

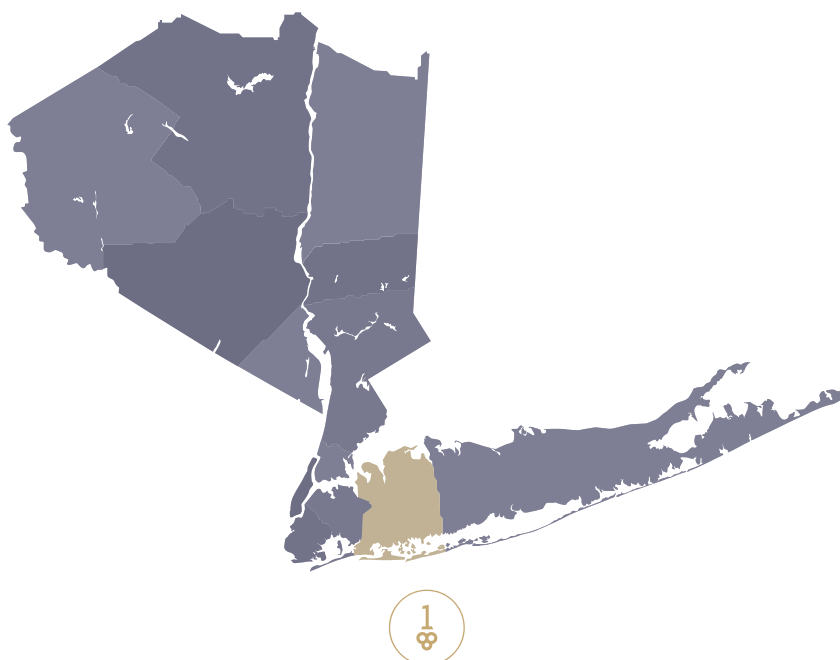
# One<sup>1</sup>Key<sup>®</sup> Nassau County MLS Market Update

*The One Source Real Estate Marketplace*

## May 2023

Nassau County reported a residential closed median sale price of \$665,000 in May 2023, a decrease of 2.90% from \$685,000, reported in May 2022. There were 874 closed residential sales transactions and 1,156 pending transactions reported in May 2023, following 615 closed and 985 pending transactions reported the month prior.

The OneKey MLS Regional Area reported a closed median sale price of \$590,000 in May 2023, representing a decrease of 2.50% as compared to the reported \$605,000 in May 2022. Across the regional coverage area, there were 3,998 closed residential transactions and 5,482 pending transactions, following the reported 3,221 closed and 4,664 pending the month prior.



Closed Median Sale Price	..... 2
Pending Median Sale Price	..... 3
Closed Transactions	..... 4
Pending Transactions	..... 5

\*Note that Condo Sales reflected in the bar graphs include listings with HOA fees.

Nassau is home to world-renowned beaches and tight-knit communities taking great pride in their towns. Thanks to its proximity to NYC, many families and young professionals have put down roots here. Residents enjoy a mix of big-name stores and family-owned boutiques, as well as gourmet restaurants, art galleries, theaters, and beautiful outdoor spaces.

## Sold Property Median Price for:

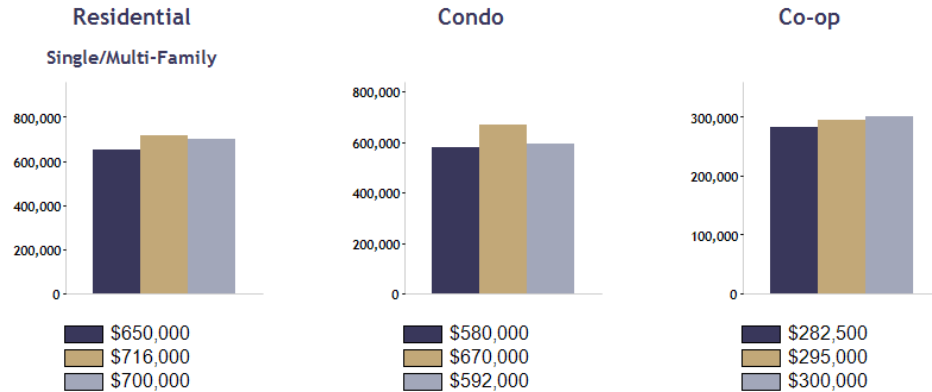
Location: Nassau (County)

Date Range

May 2021	May 2022	May 2023
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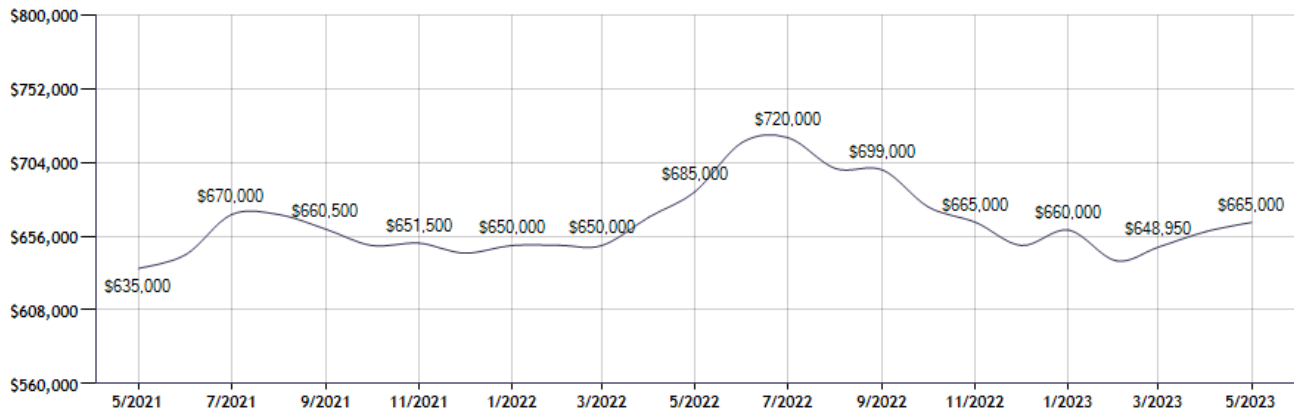
Current Available Inventory - 2,535  
Current Median List Price - \$825,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
May-2023	\$665,000	\$685,000	-2.9
Apr-2023	\$659,000	\$668,500	-1.4
Mar-2023	\$648,950	\$650,000	-0.2
Feb-2023	\$640,000	\$650,000	-1.5
Jan-2023	\$660,000	\$650,000	1.5
Dec-2022	\$650,000	\$645,000	0.8
Nov-2022	\$665,000	\$651,500	2.1
Oct-2022	\$675,000	\$650,000	3.8
Sep-2022	\$699,000	\$660,500	5.8
Aug-2022	\$700,000	\$670,000	4.5
Jul-2022	\$720,000	\$670,000	7.5
Jun-2022	\$717,000	\$644,000	11.3

## Sold Property Median Price for: Location: Nassau (County) (Last 24 Months - Residential, Condo, Co-op Properties)



Note: Information displayed in the data table is compiled by OneKey® MLS and represents a combined total of Residential, Condo, Co-op Properties sales for the selected time frame. Only available data will be displayed. Please note that small data samples will skew the % of change year to year. This information is intended for marketing purposes only. To access more detailed market reports visit <https://www.onekeymls.com/market-statistics>

## Pending Sales Median Price for:

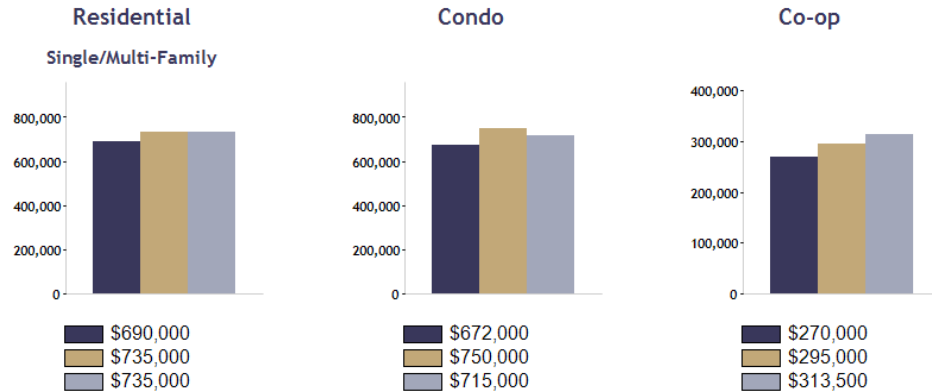
Location: Nassau (County)

Date Range

May 2021	May 2022	May 2023
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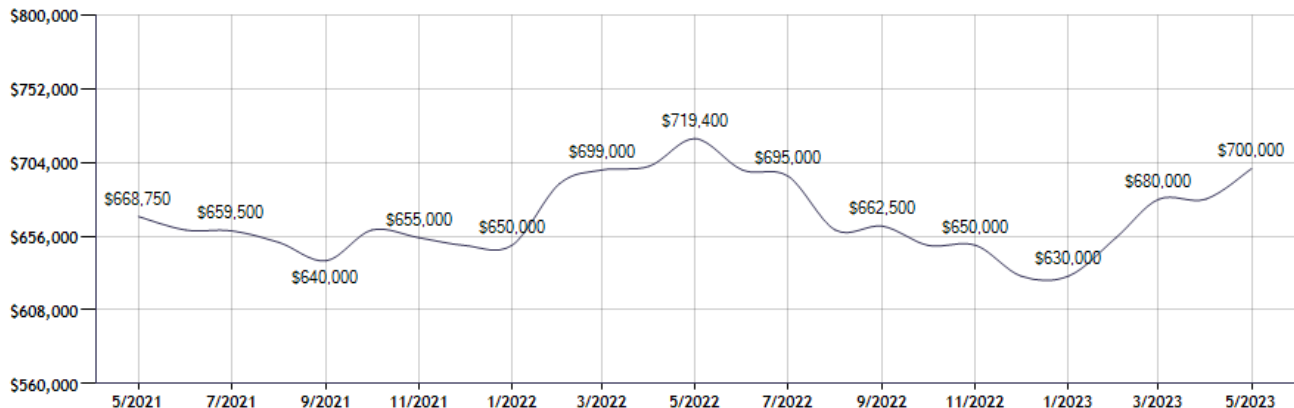
Current Available Inventory - 2,535  
Current Median List Price - \$825,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
May-2023	\$700,000	\$719,400	-2.7
Apr-2023	\$680,000	\$701,500	-3.1
Mar-2023	\$680,000	\$699,000	-2.7
Feb-2023	\$655,000	\$690,000	-5.1
Jan-2023	\$630,000	\$650,000	-3.1
Dec-2022	\$630,000	\$650,000	-3.1
Nov-2022	\$650,000	\$655,000	-0.8
Oct-2022	\$650,000	\$660,000	-1.5
Sep-2022	\$662,500	\$640,000	3.5
Aug-2022	\$660,000	\$652,000	1.2
Jul-2022	\$695,000	\$659,500	5.4
Jun-2022	\$699,000	\$660,000	5.9

## Pending Sales Median Price for: Location: Nassau (County) (Last 24 Months - Residential, Condo, Co-op Properties)



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## Sold Property Counts for:

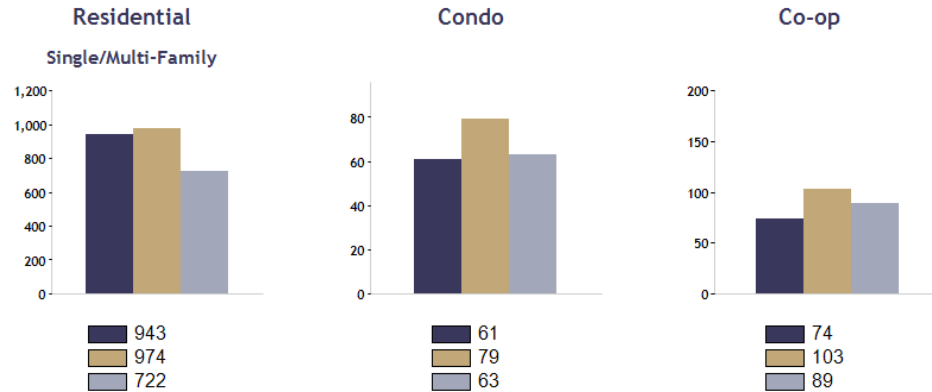
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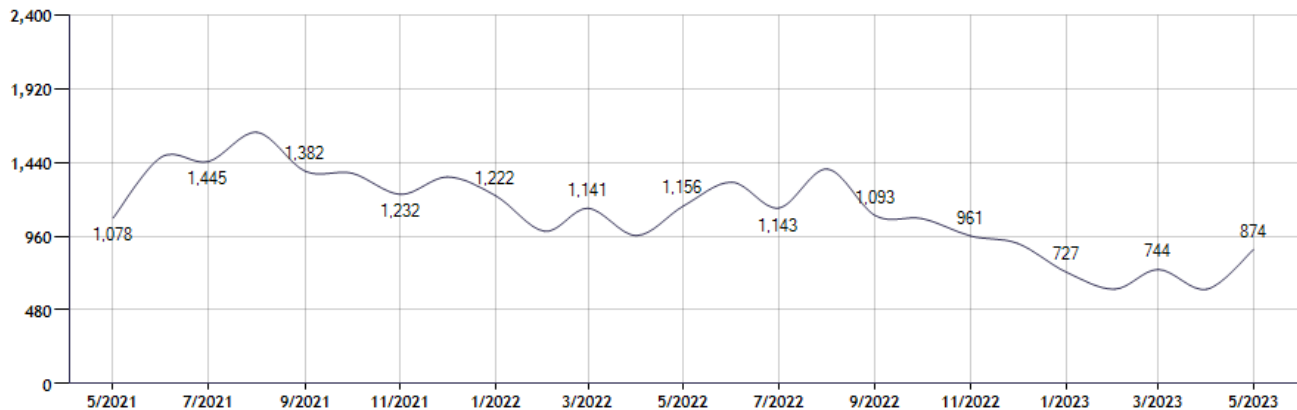
Current Available Inventory - 2,535  
Current Median List Price - \$825,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
May-2023	874	1,156	-24.4
Apr-2023	615	964	-36.2
Mar-2023	744	1,141	-34.8
Feb-2023	616	992	-37.9
Jan-2023	727	1,222	-40.5
Dec-2022	913	1,345	-32.1
Nov-2022	961	1,232	-22.0
Oct-2022	1,074	1,369	-21.5
Sep-2022	1,093	1,382	-20.9
Aug-2022	1,396	1,635	-14.6
Jul-2022	1,143	1,445	-20.9
Jun-2022	1,311	1,475	-11.1

### Sold Property Counts for: Location: Nassau (County) (Last 24 Months - Residential, Condo, Co-op Properties)



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## Pending Sales Counts for:

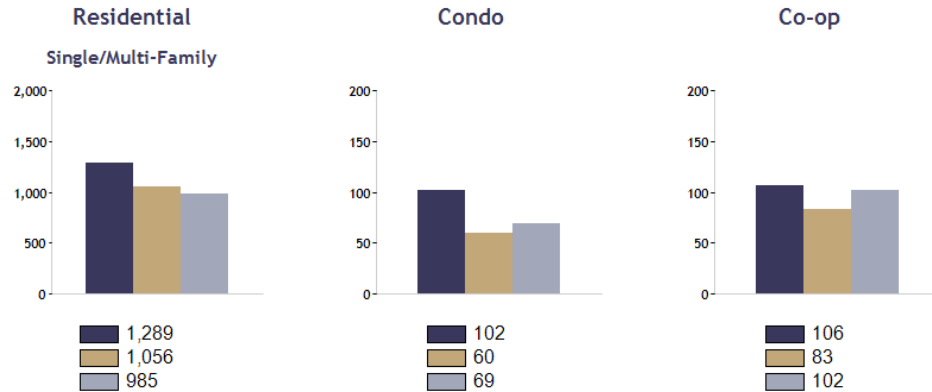
### Location: Nassau (County)

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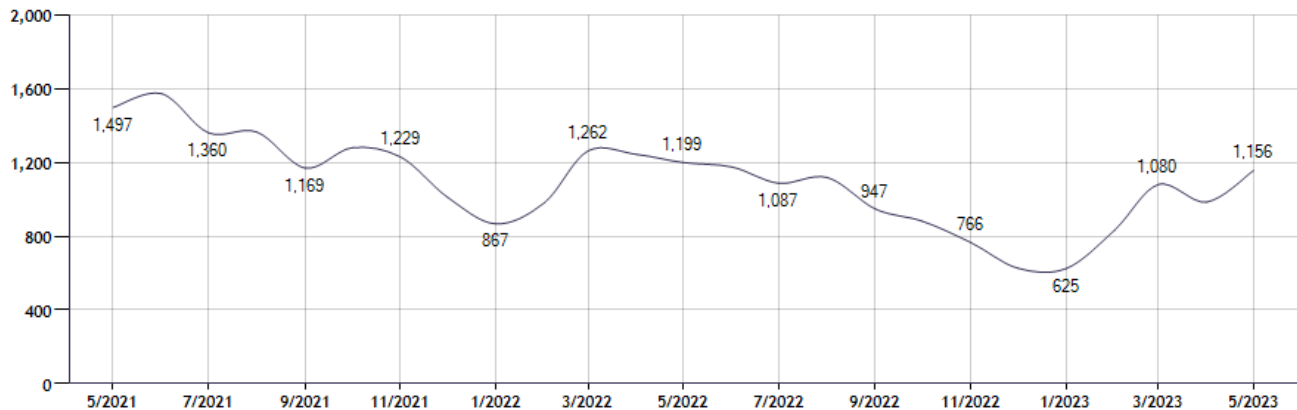
Current Available Inventory - 2,535  
Current Median List Price - \$825,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
May-2023	1,156	1,199	-3.6
Apr-2023	985	1,243	-20.8
Mar-2023	1,080	1,262	-14.4
Feb-2023	833	981	-15.1
Jan-2023	625	867	-27.9
Dec-2022	627	1,011	-38.0
Nov-2022	766	1,229	-37.7
Oct-2022	881	1,279	-31.1
Sep-2022	947	1,169	-19.0
Aug-2022	1,118	1,364	-18.0
Jul-2022	1,087	1,360	-20.1
Jun-2022	1,175	1,572	-25.3

### Pending Sales Counts for: Location: Nassau (County) (Last 24 Months - Residential, Condo, Co-op Properties)



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