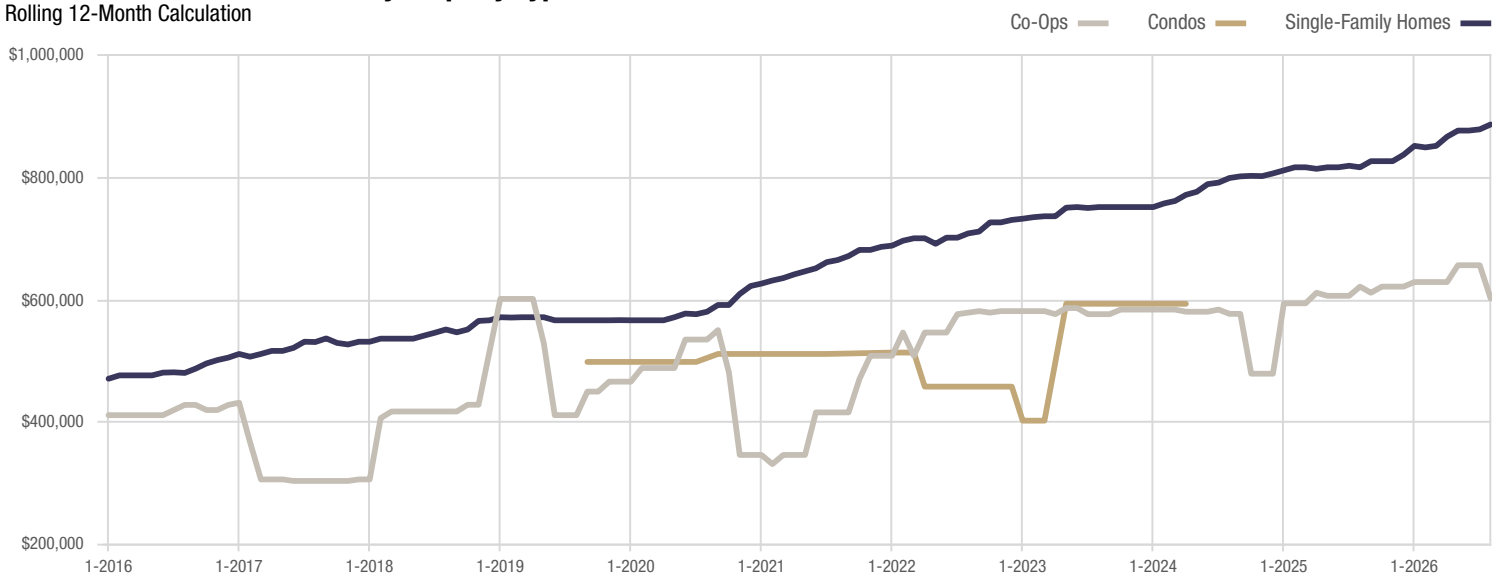
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	0	**0**	0.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	—	**—**	—	—	**—**	—
Median Sales Price*	—	**—**	—	—	**—**	—
Percent of Original List Price Received*	—	**—**	—	—	**—**	—
Inventory of Homes for Sale	0	**0**	0.0%	0	**0**	0.0%

Co-Ops	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	5	**1**	- 80.0%
Closed Sales	1	**0**	- 100.0%	4	**2**	- 50.0%
Days on Market Until Sale	22	**—**	—	18	**20**	+ 11.1%
Median Sales Price*	$655,000	**—**	—	$620,000	**$600,750**	- 3.1%
Percent of Original List Price Received*	100.9%	**—**	—	103.5%	**101.7%**	- 1.7%
Inventory of Homes for Sale	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.