

Nassau County

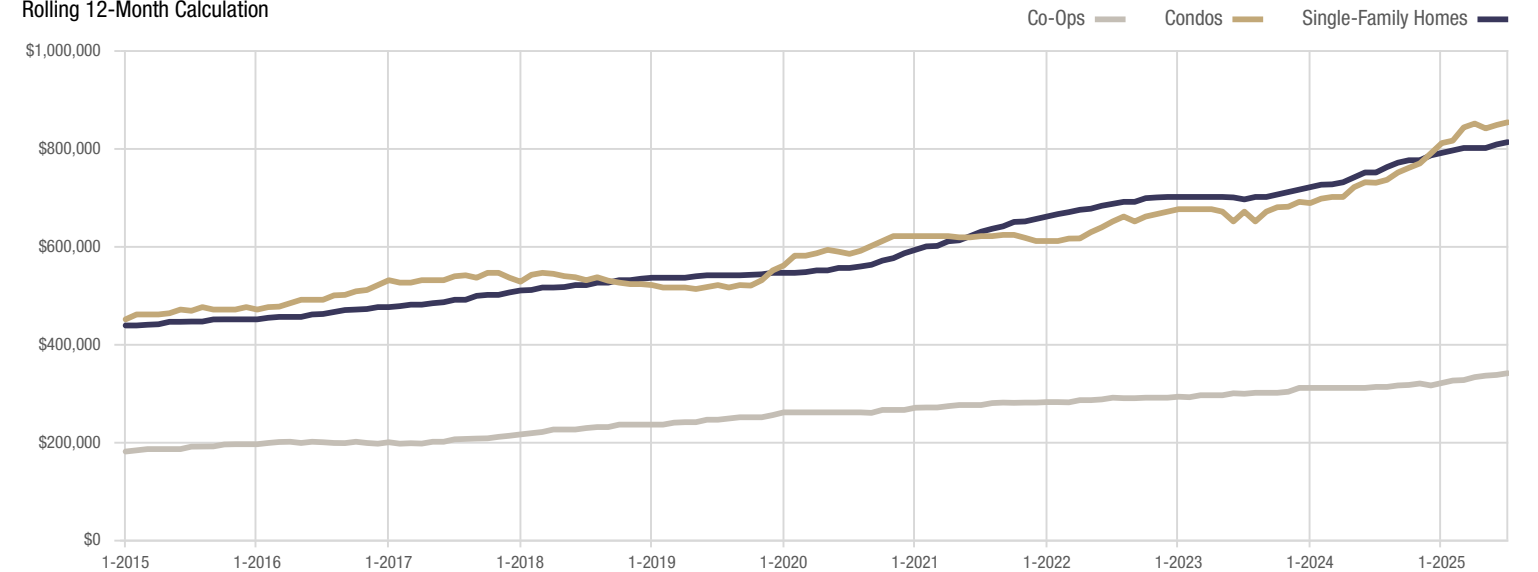
Single-Family Homes			July			Last 12 Months		
Key Metrics			2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings			987	1,054	+ 6.8%	10,839	11,215	+ 3.5%
Closed Sales			817	804	- 1.6%	8,444	8,181	- 3.1%
Days on Market Until Sale			48	34	- 29.2%	53	49	- 7.5%
Median Sales Price*			\$805,000	\$860,000	+ 6.8%	\$750,000	\$812,000	+ 8.3%
Percent of Original List Price Received*			100.9%	100.6%	- 0.3%	99.5%	99.7%	+ 0.2%
Inventory of Homes for Sale			2,352	2,230	- 5.2%	2,072	2,102	+ 1.4%

Condos			July			Last 12 Months		
Key Metrics			2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings			78	84	+ 7.7%	975	926	- 5.0%
Closed Sales			56	61	+ 8.9%	677	780	+ 15.2%
Days on Market Until Sale			50	43	- 14.0%	60	59	- 1.7%
Median Sales Price*			\$752,500	\$870,000	+ 15.6%	\$729,000	\$852,500	+ 16.9%
Percent of Original List Price Received*			99.4%	99.8%	+ 0.4%	97.5%	98.7%	+ 1.2%
Inventory of Homes for Sale			249	198	- 20.5%	211	208	- 1.4%

Co-Ops			July			Last 12 Months		
Key Metrics			2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings			68	88	+ 29.4%	975	1,027	+ 5.3%
Closed Sales			57	69	+ 21.1%	785	794	+ 1.1%
Days on Market Until Sale			59	47	- 20.3%	72	61	- 15.3%
Median Sales Price*			\$327,500	\$362,500	+ 10.7%	\$312,000	\$340,000	+ 9.0%
Percent of Original List Price Received*			100.0%	100.1%	+ 0.1%	97.9%	98.6%	+ 0.7%
Inventory of Homes for Sale			218	218	0.0%	230	211	- 8.3%

* 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.