Local Market Update – June 2026

Provided by OneKey® MLS

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Nassau County

Single-Family Homes	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	30	**30**	0.0%	263	**221**	- 16.0%
Closed Sales	22	**14**	- 36.4%	182	**173**	- 4.9%
Days on Market Until Sale	27	**46**	+ 70.4%	41	**39**	- 4.9%
Median Sales Price*	$725,000	**$830,500**	+ 14.6%	$750,000	**$800,000**	+ 6.7%
Percent of Original List Price Received*	102.9%	**100.4%**	- 2.4%	99.8%	**99.5%**	- 0.3%
Inventory of Homes for Sale	48	**48**	0.0%	45	**39**	- 13.3%

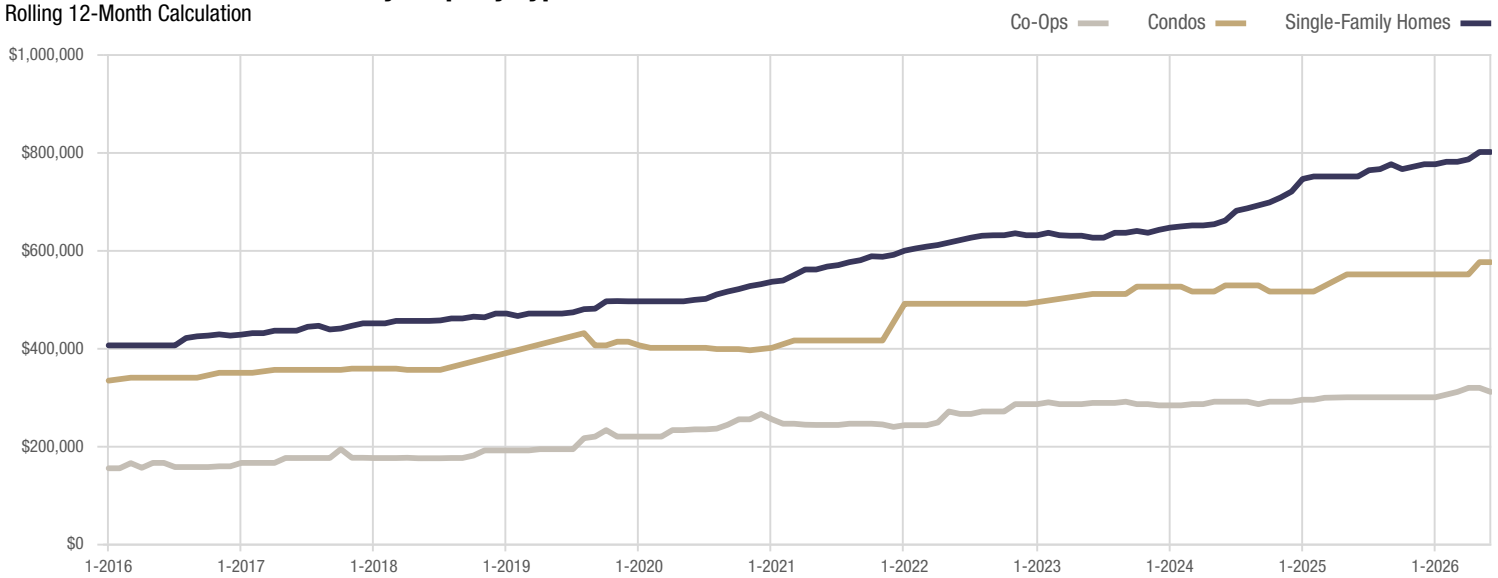
Condos	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	0	**0**	0.0%	1	**1**	0.0%
Closed Sales	0	**0**	0.0%	1	**1**	0.0%
Days on Market Until Sale	—	**—**	—	12	**23**	+ 91.7%
Median Sales Price*	—	**—**	—	$550,000	**$575,000**	+ 4.5%
Percent of Original List Price Received*	—	**—**	—	102.8%	**104.5%**	+ 1.7%
Inventory of Homes for Sale	0	**0**	0.0%	0	**0**	—

Co-Ops	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	1	**1**	0.0%	10	**5**	- 50.0%
Closed Sales	1	**0**	- 100.0%	9	**5**	- 44.4%
Days on Market Until Sale	15	**—**	—	43	**26**	- 39.5%
Median Sales Price*	$326,500	**—**	—	$299,000	**$310,000**	+ 3.7%
Percent of Original List Price Received*	109.2%	**—**	—	100.2%	**99.5%**	- 0.7%
Inventory of Homes for Sale	3	**1**	- 66.7%	2	**1**	- 50.0%

* 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.