

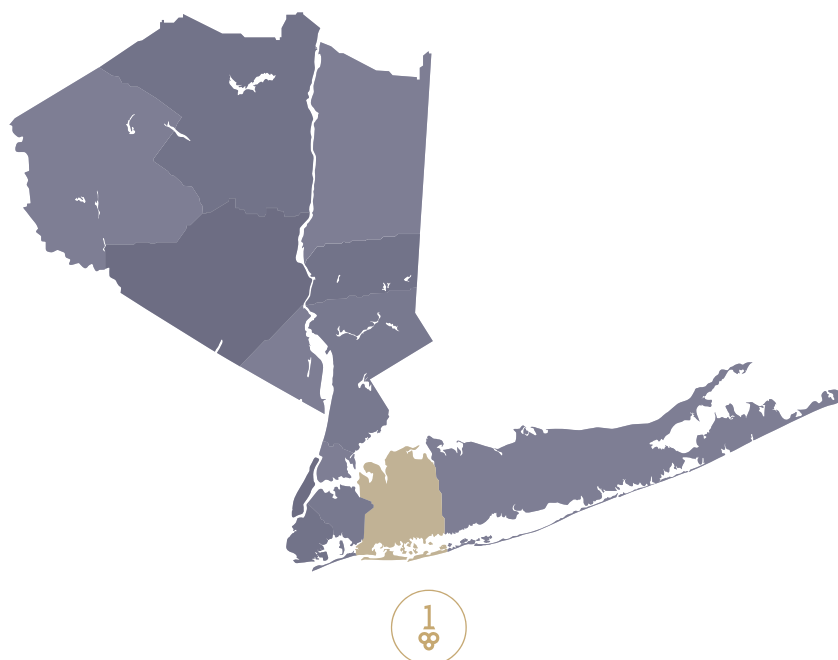
# One<sup>1</sup>Key<sup>®</sup> Nassau County MLS Market Update

*The One Source Real Estate Marketplace*

## July 2023

**Nassau County** reported a residential closed median sale price of \$725,000 in July 2023, an increase of less than 1.00% from \$720,000, reported in July 2022. There were 917 closed residential sales transactions and 945 pending transactions reported in July 2023, following 1,051 closed and 1,198 pending transactions reported the month prior.

The **OneKey MLS Regional Area** reported a closed median sale price of \$633,000 in July 2023, representing an increase of 2.10% as compared to the reported \$620,000 in July 2022. Across the regional coverage area, there were 4,288 closed residential transactions and 4,642 pending transactions, following the reported 4,899 closed and 5,313 pending transactions the month prior.



<b>Closed Median Sale Price</b>	..... 2
<b>Pending Median Sale Price</b>	..... 3
<b>Closed Transactions</b>	..... 4
<b>Pending Transactions</b>	..... 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:

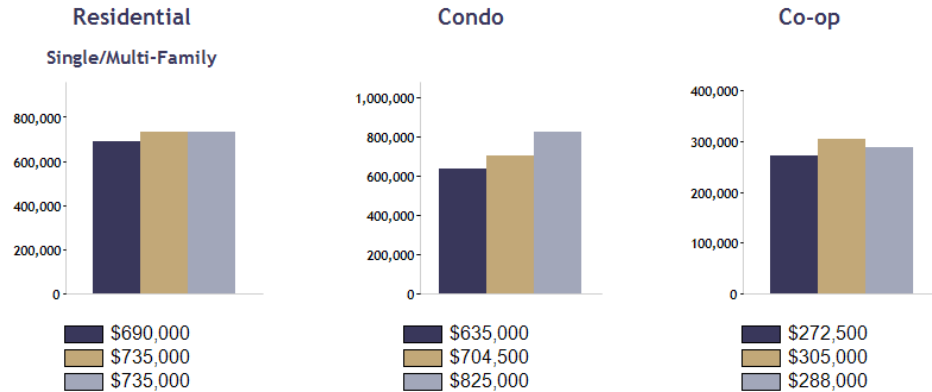
Location: Nassau (County)

Date Range

Jul 2021	Jul 2022	Jul 2023
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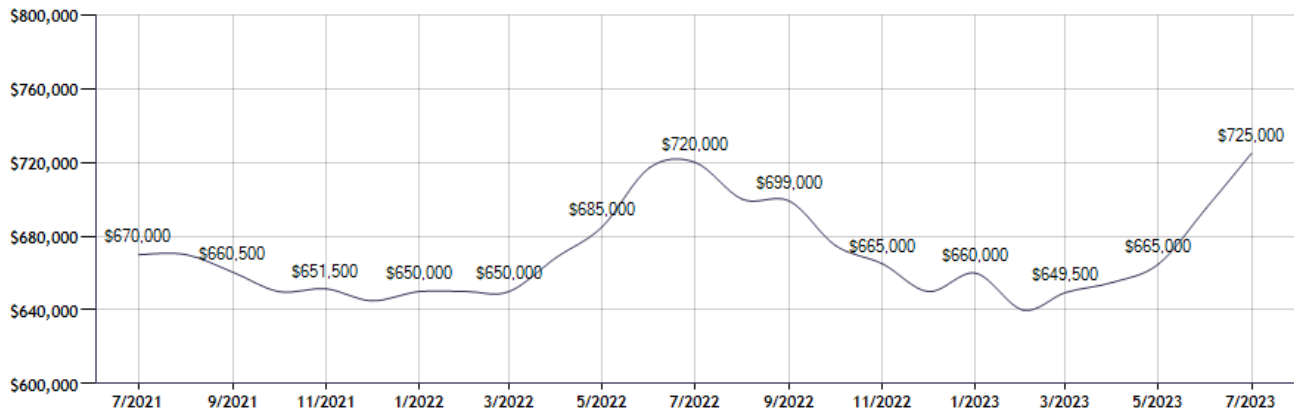
Current Available Inventory - 2,431  
Current Median List Price - \$829,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jul-2023	\$725,000	\$720,000	0.7
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	\$649,500	\$650,000	-0.1
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

## 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:

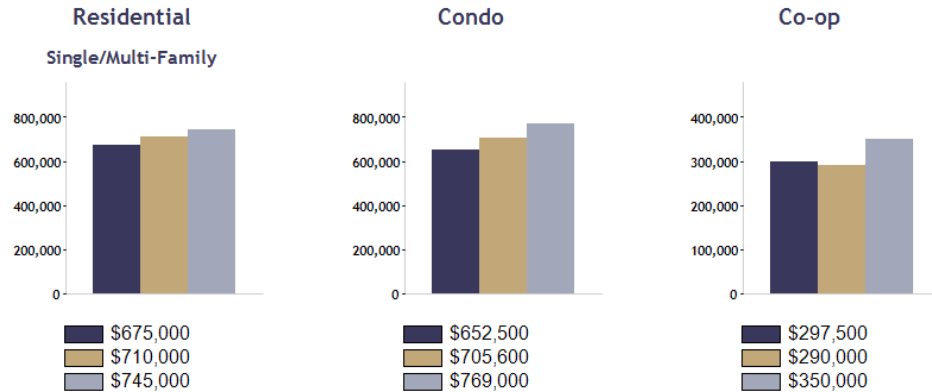
Location: Nassau (County)

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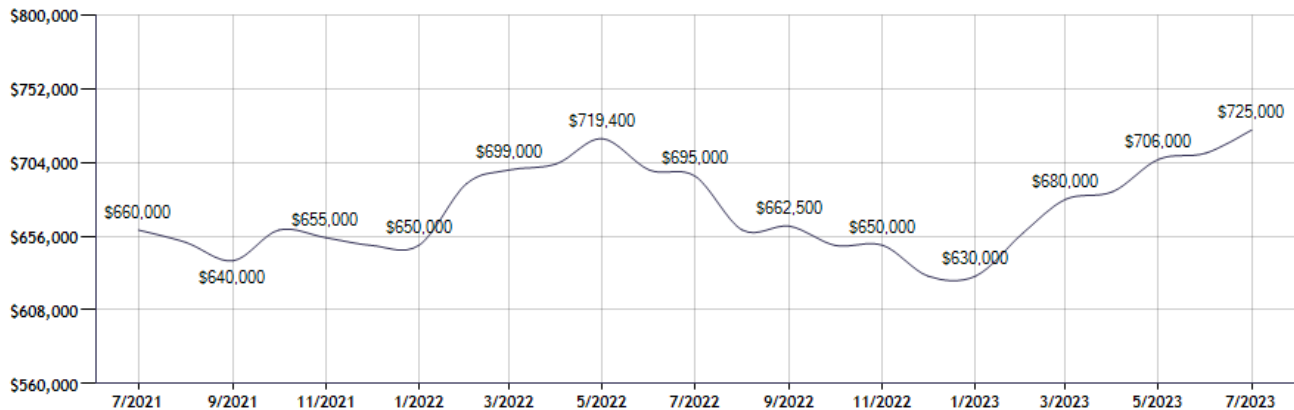
Current Available Inventory - 2,431  
Current Median List Price - \$829,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jul-2023	\$725,000	\$695,000	4.3
Jun-2023	\$710,000	\$699,000	1.6
May-2023	\$706,000	\$719,400	-1.9
Apr-2023	\$685,000	\$703,000	-2.6
Mar-2023	\$680,000	\$699,000	-2.7
Feb-2023	\$658,000	\$690,000	-4.6
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

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



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## Sold Property Counts for:

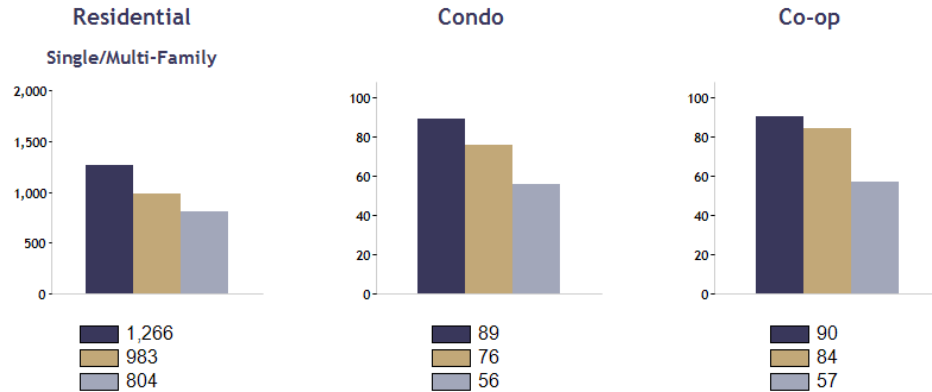
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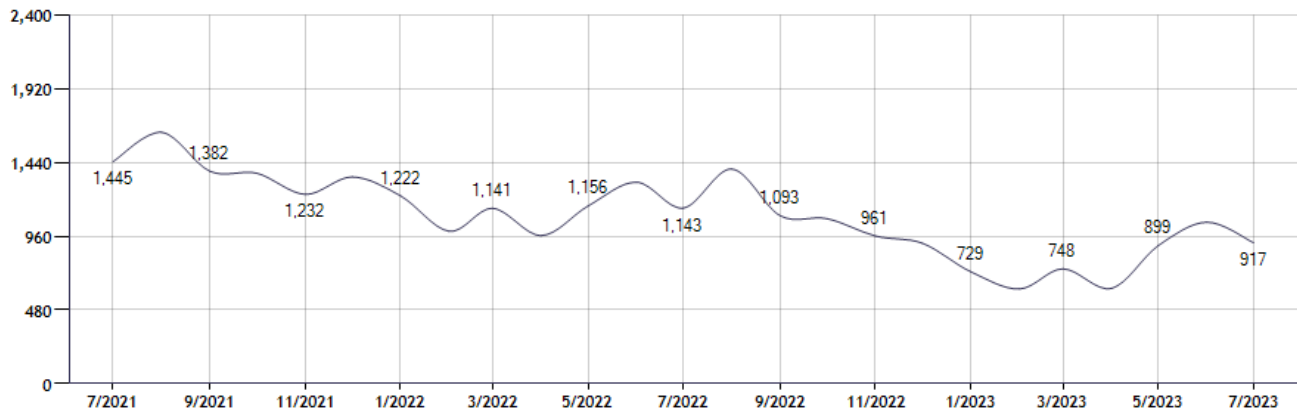
Current Available Inventory - 2,431  
Current Median List Price - \$829,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jul-2023	917	1,143	-19.8
Jun-2023	1,051	1,311	-19.8
May-2023	899	1,156	-22.2
Apr-2023	621	964	-35.6
Mar-2023	748	1,141	-34.4
Feb-2023	617	992	-37.8
Jan-2023	729	1,222	-40.3
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

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## Pending Sales Counts for:

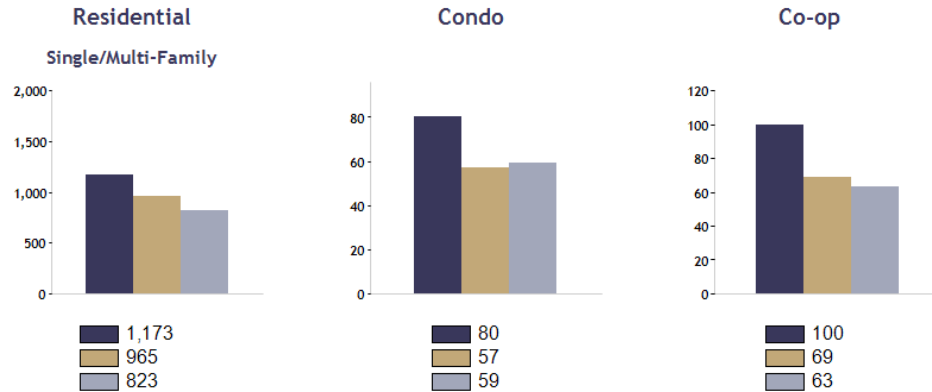
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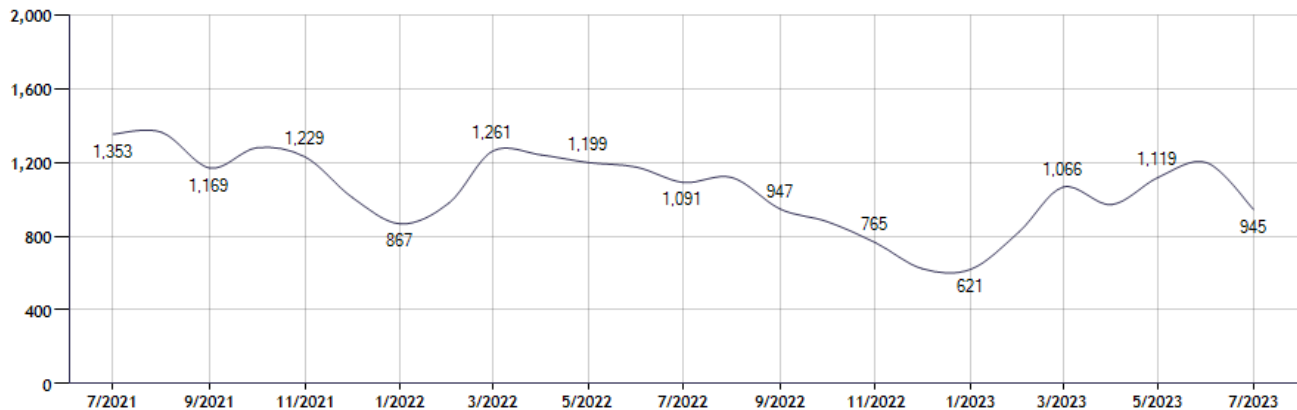
Current Available Inventory - 2,431  
Current Median List Price - \$829,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jul-2023	945	1,091	-13.4
Jun-2023	1,198	1,174	2.0
May-2023	1,119	1,199	-6.7
Apr-2023	971	1,240	-21.7
Mar-2023	1,066	1,261	-15.5
Feb-2023	825	980	-15.8
Jan-2023	621	867	-28.4
Dec-2022	624	1,010	-38.2
Nov-2022	765	1,229	-37.8
Oct-2022	879	1,279	-31.3
Sep-2022	947	1,169	-19.0
Aug-2022	1,118	1,363	-18.0

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



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