

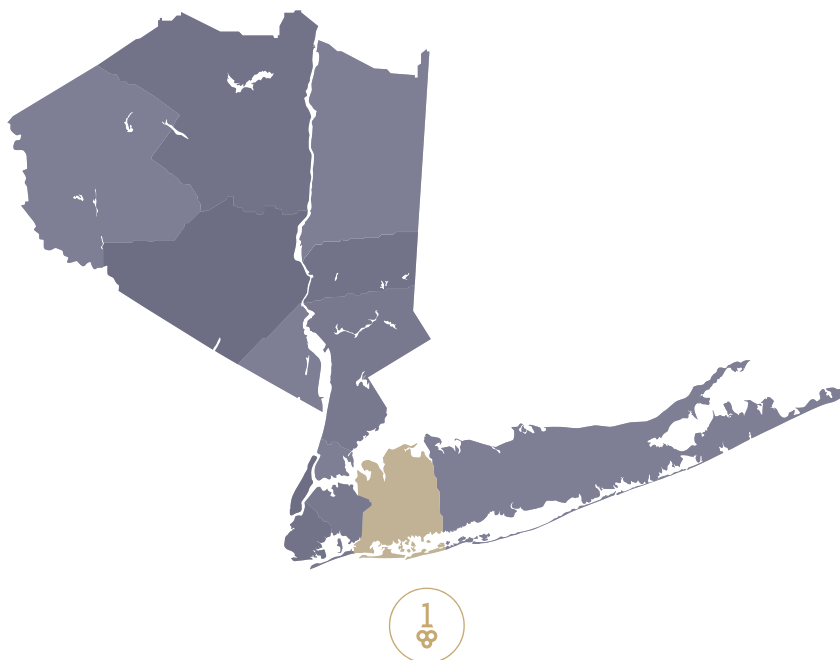
# One<sup>1</sup>Key<sup>®</sup> Nassau County MLS Market Update

*The One Source Real Estate Marketplace*

## September 2023

Nassau County reported a residential closed median sale price of \$735,000 in September 2023, an increase of 5.20% from \$699,000, reported in September 2022. There were 912 closed residential sales transactions and 848 pending transactions reported in September 2023, following 1,208 closed and 1,020 pending transactions reported the month prior.

The OneKey MLS Regional Area reported a closed median sale price of \$630,000 in September 2023, representing an increase of 5.00% as compared to the reported \$600,000 in September 2022. Across the regional coverage area, there were 4,245 closed residential transactions and 4,240 pending transactions, following the 5,344 closed and 4,775 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:

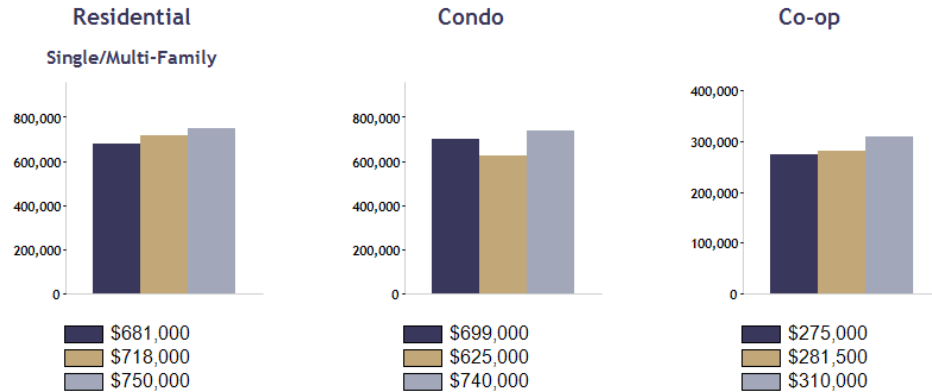
Location: Nassau (County)

Date Range

Sep 2021	Sep 2022	Sep 2023
----------	----------	----------

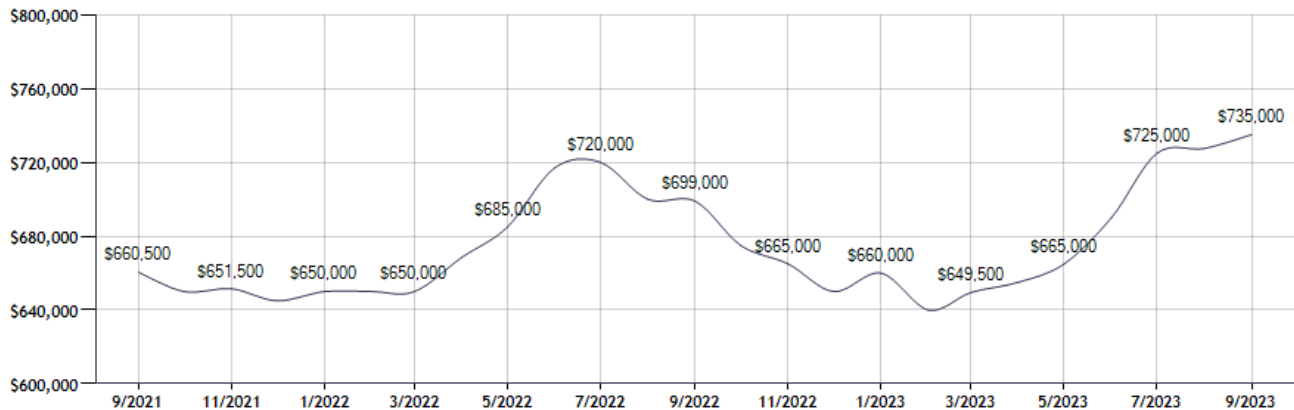
Current Available Inventory - 2,317  
Current Median List Price - \$838,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Sep-2023	\$735,000	\$699,000	5.2
Aug-2023	\$727,500	\$700,000	3.9
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

## 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:

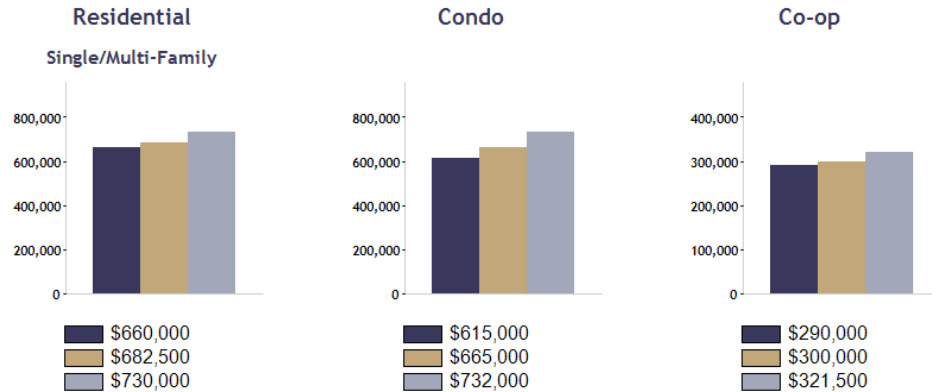
Location: Nassau (County)

Date Range

Sep 2021	Sep 2022	Sep 2023
----------	----------	----------

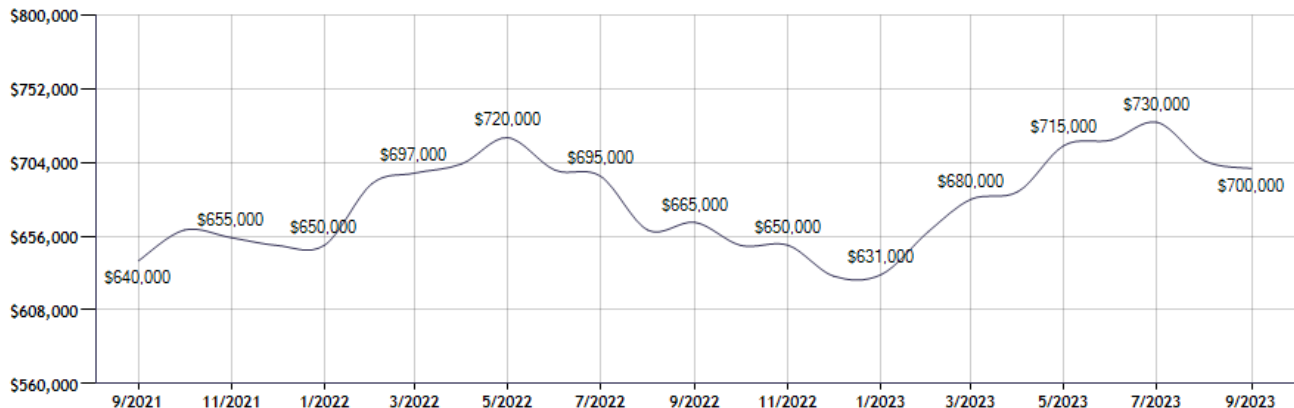
Current Available Inventory - 2,316  
Current Median List Price - \$838,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Sep-2023	\$700,000	\$665,000	5.3
Aug-2023	\$705,000	\$660,000	6.8
Jul-2023	\$730,000	\$695,000	5.0
Jun-2023	\$718,500	\$699,000	2.8
May-2023	\$715,000	\$720,000	-0.7
Apr-2023	\$685,100	\$703,000	-2.5
Mar-2023	\$680,000	\$697,000	-2.4
Feb-2023	\$659,000	\$690,000	-4.5
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

## Pending Sales 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>

## Sold Property Counts for:

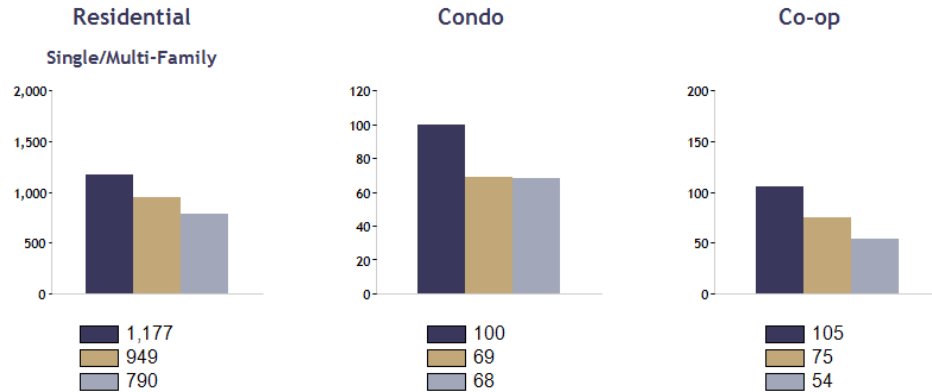
### Location: Nassau (County)

Date Range

Sep 2021	Sep 2022	Sep 2023
----------	----------	----------

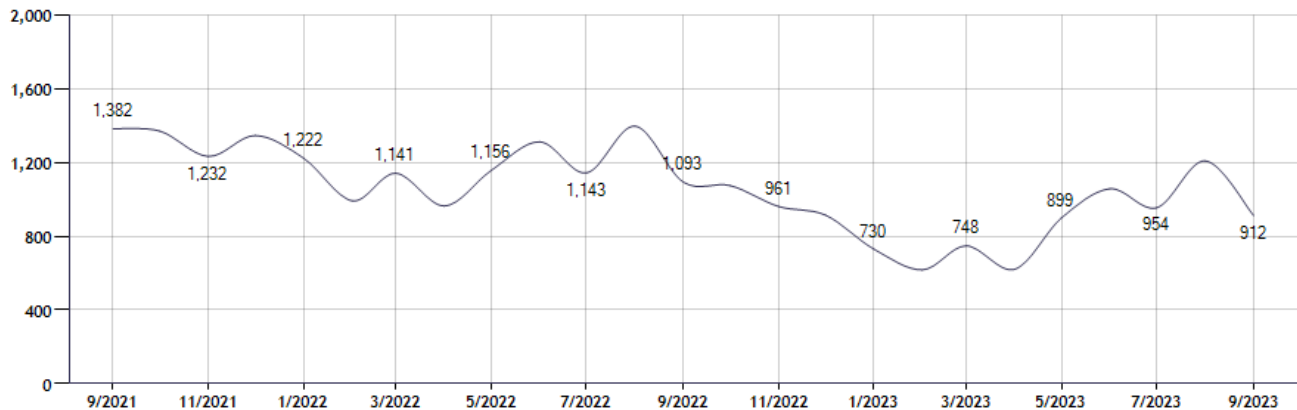
Current Available Inventory - 2,316  
Current Median List Price - \$838,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Sep-2023	912	1,093	-16.6
Aug-2023	1,208	1,396	-13.5
Jul-2023	954	1,143	-16.5
Jun-2023	1,057	1,311	-19.4
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	730	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

### Sold Property Counts 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 Counts for:

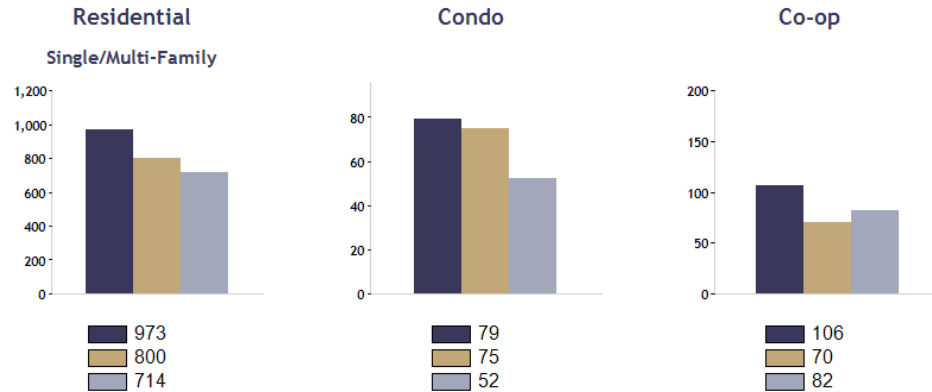
### Location: Nassau (County)

Date Range

Sep 2021	Sep 2022	Sep 2023
----------	----------	----------

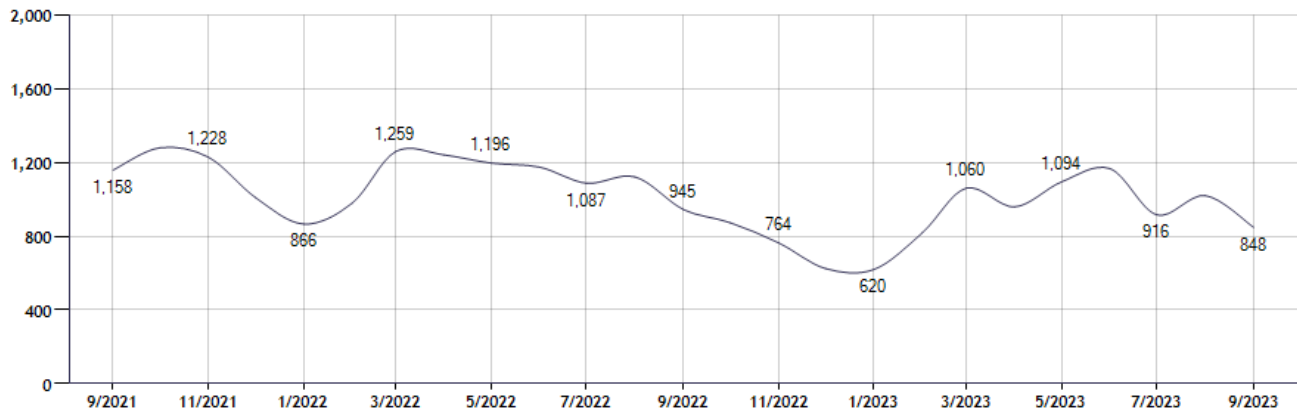
Current Available Inventory - 2,316  
Current Median List Price - \$838,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Sep-2023	848	945	-10.3
Aug-2023	1,020	1,121	-9.0
Jul-2023	916	1,087	-15.7
Jun-2023	1,166	1,174	-0.7
May-2023	1,094	1,196	-8.5
Apr-2023	959	1,240	-22.7
Mar-2023	1,060	1,259	-15.8
Feb-2023	819	979	-16.3
Jan-2023	620	866	-28.4
Dec-2022	625	1,010	-38.1
Nov-2022	764	1,228	-37.8
Oct-2022	873	1,279	-31.7

### Pending Sales Counts 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>