

# Local Market Update – March 2024

Provided by OneKey® MLS



## Nassau County

Single-Family Homes Key Metrics	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	1,098	958	- 12.8%	2,695	2,508	- 6.9%
Closed Sales	606	554	- 8.6%	1,715	1,685	- 1.7%
Days on Market Until Sale	71	63	- 11.3%	69	60	- 13.0%
Median Sales Price*	\$672,500	<b>\$730,000</b>	+ 8.6%	\$670,000	<b>\$736,000</b>	+ 9.9%
Percent of Original List Price Received*	95.1%	<b>98.8%</b>	+ 3.9%	95.6%	<b>98.6%</b>	+ 3.1%
Inventory of Homes for Sale	2,143	<b>1,531</b>	- 28.6%	—	—	—

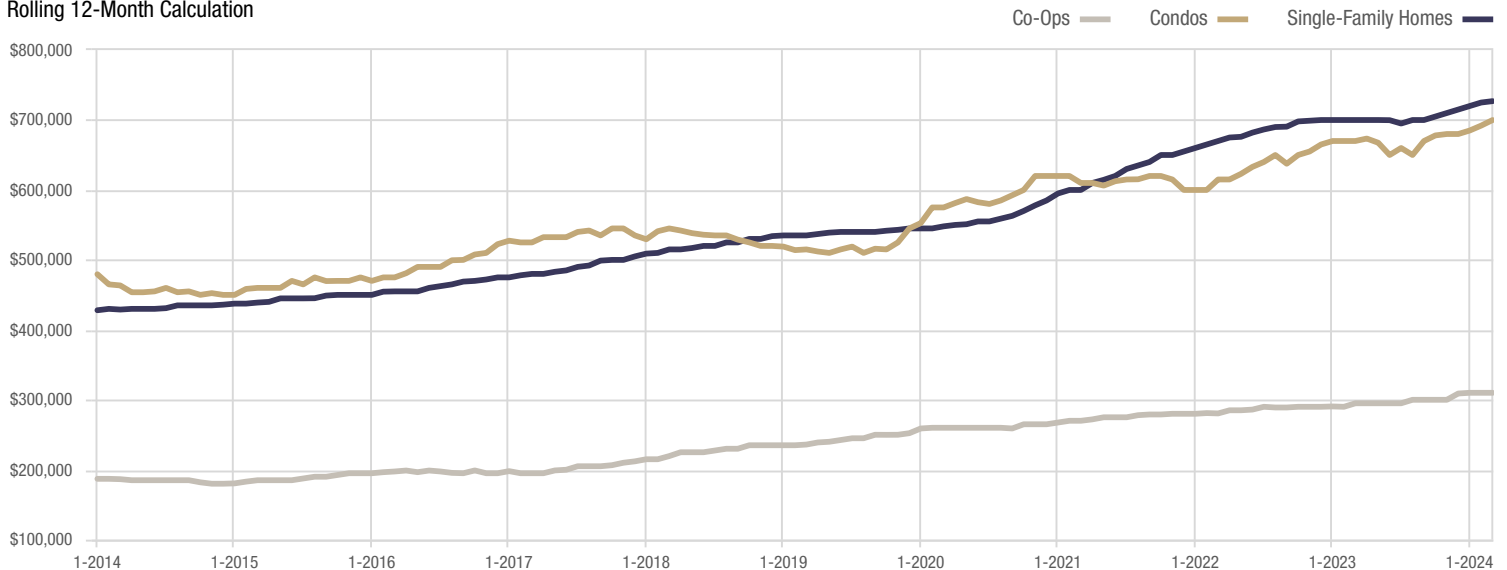
Condos Key Metrics	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	116	80	- 31.0%	223	231	+ 3.6%
Closed Sales	42	50	+ 19.0%	119	136	+ 14.3%
Days on Market Until Sale	81	56	- 30.9%	87	75	- 13.8%
Median Sales Price*	\$549,500	<b>\$671,250</b>	+ 22.2%	\$605,000	<b>\$640,000</b>	+ 5.8%
Percent of Original List Price Received*	96.6%	<b>97.1%</b>	+ 0.5%	95.8%	<b>96.8%</b>	+ 1.0%
Inventory of Homes for Sale	201	<b>180</b>	- 10.4%	—	—	—

Co-Ops Key Metrics	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	84	94	+ 11.9%	259	260	+ 0.4%
Closed Sales	73	65	- 11.0%	178	182	+ 2.2%
Days on Market Until Sale	95	85	- 10.5%	95	80	- 15.8%
Median Sales Price*	\$295,000	<b>\$300,000</b>	+ 1.7%	\$288,534	<b>\$300,000</b>	+ 4.0%
Percent of Original List Price Received*	95.3%	<b>96.3%</b>	+ 1.0%	95.7%	<b>97.5%</b>	+ 1.9%
Inventory of Homes for Sale	242	<b>158</b>	- 34.7%	—	—	—

\* 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.