Local Market Update – May 2025

Provided by OneKey® MLS

Nassau County

Single-Family Homes	May			Last 12 Months		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 5-2024**	**Thru 5-2025**	**% Change**
New Listings	1,245	**1,249**	+ 0.3%	10,903	**11,014**	+ 1.0%
Closed Sales	626	**579**	- 7.5%	8,531	**8,238**	- 3.4%
Days on Market Until Sale	56	**44**	- 21.4%	54	**50**	- 7.4%
Median Sales Price*	$790,000	**$810,000**	+ 2.5%	$740,000	**$800,000**	+ 8.1%
Percent of Original List Price Received*	100.4%	**100.2%**	- 0.2%	99.2%	**99.8%**	+ 0.6%
Inventory of Homes for Sale	2,259	**2,152**	- 4.7%	2,067	**2,081**	+ 0.7%

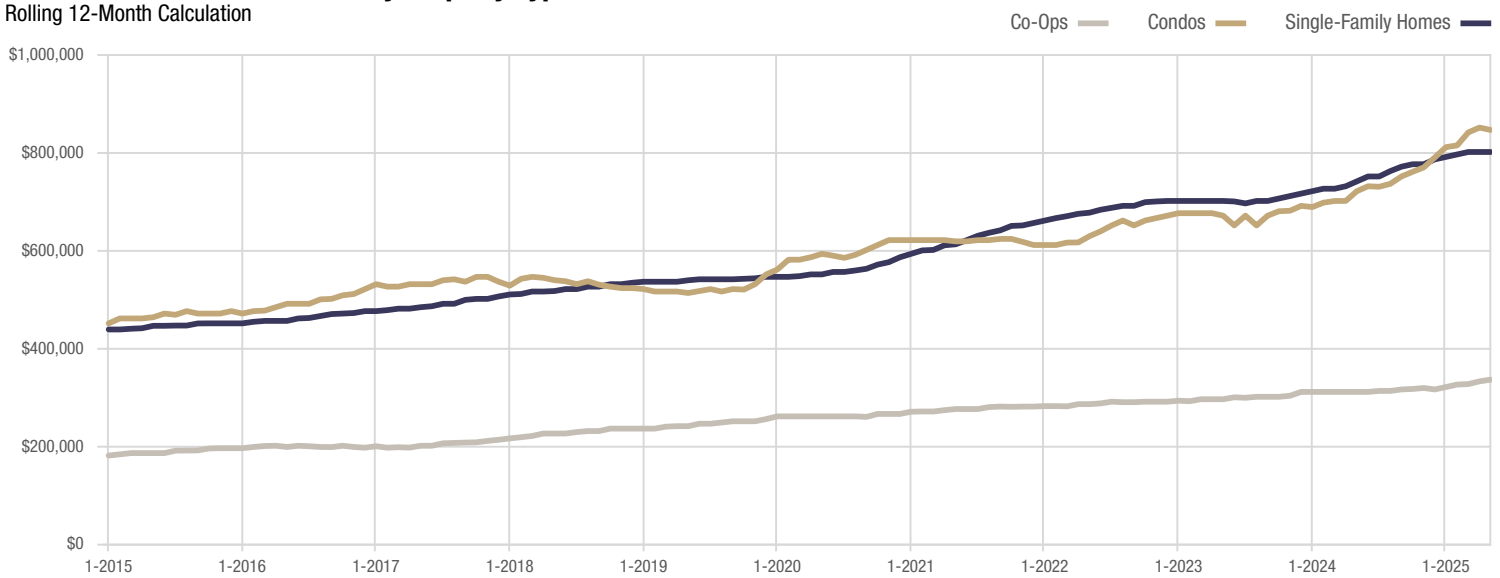
Condos	May			Last 12 Months		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 5-2024**	**Thru 5-2025**	**% Change**
New Listings	104	**112**	+ 7.7%	959	**924**	- 3.6%
Closed Sales	69	**65**	- 5.8%	699	**780**	+ 11.6%
Days on Market Until Sale	65	**53**	- 18.5%	64	**58**	- 9.4%
Median Sales Price*	$840,000	**$685,000**	- 18.5%	$720,000	**$845,000**	+ 17.4%
Percent of Original List Price Received*	97.6%	**99.7%**	+ 2.2%	97.3%	**98.6%**	+ 1.3%
Inventory of Homes for Sale	244	**226**	- 7.4%	201	**210**	+ 4.5%

Co-Ops	May			Last 12 Months		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 5-2024**	**Thru 5-2025**	**% Change**
New Listings	109	**108**	- 0.9%	1,014	**1,005**	- 0.9%
Closed Sales	84	**68**	- 19.0%	792	**795**	+ 0.4%
Days on Market Until Sale	68	**51**	- 25.0%	74	**63**	- 14.9%
Median Sales Price*	$310,000	**$330,000**	+ 6.5%	$310,000	**$335,000**	+ 8.1%
Percent of Original List Price Received*	99.0%	**99.4%**	+ 0.4%	97.5%	**98.4%**	+ 0.9%
Inventory of Homes for Sale	248	**203**	- 18.1%	235	**208**	- 11.5%

* 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 June 6, 2025. All data from OneKey® MLS. Report © 2025 ShowingTime Plus, LLC.