

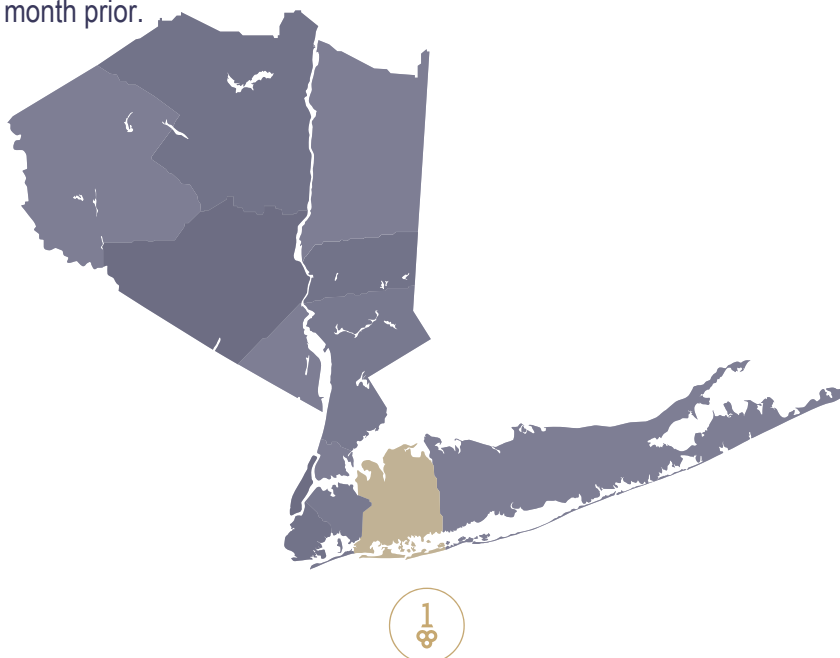
One¹Key[®] Nassau County MLS Market Update

The One Source Real Estate Marketplace

August 2023

Nassau County reported a residential closed median sale price of \$730,000 in August 2023, an increase of 4.30% from \$700,000, reported in August 2022. There were 1,171 closed residential sales transactions and 1,027 pending transactions reported in August 2023, following 950 closed and 930 pending transactions reported the month prior.

The OneKey MLS Regional Area reported a closed median sale price of \$635,000 in August 2023, representing an increase of 2.40% as compared to the reported \$620,000 in August 2022. Across the regional coverage area, there were 5,243 closed residential transactions and 4,848 pending transactions, following the reported 4,383 closed and 4,566 pending transactions reported 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:

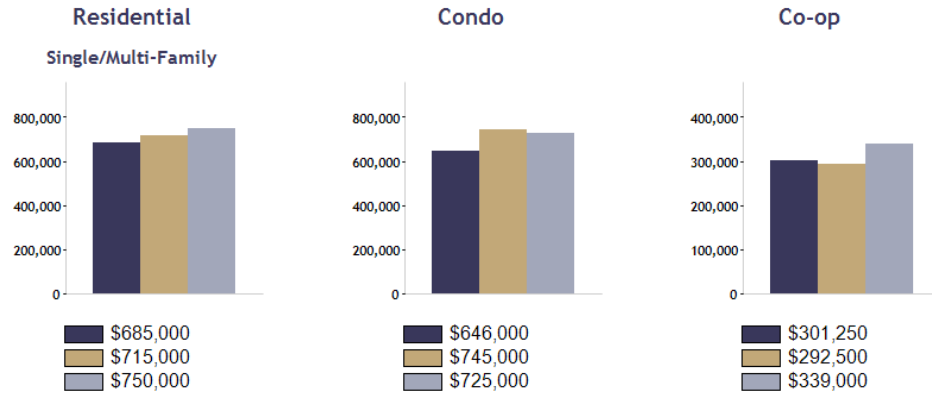
Location: Nassau (County)

Date Range

Aug 2021	Aug 2022	Aug 2023
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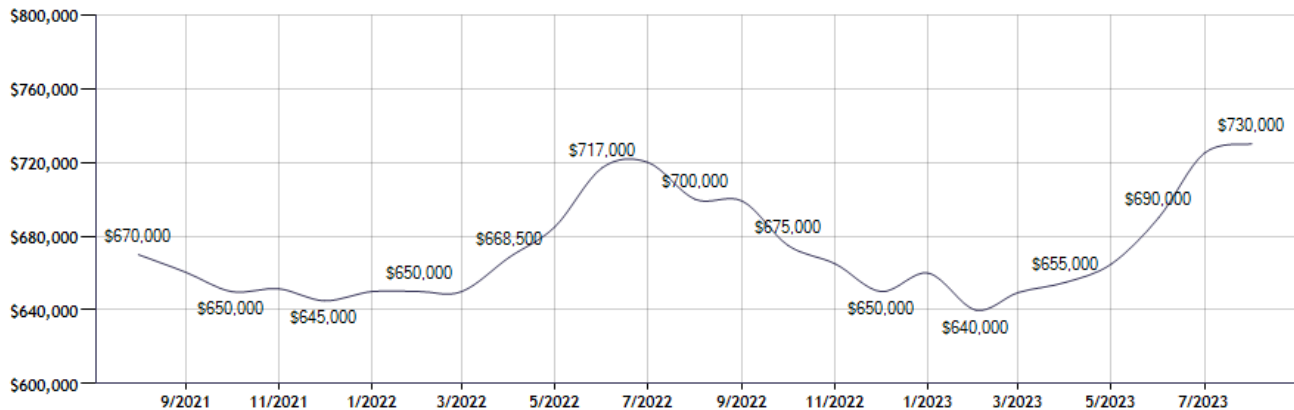
Current Available Inventory - 2,331
Current Median List Price - \$825,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Aug-2023	\$730,000	\$700,000	4.3
Jul-2023	\$725,000	\$720,000	0.7
Jun-2023	\$690,000	\$717,000	-3.8
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

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:

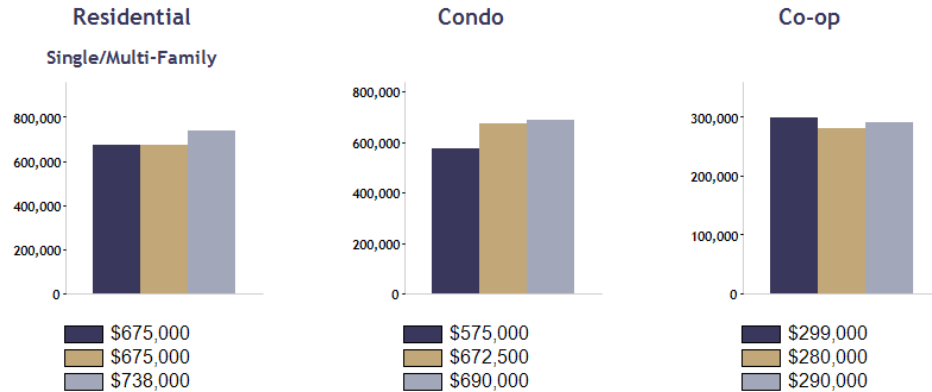
Location: Nassau (County)

Date Range

Aug 2021	Aug 2022	Aug 2023
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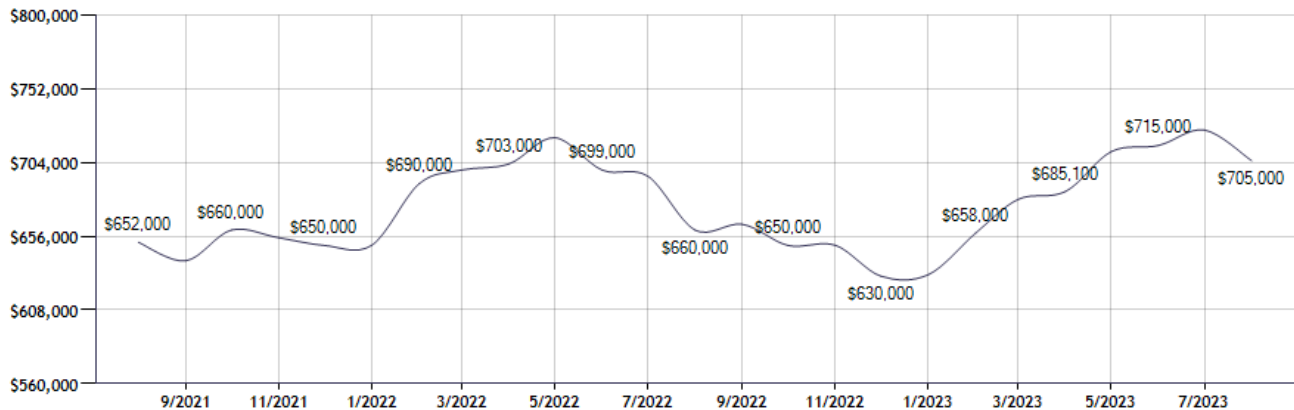
Current Available Inventory - 2,331
Current Median List Price - \$825,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Aug-2023	\$705,000	\$660,000	6.8
Jul-2023	\$725,000	\$695,000	4.3
Jun-2023	\$715,000	\$699,000	2.3
May-2023	\$711,000	\$720,000	-1.3
Apr-2023	\$685,100	\$703,000	-2.5
Mar-2023	\$680,000	\$699,000	-2.7
Feb-2023	\$658,000	\$690,000	-4.6
Jan-2023	\$631,000	\$650,000	-2.9
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	\$663,750	\$640,000	3.7

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



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Sold Property Counts for:

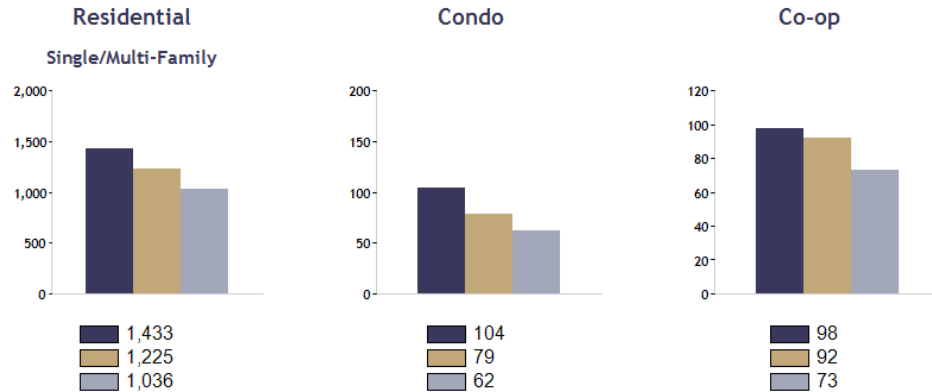
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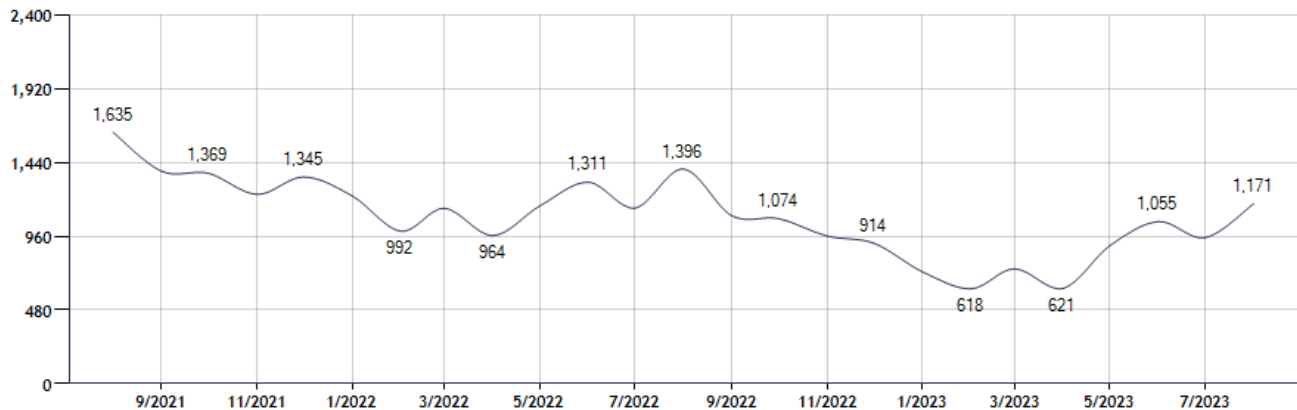
Current Available Inventory - 2,331
Current Median List Price - \$825,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Aug-2023	1,171	1,396	-16.1
Jul-2023	950	1,143	-16.9
Jun-2023	1,055	1,311	-19.5
May-2023	899	1,156	-22.2
Apr-2023	621	964	-35.6
Mar-2023	748	1,141	-34.4
Feb-2023	618	992	-37.7
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

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



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Pending Sales Counts for:

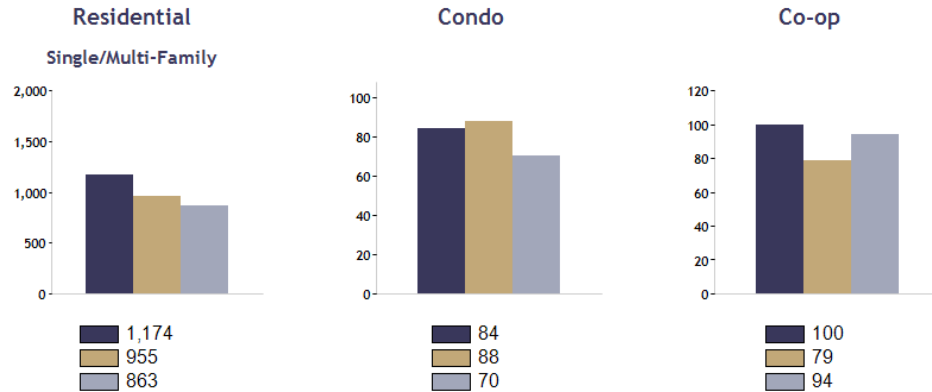
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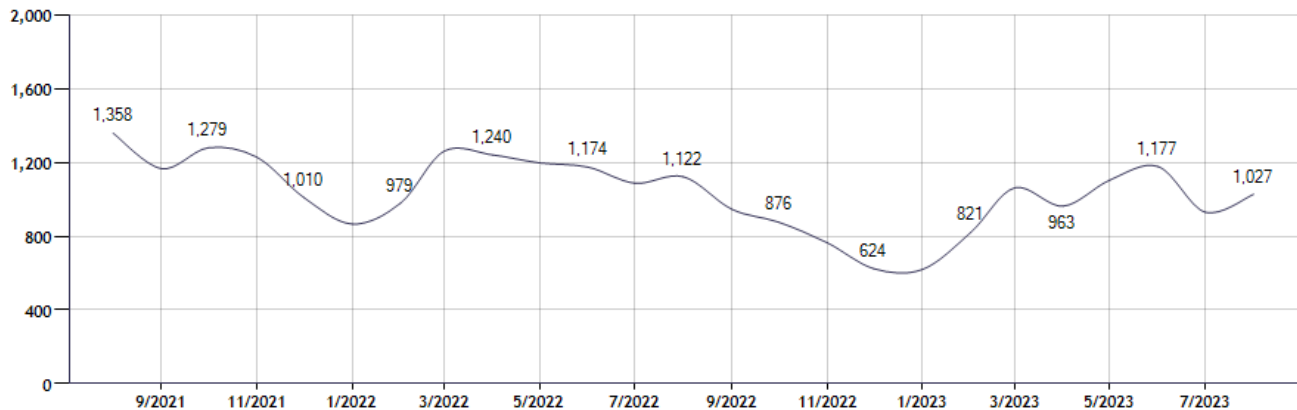
Current Available Inventory - 2,335
Current Median List Price - \$825,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Aug-2023	1,027	1,122	-8.5
Jul-2023	930	1,087	-14.4
Jun-2023	1,177	1,174	0.3
May-2023	1,104	1,197	-7.8
Apr-2023	963	1,240	-22.3
Mar-2023	1,062	1,261	-15.8
Feb-2023	821	979	-16.1
Jan-2023	620	866	-28.4
Dec-2022	624	1,010	-38.2
Nov-2022	765	1,228	-37.7
Oct-2022	876	1,279	-31.5
Sep-2022	946	1,166	-18.9

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



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