

# Quarterly Indicators

Provided by OneKey® MLS

## Nassau County

### Q2-2025

U.S. sales of existing homes were cooler than usual in the second quarter of 2025, as economic uncertainty and persistent affordability challenges continued to suppress market activity. Average 30-year mortgage rates fluctuated between 6.5% and 7% during the spring, while home prices continued to rise in many areas—diminishing purchasing power and prompting many prospective homebuyers to remain on the sidelines until affordability improves.

- Single-Family Closed Sales were down 5.4 percent to 1,846.
- Condos Closed Sales were up 6.3 percent to 186.
- Co-ops Closed Sales were down 15.8 percent to 187.
- Single-Family Median Sales Price increased 4.5 percent to \$820,000.
- Condos Median Sales Price increased 3.5 percent to \$807,500.
- Co-ops Median Sales Price increased 11.3 percent to \$345,000.

Nationally, inventory has increased significantly compared to the same period last year. According to Realtor.com, the number of homes for sale recently surpassed 1 million units for the first time since winter 2019, giving buyers a wider selection of properties to choose from. Homes are now taking nearly a week longer to sell on average than they did a year ago, and price reductions are becoming more common as sellers adjust their expectations and the market shifts toward a more balanced state.



### Quarterly Snapshot

**- 5.5%**      **- 6.7%**      **+ 6.0%**

One-Year Change in Closed Sales All Properties	One-Year Change in Homes for Sale All Properties	One-Year Change in Median Sales Price All Properties
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Residential real estate activity in Nassau County comprised of single family properties, condominiums, and co-ops. Percent changes are calculated using rounded figures.

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# Single Family Homes Market Overview

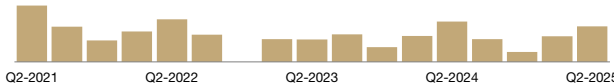
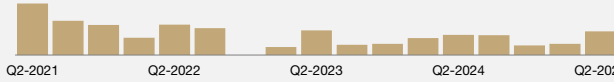
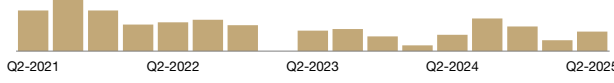
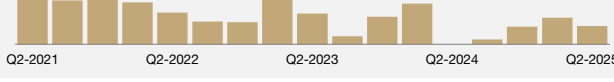
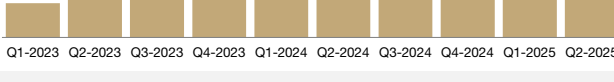
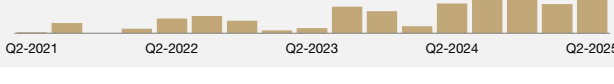
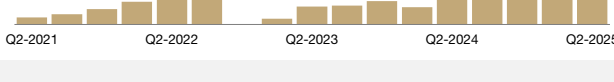
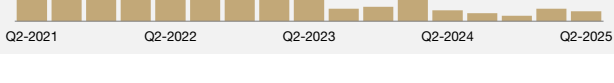
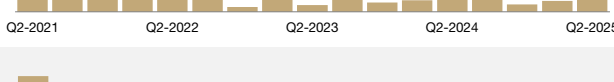
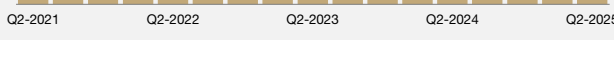
Key metrics for **Single-Family Homes Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	Q2-2024	Q2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		3,458	3,619	+ 4.7%	6,026	6,216	+ 3.2%
Pending Sales		2,434	2,494	+ 2.5%	4,262	4,271	+ 0.2%
Closed Sales		1,951	1,846	- 5.4%	3,667	3,575	- 2.5%
Days on Market		52	44	- 15.4%	55	54	- 1.8%
Median Pending Price		\$800,000	\$850,000	+ 6.3%	\$795,000	\$835,000	+ 5.0%
Median Sales Price		\$785,000	\$820,000	+ 4.5%	\$760,000	\$815,000	+ 7.2%
Pct. of Orig. Price Received		100.4%	100.3%	- 0.1%	99.5%	99.4%	- 0.1%
Housing Affordability Index		74	72	- 2.7%	76	72	- 5.3%
Inventory of Homes for Sale		2,361	2,236	- 5.3%	--	--	--
Months Supply of Inventory		3.4	3.2	- 5.9%	--	--	--

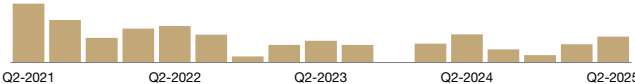
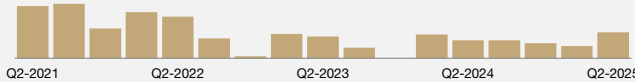
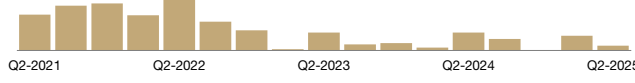


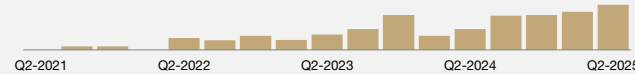
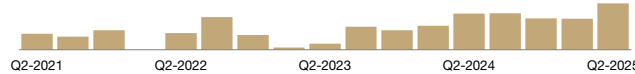
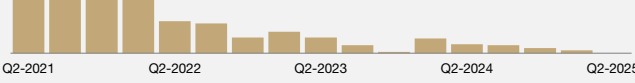
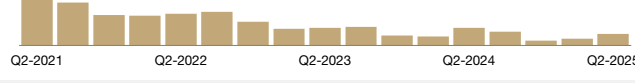
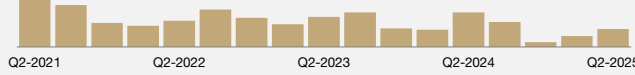
# Condos Market Overview

Key metrics for **Condominiums Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	Q2-2024	Q2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		296	278	- 6.1%	536	517	- 3.5%
Pending Sales		199	210	+ 5.5%	389	382	- 1.8%
Closed Sales		175	186	+ 6.3%	316	344	+ 8.9%
Days on Market		50	61	+ 22.0%	61	63	+ 3.3%
Median Pending Price		\$737,000	\$875,000	+ 18.7%	\$735,000	\$826,000	+ 12.4%
Median Sales Price		\$780,000	\$807,500	+ 3.5%	\$712,500	\$799,500	+ 12.2%
Pct. of Orig. Price Received		98.2%	99.0%	+ 0.8%	97.6%	98.6%	+ 1.0%
Housing Affordability Index		74	73	- 1.4%	81	74	- 8.6%
Inventory of Homes for Sale		242	203	- 16.1%	--	--	--
Months Supply of Inventory		4.0	3.3	- 17.5%	--	--	--

# Co-ops Market Overview

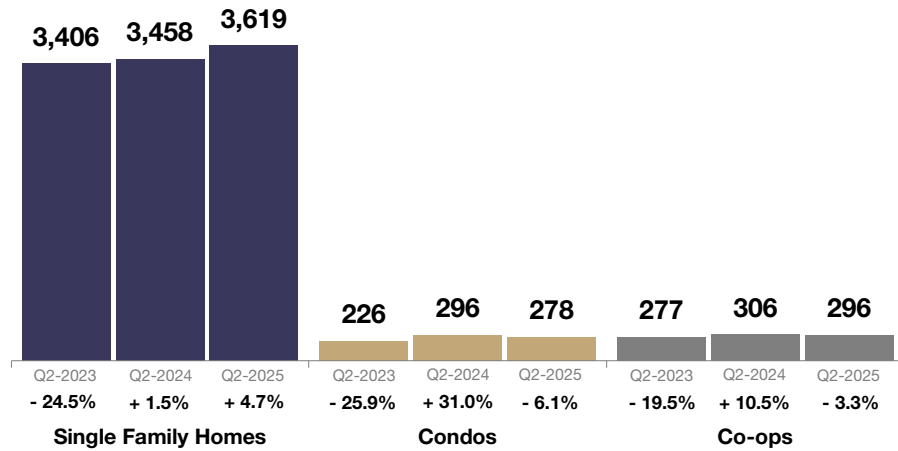
Key metrics for **Co-operatives Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	Q2-2024	Q2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		306	296	- 3.3%	571	557	- 2.5%
Pending Sales		211	232	+ 10.0%	437	428	- 2.1%
Closed Sales		222	187	- 15.8%	404	401	- 0.7%
Days on Market		71	56	- 21.1%	75	61	- 18.7%
Median Pending Price		\$340,000	\$350,000	+ 2.9%	\$316,522	\$349,450	+ 10.4%
Median Sales Price		\$310,000	\$345,000	+ 11.3%	\$305,000	\$340,000	+ 11.5%
Pct. of Orig. Price Received		98.5%	99.4%	+ 0.9%	98.1%	98.7%	+ 0.6%
Housing Affordability Index		187	171	- 8.6%	190	173	- 8.9%
Inventory of Homes for Sale		246	218	- 11.4%	--	--	--
Months Supply of Inventory		3.7	3.1	- 16.2%	--	--	--

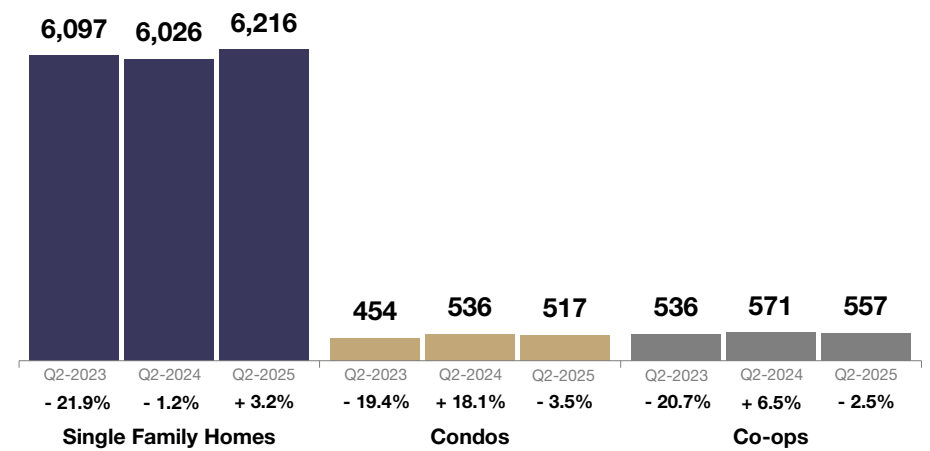
# New Listings

A count of the properties that have been newly listed on the market in a given quarter.

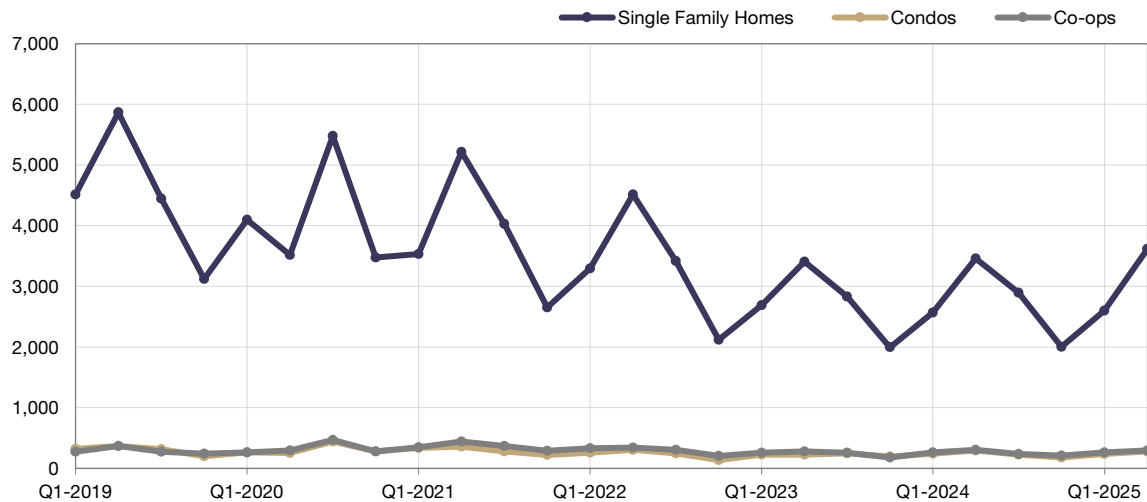
## Q2-2025



## Year to Date



## Historical New Listings by Quarter



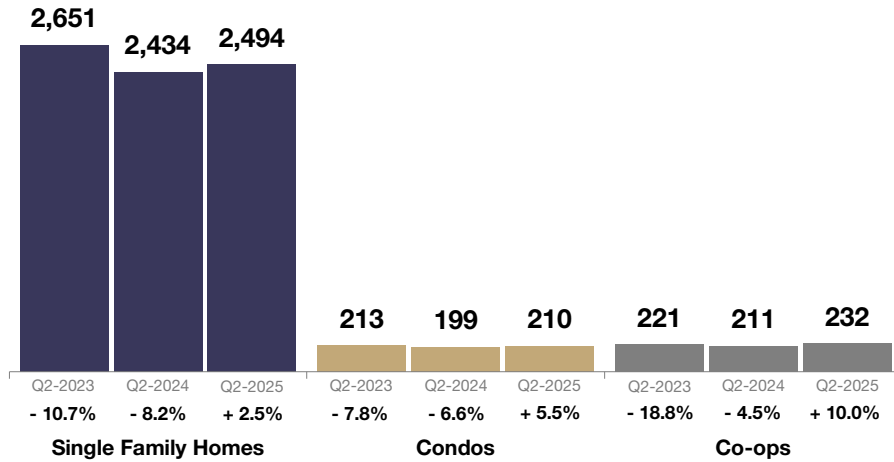
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	3,417	245	304
Q4-2022	2,117	139	206
Q1-2023	2,691	228	259
Q2-2023	3,406	226	277
Q3-2023	2,834	246	259
Q4-2023	1,997	196	180
Q1-2024	2,568	240	265
Q2-2024	3,458	296	306
Q3-2024	2,894	227	238
Q4-2024	2,005	177	212
Q1-2025	2,597	239	261
Q2-2025	3,619	278	296

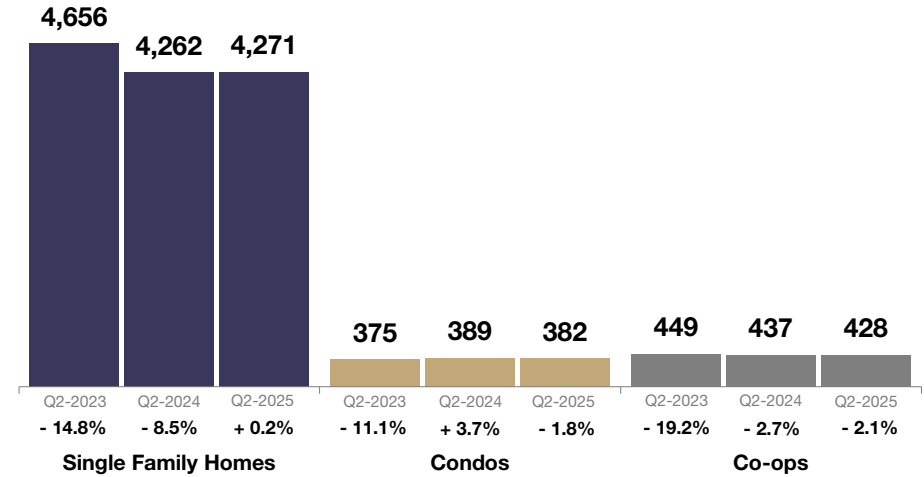
# Pending Sales

A count of the properties on which offers have been accepted in a given quarter.

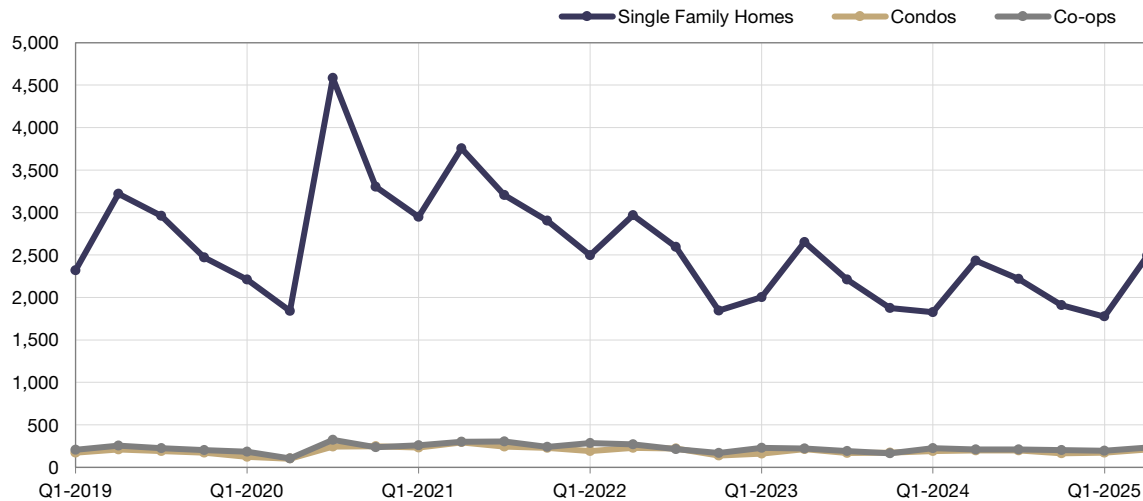
## Q2-2025



## Year to Date



## Historical Pending Sales by Quarter



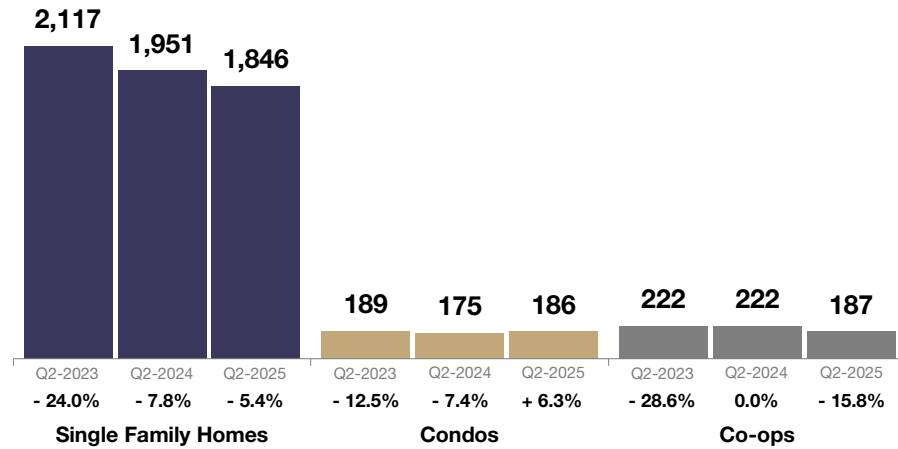
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	2,594	220	216
Q4-2022	1,846	138	170
Q1-2023	2,005	162	228
Q2-2023	2,651	213	221
Q3-2023	2,210	169	192
Q4-2023	1,876	172	165
Q1-2024	1,828	190	226
Q2-2024	2,434	199	211
Q3-2024	2,220	198	211
Q4-2024	1,910	167	204
Q1-2025	1,777	172	196
Q2-2025	2,494	210	232

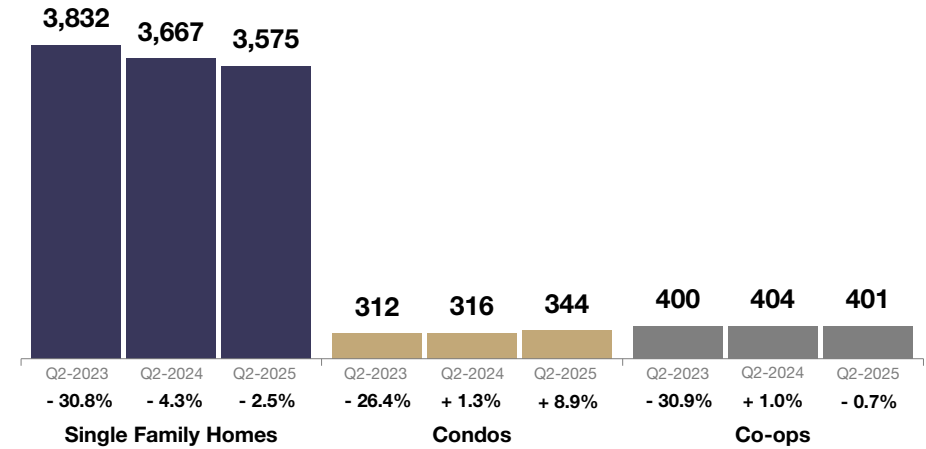
# Closed Sales

A count of the actual sales that closed in a given quarter.

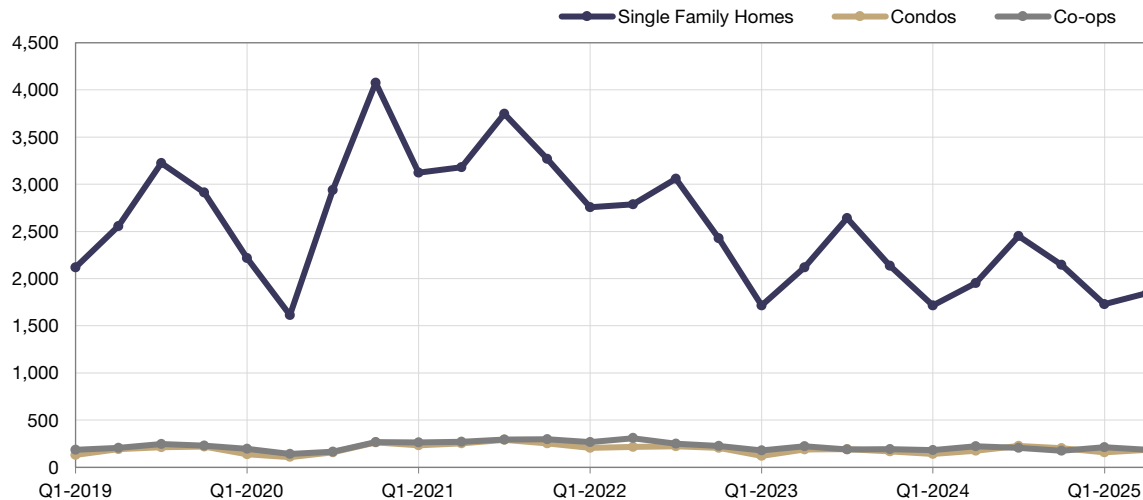
## Q2-2025



## Year to Date



## Historical Closed Sales by Quarter



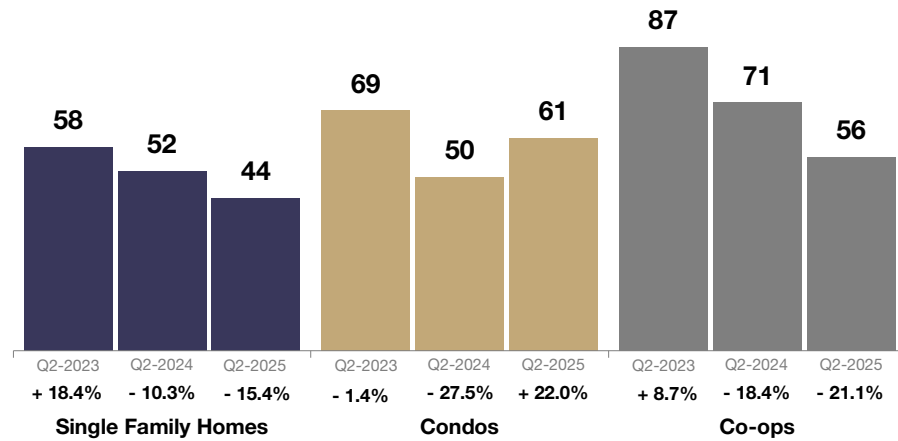
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	3,058	224	251
Q4-2022	2,426	206	228
Q1-2023	1,715	123	178
Q2-2023	2,117	189	222
Q3-2023	2,641	194	191
Q4-2023	2,135	170	194
Q1-2024	1,716	141	182
Q2-2024	1,951	175	222
Q3-2024	2,452	228	205
Q4-2024	2,146	202	175
Q1-2025	1,729	158	214
<b>Q2-2025</b>	<b>1,846</b>	<b>186</b>	<b>187</b>

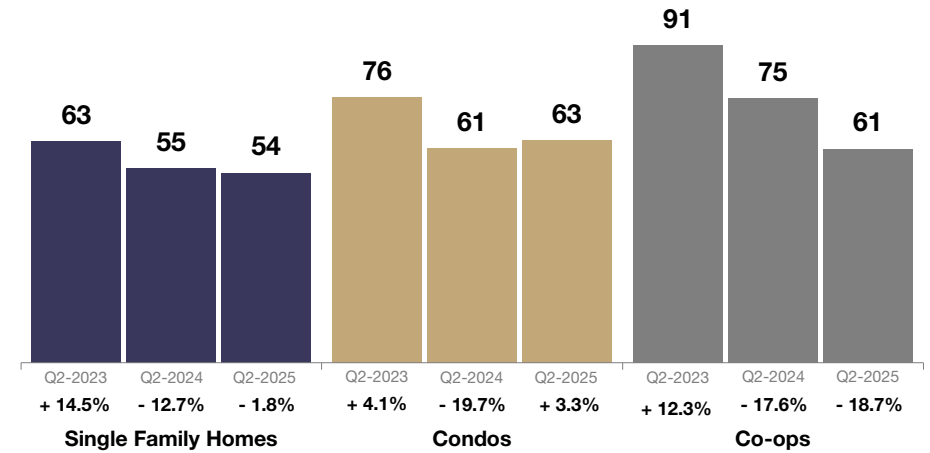
# Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given quarter.

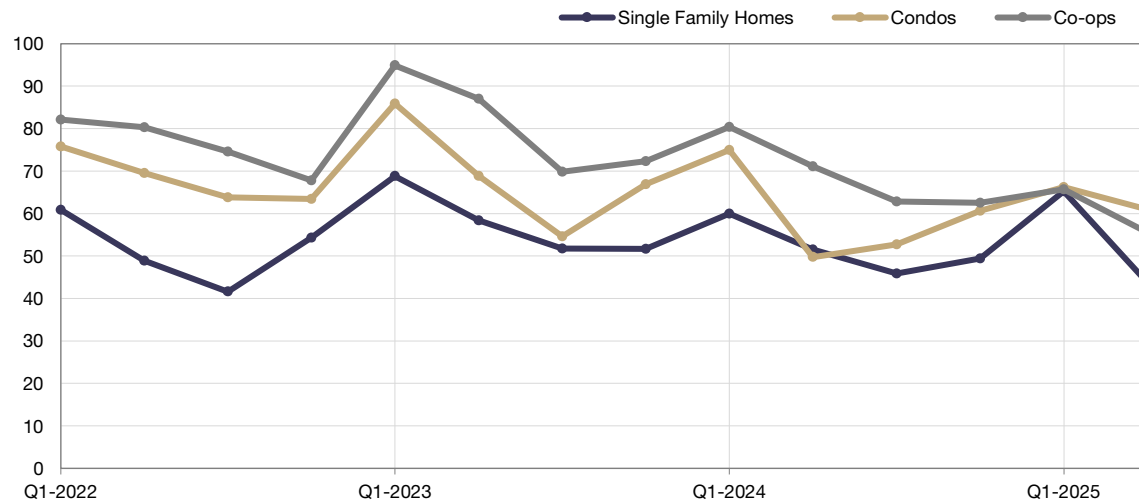
## Q2-2025



## Year to Date



## Historical Days on Market Until Sale by Quarter



Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	42	64	75
Q4-2022	54	63	68
Q1-2023	69	86	95
Q2-2023	58	69	87
Q3-2023	52	55	70
Q4-2023	52	67	72
Q1-2024	60	75	80
Q2-2024	52	50	71
Q3-2024	46	53	63
Q4-2024	49	61	62
Q1-2025	65	66	66
Q2-2025	44	61	56

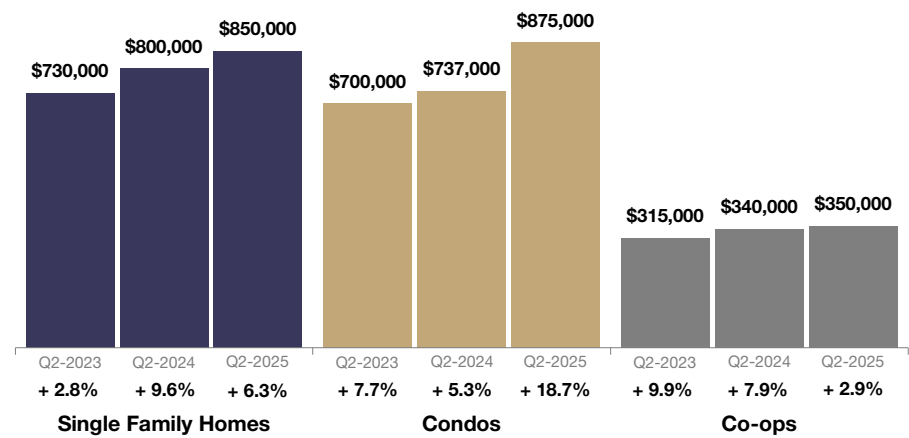


# Median Pending Price

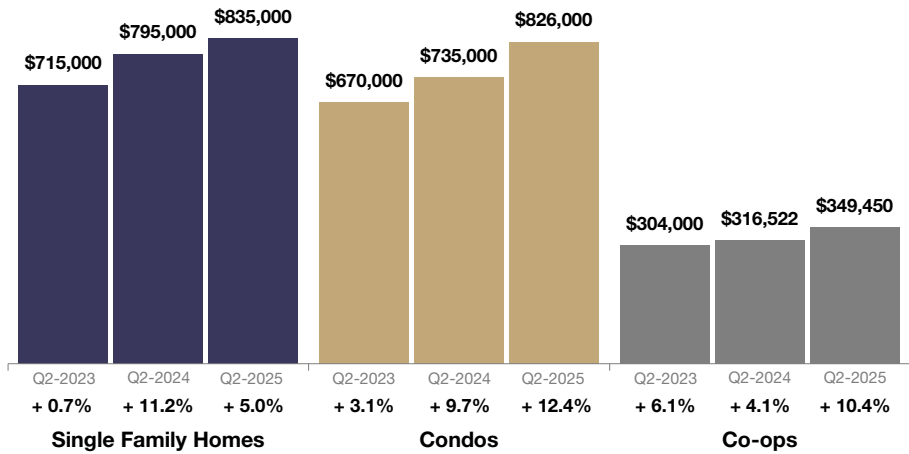
Point at which half of the pending sales sold for more and half sold for less, not accounting for seller concessions, in a given quarter.



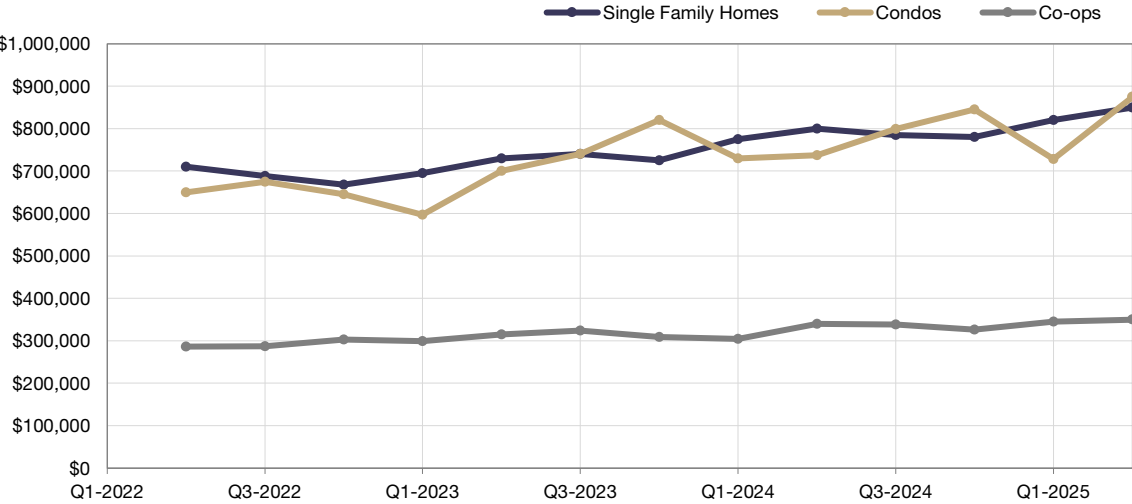
## Q2-2025



## Year to Date



## Historical Median Pending Price by Quarter

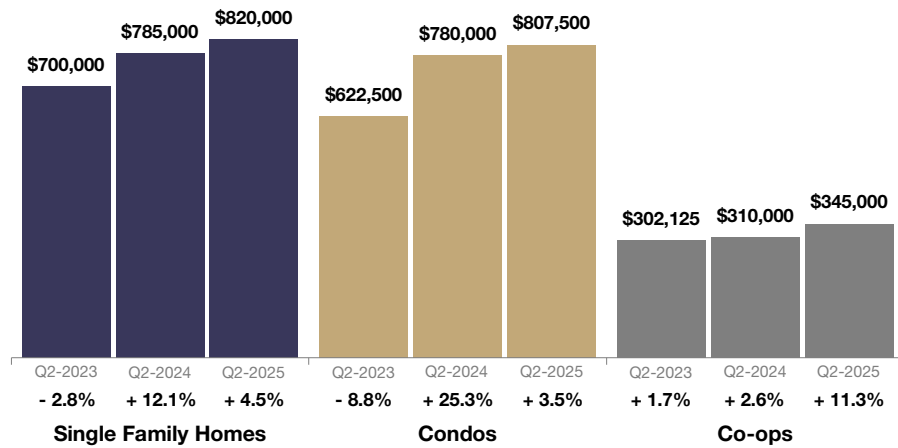


Quarter	Single Family Homes	Condos	Co-ops
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Q4-2022	\$668,000	\$645,000	\$302,500
Q1-2023	\$695,000	\$597,000	\$299,000
Q2-2023	\$730,000	\$700,000	\$315,000
Q3-2023	\$740,000	\$740,000	\$324,000
Q4-2023	\$725,000	\$820,500	\$308,500
Q1-2024	\$775,000	\$730,000	\$304,000
Q2-2024	\$800,000	\$737,000	\$340,000
Q3-2024	\$785,000	\$799,000	\$338,000
Q4-2024	\$780,000	\$845,000	\$326,000
Q1-2025	\$820,000	\$727,919	\$345,000
Q2-2025	\$850,000	\$875,000	\$350,000

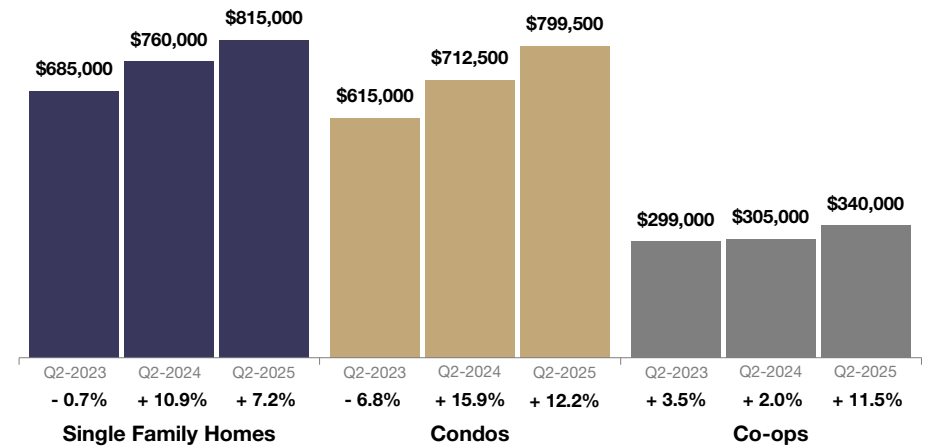
# Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given quarter.

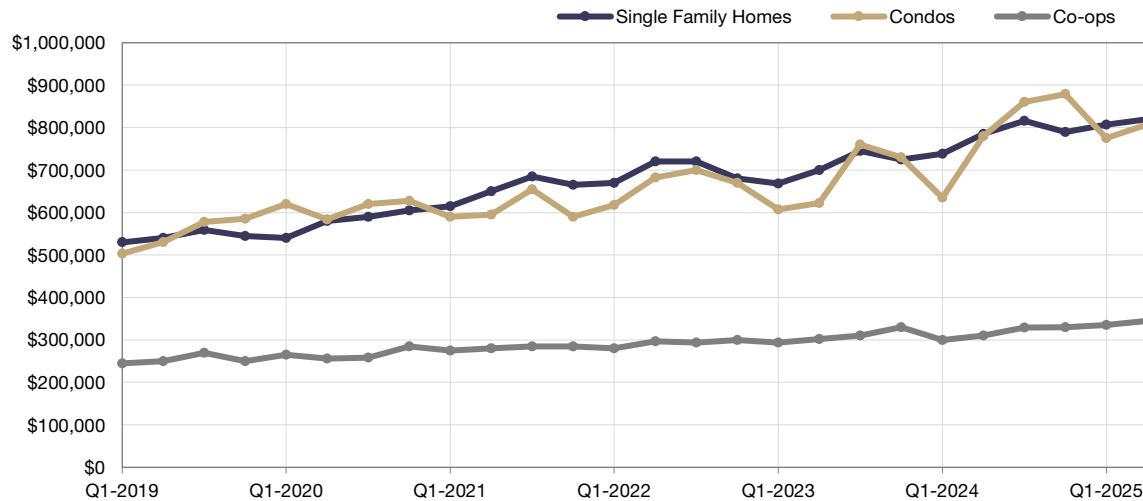
## Q2-2025



## Year to Date



## Historical Median Sales Price by Quarter



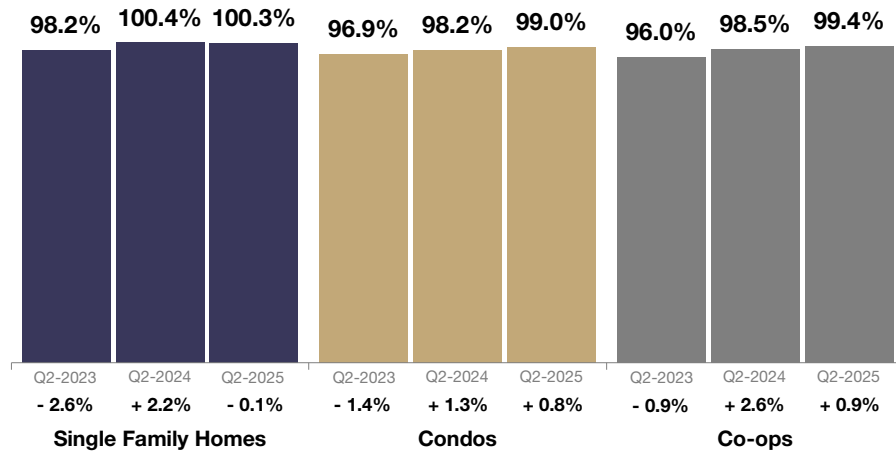
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	\$720,000	\$699,500	\$293,500
Q4-2022	\$680,000	\$670,000	\$300,000
Q1-2023	\$668,000	\$607,500	\$294,000
Q2-2023	\$700,000	\$622,500	\$302,125
Q3-2023	\$745,000	\$760,000	\$310,000
Q4-2023	\$725,000	\$730,000	\$330,000
Q1-2024	\$738,000	\$635,000	\$300,000
Q2-2024	\$785,000	\$780,000	\$310,000
Q3-2024	\$816,000	\$860,000	\$329,250
Q4-2024	\$789,750	\$879,000	\$330,000
Q1-2025	\$807,000	\$775,000	\$335,000
Q2-2025	\$820,000	\$807,500	\$345,000

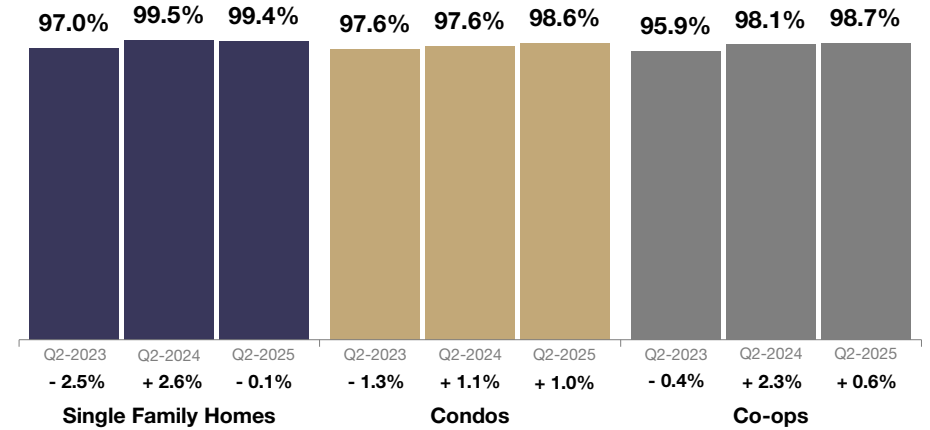
# Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

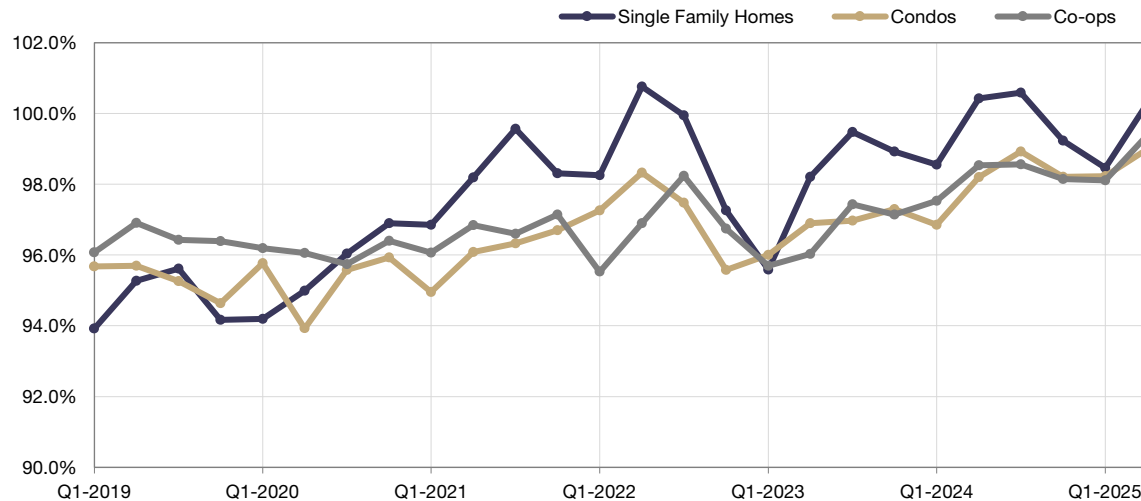
## Q2-2025



## Year to Date



## Historical Percent of Original List Price Received by Quarter



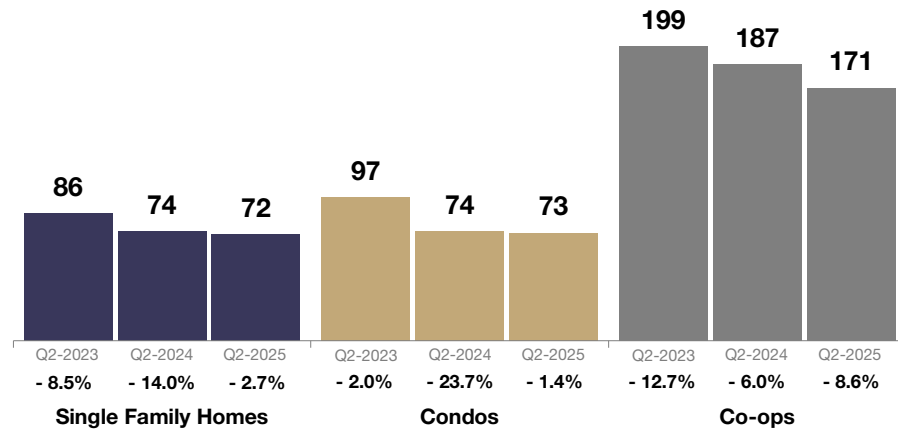
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	99.9%	97.5%	98.2%
Q4-2022	97.3%	95.6%	96.7%
Q1-2023	95.6%	96.0%	95.7%
Q2-2023	98.2%	96.9%	96.0%
Q3-2023	99.5%	97.0%	97.4%
Q4-2023	98.9%	97.3%	97.1%
Q1-2024	98.6%	96.9%	97.5%
Q2-2024	100.4%	98.2%	98.5%
Q3-2024	100.6%	98.9%	98.6%
Q4-2024	99.2%	98.2%	98.1%
Q1-2025	98.5%	98.2%	98.1%
Q2-2025	100.3%	99.0%	99.4%

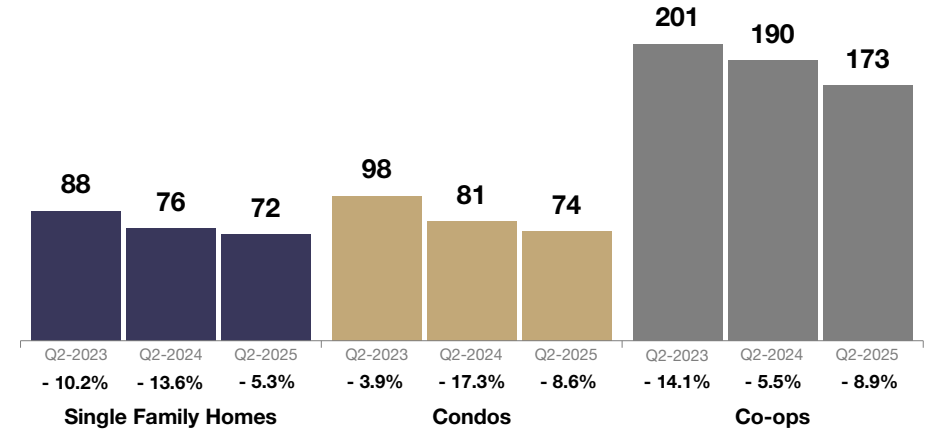
# Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

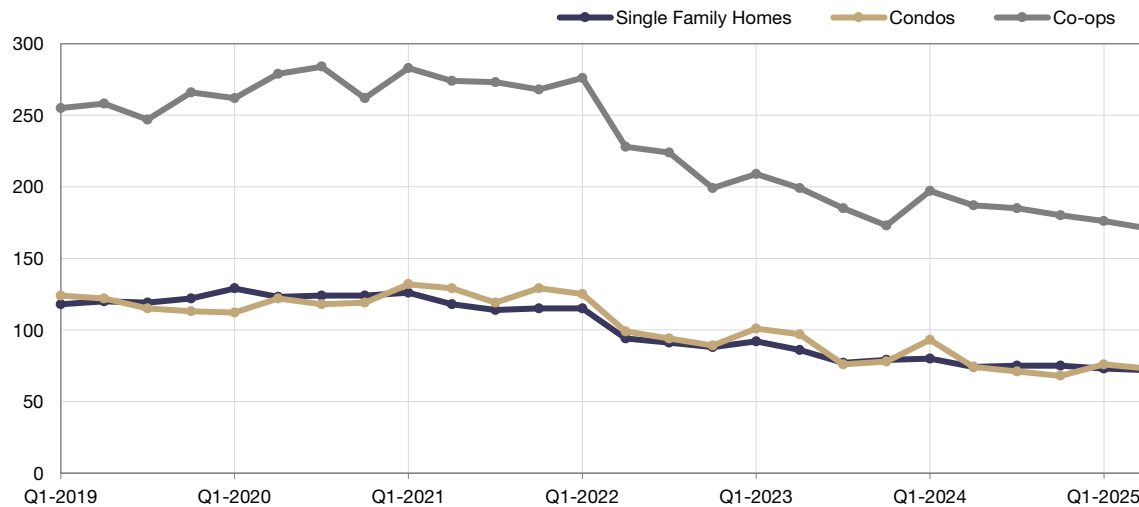
## Q2-2025



## Year to Date



## Historical Housing Affordability Index by Quarter



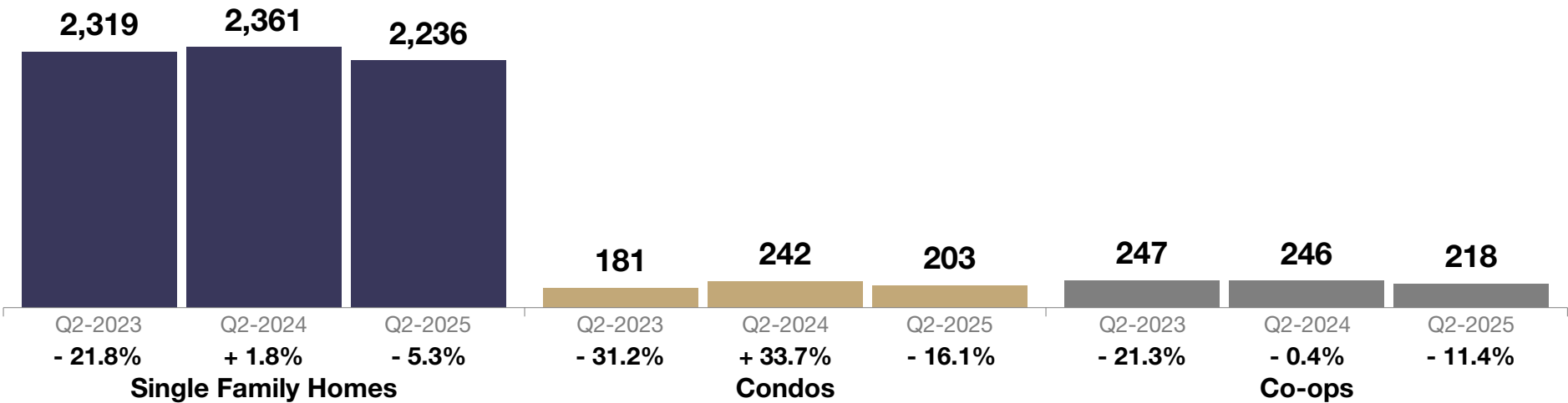
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	91	94	224
Q4-2022	88	89	199
Q1-2023	92	101	209
Q2-2023	86	97	199
Q3-2023	77	76	185
Q4-2023	79	78	173
Q1-2024	80	93	197
Q2-2024	74	74	187
Q3-2024	75	71	185
Q4-2024	75	68	180
Q1-2025	73	76	176
Q2-2025	72	73	171

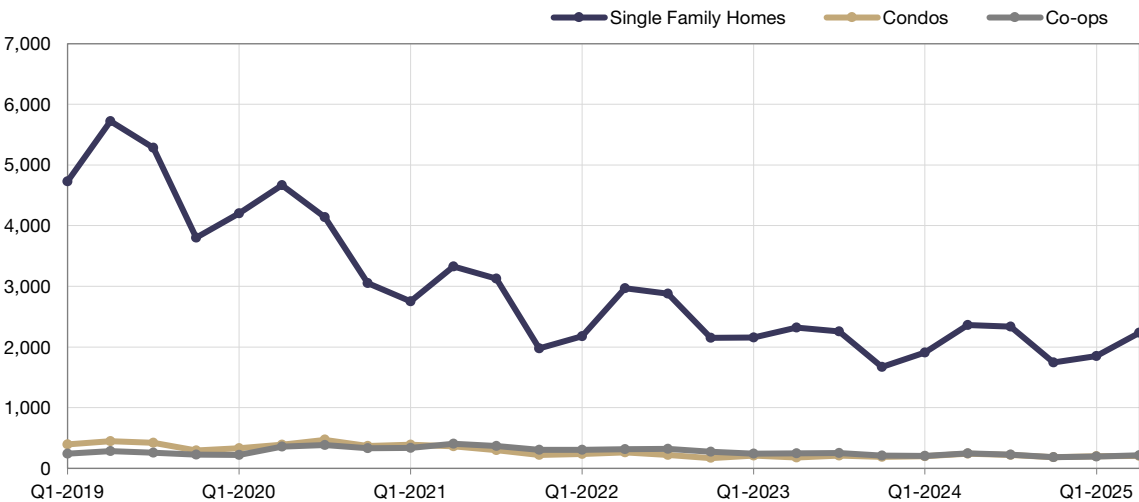
# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given quarter.

## Q2-2025



## Historical Inventory of Homes for Sale by Quarter



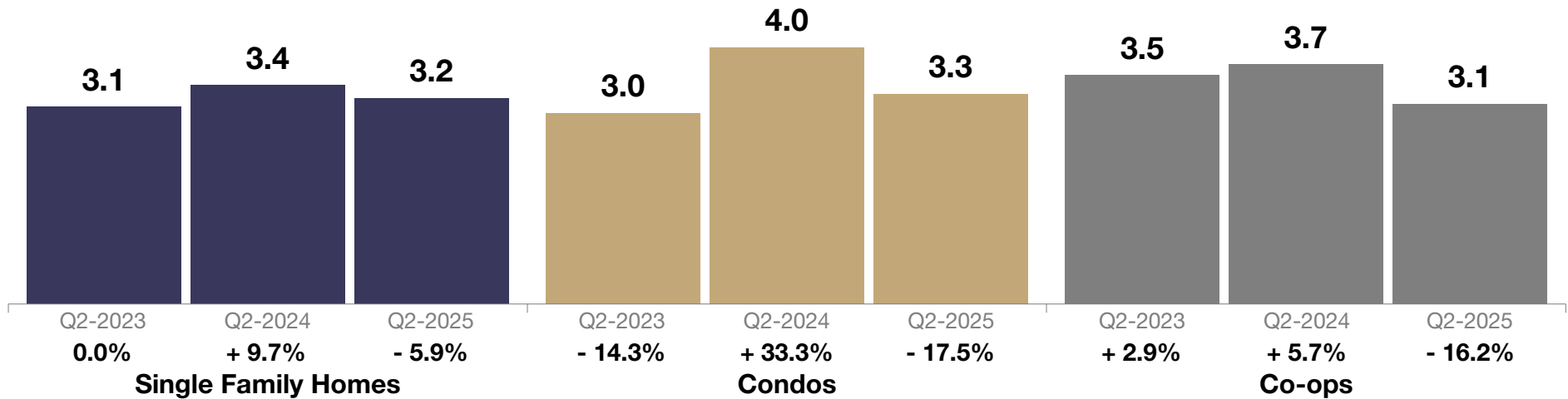
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	2,881	220	323
Q4-2022	2,149	173	276
Q1-2023	2,155	208	242
Q2-2023	2,319	181	247
Q3-2023	2,256	209	251
Q4-2023	1,673	191	210
Q1-2024	1,909	201	206
Q2-2024	2,361	242	246
Q3-2024	2,335	219	228
Q4-2024	1,747	184	186
Q1-2025	1,853	198	195
Q2-2025	2,236	203	218

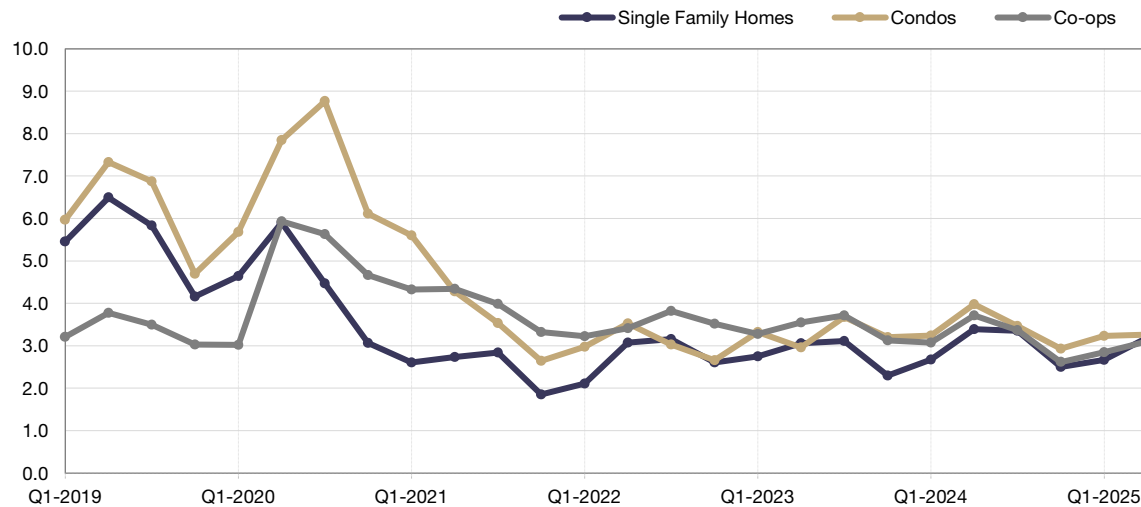
# Months Supply of Inventory

The inventory of homes for sale at the end of a given quarter, divided by the average monthly pending sales from the last 4 quarters.

## Q2-2025



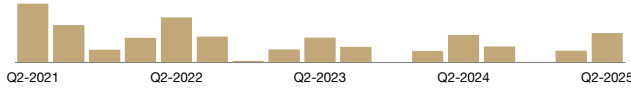
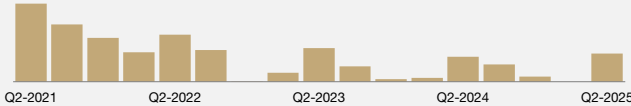
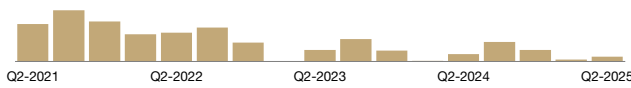
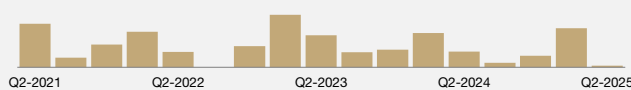
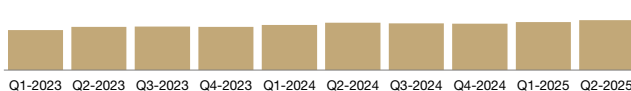
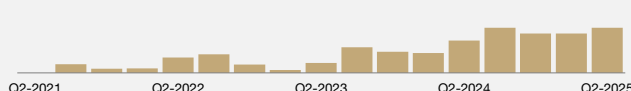
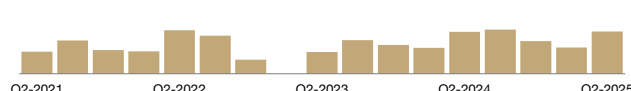
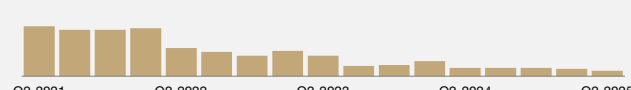
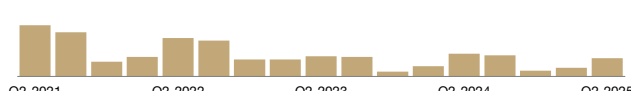
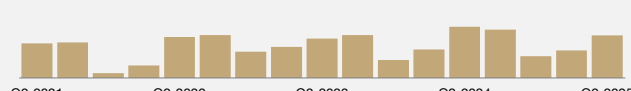
## Historical Months Supply of Inventory by Quarter



Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	3.2	3.0	3.8
Q4-2022	2.6	2.7	3.5
Q1-2023	2.7	3.3	3.3
Q2-2023	3.1	3.0	3.5
Q3-2023	3.1	3.7	3.7
Q4-2023	2.3	3.2	3.1
Q1-2024	2.7	3.2	3.1
Q2-2024	3.4	4.0	3.7
Q3-2024	3.4	3.5	3.4
Q4-2024	2.5	2.9	2.6
Q1-2025	2.7	3.2	2.8
Q2-2025	3.2	3.3	3.1

# Total Market Overview

Key metrics for single-family homes, condominiums and co-operatives combined for the report quarter and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	Q2-2024	Q2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		4,060	<b>4,193</b>	+ 3.3%	7,133	<b>7,290</b>	+ 2.2%
Pending Sales		2,844	<b>2,936</b>	+ 3.2%	5,088	<b>5,081</b>	- 0.1%
Closed Sales		2,348	<b>2,219</b>	- 5.5%	4,387	<b>4,320</b>	- 1.5%
Days on Market		53	<b>46</b>	- 13.2%	58	<b>55</b>	- 5.2%
Median Pending Price		\$780,000	<b>\$825,000</b>	+ 5.8%	\$765,000	<b>\$810,000</b>	+ 5.9%
Median Sales Price		\$750,000	<b>\$795,000</b>	+ 6.0%	\$730,000	<b>\$780,000</b>	+ 6.8%
Pct. of Orig. Price Received		100.1%	<b>100.1%</b>	0.0%	99.3%	<b>99.3%</b>	0.0%
Housing Affordability Index		77	<b>74</b>	- 3.9%	79	<b>76</b>	- 3.8%
Inventory of Homes for Sale		2,849	<b>2,657</b>	- 6.7%	--	<b>--</b>	--
Months Supply of Inventory		3.5	<b>3.2</b>	- 8.6%	--	<b>--</b>	--