

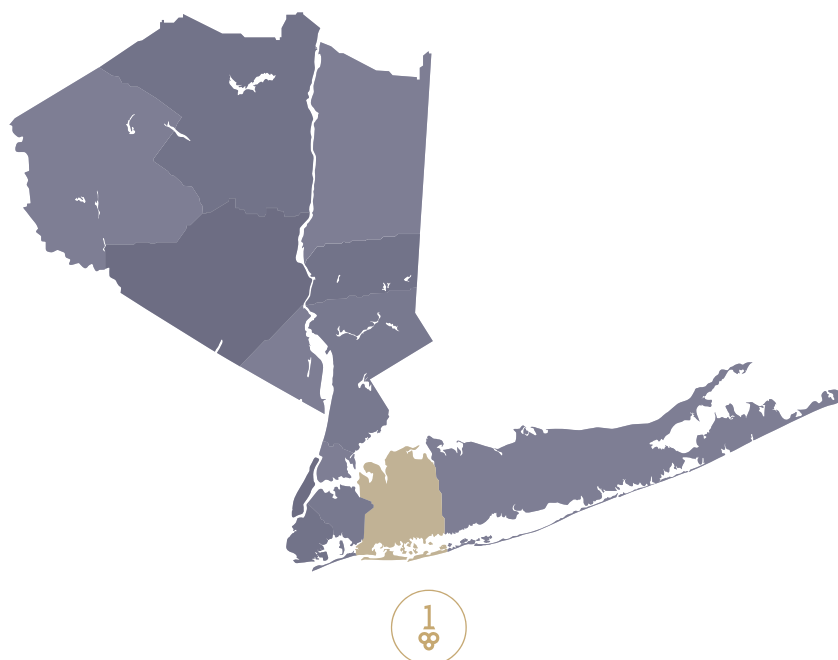
One¹Key[®] Nassau County MLS Market Update

The One Source Real Estate Marketplace

June 2023

Nassau County reported a residential closed median sale price of \$695,000 in June 2023, a decrease of 3.10% from \$717,000, reported in June 2022. There were 1,014 closed residential sales transactions and 1,209 pending transactions reported in June 2023, following 891 closed and 1,142 pending transactions reported the month prior.

The OneKey MLS Regional Area reported a closed median sale price of \$612,000 in June 2023, representing a decrease of less than 1.00% as compared to the reported \$615,000 in June 2022. Across the regional coverage area, there were 4,747 closed residential transactions and 5,355 pending transactions, following the reported 4,063 closed and 5,424 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:

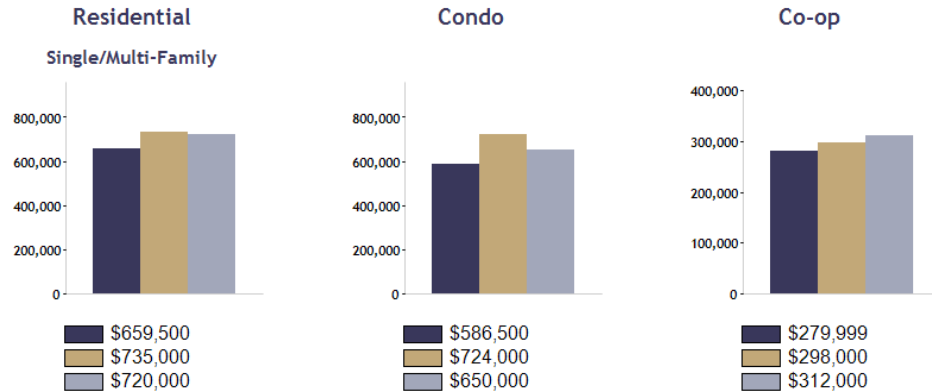
Location: Nassau (County)

Date Range

| | | |
|----------|----------|----------|
| Jun 2021 | Jun 2022 | Jun 2023 |
|----------|----------|----------|

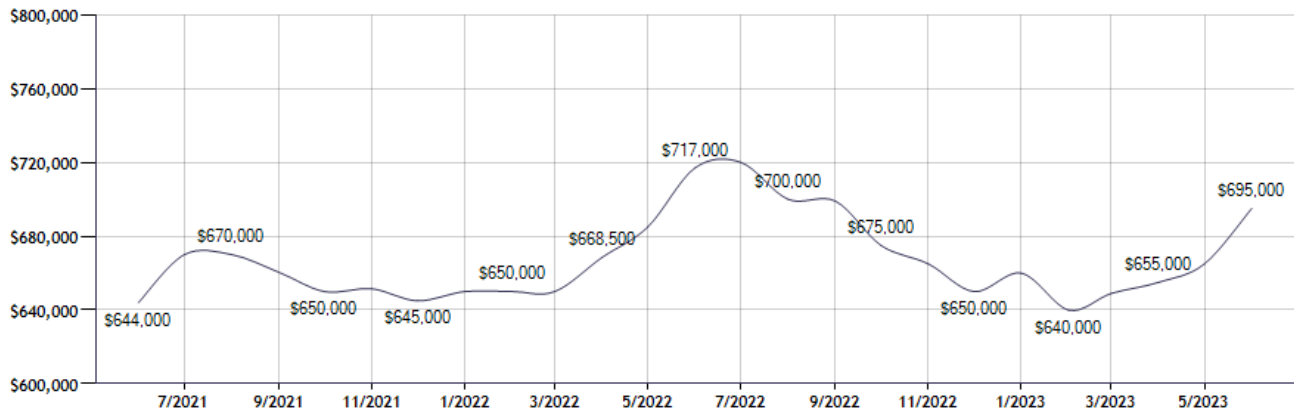
Current Available Inventory - 2,425
Current Median List Price - \$839,000

Residential, Condo, Co-op Properties



| Month | Current Year | Prior Year | % Change |
|----------|--------------|------------|----------|
| Jun-2023 | \$695,000 | \$717,000 | -3.1 |
| May-2023 | \$665,000 | \$685,000 | -2.9 |
| Apr-2023 | \$655,000 | \$668,500 | -2.0 |
| Mar-2023 | \$649,000 | \$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 |

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:

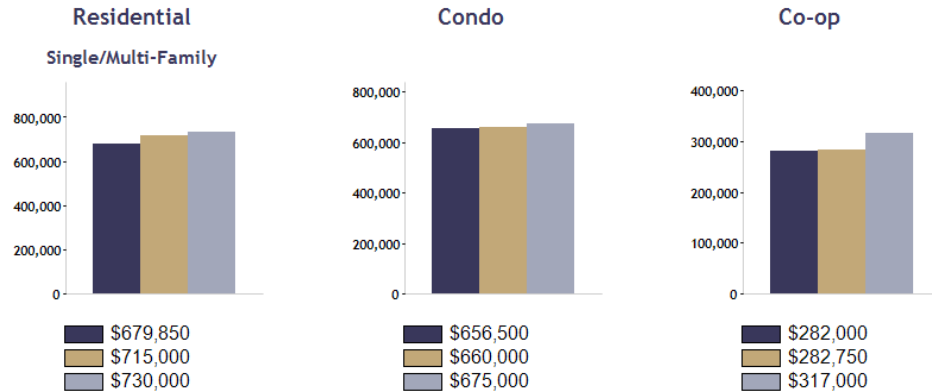
Location: Nassau (County)

Date Range

| | | |
|----------|----------|----------|
| Jun 2021 | Jun 2022 | Jun 2023 |
|----------|----------|----------|

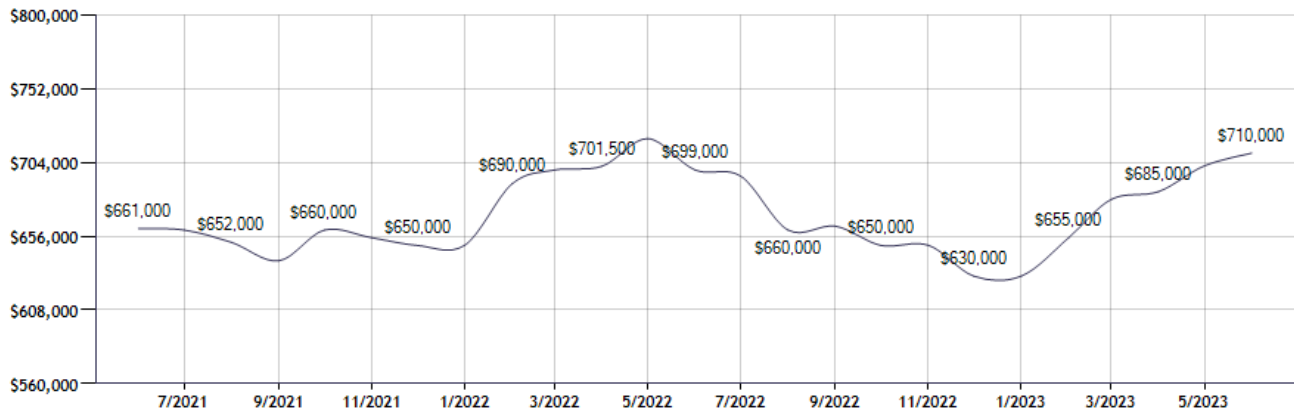
Current Available Inventory - 2,427
Current Median List Price - \$839,500

Residential, Condo, Co-op Properties



| Month | Current Year | Prior Year | % Change |
|----------|--------------|------------|----------|
| Jun-2023 | \$710,000 | \$699,000 | 1.6 |
| May-2023 | \$701,750 | \$719,400 | -2.5 |
| Apr-2023 | \$685,000 | \$701,500 | -2.4 |
| 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 | \$660,000 | 5.3 |

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



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Sold Property Counts for:

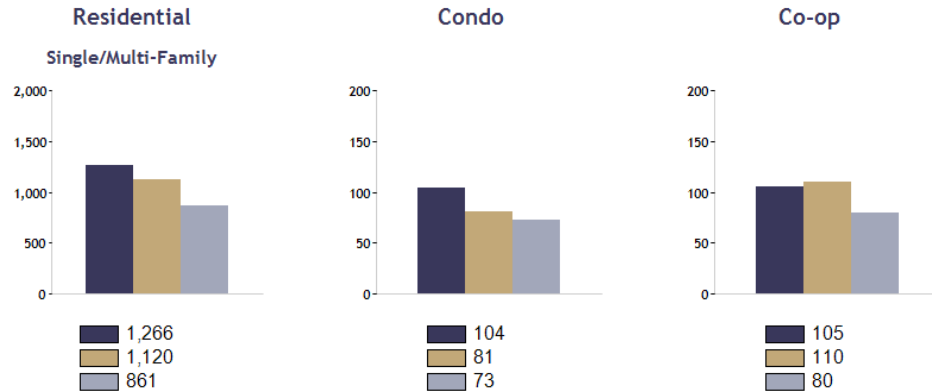
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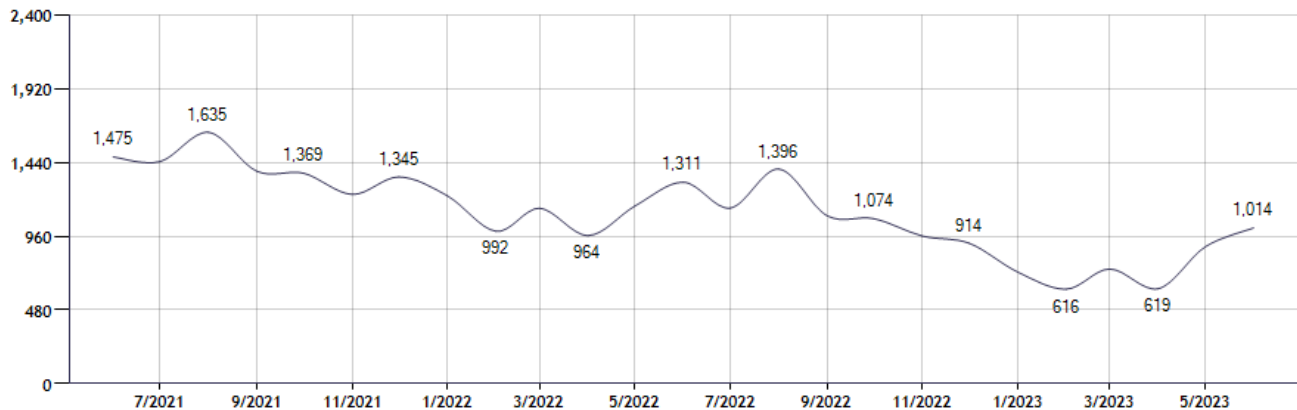
Current Available Inventory - 2,427
Current Median List Price - \$839,500

Residential, Condo, Co-op Properties



| Month | Current Year | Prior Year | % Change |
|----------|--------------|------------|----------|
| Jun-2023 | 1,014 | 1,311 | -22.7 |
| May-2023 | 891 | 1,156 | -22.9 |
| Apr-2023 | 619 | 964 | -35.8 |
| Mar-2023 | 747 | 1,141 | -34.5 |
| Feb-2023 | 616 | 992 | -37.9 |
| Jan-2023 | 727 | 1,222 | -40.5 |
| Dec-2022 | 914 | 1,345 | -32.0 |
| 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 |

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



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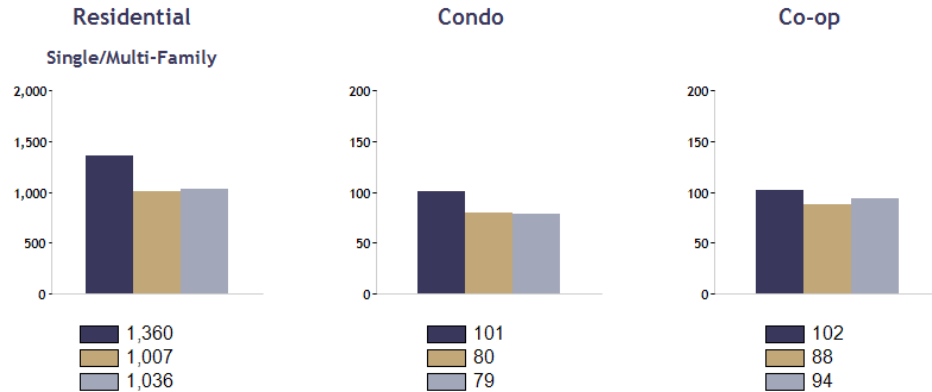
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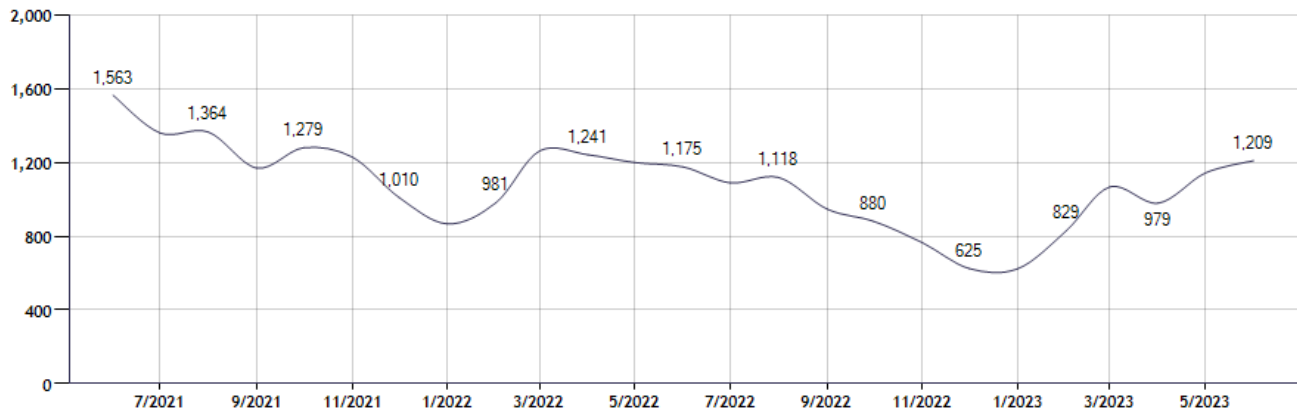
Current Available Inventory - 2,427
Current Median List Price - \$839,500

Residential, Condo, Co-op Properties



| Month | Current Year | Prior Year | % Change |
|----------|--------------|------------|----------|
| Jun-2023 | 1,209 | 1,175 | 2.9 |
| May-2023 | 1,142 | 1,199 | -4.8 |
| Apr-2023 | 979 | 1,241 | -21.1 |
| Mar-2023 | 1,067 | 1,262 | -15.5 |
| Feb-2023 | 829 | 981 | -15.5 |
| Jan-2023 | 624 | 867 | -28.0 |
| Dec-2022 | 625 | 1,010 | -38.1 |
| Nov-2022 | 765 | 1,229 | -37.8 |
| Oct-2022 | 880 | 1,279 | -31.2 |
| Sep-2022 | 947 | 1,169 | -19.0 |
| Aug-2022 | 1,118 | 1,364 | -18.0 |
| Jul-2022 | 1,089 | 1,359 | -19.9 |

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



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