

Quarterly Indicators

Provided by OneKey® MLS

Nassau County

Q3-2025

The U.S. housing market showed modest improvement in the third quarter of 2025, despite ongoing affordability challenges and a limited supply of existing homes for sale. Mortgage rates began the summer in the mid-to-high 6% range and gradually declined, helping to boost existing-home sales in July before activity leveled off in August. Some economists believe a combination of lower rates and increased inventory could support additional sales gains in the months ahead.

- Single-Family Closed Sales were up 1.1 percent to 2,479.
- Condos Closed Sales were down 8.8 percent to 208.
- Co-ops Closed Sales were up 3.4 percent to 212.
- Single-Family Median Sales Price increased 4.8 percent to \$855,500.
- Condos Median Sales Price decreased 1.5 percent to \$847,000.
- Co-ops Median Sales Price increased 10.9 percent to \$365,000.

Nationally, active listings grew by double digits year-over-year in the third quarter, with the number of homes on the market reaching its highest level since May 2020, according to the National Association of REALTORS®. Although home prices remain elevated in many areas, the pace of growth has slowed, and homes are taking longer to sell than they did a year ago. Buyers entering the market this fall may benefit from increased inventory, greater negotiating power, and a less competitive landscape.



Quarterly Snapshot

+ 0.5% **- 7.7%** **+ 4.4%**

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.

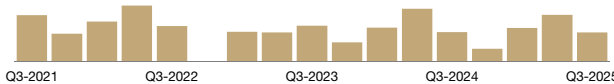
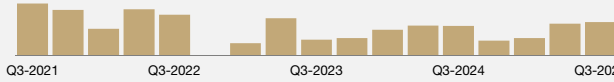
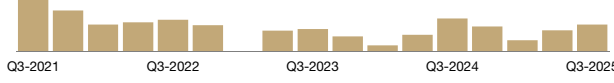
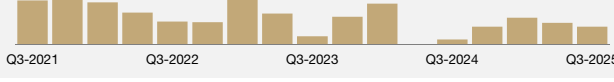
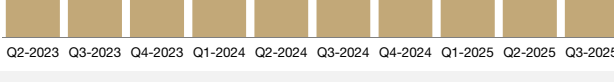
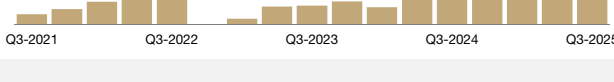
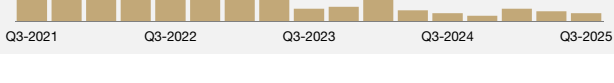
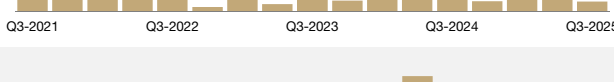
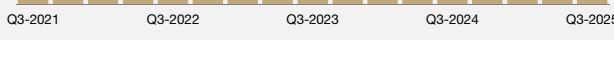


Key Metrics	Historical Sparkbars	Q3-2024	Q3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		2,895	2,969	+ 2.6%	8,922	9,231	+ 3.5%
Pending Sales		2,215	2,336	+ 5.5%	6,469	6,537	+ 1.1%
Closed Sales		2,452	2,479	+ 1.1%	6,119	6,084	- 0.6%
Days on Market		46	37	- 19.6%	52	47	- 9.6%
Median Pending Price		\$785,000	\$830,000	+ 5.7%	\$790,000	\$835,000	+ 5.7%
Median Sales Price		\$816,000	\$855,500	+ 4.8%	\$780,873	\$830,000	+ 6.3%
Pct. of Orig. Price Received		100.6%	100.0%	- 0.6%	100.0%	99.6%	- 0.4%
Housing Affordability Index		75	71	- 5.3%	78	73	- 6.4%
Inventory of Homes for Sale		2,346	2,178	- 7.2%	--	--	--
Months Supply of Inventory		3.4	3.1	- 8.8%	--	--	--

Condos Market Overview

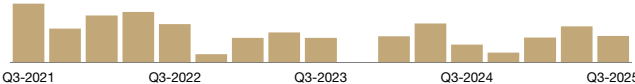
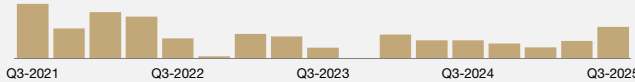
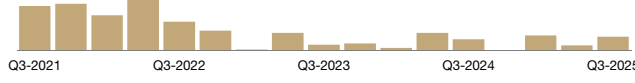
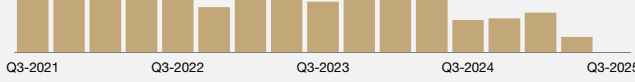
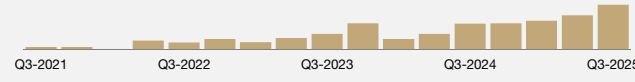
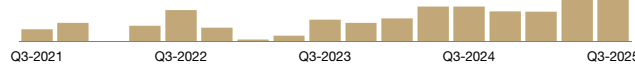
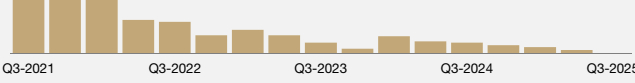
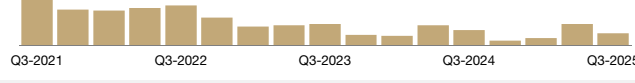
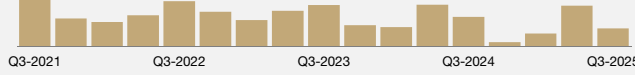
Key metrics for **Condominiums Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	Q3-2024	Q3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		227	226	- 0.4%	763	743	- 2.6%
Pending Sales		197	205	+ 4.1%	584	579	- 0.9%
Closed Sales		228	208	- 8.8%	544	556	+ 2.2%
Days on Market		53	61	+ 15.1%	58	63	+ 8.6%
Median Pending Price		\$799,000	\$803,000	+ 0.5%	\$755,750	\$813,500	+ 7.6%
Median Sales Price		\$860,000	\$847,000	- 1.5%	\$752,500	\$827,500	+ 10.0%
Pct. of Orig. Price Received		98.9%	98.8%	- 0.1%	98.2%	98.7%	+ 0.5%
Housing Affordability Index		71	71	0.0%	81	73	- 9.9%
Inventory of Homes for Sale		222	188	- 15.3%	--	--	--
Months Supply of Inventory		3.5	3.0	- 14.3%	--	--	--

Co-ops Market Overview

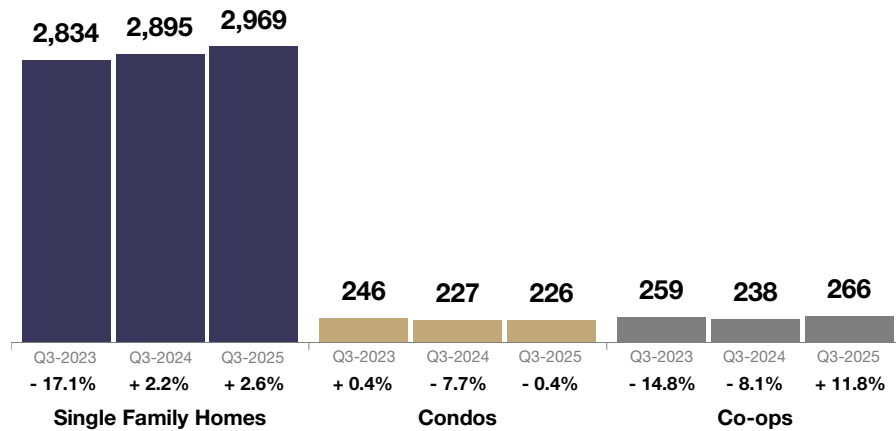
Key metrics for **Co-operatives Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	Q3-2024	Q3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		238	266	+ 11.8%	809	824	+ 1.9%
Pending Sales		211	246	+ 16.6%	648	648	0.0%
Closed Sales		205	212	+ 3.4%	609	616	+ 1.1%
Days on Market		63	50	- 20.6%	71	57	- 19.7%
Median Pending Price		\$338,000	\$360,000	+ 6.5%	\$325,000	\$350,000	+ 7.7%
Median Sales Price		\$329,250	\$365,000	+ 10.9%	\$310,000	\$345,000	+ 11.3%
Pct. of Orig. Price Received		98.6%	99.5%	+ 0.9%	98.2%	99.0%	+ 0.8%
Housing Affordability Index		185	165	- 10.8%	197	175	- 11.2%
Inventory of Homes for Sale		228	215	- 5.7%	--	--	--
Months Supply of Inventory		3.4	3.0	- 11.8%	--	--	--

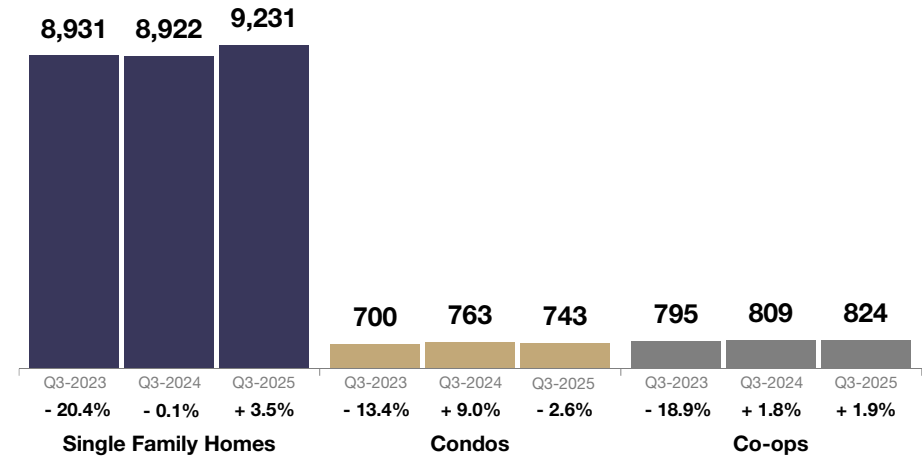
New Listings

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

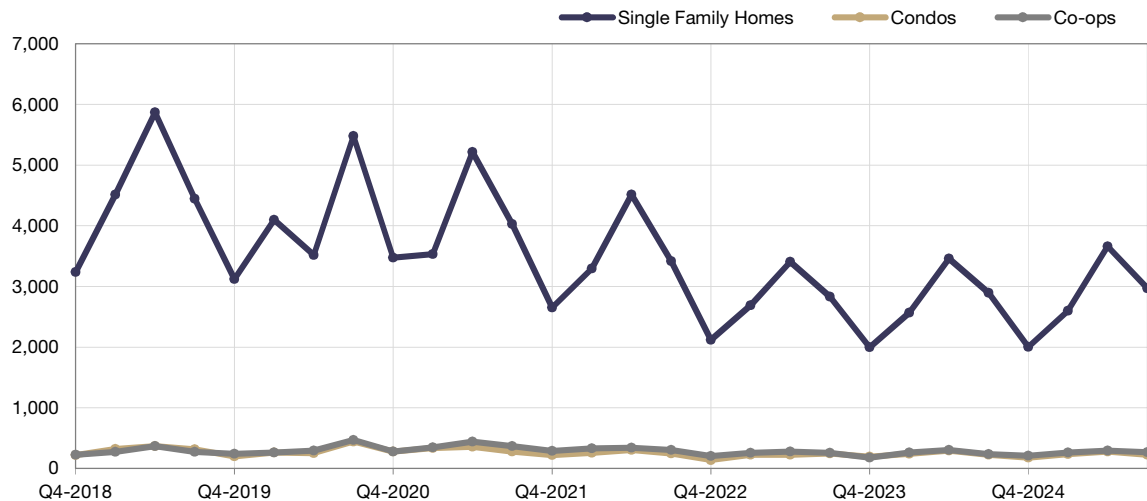
Q3-2025



Year to Date



Historical New Listings by Quarter



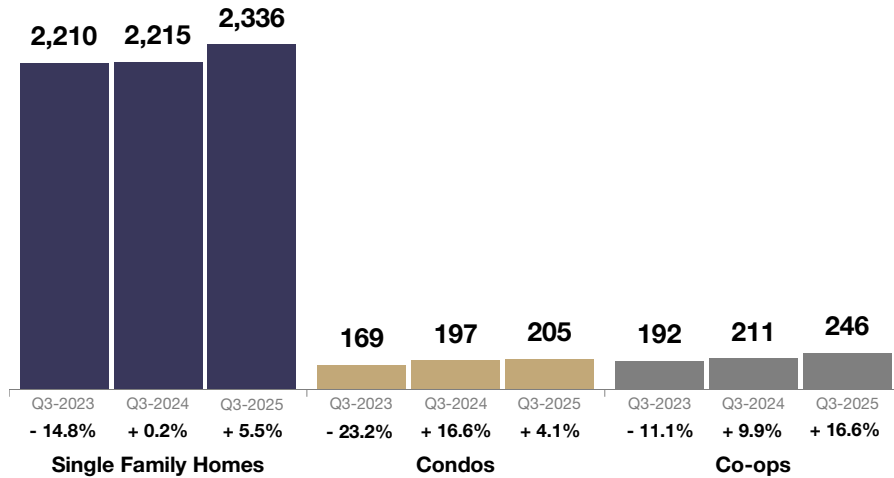
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	3,459	296	306
Q3-2024	2,895	227	238
Q4-2024	2,005	177	212
Q1-2025	2,600	239	261
Q2-2025	3,662	278	297
Q3-2025	2,969	226	266

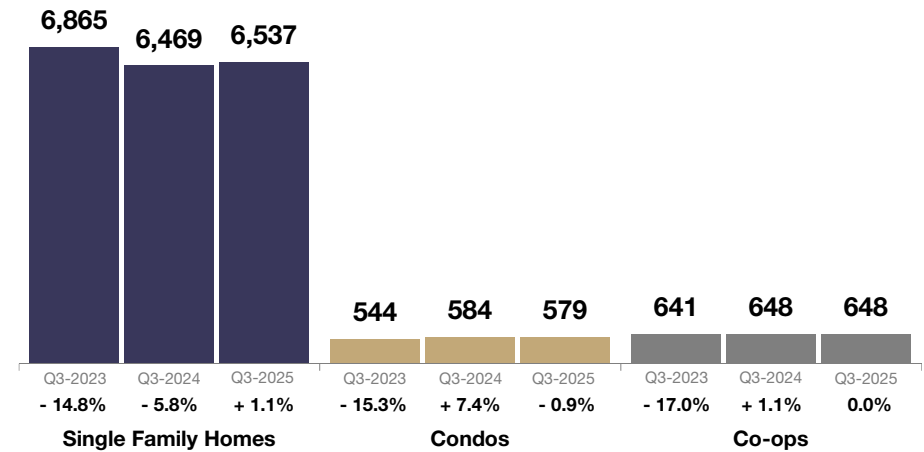
Pending Sales

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

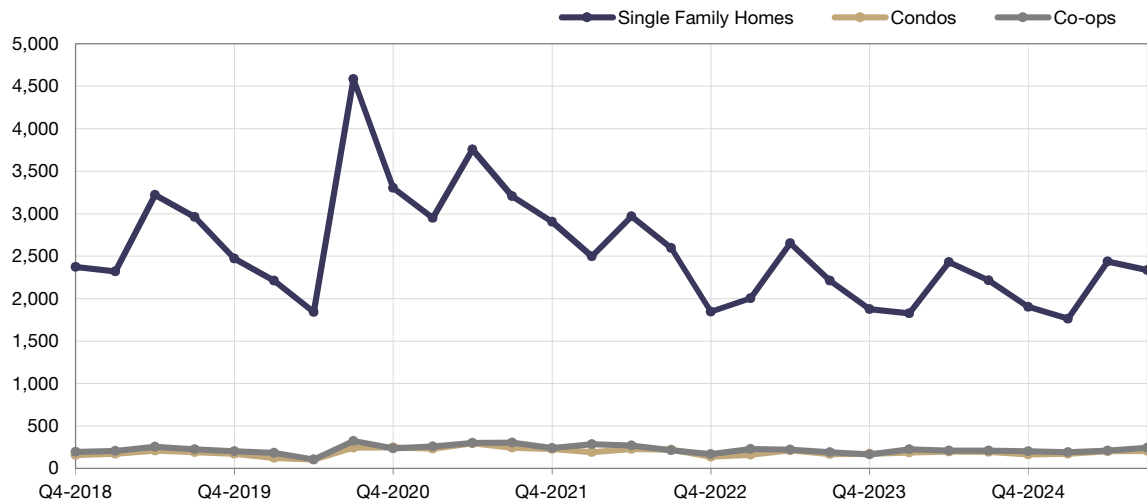
Q3-2025



Year to Date



Historical Pending Sales by Quarter



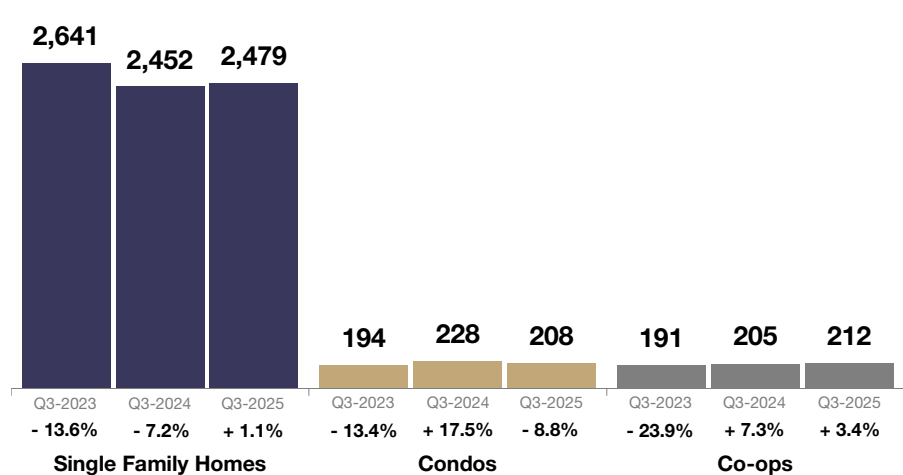
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	1,846	138	170
Q1-2023	2,005	162	228
Q2-2023	2,650	213	221
Q3-2023	2,210	169	192
Q4-2023	1,875	172	165
Q1-2024	1,825	189	226
Q2-2024	2,429	198	211
Q3-2024	2,215	197	211
Q4-2024	1,902	167	203
Q1-2025	1,763	172	193
Q2-2025	2,438	202	209
Q3-2025	2,336	205	246

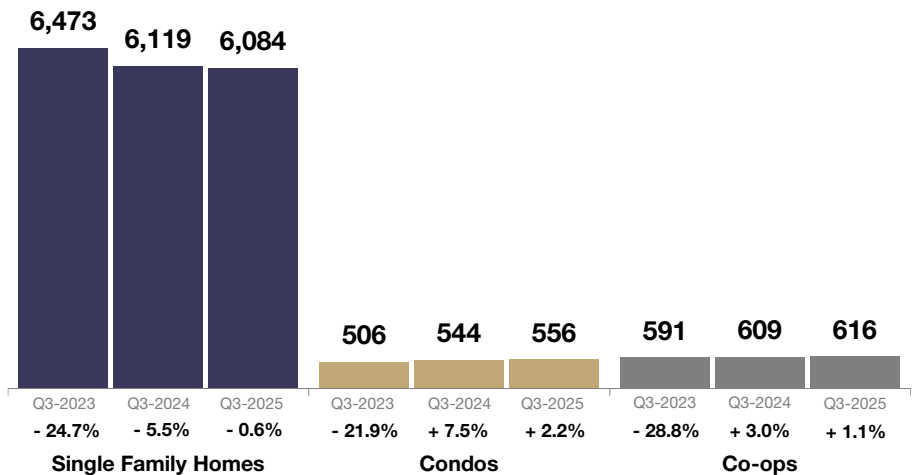
Closed Sales

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

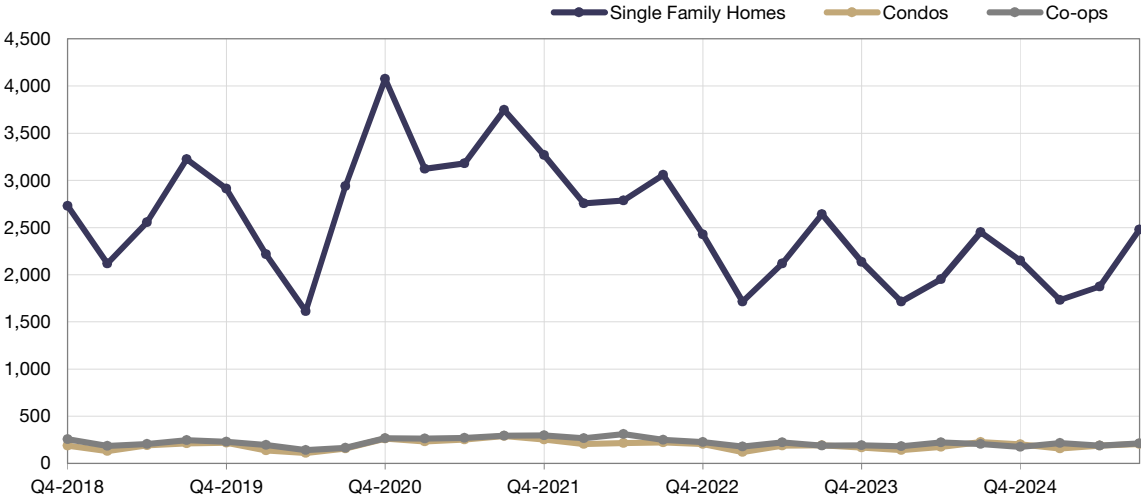
Q3-2025



Year to Date



Historical Closed Sales by Quarter



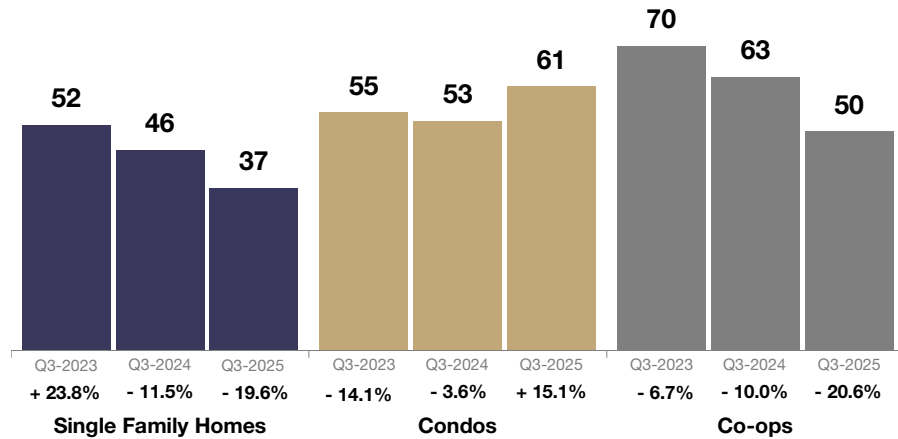
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	2,148	202	176
Q1-2025	1,731	158	215
Q2-2025	1,874	190	189
Q3-2025	2,479	208	212

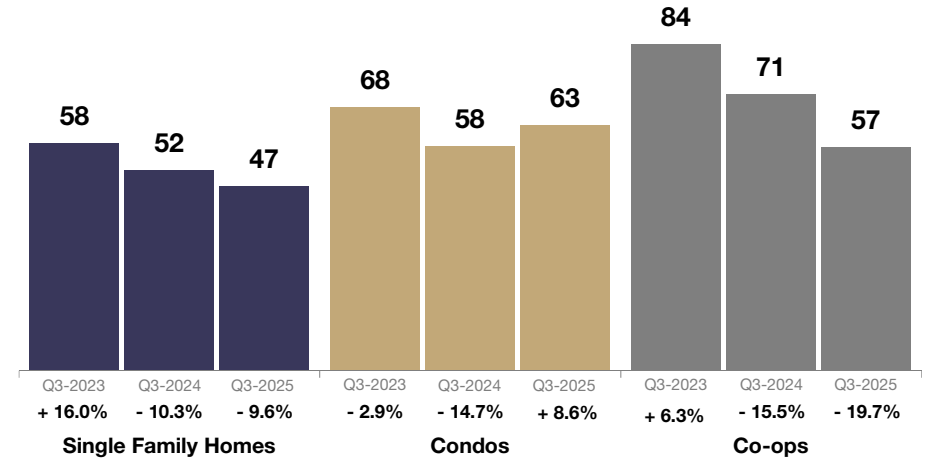
Days on Market Until Sale

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

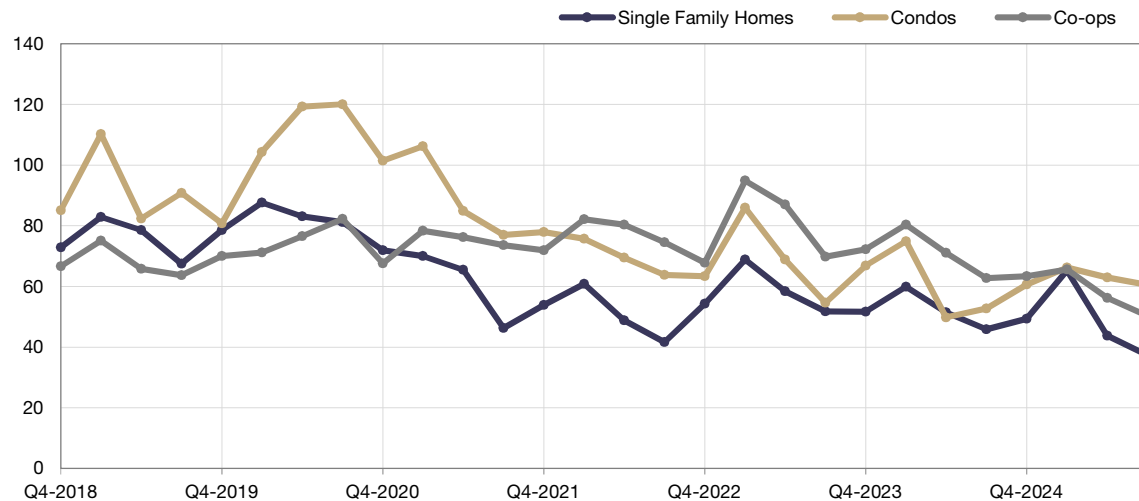
Q3-2025



Year to Date



Historical Days on Market Until Sale by Quarter



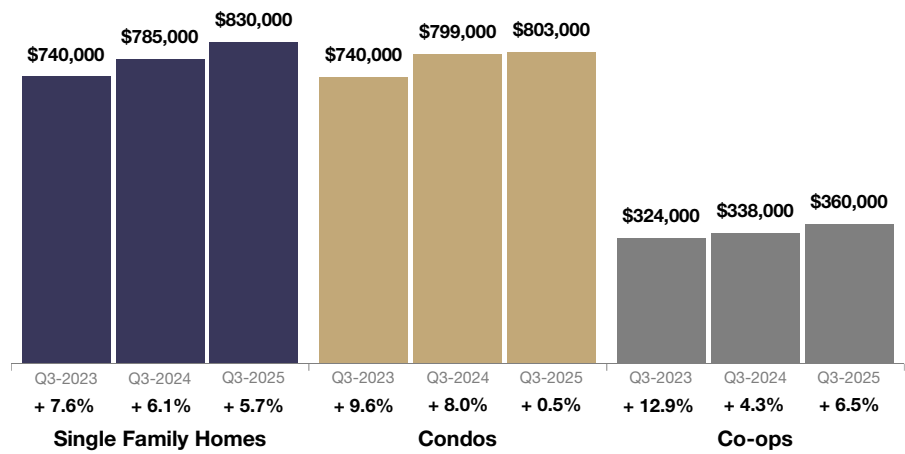
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	63
Q1-2025	65	66	66
Q2-2025	44	63	56
Q3-2025	37	61	50

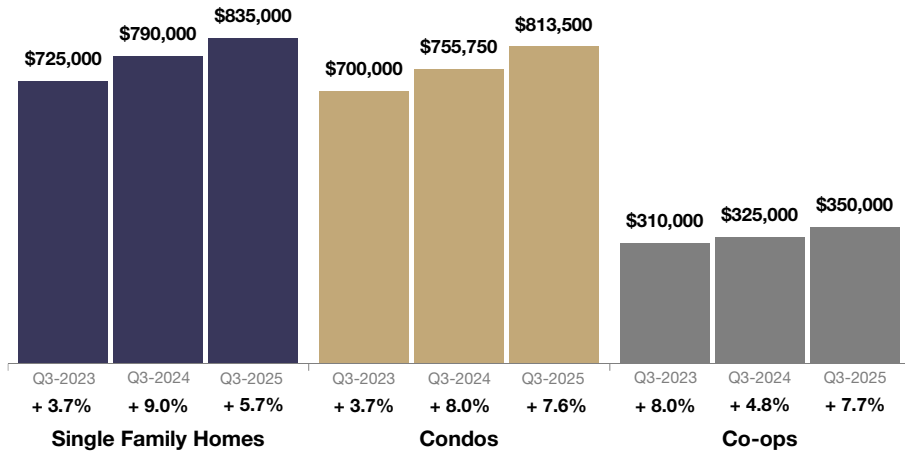
Median Pending Price

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.

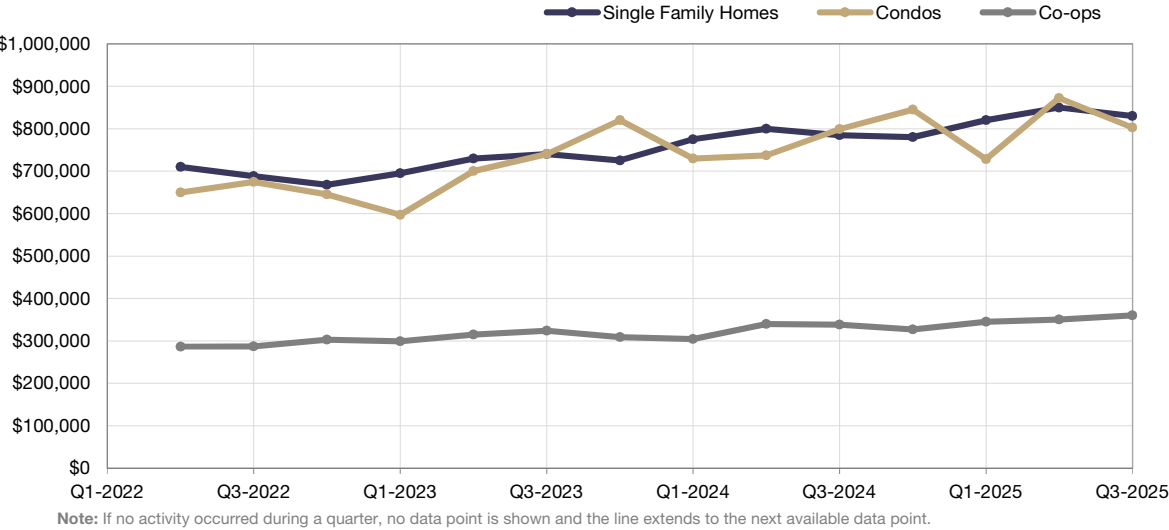
Q3-2025



Year to Date



Historical Median Pending Price by Quarter

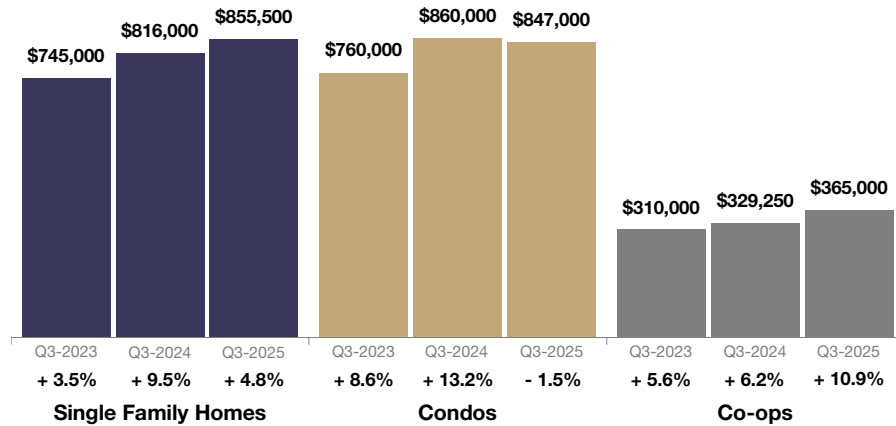


Quarter	Single Family Homes	Condos	Co-ops
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Q1-2023	\$695,000	\$597,000	\$299,000
Q2-2023	\$730,000	\$700,000	\$315,000
Q3-2023	\$740,000	\$740,000	\$324,000
Q4-2023	\$725,000	\$820,500	\$308,500
Q1-2024	\$775,000	\$730,000	\$304,000
Q2-2024	\$800,000	\$737,000	\$340,000
Q3-2024	\$785,000	\$799,000	\$338,000
Q4-2024	\$780,000	\$845,000	\$327,000
Q1-2025	\$820,000	\$727,919	\$345,000
Q2-2025	\$850,000	\$872,500	\$350,000
Q3-2025	\$830,000	\$803,000	\$360,000

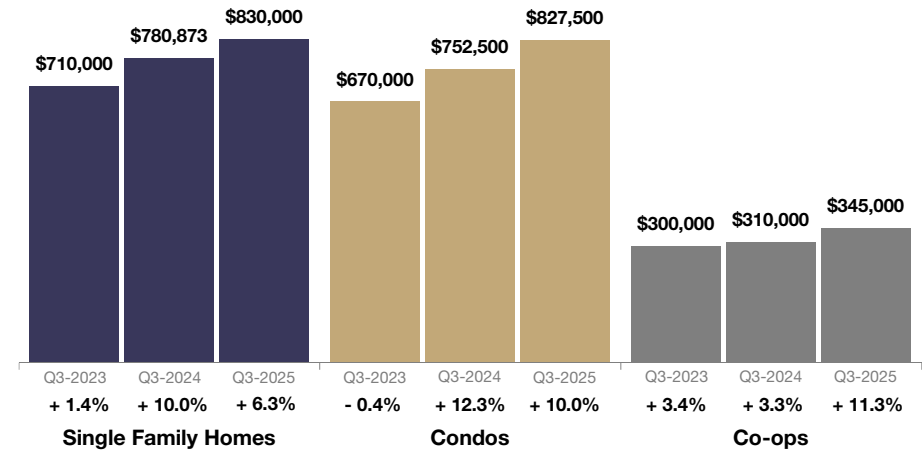
Median Sales Price

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

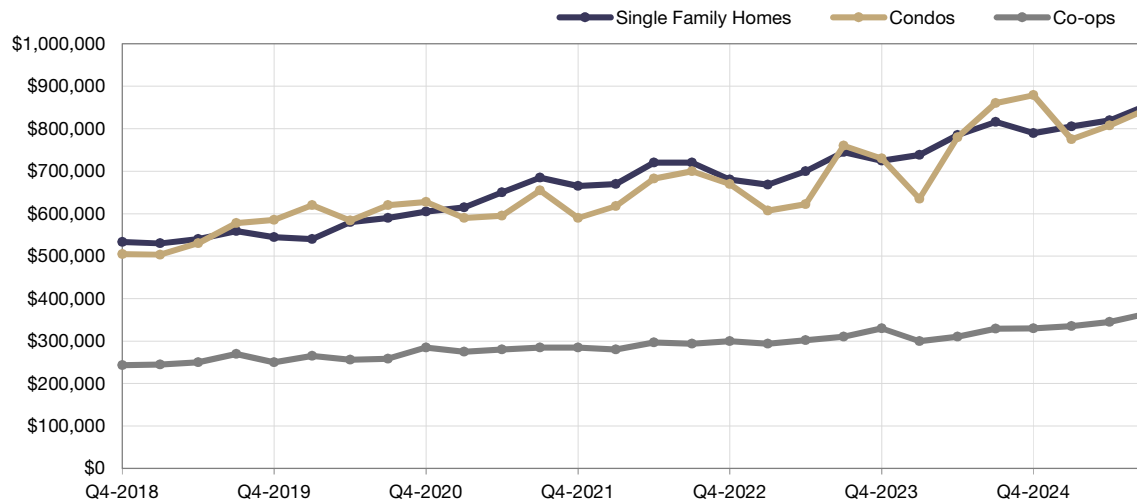
Q3-2025



Year to Date



Historical Median Sales Price by Quarter



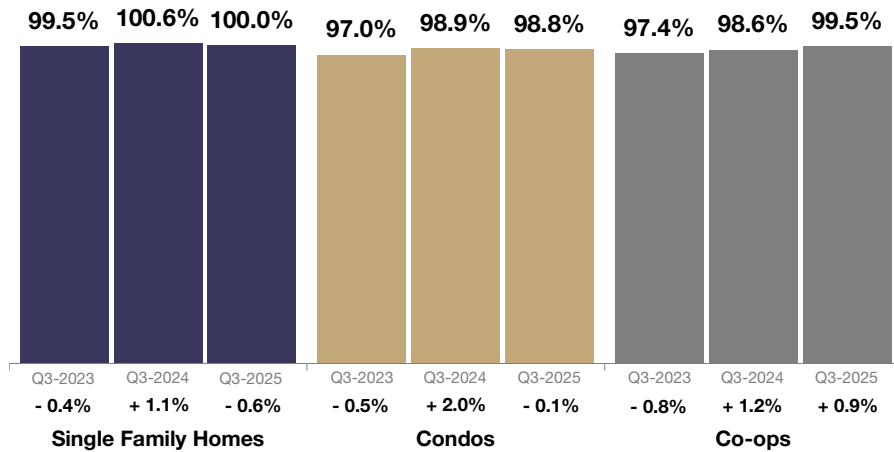
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	\$805,300	\$775,000	\$335,000
Q2-2025	\$820,000	\$807,500	\$345,000
Q3-2025	\$855,500	\$847,000	\$365,000

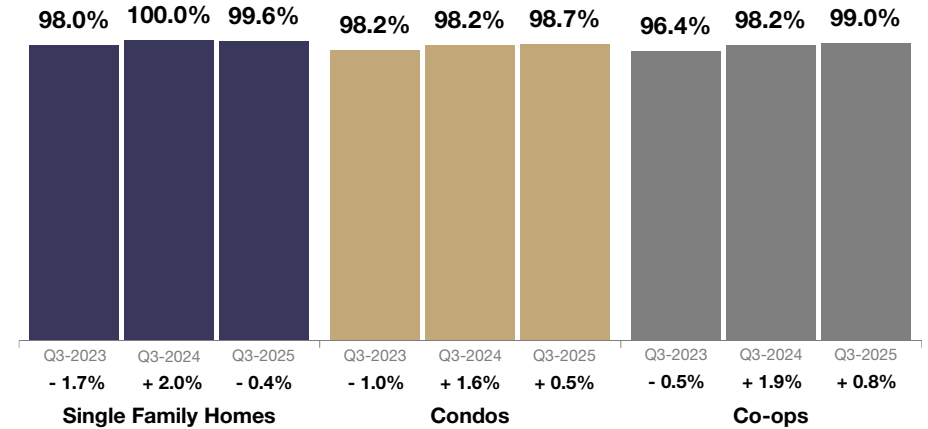
Percent of Original List Price Received

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.

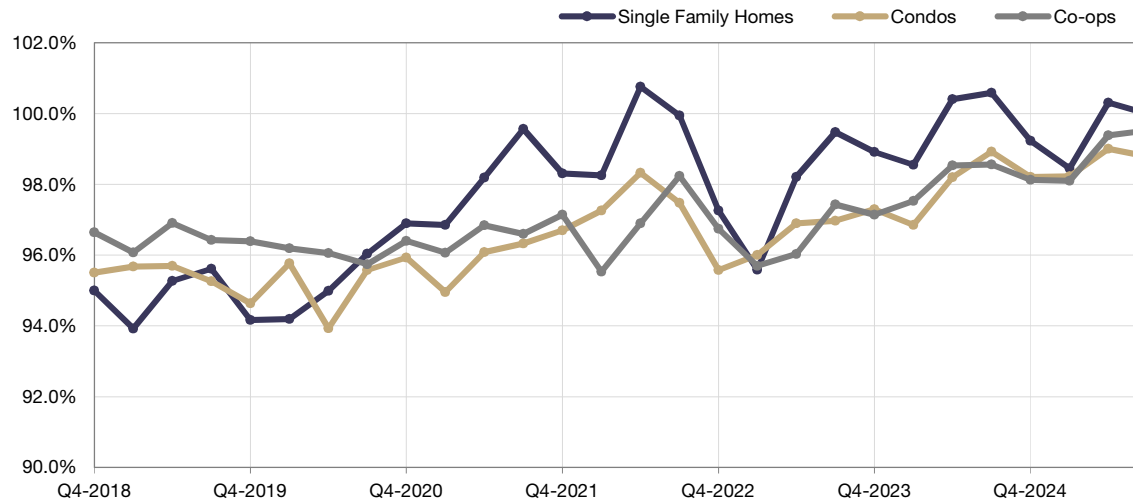
Q3-2025



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.

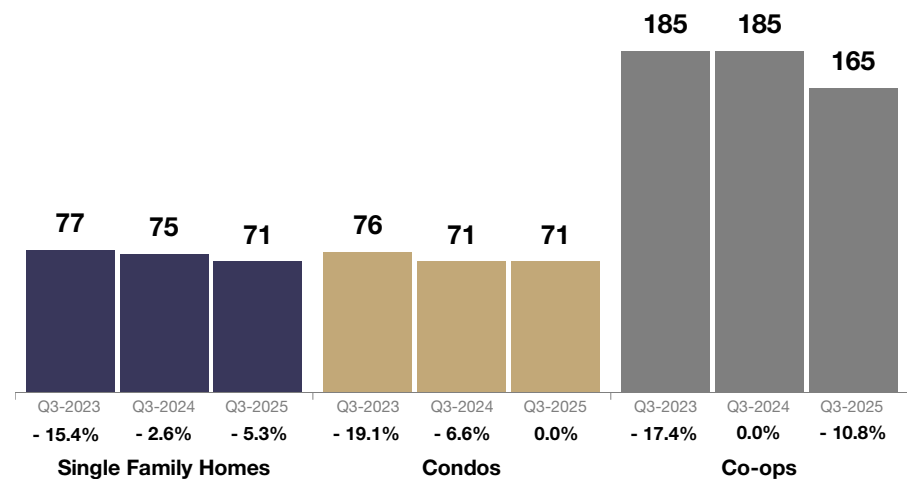
Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	97.3%	95.6%	96.7%
Q1-2023	95.6%	96.0%	95.7%
Q2-2023	98.2%	96.9%	96.0%
Q3-2023	99.5%	97.0%	97.4%
Q4-2023	98.9%	97.3%	97.1%
Q1-2024	98.6%	96.9%	97.5%
Q2-2024	100.4%	98.2%	98.5%
Q3-2024	100.6%	98.9%	98.6%
Q4-2024	99.2%	98.2%	98.1%
Q1-2025	98.5%	98.2%	98.1%
Q2-2025	100.3%	99.0%	99.4%
Q3-2025	100.0%	98.8%	99.5%

Housing Affordability Index

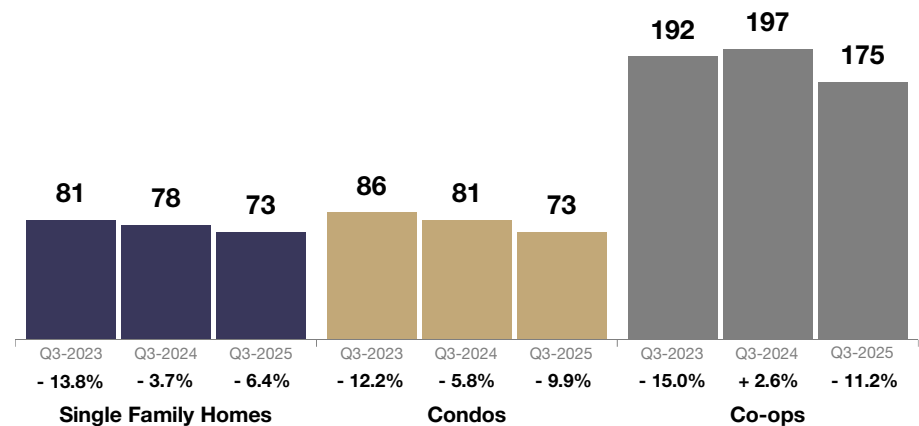
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



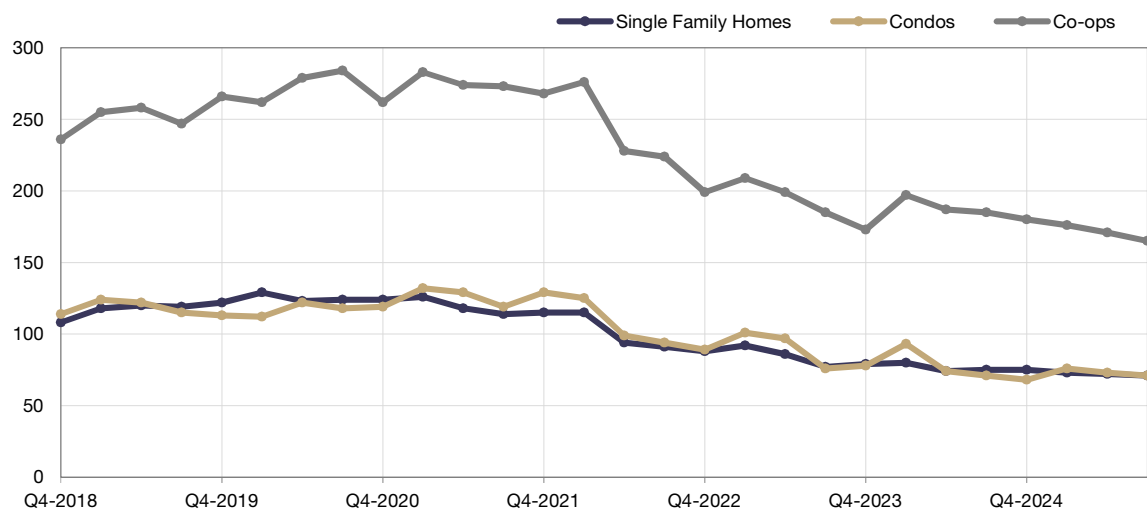
Q3-2025



Year to Date



Historical Housing Affordability Index by Quarter



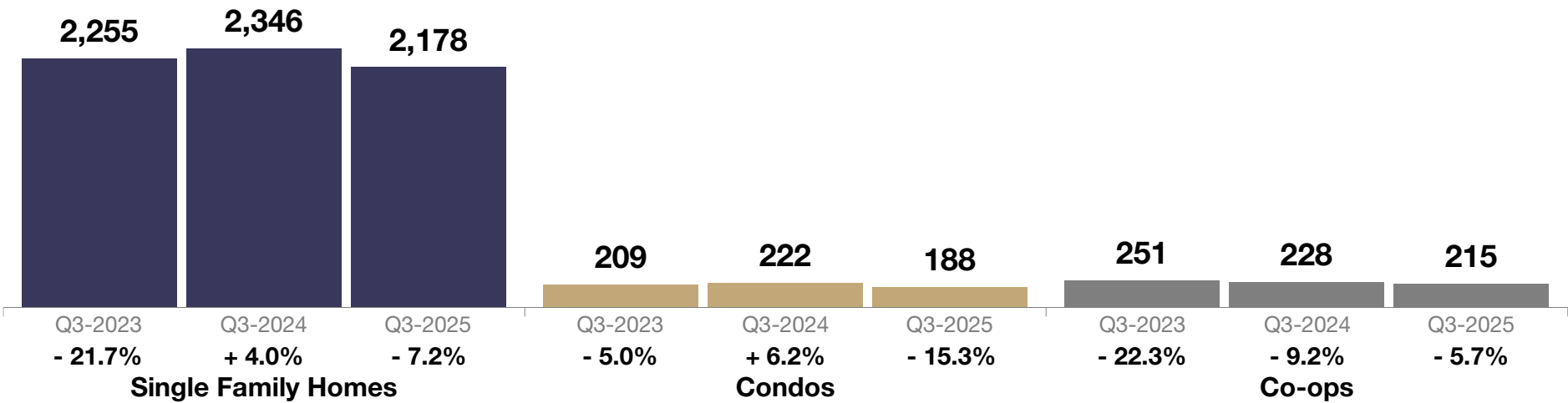
Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	88	89	199
Q1-2023	92	101	209
Q2-2023	86	97	199
Q3-2023	77	76	185
Q4-2023	79	78	173
Q1-2024	80	93	197
Q2-2024	74	74	187
Q3-2024	75	71	185
Q4-2024	75	68	180
Q1-2025	73	76	176
Q2-2025	72	73	171
Q3-2025	71	71	165

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

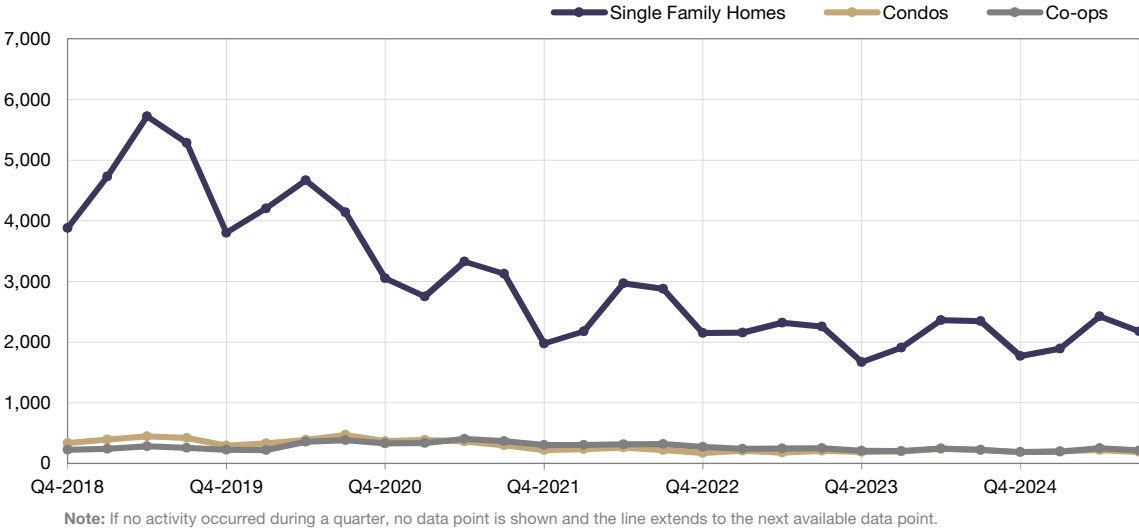
Inventory of Homes for Sale

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

Q3-2025



Historical Inventory of Homes for Sale by Quarter

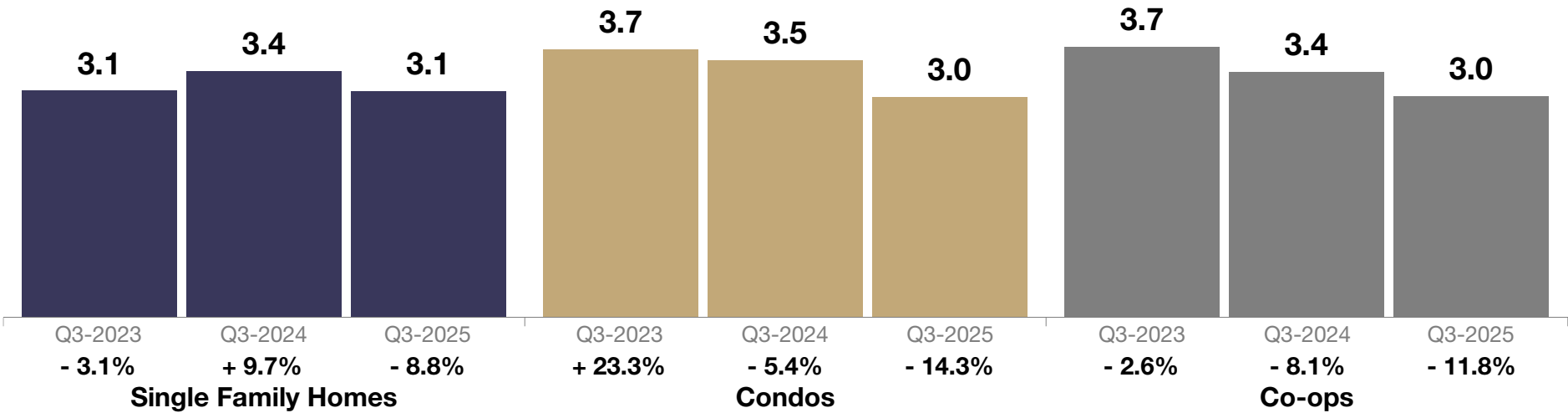


Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	2,149	173	276
Q1-2023	2,155	208	242
Q2-2023	2,319	181	247
Q3-2023	2,255	209	251
Q4-2023	1,672	191	210
Q1-2024	1,909	202	206
Q2-2024	2,362	243	246
Q3-2024	2,346	222	228
Q4-2024	1,774	189	187
Q1-2025	1,892	203	197
Q2-2025	2,426	220	251
Q3-2025	2,178	188	215

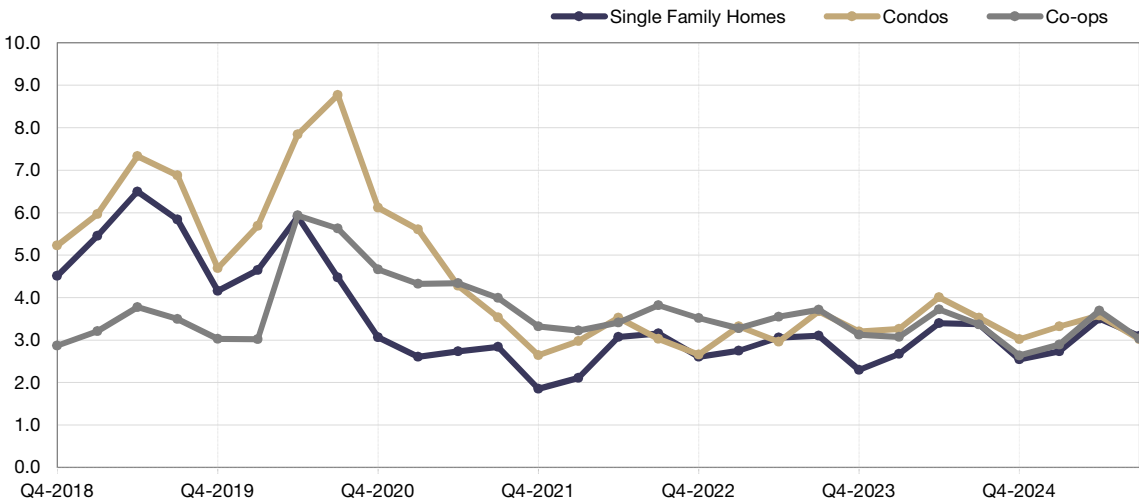
Months Supply of Inventory

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.

Q3-2025



Historical Months Supply of Inventory by Quarter

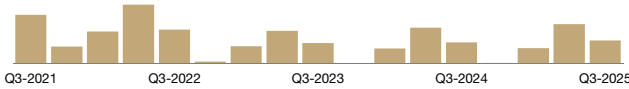
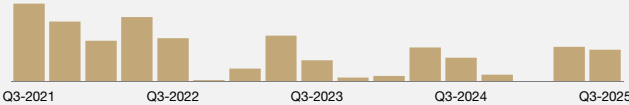
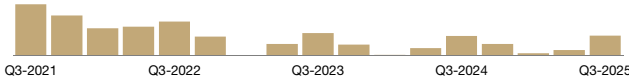
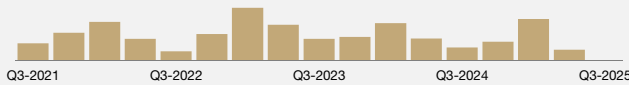
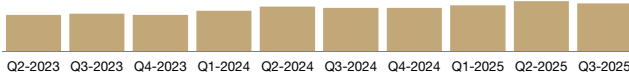
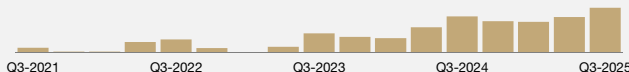
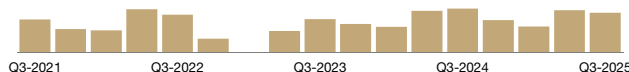
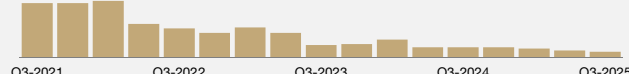
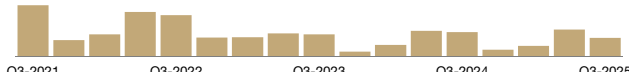
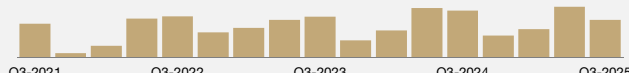


Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	3.3	3.1
Q2-2024	3.4	4.0	3.7
Q3-2024	3.4	3.5	3.4
Q4-2024	2.5	3.0	2.6
Q1-2025	2.7	3.3	2.9
Q2-2025	3.5	3.6	3.7
Q3-2025	3.1	3.0	3.0

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	Q3-2024	Q3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		3,360	3,461	+ 3.0%	10,494	10,798	+ 2.9%
Pending Sales		2,623	2,787	+ 6.3%	7,701	7,764	+ 0.8%
Closed Sales		2,885	2,899	+ 0.5%	7,272	7,256	- 0.2%
Days on Market		48	40	- 16.7%	54	49	- 9.3%
Median Pending Price		\$770,000	\$805,000	+ 4.5%	\$767,000	\$810,000	+ 5.6%
Median Sales Price		\$795,000	\$830,000	+ 4.4%	\$755,000	\$800,000	+ 6.0%
Pct. of Orig. Price Received		100.3%	99.9%	- 0.4%	99.7%	99.5%	- 0.2%
Housing Affordability Index		77	73	- 5.2%	81	75	- 7.4%
Inventory of Homes for Sale		2,796	2,581	- 7.7%	--	--	--
Months Supply of Inventory		3.4	3.1	- 8.8%	--	--	--