

# Local Market Update – January 2026

Provided by OneKey® MLS



## Nassau County

### Single-Family Homes

Key Metrics	January			Last 12 Months		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	783	672	- 14.2%	10,987	11,166	+ 1.6%
Closed Sales	650	619	- 4.8%	8,269	8,237	- 0.4%
Days on Market Until Sale	66	55	- 16.7%	52	46	- 11.5%
Median Sales Price*	\$810,000	\$835,000	+ 3.1%	\$790,000	\$835,000	+ 5.7%
Percent of Original List Price Received*	98.5%	97.2%	- 1.3%	99.7%	99.3%	- 0.4%
Inventory of Homes for Sale	1,799	1,497	- 16.8%	2,122	2,072	- 2.4%

### Condos

Key Metrics	January			Last 12 Months		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	68	82	+ 20.6%	930	918	- 1.3%
Closed Sales	58	60	+ 3.4%	755	740	- 2.0%
Days on Market Until Sale	74	63	- 14.9%	57	62	+ 8.8%
Median Sales Price*	\$775,000	\$715,000	- 7.7%	\$810,000	\$806,000	- 0.5%
Percent of Original List Price Received*	98.1%	98.4%	+ 0.3%	98.2%	98.7%	+ 0.5%
Inventory of Homes for Sale	186	163	- 12.4%	218	198	- 9.2%

### Co-Ops

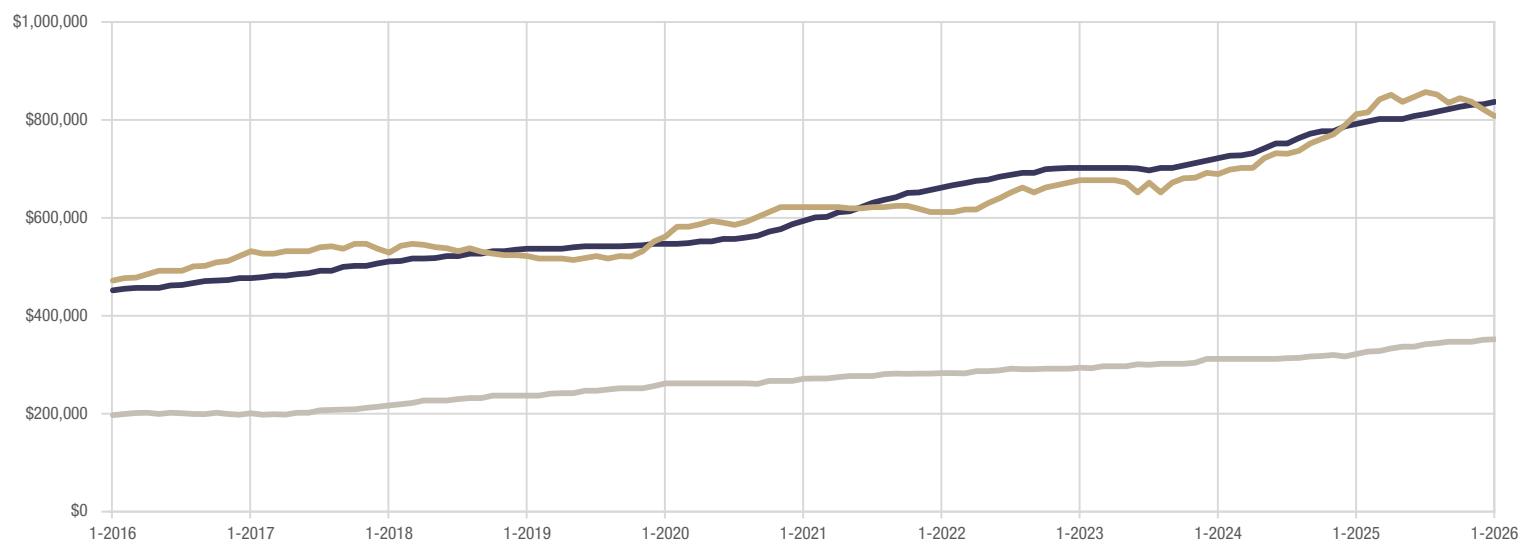
Key Metrics	January			Last 12 Months		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	82	90	+ 9.8%	1,014	1,029	+ 1.5%
Closed Sales	90	44	- 51.1%	820	779	- 5.0%
Days on Market Until Sale	59	63	+ 6.8%	67	56	- 16.4%
Median Sales Price*	\$352,500	\$392,500	+ 11.3%	\$320,000	\$350,000	+ 9.4%
Percent of Original List Price Received*	98.3%	97.4%	- 0.9%	98.3%	98.7%	+ 0.4%
Inventory of Homes for Sale	205	187	- 8.8%	217	222	+ 2.3%

\* 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.