

Quarterly Indicators

Provided by OneKey® MLS

Nassau County

Q4-2025

The U.S. housing market showed early signs of stabilization in the fourth quarter of 2025. Average 30-year mortgage rates have trended downward since the summer, settling into the low 6% range and remaining there for the quarter, improving affordability enough to draw some buyers back into the market. Monthly existing-home sales rose in October and November, according to the National Association of REALTORS® (NAR), suggesting that momentum may be starting to build.

- Single-Family Closed Sales were down 1.6 percent to 2,114.
- Condos Closed Sales were down 13.8 percent to 175.
- Co-ops Closed Sales were up 14.2 percent to 201.
- Single-Family Median Sales Price increased 6.0 percent to \$836,500.
- Condos Median Sales Price decreased 5.9 percent to \$825,000.
- Co-ops Median Sales Price increased 7.9 percent to \$356,000.

Inventory edged higher nationwide, giving buyers more options than a year ago, though supply remains below long-term norms. Home prices have continued to rise on a year-over-year basis, but the pace of appreciation has moderated in recent months. The rapid price gains seen during the pandemic have eased as the market transitions toward a slower, more sustainable rhythm. Together, these trends point to a housing market that is gradually moving toward balance.



Quarterly Snapshot

- 1.5% **- 16.5%** **+ 5.2%**

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	Q4-2024	Q4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		2,006	1,982	- 1.2%	10,929	11,259	+ 3.0%
Pending Sales		1,900	1,993	+ 4.9%	8,362	8,462	+ 1.2%
Closed Sales		2,149	2,114	- 1.6%	8,268	8,242	- 0.3%
Days on Market		49	46	- 6.1%	51	47	- 7.8%
Median Pending Price		\$780,000	\$837,500	+ 7.4%	\$790,000	\$835,000	+ 5.7%
Median Sales Price		\$789,500	\$836,500	+ 6.0%	\$785,000	\$830,000	+ 5.7%
Pct. of Orig. Price Received		99.2%	98.6%	- 0.6%	99.8%	99.4%	- 0.4%
Housing Affordability Index		75	74	- 1.3%	76	75	- 1.3%
Inventory of Homes for Sale		1,781	1,501	- 15.7%	--	--	--
Months Supply of Inventory		2.6	2.1	- 19.2%	--	--	--

Condos Market Overview

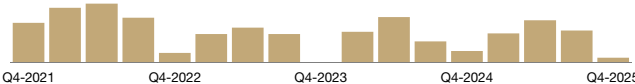
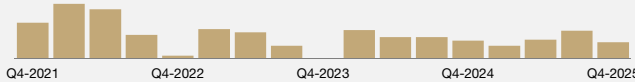
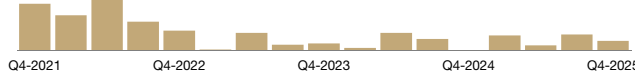
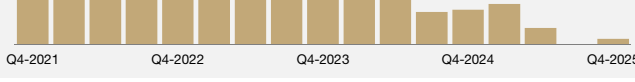
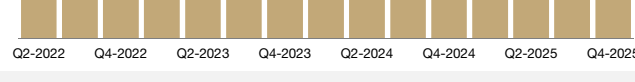
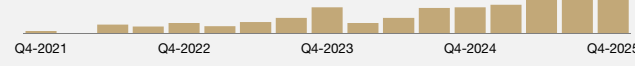
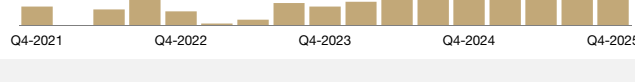
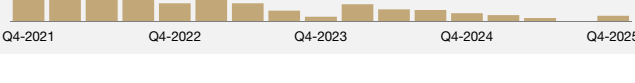
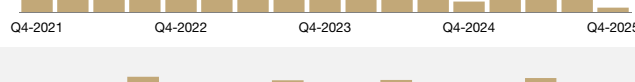
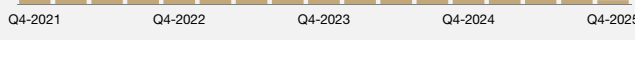
Key metrics for **Condominiums Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	Q4-2024	Q4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		177	156	- 11.9%	940	903	- 3.9%
Pending Sales		167	157	- 6.0%	751	729	- 2.9%
Closed Sales		203	175	- 13.8%	747	734	- 1.7%
Days on Market		61	64	+ 4.9%	59	63	+ 6.8%
Median Pending Price		\$847,000	\$775,000	- 8.5%	\$760,000	\$808,000	+ 6.3%
Median Sales Price		\$877,000	\$825,000	- 5.9%	\$787,258	\$825,000	+ 4.8%
Pct. of Orig. Price Received		98.2%	98.4%	+ 0.2%	98.2%	98.6%	+ 0.4%
Housing Affordability Index		68	75	+ 10.3%	75	75	0.0%
Inventory of Homes for Sale		189	133	- 29.6%	--	--	--
Months Supply of Inventory		3.0	2.2	- 26.7%	--	--	--

Co-ops Market Overview

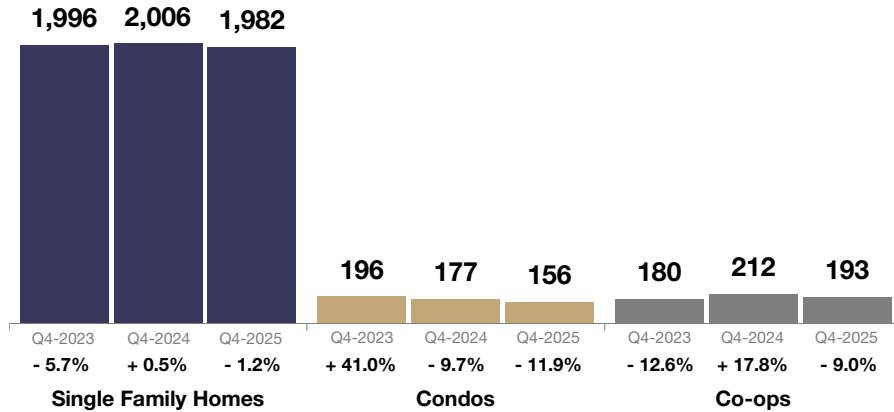
Key metrics for **Co-operatives Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	Q4-2024	Q4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		212	193	- 9.0%	1,021	1,020	- 0.1%
Pending Sales		203	200	- 1.5%	851	822	- 3.4%
Closed Sales		176	201	+ 14.2%	786	823	+ 4.7%
Days on Market		63	52	- 17.5%	69	56	- 18.8%
Median Pending Price		\$326,000	\$365,000	+ 12.0%	\$325,000	\$354,500	+ 9.1%
Median Sales Price		\$330,000	\$356,000	+ 7.9%	\$315,000	\$349,000	+ 10.8%
Pct. of Orig. Price Received		98.1%	98.1%	0.0%	98.2%	98.8%	+ 0.6%
Housing Affordability Index		180	175	- 2.8%	188	178	- 5.3%
Inventory of Homes for Sale		187	167	- 10.7%	--	--	--
Months Supply of Inventory		2.6	2.4	- 7.7%	--	--	--

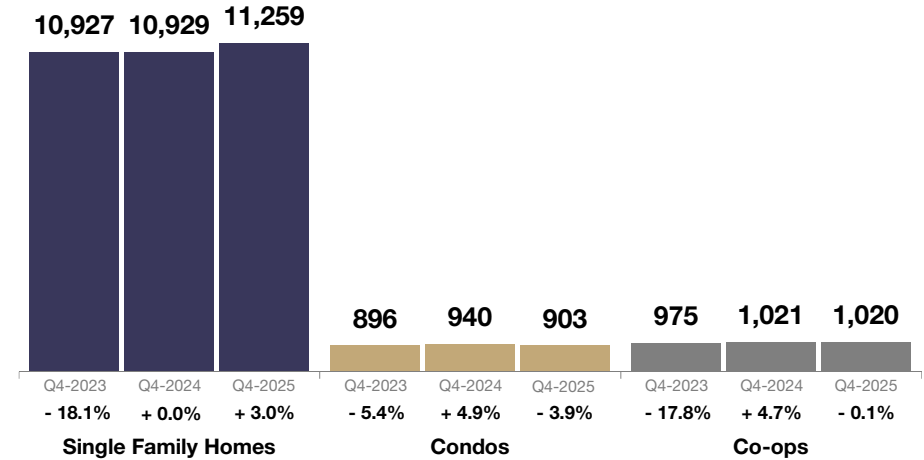
New Listings

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

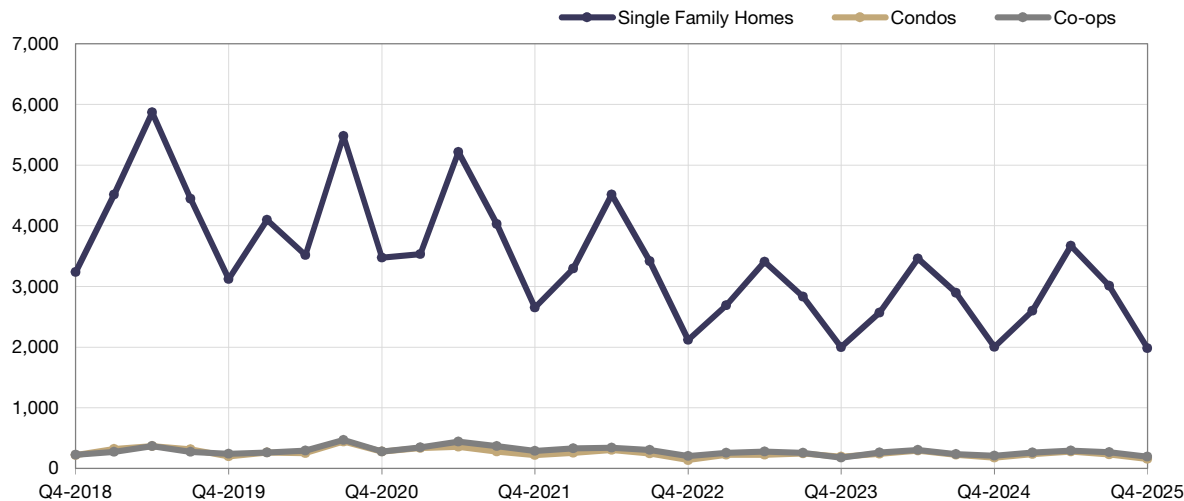
Q4-2025



Year to Date



Historical New Listings by Quarter



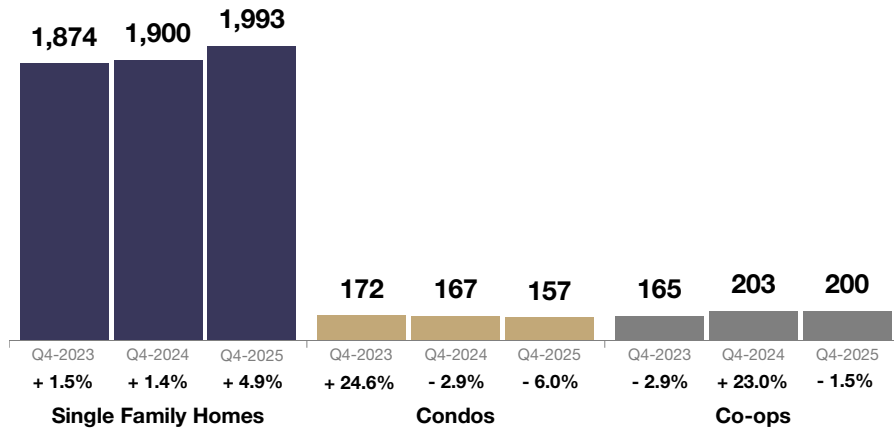
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	2,691	228	259
Q2-2023	3,406	226	277
Q3-2023	2,834	246	259
Q4-2023	1,996	196	180
Q1-2024	2,568	240	265
Q2-2024	3,459	296	306
Q3-2024	2,896	227	238
Q4-2024	2,006	177	212
Q1-2025	2,600	239	261
Q2-2025	3,668	279	297
Q3-2025	3,009	229	269
Q4-2025	1,982	156	193

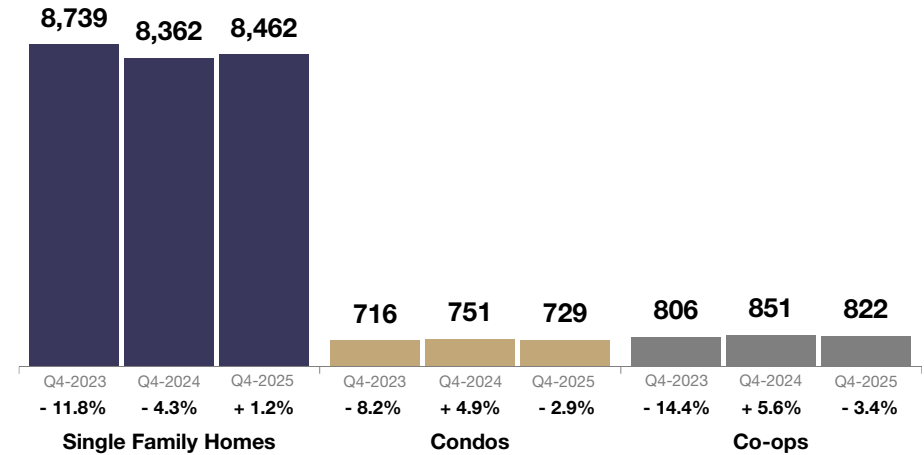
Pending Sales

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

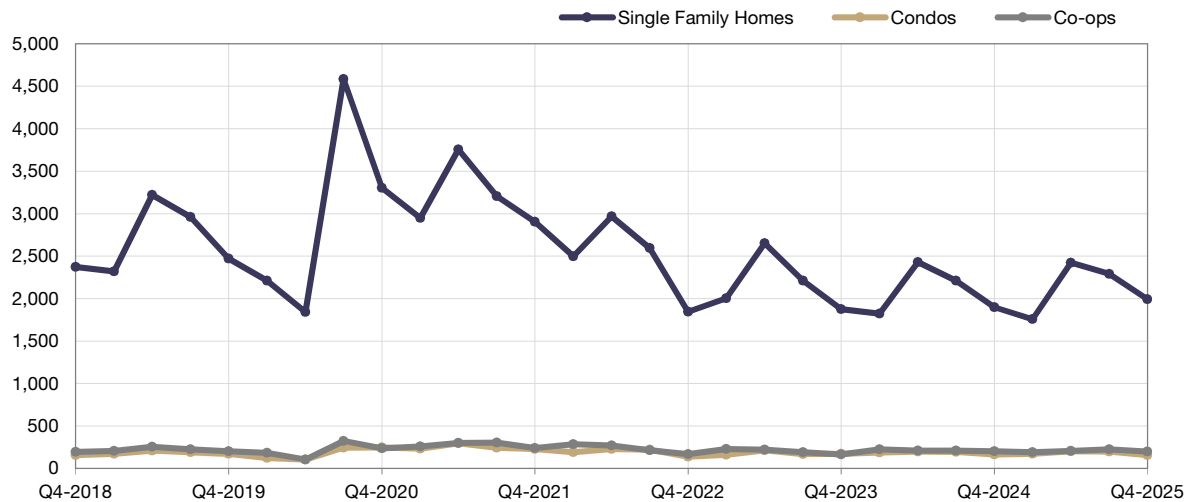
Q4-2025



Year to Date



Historical Pending Sales by Quarter



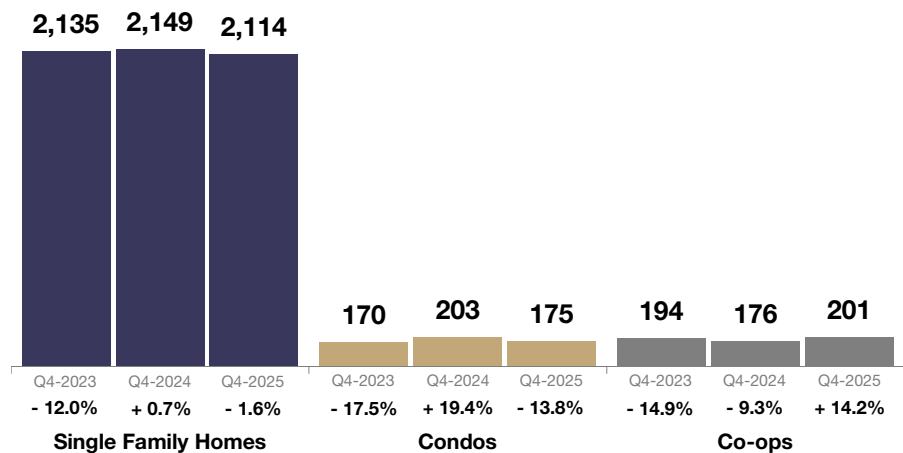
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	2,005	162	228
Q2-2023	2,650	213	221
Q3-2023	2,210	169	192
Q4-2023	1,874	172	165
Q1-2024	1,823	189	226
Q2-2024	2,428	198	211
Q3-2024	2,211	197	211
Q4-2024	1,900	167	203
Q1-2025	1,757	172	192
Q2-2025	2,421	202	205
Q3-2025	2,291	198	225
Q4-2025	1,993	157	200

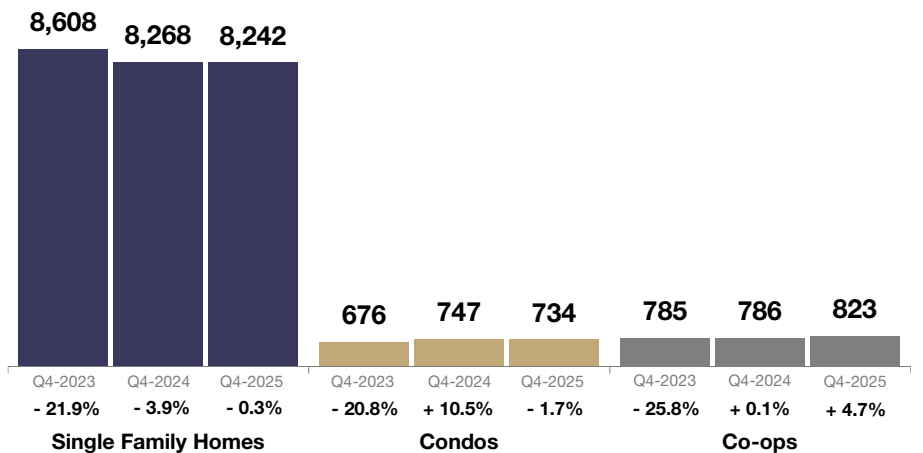
Closed Sales

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

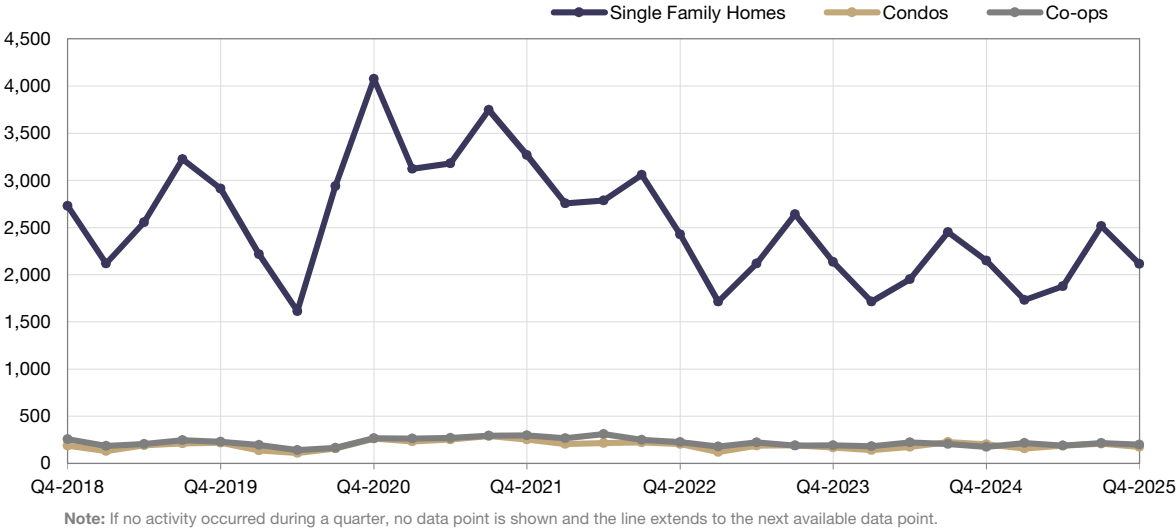
Q4-2025



Year to Date



Historical Closed Sales by Quarter

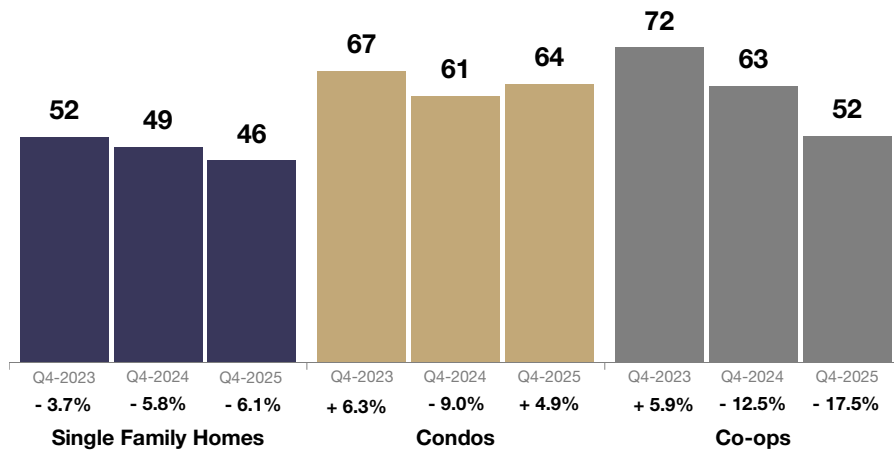


Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	1,715	123	178
Q2-2023	2,117	189	222
Q3-2023	2,641	194	191
Q4-2023	2,135	170	194
Q1-2024	1,716	141	182
Q2-2024	1,951	175	222
Q3-2024	2,452	228	206
Q4-2024	2,149	203	176
Q1-2025	1,733	158	215
Q2-2025	1,879	190	189
Q3-2025	2,516	211	218
Q4-2025	2,114	175	201

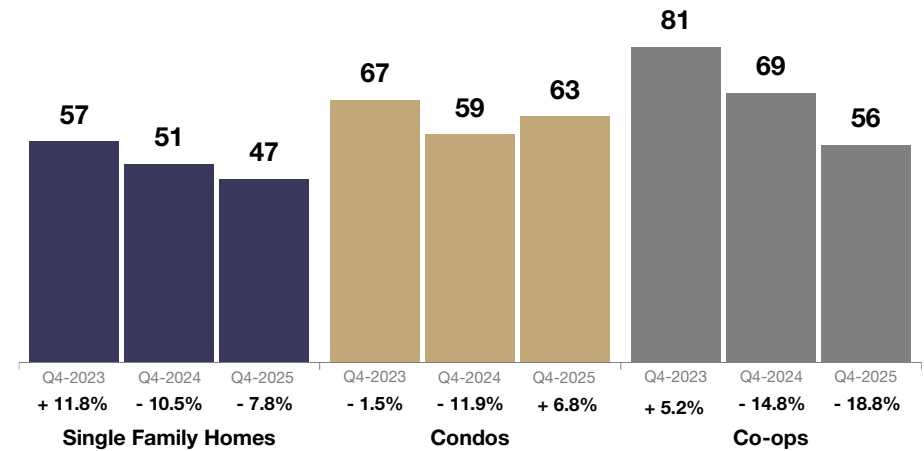
Days on Market Until Sale

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

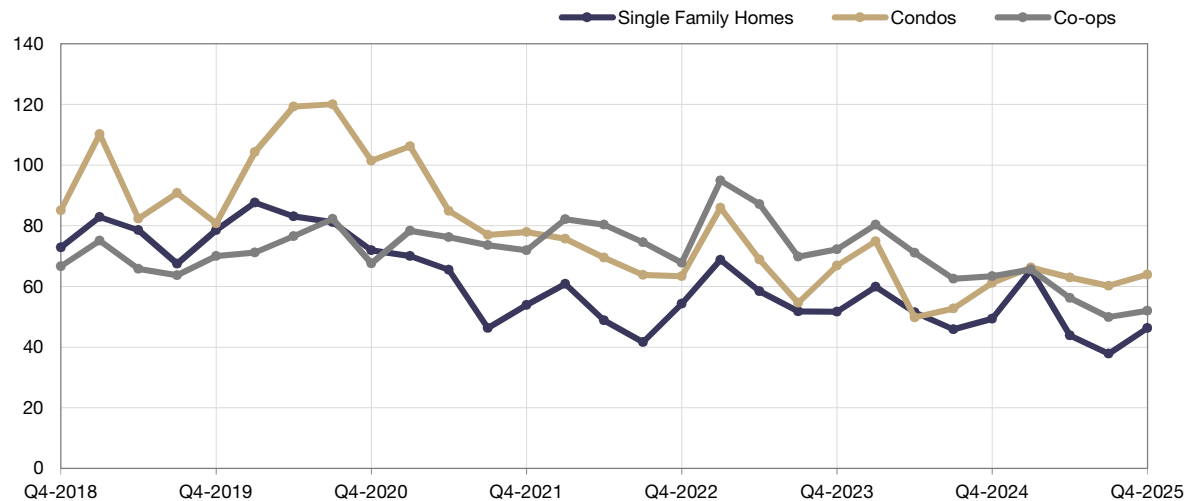
Q4-2025



Year to Date



Historical Days on Market Until Sale by Quarter



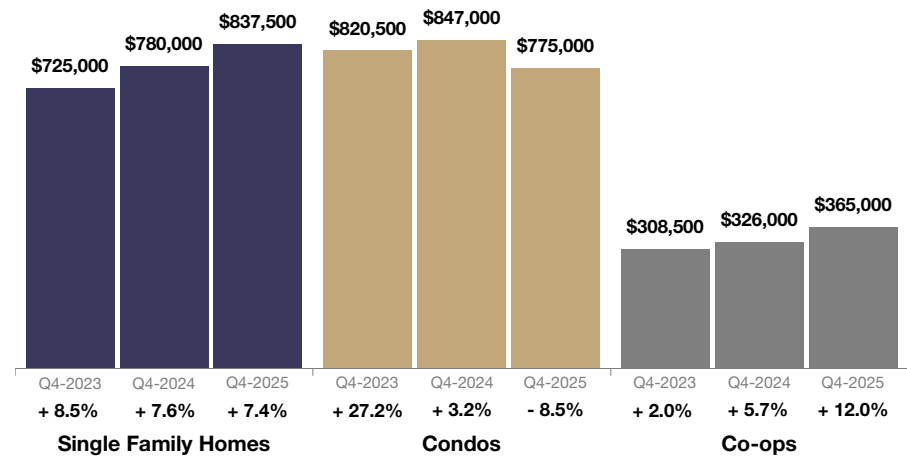
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	38	60	50
Q4-2025	46	64	52

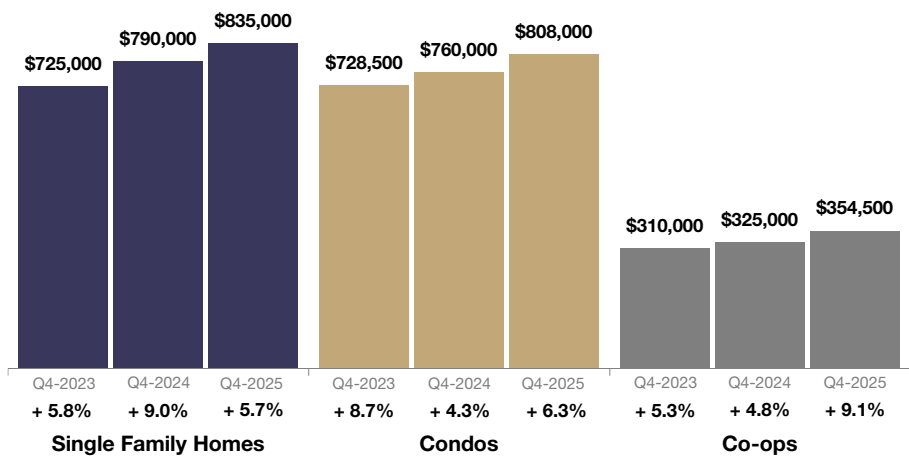
Median Pending Price

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.

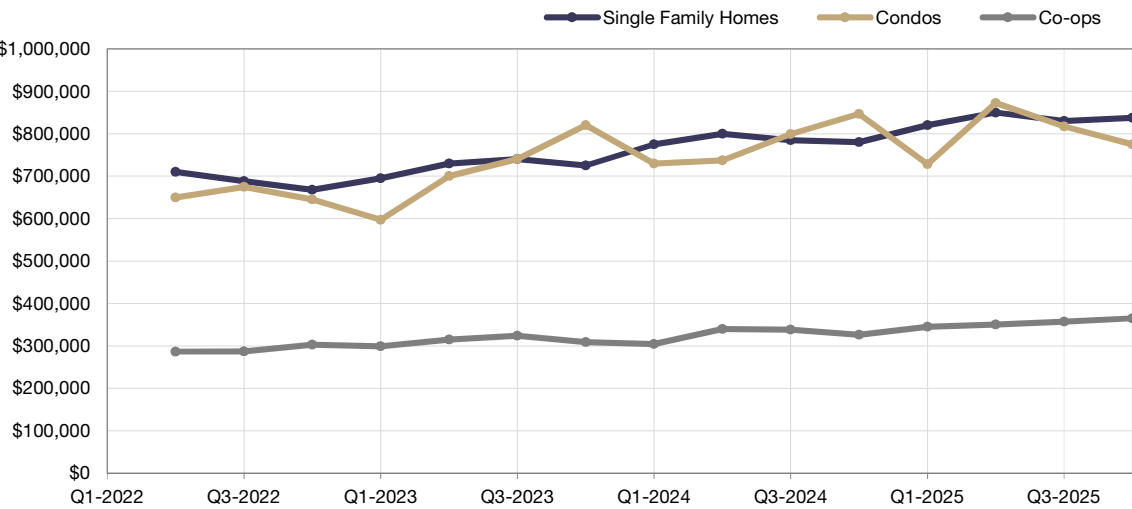
Q4-2025



Year to Date



Historical Median Pending Price by Quarter

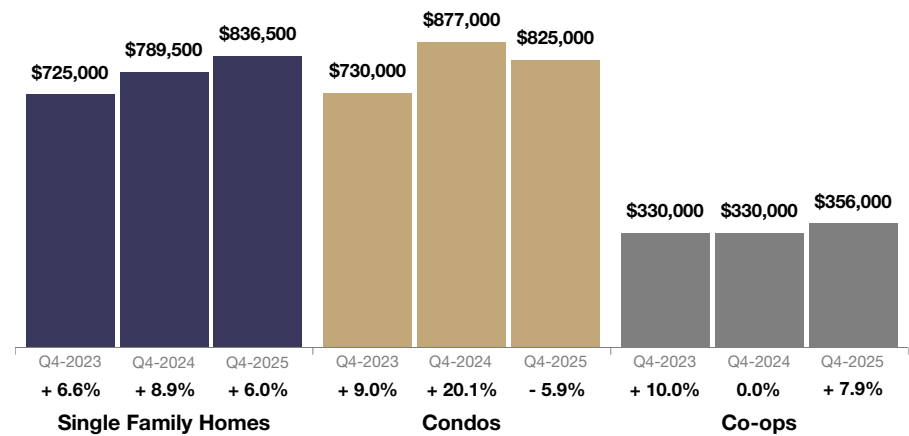


Quarter	Single Family Homes	Condos	Co-ops
--	--	--	--
Q2-2023	\$730,000	\$700,000	\$315,000
Q3-2023	\$740,000	\$740,000	\$324,000
Q4-2023	\$725,000	\$820,500	\$308,500
Q1-2024	\$775,000	\$730,000	\$304,000
Q2-2024	\$800,000	\$737,000	\$340,000
Q3-2024	\$785,000	\$799,000	\$338,000
Q4-2024	\$780,000	\$847,000	\$326,000
Q1-2025	\$820,000	\$727,919	\$345,000
Q2-2025	\$850,000	\$872,500	\$350,000
Q3-2025	\$830,000	\$817,000	\$357,000
Q4-2025	\$837,500	\$775,000	\$365,000

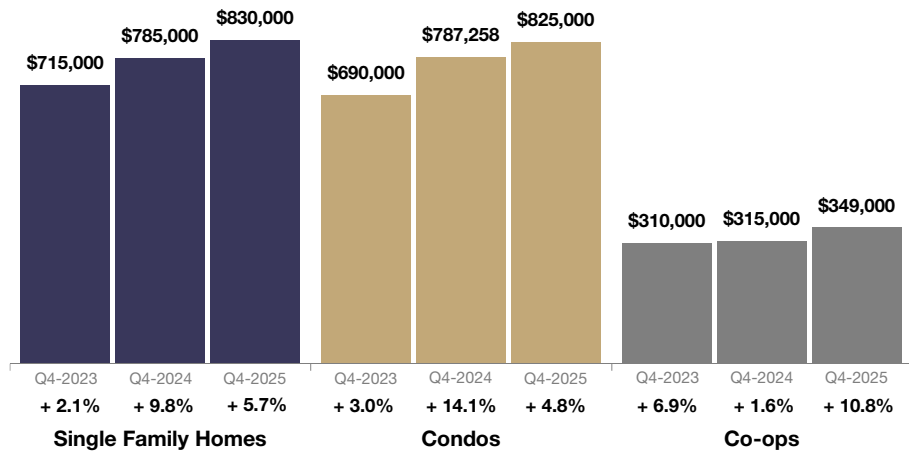
Median Sales Price

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

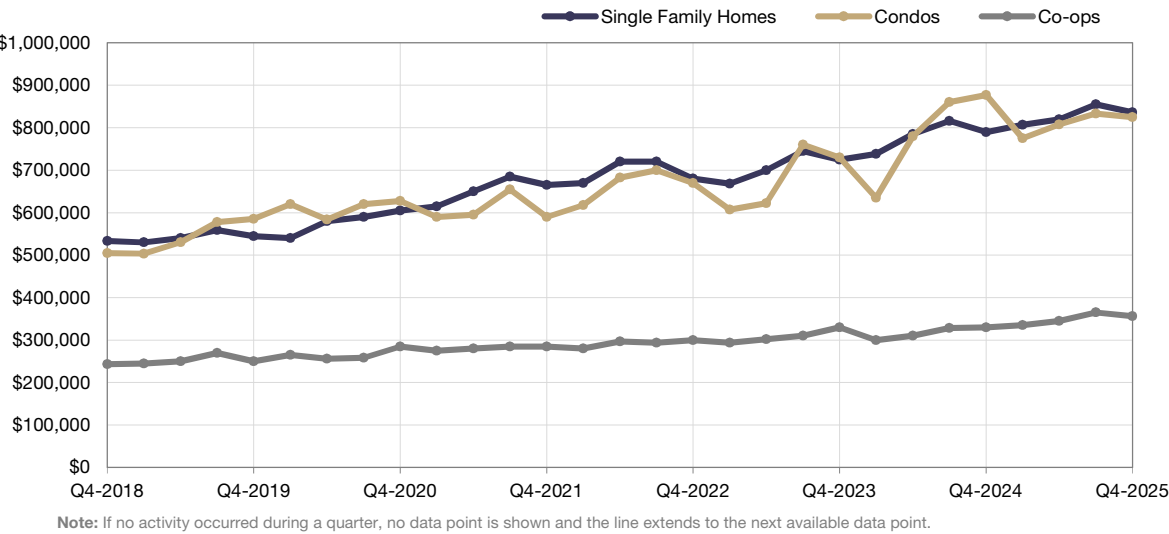
Q4-2025



Year to Date



Historical Median Sales Price by Quarter

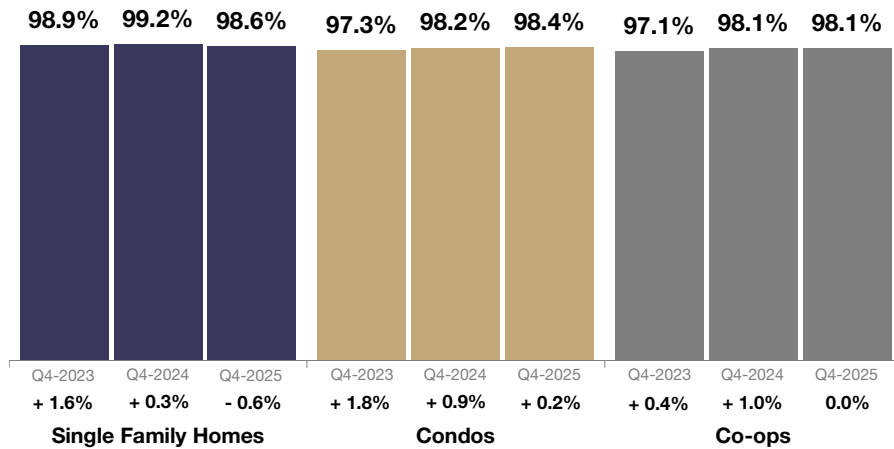


Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	\$668,000	\$607,500	\$294,000
Q2-2023	\$700,000	\$622,500	\$302,125
Q3-2023	\$745,000	\$760,000	\$310,000
Q4-2023	\$725,000	\$730,000	\$330,000
Q1-2024	\$738,000	\$635,000	\$300,000
Q2-2024	\$785,000	\$780,000	\$310,000
Q3-2024	\$816,000	\$860,000	\$328,500
Q4-2024	\$789,500	\$877,000	\$330,000
Q1-2025	\$807,000	\$775,000	\$335,000
Q2-2025	\$820,000	\$807,500	\$345,000
Q3-2025	\$855,000	\$833,000	\$365,000
Q4-2025	\$836,500	\$825,000	\$356,000

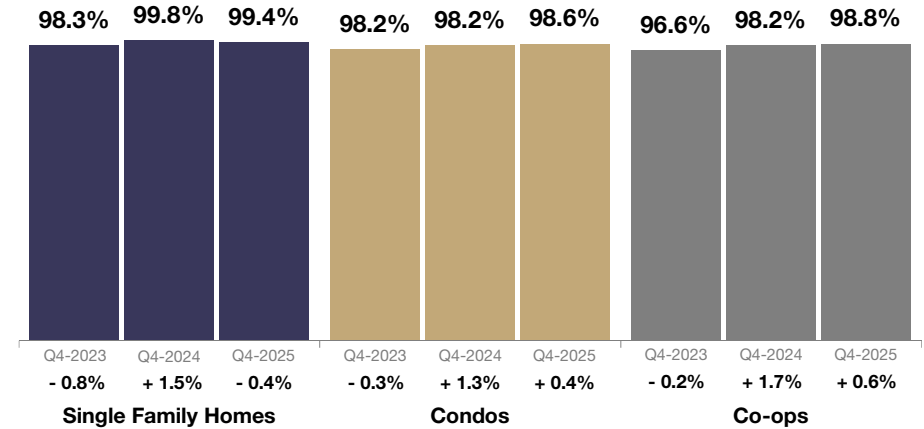
Percent of Original List Price Received

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.

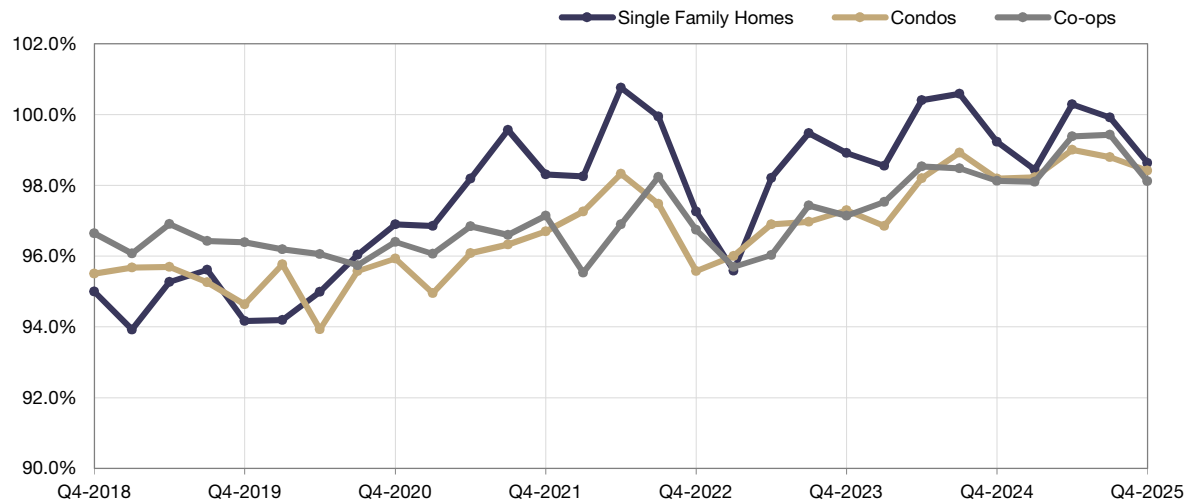
Q4-2025



Year to Date



Historical Percent of Original List Price Received by Quarter

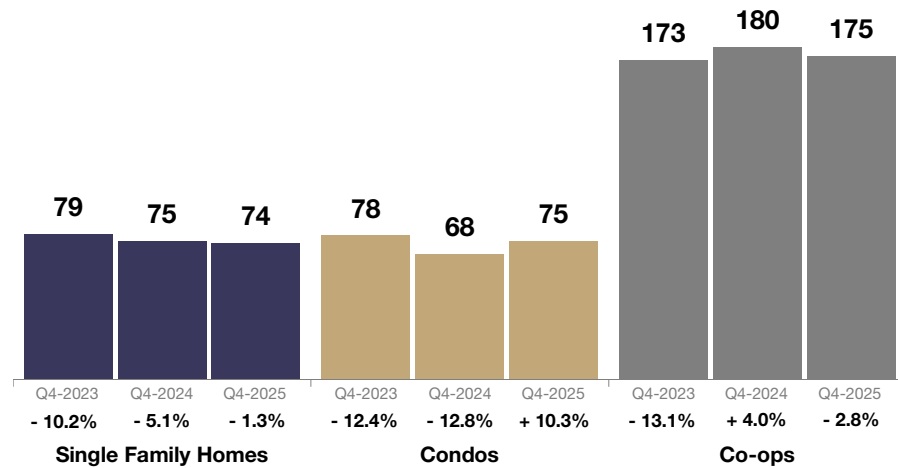


Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	95.6%	96.0%	95.7%
Q2-2023	98.2%	96.9%	96.0%
Q3-2023	99.5%	97.0%	97.4%
Q4-2023	98.9%	97.3%	97.1%
Q1-2024	98.6%	96.9%	97.5%
Q2-2024	100.4%	98.2%	98.5%
Q3-2024	100.6%	98.9%	98.5%
Q4-2024	99.2%	98.2%	98.1%
Q1-2025	98.4%	98.2%	98.1%
Q2-2025	100.3%	99.0%	99.4%
Q3-2025	99.9%	98.8%	99.4%
Q4-2025	98.6%	98.4%	98.1%

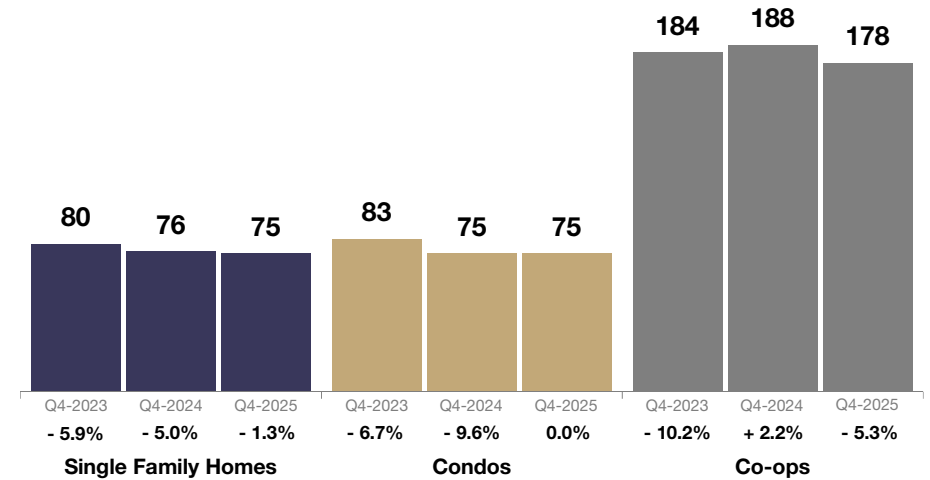
Housing Affordability Index

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.

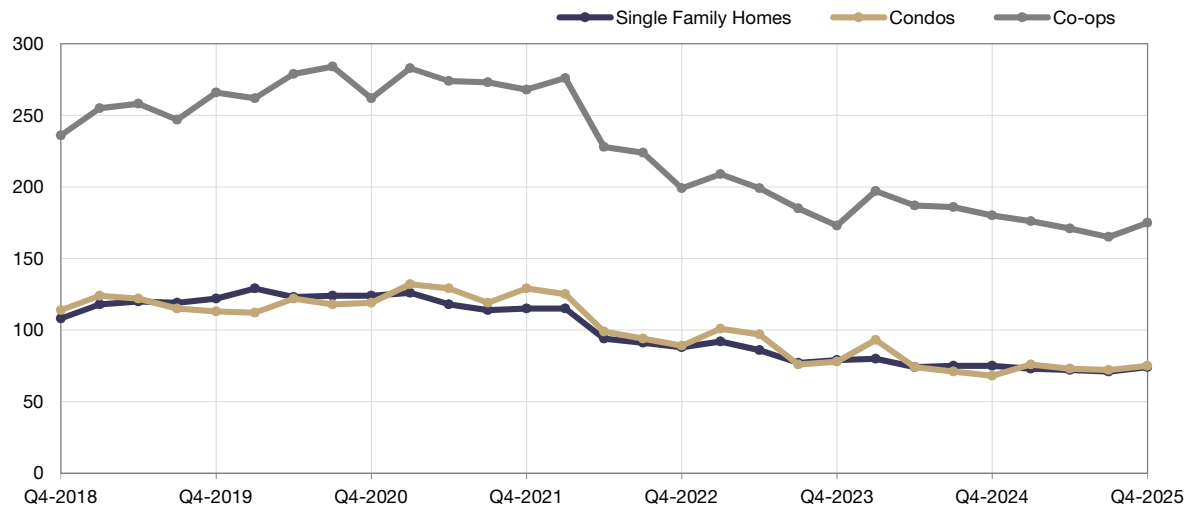
Q4-2025



Year to Date



Historical Housing Affordability Index by Quarter



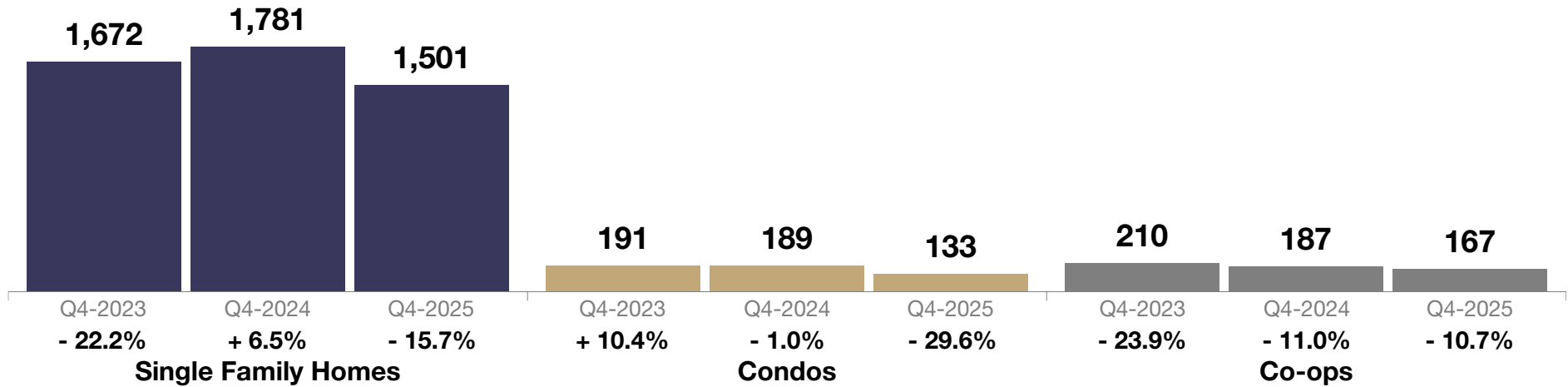
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	186
Q4-2024	75	68	180
Q1-2025	73	76	176
Q2-2025	72	73	171
Q3-2025	71	72	165
Q4-2025	74	75	175

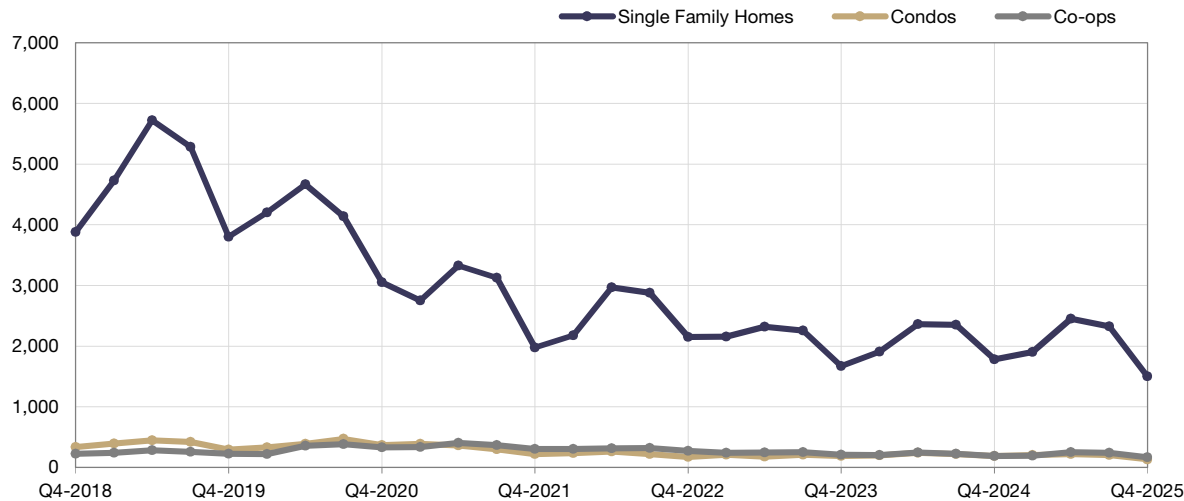
Inventory of Homes for Sale

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

Q4-2025



Historical Inventory of Homes for Sale by Quarter



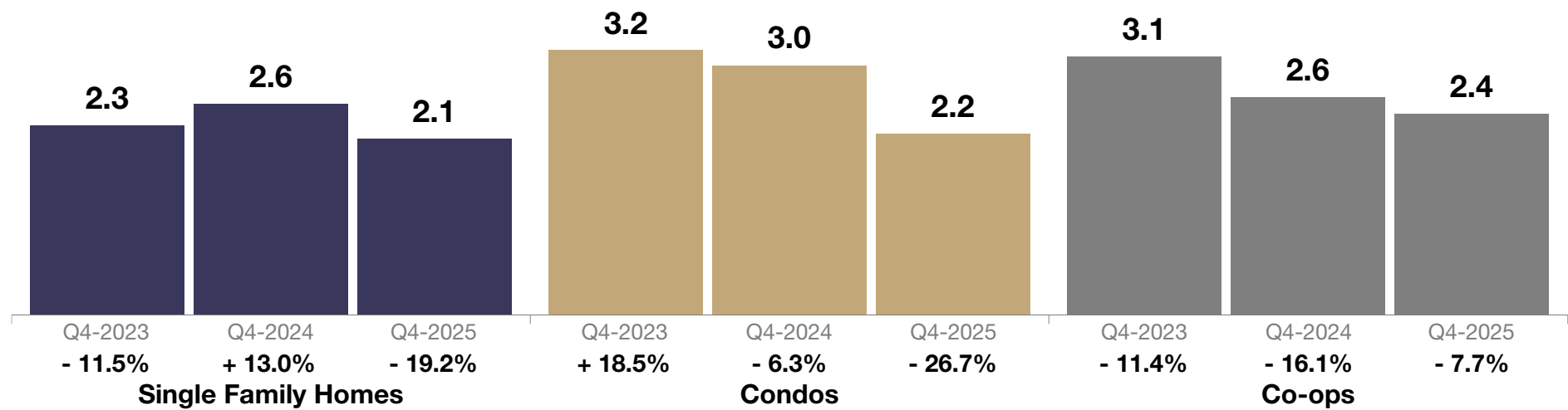
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	1,910	202	206
Q2-2024	2,364	243	246
Q3-2024	2,350	222	228
Q4-2024	1,781	189	187
Q1-2025	1,905	203	197
Q2-2025	2,453	222	255
Q3-2025	2,324	204	243
Q4-2025	1,501	133	167

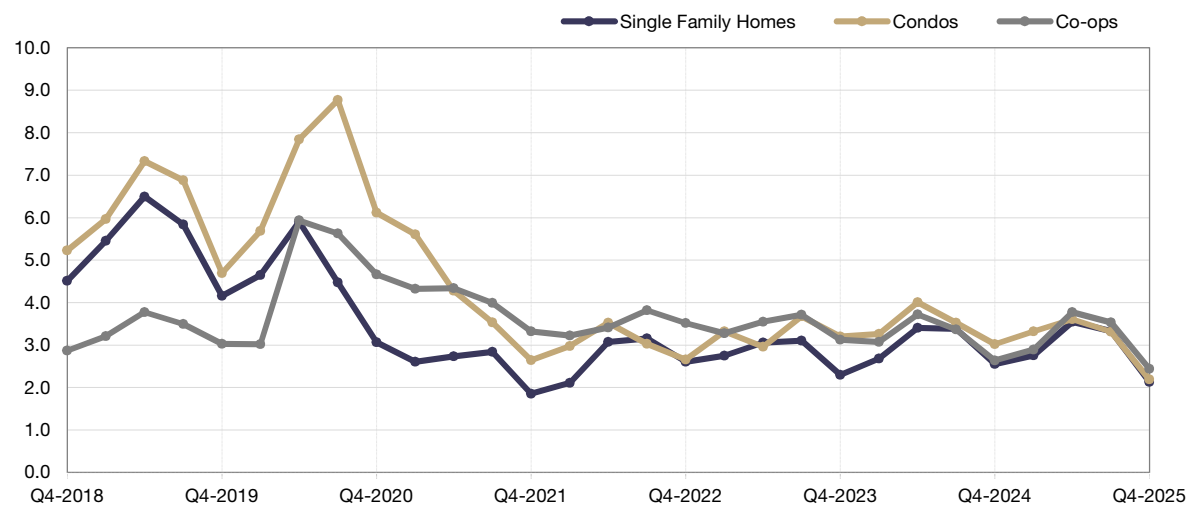
Months Supply of Inventory

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.

Q4-2025



Historical Months Supply of Inventory by Quarter

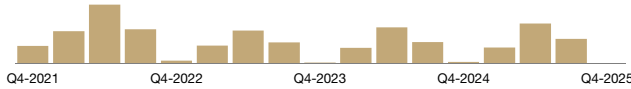
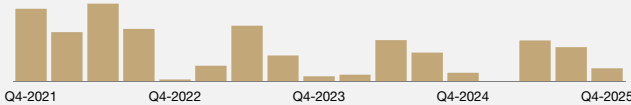
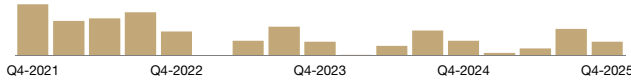
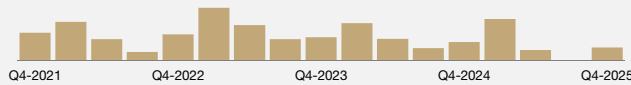

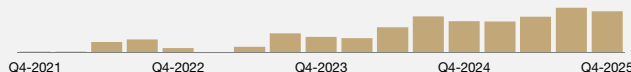
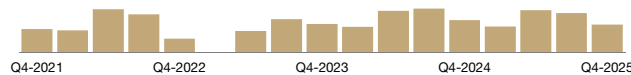
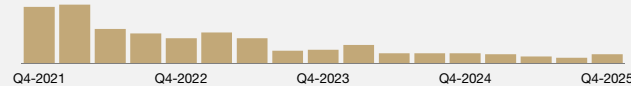
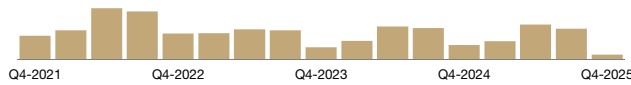
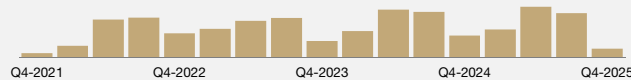


Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	2.6	3.0	2.6
Q1-2025	2.8	3.3	2.9
Q2-2025	3.6	3.6	3.8
Q3-2025	3.3	3.3	3.5
Q4-2025	2.1	2.2	2.4

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	Q4-2024	Q4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		2,395	2,331	- 2.7%	12,890	13,182	+ 2.3%
Pending Sales		2,270	2,350	+ 3.5%	9,964	10,013	+ 0.5%
Closed Sales		2,528	2,490	- 1.5%	9,801	9,799	- 0.0%
Days on Market		51	48	- 5.9%	53	49	- 7.5%
Median Pending Price		\$768,000	\$812,500	+ 5.8%	\$767,250	\$810,000	+ 5.6%
Median Sales Price		\$775,000	\$815,000	+ 5.2%	\$760,000	\$805,000	+ 5.9%
Pct. of Orig. Price Received		99.1%	98.6%	- 0.5%	99.5%	99.3%	- 0.2%
Housing Affordability Index		77	76	- 1.3%	78	77	- 1.3%
Inventory of Homes for Sale		2,157	1,801	- 16.5%	--	--	--
Months Supply of Inventory		2.6	2.2	- 15.4%	--	--	--