

Nassau County

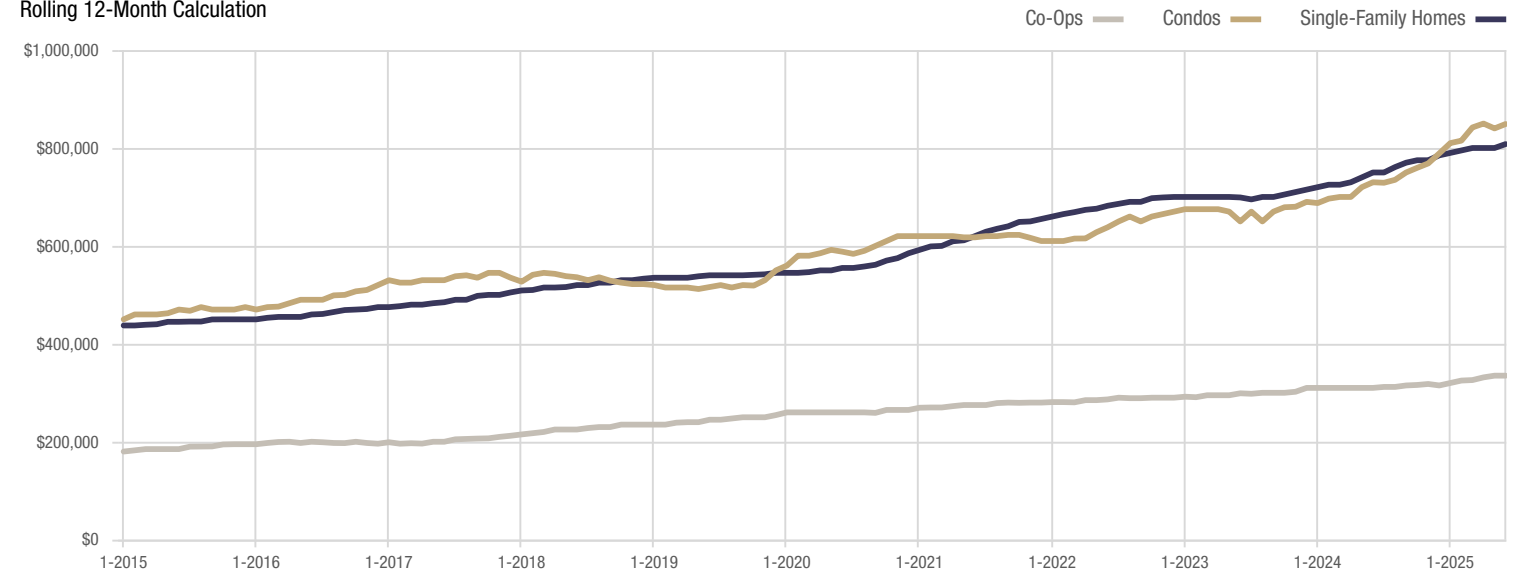
Single-Family Homes	June			Last 12 Months		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	1,080	1,148	+ 6.3%	10,857	11,115	+ 2.4%
Closed Sales	790	706	- 10.6%	8,443	8,173	- 3.2%
Days on Market Until Sale	43	42	- 2.3%	53	50	- 5.7%
Median Sales Price*	\$800,000	\$850,000	+ 6.3%	\$750,000	\$808,000	+ 7.7%
Percent of Original List Price Received*	100.9%	100.6%	- 0.3%	99.4%	99.7%	+ 0.3%
Inventory of Homes for Sale	2,361	2,236	- 5.3%	2,071	2,085	+ 0.7%

Condos	June			Last 12 Months		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	89	84	- 5.6%	978	921	- 5.8%
Closed Sales	60	51	- 15.0%	680	774	+ 13.8%
Days on Market Until Sale	32	54	+ 68.8%	61	60	- 1.6%
Median Sales Price*	\$780,000	\$810,000	+ 3.8%	\$730,000	\$849,000	+ 16.3%
Percent of Original List Price Received*	99.1%	99.1%	0.0%	97.3%	98.6%	+ 1.3%
Inventory of Homes for Sale	242	203	- 16.1%	206	209	+ 1.5%

Co-Ops	June			Last 12 Months		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	93	90	- 3.2%	1,010	1,007	- 0.3%
Closed Sales	78	62	- 20.5%	789	781	- 1.0%
Days on Market Until Sale	76	60	- 21.1%	73	62	- 15.1%
Median Sales Price*	\$315,000	\$342,500	+ 8.7%	\$310,000	\$335,000	+ 8.1%
Percent of Original List Price Received*	98.4%	99.5%	+ 1.1%	97.7%	98.5%	+ 0.8%
Inventory of Homes for Sale	246	218	- 11.4%	235	208	- 11.5%

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and 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.