

Nassau County

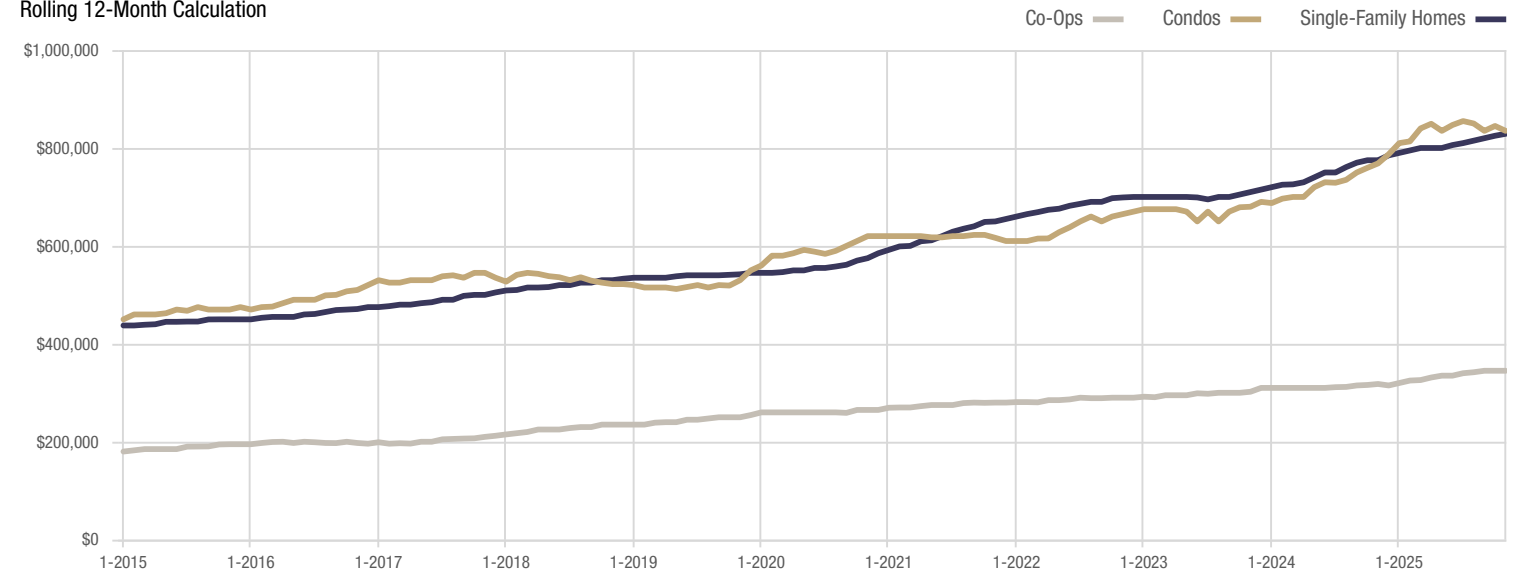
Single-Family Homes	November			Last 12 Months		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
Key Metrics						
New Listings	671	600	- 10.6%	10,918	11,238	+ 2.9%
Closed Sales	658	621	- 5.6%	8,199	8,262	+ 0.8%
Days on Market Until Sale	50	45	- 10.0%	51	47	- 7.8%
Median Sales Price*	\$775,000	\$840,000	+ 8.4%	\$775,000	\$829,000	+ 7.0%
Percent of Original List Price Received*	99.3%	98.2%	- 1.1%	99.8%	99.3%	- 0.5%
Inventory of Homes for Sale	2,114	1,784	- 15.6%	2,104	2,089	- 0.7%

Condos	November			Last 12 Months		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
Key Metrics						
New Listings	66	46	- 30.3%	961	914	- 4.9%
Closed Sales	57	43	- 24.6%	703	761	+ 8.3%
Days on Market Until Sale	79	53	- 32.9%	61	61	0.0%
Median Sales Price*	\$847,500	\$770,000	- 9.1%	\$768,500	\$835,000	+ 8.7%
Percent of Original List Price Received*	98.3%	99.4%	+ 1.1%	98.1%	98.7%	+ 0.6%
Inventory of Homes for Sale	218	180	- 17.4%	219	204	- 6.8%

Co-Ops	November			Last 12 Months		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
Key Metrics						
New Listings	67	66	- 1.5%	1,021	1,019	- 0.2%
Closed Sales	64	61	- 4.7%	802	797	- 0.6%
Days on Market Until Sale	76	55	- 27.6%	70	57	- 18.6%
Median Sales Price*	\$335,000	\$369,500	+ 10.3%	\$318,000	\$345,000	+ 8.5%
Percent of Original List Price Received*	97.6%	98.1%	+ 0.5%	98.1%	98.8%	+ 0.7%
Inventory of Homes for Sale	196	195	- 0.5%	220	218	- 0.9%

* 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.