

Nassau County

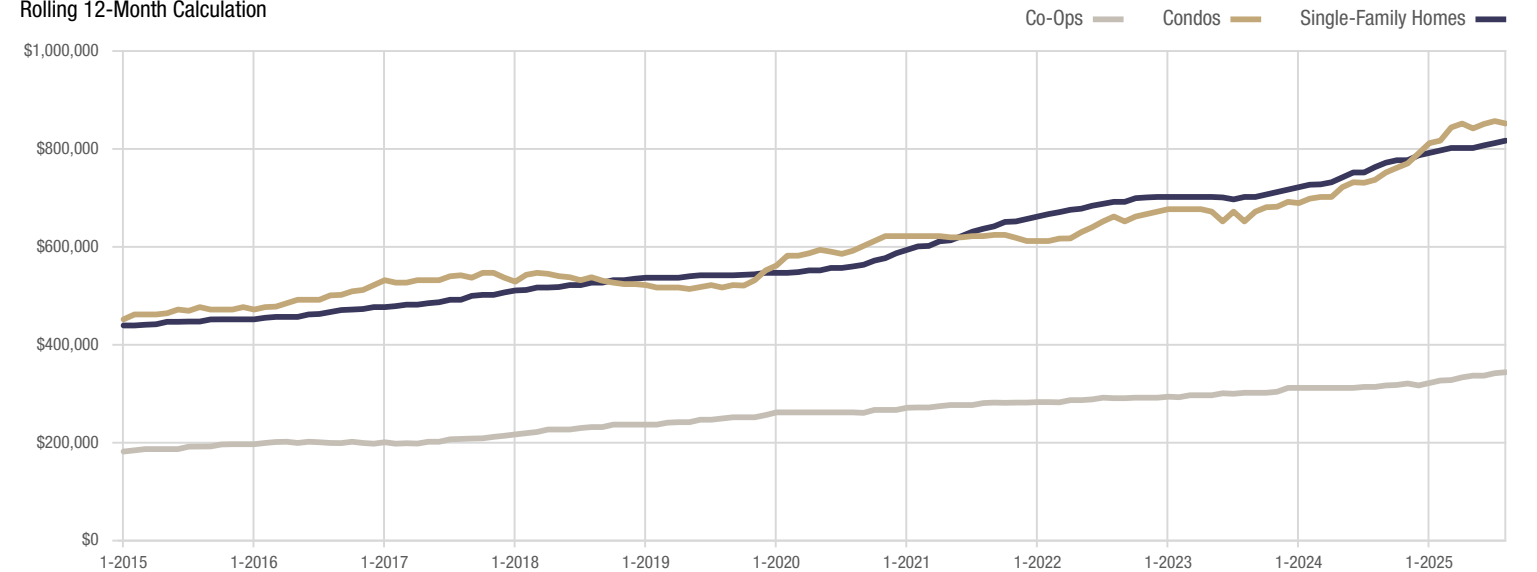
Single-Family Homes	August			Last 12 Months		
	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
Key Metrics						
New Listings	954	871	- 8.7%	10,846	11,161	+ 2.9%
Closed Sales	870	882	+ 1.4%	8,270	8,216	- 0.7%
Days on Market Until Sale	44	36	- 18.2%	52	48	- 7.7%
Median Sales Price*	\$830,000	\$875,000	+ 5.4%	\$761,000	\$815,000	+ 7.1%
Percent of Original List Price Received*	100.5%	100.2%	- 0.3%	99.6%	99.7%	+ 0.1%
Inventory of Homes for Sale	2,334	2,097	- 10.2%	2,079	2,099	+ 1.0%

Condos	August			Last 12 Months		
	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
Key Metrics						
New Listings	66	64	- 3.0%	959	925	- 3.5%
Closed Sales	82	67	- 18.3%	694	769	+ 10.8%
Days on Market Until Sale	50	61	+ 22.0%	59	60	+ 1.7%
Median Sales Price*	\$882,000	\$830,000	- 5.9%	\$735,000	\$850,000	+ 15.6%
Percent of Original List Price Received*	98.3%	99.1%	+ 0.8%	97.8%	98.7%	+ 0.9%
Inventory of Homes for Sale	223	191	- 14.3%	213	207	- 2.8%

Co-Ops	August			Last 12 Months		
	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
Key Metrics						
New Listings	71	70	- 1.4%	967	1,027	+ 6.2%
Closed Sales	70	70	0.0%	779	795	+ 2.1%
Days on Market Until Sale	59	55	- 6.8%	72	61	- 15.3%
Median Sales Price*	\$339,750	\$400,000	+ 17.7%	\$312,000	\$342,000	+ 9.6%
Percent of Original List Price Received*	97.1%	98.6%	+ 1.5%	97.9%	98.7%	+ 0.8%
Inventory of Homes for Sale	199	204	+ 2.5%	225	214	- 4.9%

\* 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.