

Local Market Update – December 2025

Provided by OneKey® MLS



Nassau County

Single-Family Homes

Key Metrics	December			Last 12 Months		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	443	446	+ 0.7%	10,929	11,259	+ 3.0%
Closed Sales	733	693	- 5.5%	8,268	8,242	- 0.3%
Days on Market Until Sale	51	46	- 9.8%	51	47	- 7.8%
Median Sales Price*	\$800,000	\$835,000	+ 4.4%	\$785,000	\$830,000	+ 5.7%
Percent of Original List Price Received*	98.7%	99.0%	+ 0.3%	99.8%	99.4%	- 0.4%
Inventory of Homes for Sale	1,781	1,501	- 15.7%	2,114	2,082	- 1.5%

Condos

Key Metrics	December			Last 12 Months		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	48	35	- 27.1%	940	903	- 3.9%
Closed Sales	88	60	- 31.8%	747	734	- 1.7%
Days on Market Until Sale	45	62	+ 37.8%	59	63	+ 6.8%
Median Sales Price*	\$996,500	\$807,500	- 19.0%	\$787,258	\$825,000	+ 4.8%
Percent of Original List Price Received*	98.6%	97.8%	- 0.8%	98.2%	98.6%	+ 0.4%
Inventory of Homes for Sale	189	133	- 29.6%	219	200	- 8.7%

Co-Ops

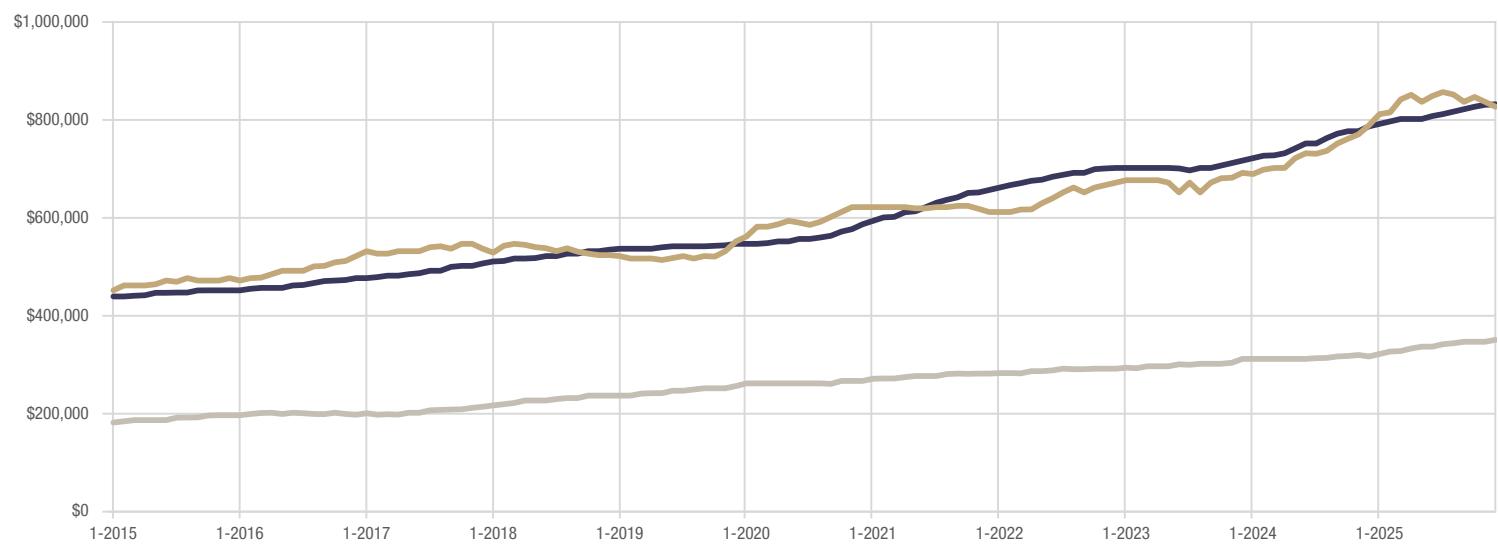
Key Metrics	December			Last 12 Months		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	50	50	0.0%	1,021	1,020	- 0.1%
Closed Sales	46	69	+ 50.0%	786	823	+ 4.7%
Days on Market Until Sale	52	46	- 11.5%	69	56	- 18.8%
Median Sales Price*	\$325,000	\$350,000	+ 7.7%	\$315,000	\$349,000	+ 10.8%
Percent of Original List Price Received*	98.3%	98.3%	0.0%	98.2%	98.8%	+ 0.6%
Inventory of Homes for Sale	187	167	- 10.7%	218	219	+ 0.5%

* 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

Co-Ops — Condos — Single-Family Homes —



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.