

Nassau County

Single-Family Homes Key Metrics	February			Last 12 Months		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	755	576	- 23.7%	10,896	11,014	+ 1.1%
Closed Sales	507	489	- 3.6%	8,282	8,241	- 0.5%
Days on Market Until Sale	68	54	- 20.6%	52	45	- 13.5%
Median Sales Price*	\$800,000	\$850,000	+ 6.3%	\$795,000	\$839,000	+ 5.5%
Percent of Original List Price Received*	98.8%	98.7%	- 0.1%	99.8%	99.3%	- 0.5%
Inventory of Homes for Sale	1,766	1,473	- 16.6%	2,116	2,062	- 2.6%

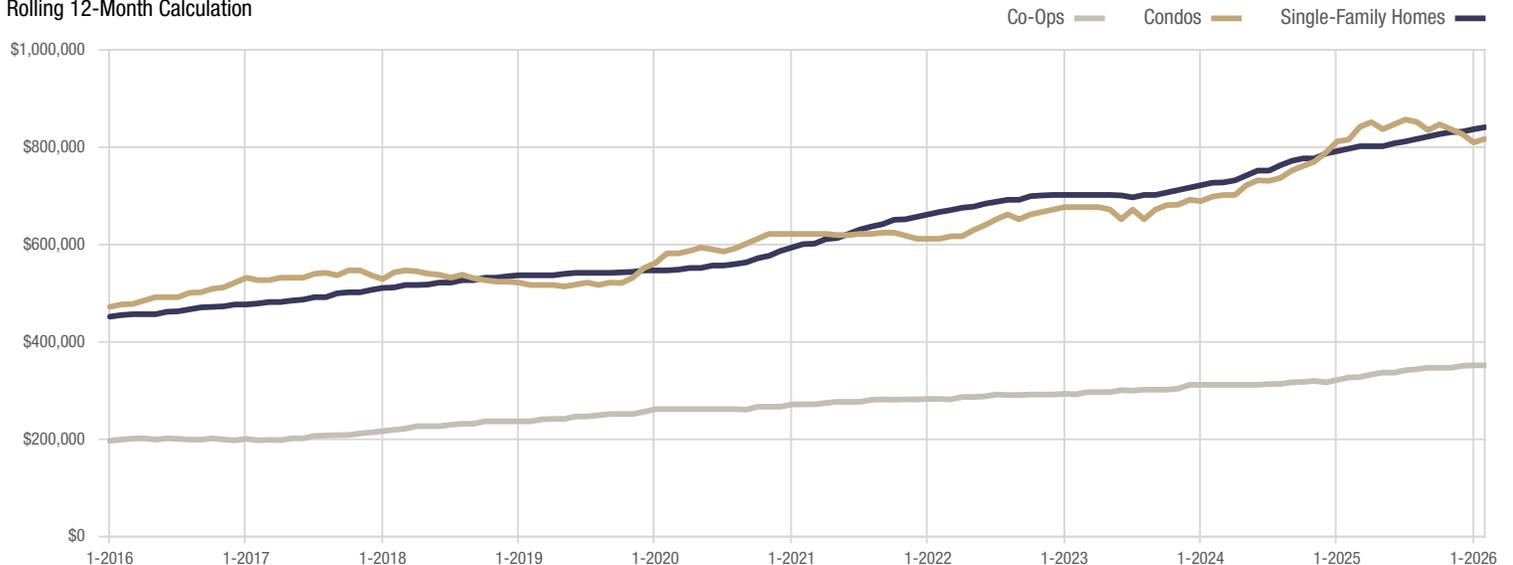
Condos Key Metrics	February			Last 12 Months		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	82	80	- 2.4%	937	919	- 1.9%
Closed Sales	52	41	- 21.2%	768	732	- 4.7%
Days on Market Until Sale	62	50	- 19.4%	57	62	+ 8.8%
Median Sales Price*	\$799,500	\$920,000	+ 15.1%	\$813,500	\$815,000	+ 0.2%
Percent of Original List Price Received*	98.9%	98.0%	- 0.9%	98.4%	98.6%	+ 0.2%
Inventory of Homes for Sale	197	185	- 6.1%	218	198	- 9.2%

Co-Ops Key Metrics	February			Last 12 Months		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	85	60	- 29.4%	1,021	1,004	- 1.7%
Closed Sales	56	53	- 5.4%	815	777	- 4.7%
Days on Market Until Sale	69	61	- 11.6%	67	55	- 17.9%
Median Sales Price*	\$329,500	\$360,000	+ 9.3%	\$325,000	\$350,000	+ 7.7%
Percent of Original List Price Received*	97.7%	97.7%	0.0%	98.2%	98.7%	+ 0.5%
Inventory of Homes for Sale	203	185	- 8.9%	216	223	+ 3.2%

* 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



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.