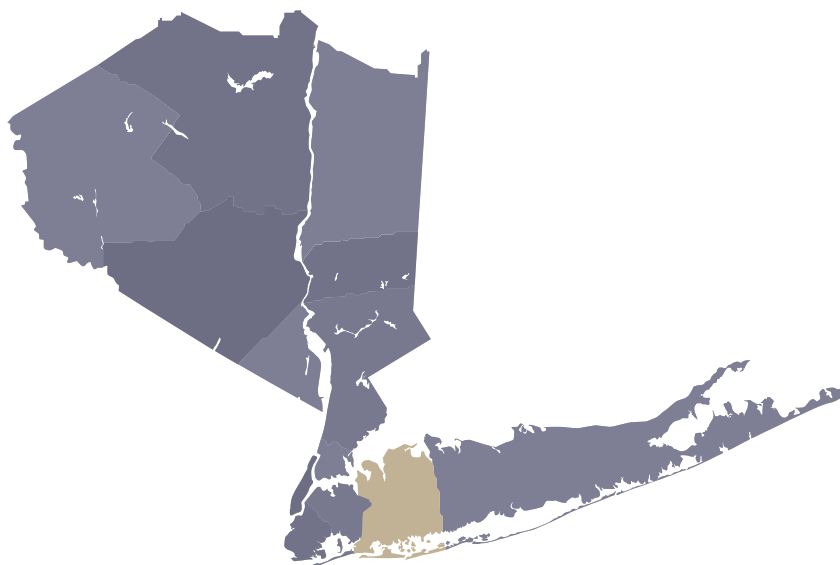


# One Key<sup>®</sup> MLS Nassau County *The One Source Real Estate Marketplace* **Market Update**

## October 2023



<b>Closed Median Sale Price</b>	..... <b>2</b>
<b>Pending Median Sale Price</b>	..... <b>3</b>
<b>Closed Transactions</b>	..... <b>4</b>
<b>Pending Transactions</b>	..... <b>5</b>

\*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:

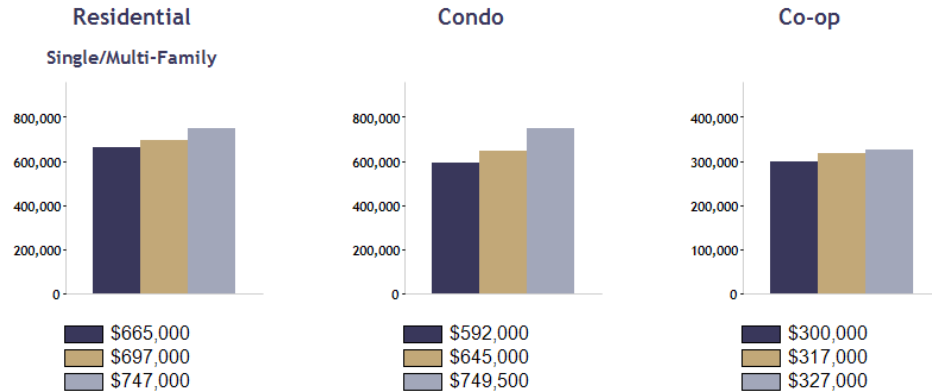
Location: Nassau (County)

Date Range

Oct 2021	Oct 2022	Oct 2023
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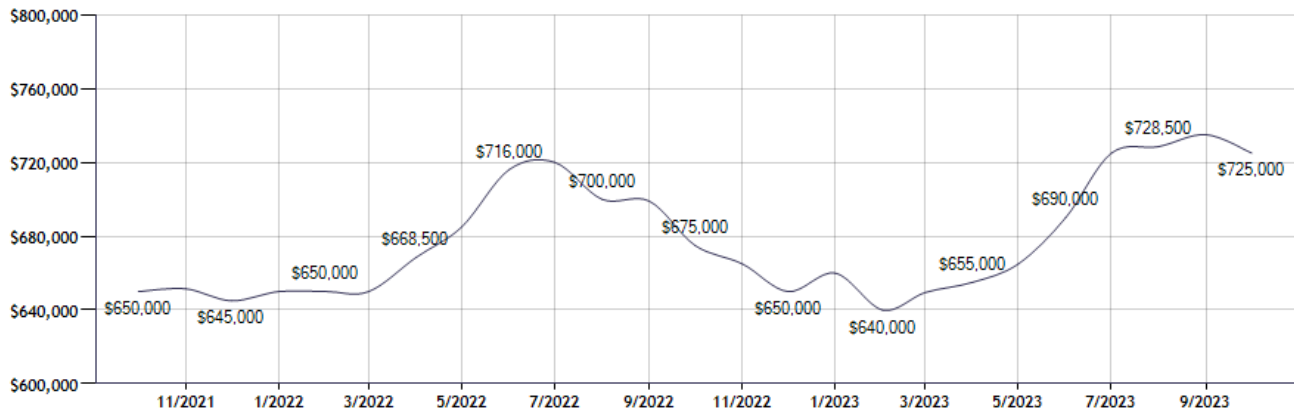
Current Available Inventory - 2,269  
Current Median List Price - \$829,999

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Oct-2023	\$725,000	\$675,000	7.4
Sep-2023	\$735,000	\$699,000	5.2
Aug-2023	\$728,500	\$700,000	4.1
Jul-2023	\$725,000	\$720,000	0.7
Jun-2023	\$690,000	\$716,000	-3.6
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

## 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:

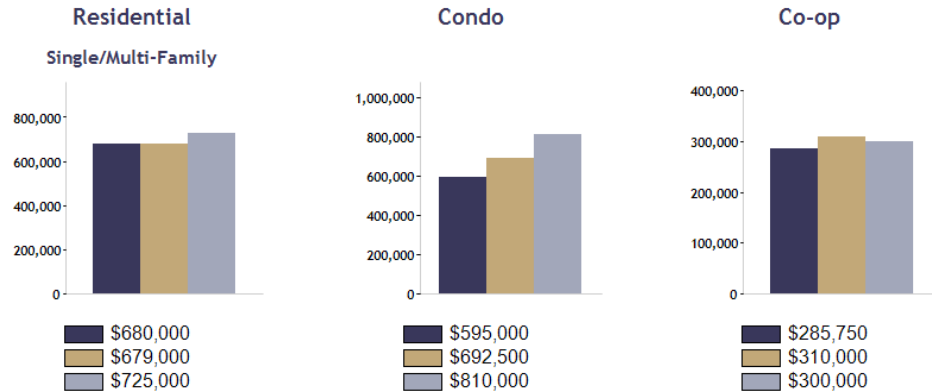
### Location: Nassau (County)

Date Range

Oct 2021	Oct 2022	Oct 2023
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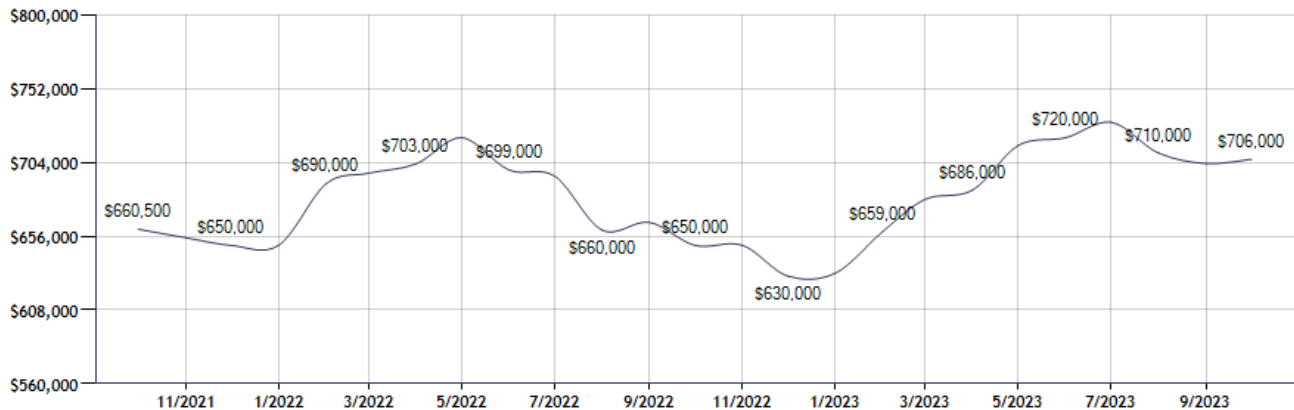
Current Available Inventory - 2,268  
Current Median List Price - \$829,999

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Oct-2023	\$706,000	\$650,000	8.6
Sep-2023	\$703,250	\$665,000	5.8
Aug-2023	\$710,000	\$660,000	7.6
Jul-2023	\$730,000	\$695,000	5.0
Jun-2023	\$720,000	\$699,000	3.0
May-2023	\$715,000	\$720,000	-0.7
Apr-2023	\$686,000	\$703,000	-2.4
Mar-2023	\$680,000	\$697,000	-2.4
Feb-2023	\$659,000	\$690,000	-4.5
Jan-2023	\$632,000	\$650,000	-2.8
Dec-2022	\$630,000	\$650,000	-3.1
Nov-2022	\$650,000	\$655,000	-0.8

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



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### Sold Property Counts for:

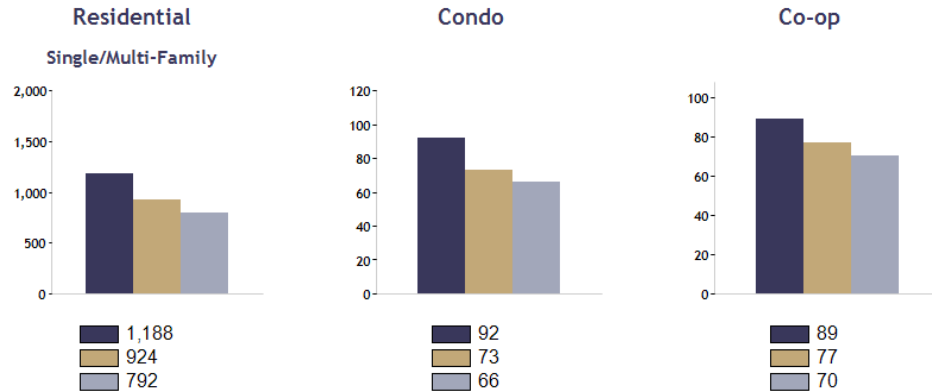
#### Location: Nassau (County)

Date Range

Oct 2021	Oct 2022	Oct 2023
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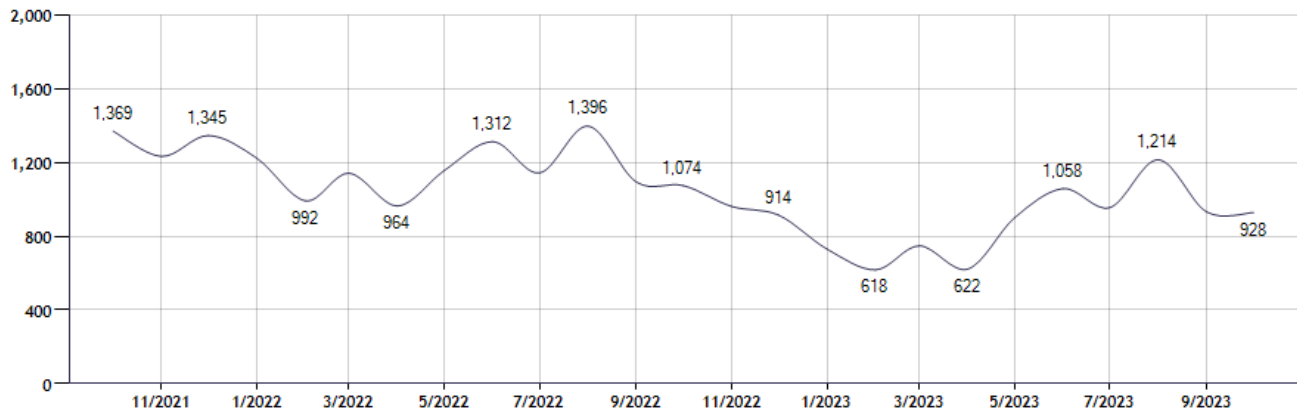
Current Available Inventory - 2,269  
Current Median List Price - \$829,999

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Oct-2023	928	1,074	-13.6
Sep-2023	931	1,093	-14.8
Aug-2023	1,214	1,396	-13.0
Jul-2023	955	1,143	-16.4
Jun-2023	1,058	1,312	-19.4
May-2023	900	1,156	-22.1
Apr-2023	622	964	-35.5
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

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



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## Pending Sales Counts for:

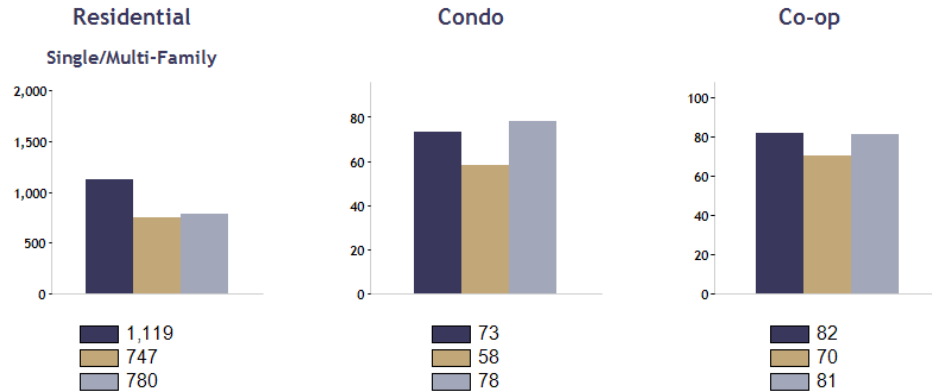
### Location: Nassau (County)

Date Range

Oct 2021	Oct 2022	Oct 2023
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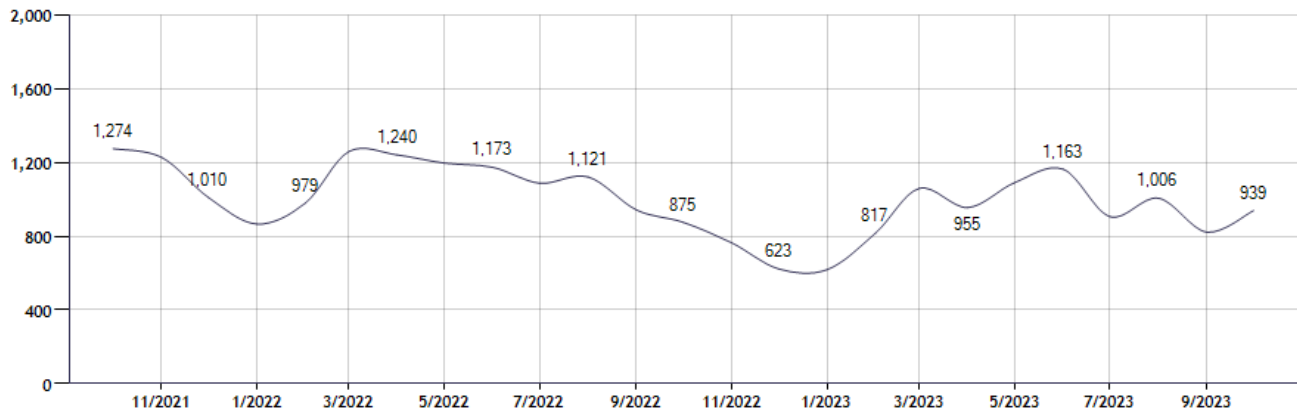
Current Available Inventory - 2,268  
Current Median List Price - \$829,999

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Oct-2023	939	875	7.3
Sep-2023	822	942	-12.7
Aug-2023	1,006	1,121	-10.3
Jul-2023	906	1,087	-16.7
Jun-2023	1,163	1,173	-0.9
May-2023	1,090	1,196	-8.9
Apr-2023	955	1,240	-23.0
Mar-2023	1,059	1,259	-15.9
Feb-2023	817	979	-16.5
Jan-2023	619	866	-28.5
Dec-2022	623	1,010	-38.3
Nov-2022	764	1,227	-37.7

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



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