

Nassau County

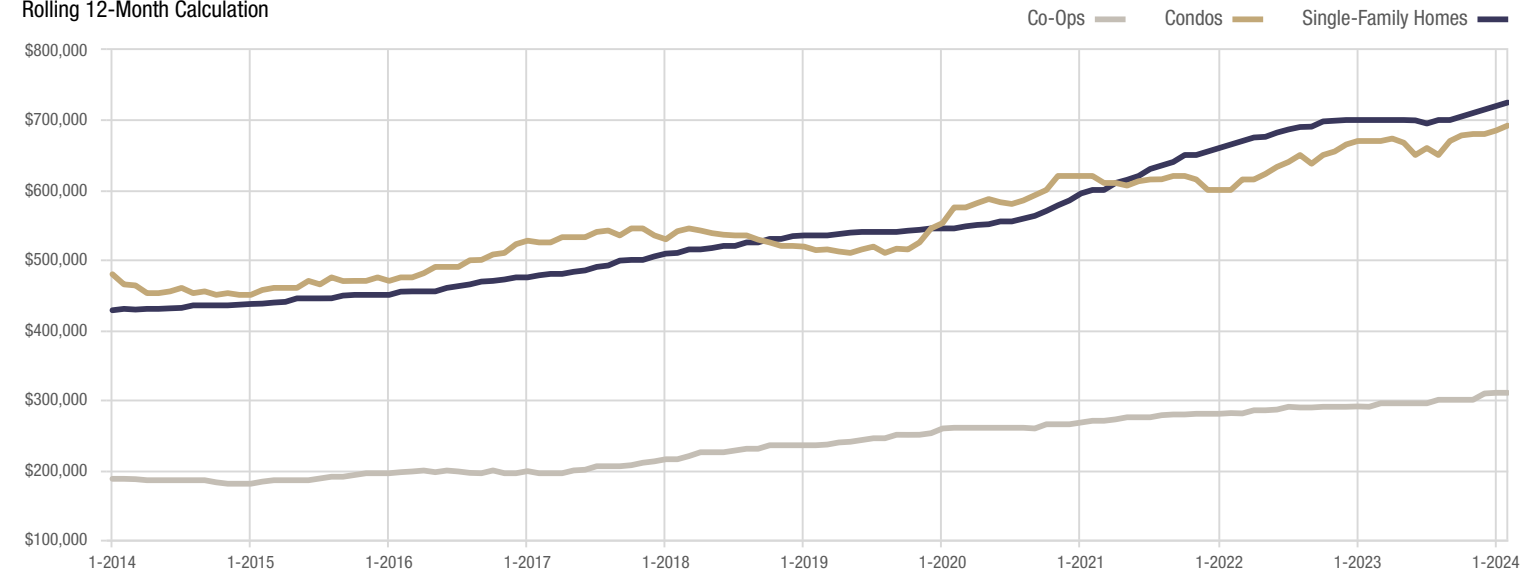
Single-Family Homes	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	804	829	+ 3.1%	1,597	1,541	- 3.5%
Closed Sales	494	479	- 3.0%	1,109	1,119	+ 0.9%
Days on Market Until Sale	69	61	- 11.6%	67	59	- 11.9%
Median Sales Price*	\$650,000	\$752,000	+ 15.7%	\$660,000	\$740,000	+ 12.1%
Percent of Original List Price Received*	96.2%	97.9%	+ 1.8%	95.9%	98.5%	+ 2.7%
Inventory of Homes for Sale	2,151	1,507	- 29.9%	—	—	—

Condos	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	43	73	+ 69.8%	107	151	+ 41.1%
Closed Sales	37	36	- 2.7%	77	86	+ 11.7%
Days on Market Until Sale	82	71	- 13.4%	90	87	- 3.3%
Median Sales Price*	\$545,000	\$620,000	+ 13.8%	\$615,000	\$607,650	- 1.2%
Percent of Original List Price Received*	95.0%	96.1%	+ 1.2%	95.3%	96.6%	+ 1.4%
Inventory of Homes for Sale	166	188	+ 13.3%	—	—	—

Co-Ops	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	92	78	- 15.2%	175	166	- 5.1%
Closed Sales	56	59	+ 5.4%	105	116	+ 10.5%
Days on Market Until Sale	88	77	- 12.5%	95	78	- 17.9%
Median Sales Price*	\$280,000	\$285,000	+ 1.8%	\$285,000	\$300,000	+ 5.3%
Percent of Original List Price Received*	96.3%	99.4%	+ 3.2%	96.0%	98.2%	+ 2.3%
Inventory of Homes for Sale	264	168	- 36.4%	—	—	—

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type  
Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.