

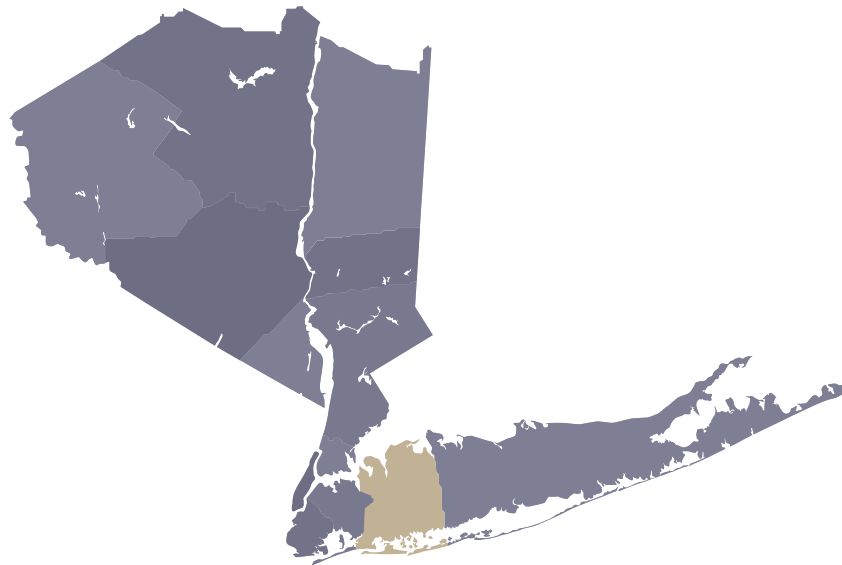
# One Key<sup>®</sup> Nassau County Market Update

The One Source Real Estate Marketplace

## April 2022

Nassau County reported a residential closed median sale price of \$666,500 in April 2022, which is an increase of 5.80% from the reported figure of \$630,000 the prior year in April 2021. There were 942 closed transactions and 1,302 pending sales transactions reported in April 2022.

The OneKey MLS Regional Area reported a 7.8% increase in residential closed median sale price, \$580,000 in April 2022, as compared to \$538,000 reported a year prior in April 2021. Across the regional coverage area, there were 4,629 closed residential sales reported in April 2022.



<b>Closed Median Sale Price</b>	.....	<b>2</b>
<b>Pending Median Sale Price</b>	.....	<b>3</b>
<b>Closed Monthly Transactions</b>	.....	<b>4</b>
<b>Pending Monthly Transaction</b>	.....	<b>5</b>

\*Note that Condo Sales reflected in the bar graphs include listings with HOA fees.

Nassau is home to world-renowned beaches and tight-knit communities taking great pride in their towns. Thanks to its proximity to NYC, many families and young professionals have put down roots here. Residents enjoy a mix of big-name stores and family-owned boutiques, as well as gourmet restaurants, art galleries, theaters, and beautiful outdoor spaces.

## Pending Sales Median Price for:

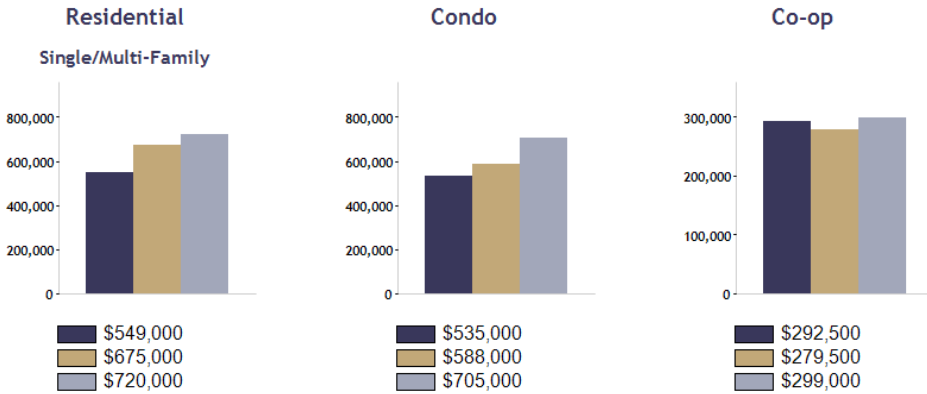
### Location: Nassau (County)

Date Range



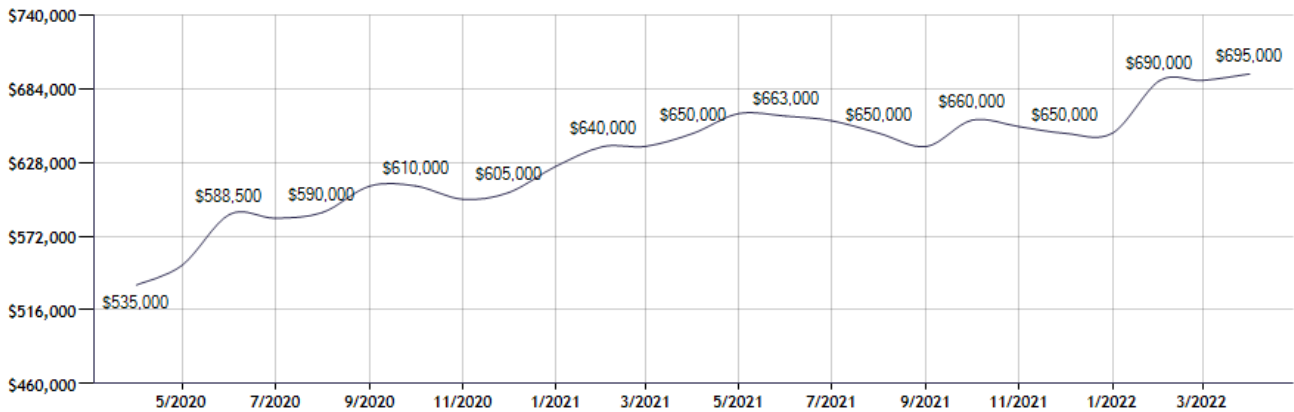
Current Available Inventory - 2,684  
Current Median List Price - \$779,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Apr-2022	\$695,000	\$650,000	6.9
Mar-2022	\$690,000	\$640,000	7.8
Feb-2022	\$690,000	\$640,000	7.8
Jan-2022	\$650,000	\$625,000	4.0
Dec-2021	\$650,000	\$605,000	7.4
Nov-2021	\$655,000	\$600,000	9.2
Oct-2021	\$660,000	\$610,000	8.2
Sep-2021	\$640,000	\$610,000	4.9
Aug-2021	\$650,000	\$590,000	10.2
Jul-2021	\$659,500	\$585,650	12.6
Jun-2021	\$663,000	\$588,500	12.7
May-2021	\$665,000	\$550,000	20.9

### Pending Sales Median Price for: Location: Nassau (County) (Last 24 Months - Residential, Condo, Co-op Properties)



Note: Information displayed in the data table is compiled by OneKey® MLS and represents a combined total of Residential, Condo, Co-op Properties sales for the selected time frame. Only available data will be displayed. Please note that small data samples will skew the % of change year to year. This information is intended for marketing purposes only. To access more detailed market reports visit <https://www.onekeymls.com/market-statistics>

## Pending Sales Counts for:

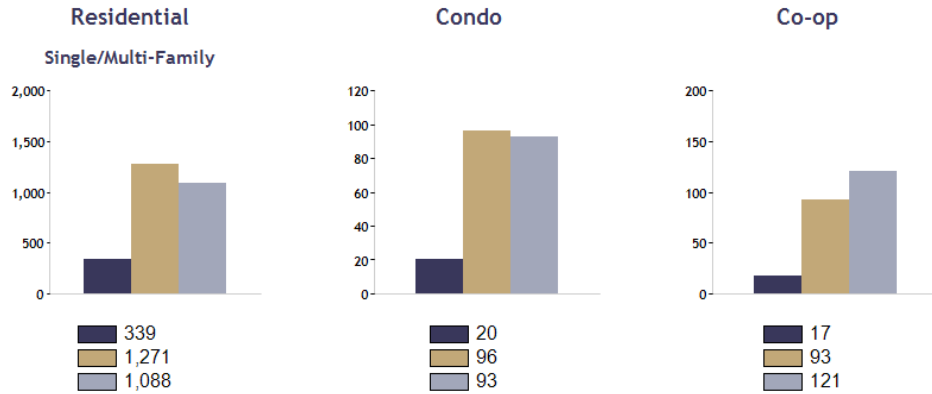
**Location: Nassau (County)**

Date Range



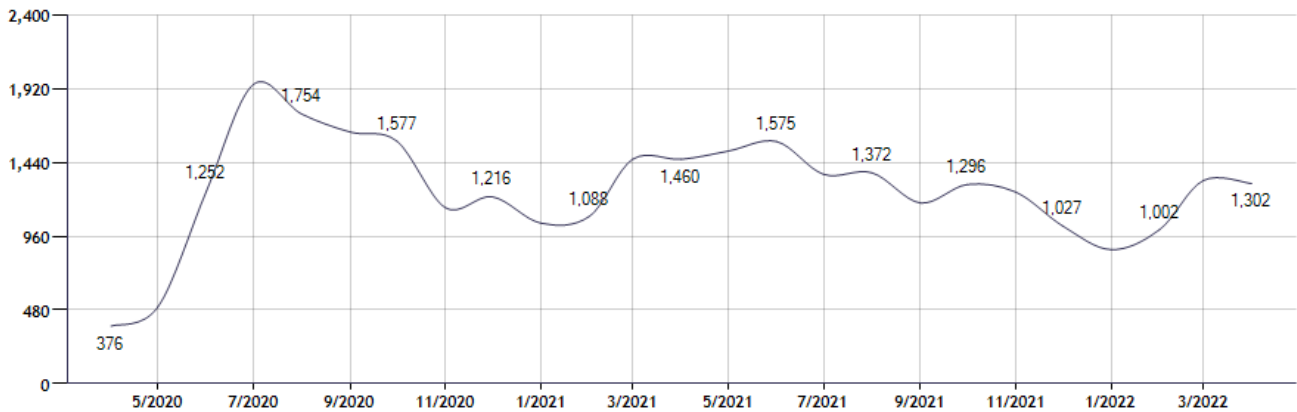
Current Available Inventory - 2,684  
Current Median List Price - \$779,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Apr-2022	1,302	1,460	-10.8
Mar-2022	1,322	1,461	-9.5
Feb-2022	1,002	1,088	-7.9
Jan-2022	873	1,045	-16.5
Dec-2021	1,027	1,216	-15.5
Nov-2021	1,247	1,145	8.9
Oct-2021	1,296	1,577	-17.8
Sep-2021	1,176	1,637	-28.2
Aug-2021	1,372	1,754	-21.8
Jul-2021	1,362	1,946	-30.0
Jun-2021	1,575	1,252	25.8
May-2021	1,513	501	202.0

## Pending Sales Counts for: Location: Nassau (County) (Last 24 Months - Residential, Condo, Co-op Properties)



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## Sold Property Median Price for:

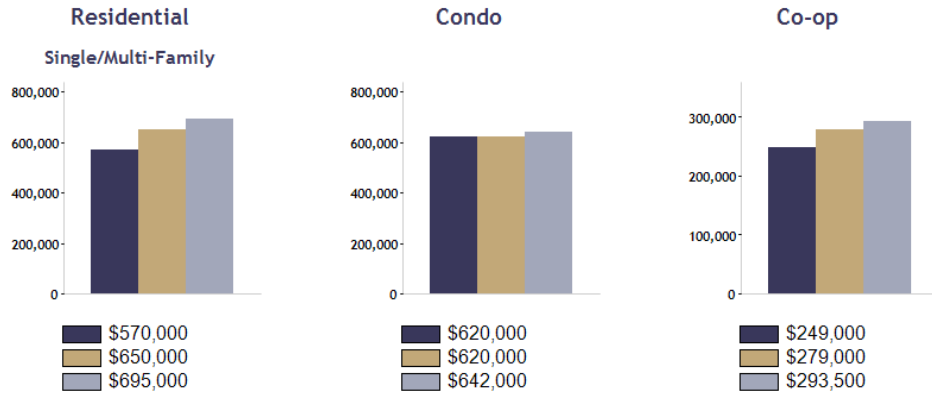
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Date Range



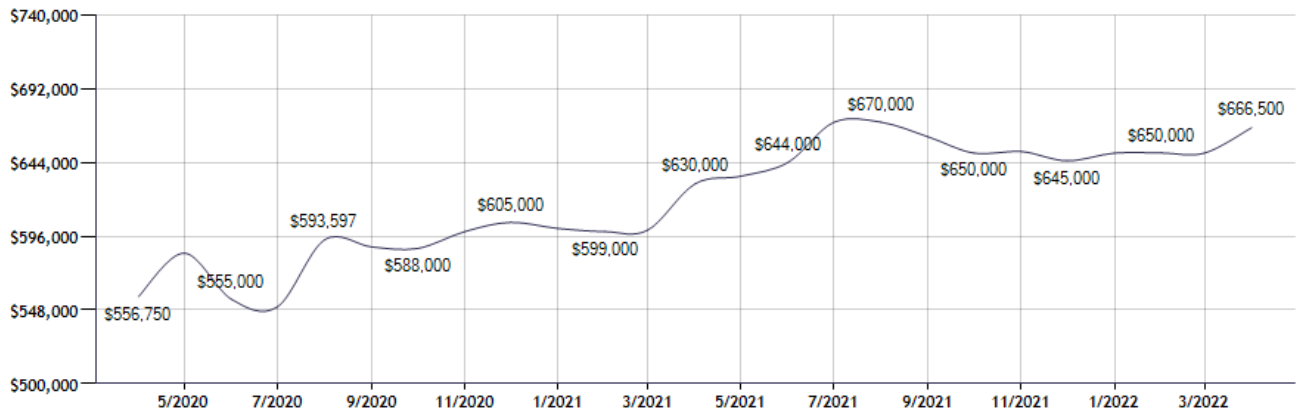
Current Available Inventory - 2,683  
Current Median List Price - \$779,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Apr-2022	\$666,500	\$630,000	5.8
Mar-2022	\$650,000	\$600,000	8.3
Feb-2022	\$650,000	\$599,000	8.5
Jan-2022	\$650,000	\$601,000	8.2
Dec-2021	\$645,000	\$605,000	6.6
Nov-2021	\$651,000	\$599,000	8.7
Oct-2021	\$650,000	\$588,000	10.5
Sep-2021	\$660,500	\$589,000	12.1
Aug-2021	\$670,000	\$593,597	12.9
Jul-2021	\$670,000	\$550,000	21.8
Jun-2021	\$644,000	\$555,000	16.0
May-2021	\$635,000	\$585,000	8.5

## Sold Property Median Price for: Location: Nassau (County) (Last 24 Months - Residential, Condo, Co-op Properties)



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## Sold Property Counts for:

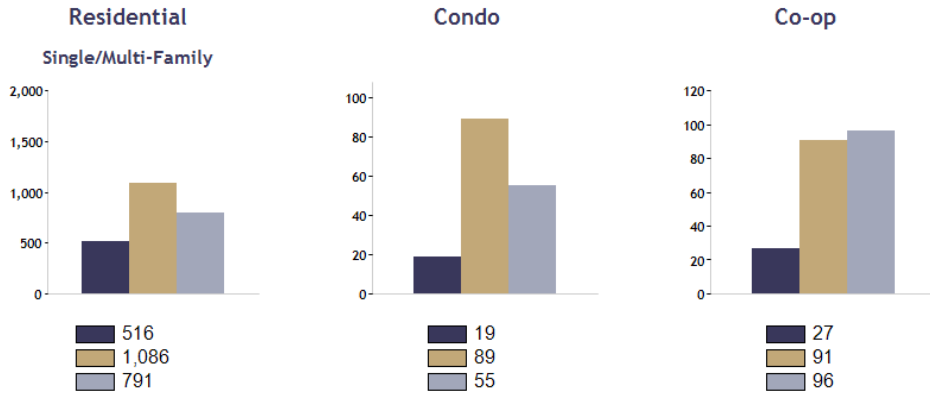
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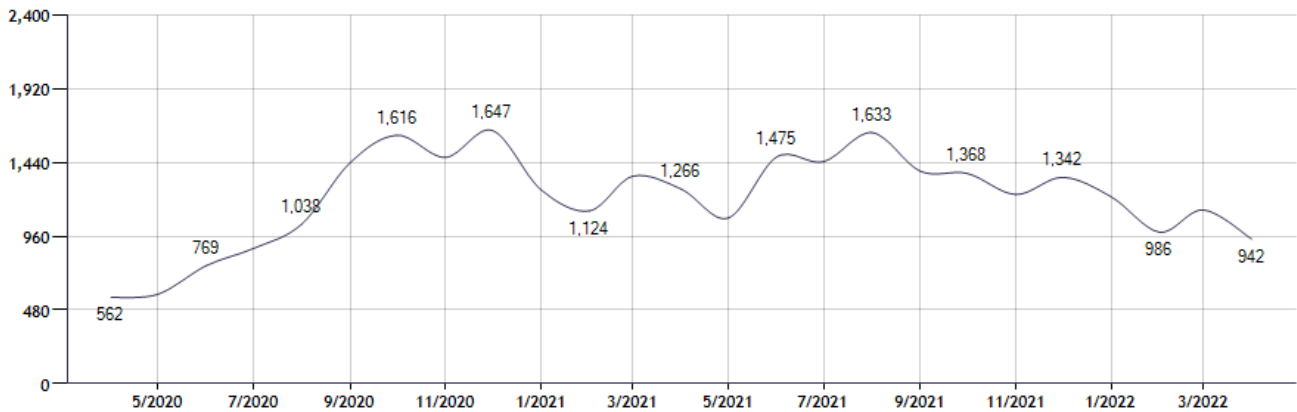
Current Available Inventory - 2,683  
 Current Median List Price - \$779,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Apr-2022	942	1,266	-25.6
Mar-2022	1,131	1,350	-16.2
Feb-2022	986	1,124	-12.3
Jan-2022	1,217	1,263	-3.6
Dec-2021	1,342	1,647	-18.5
Nov-2021	1,231	1,472	-16.4
Oct-2021	1,368	1,616	-15.3
Sep-2021	1,382	1,438	-3.9
Aug-2021	1,633	1,038	57.3
Jul-2021	1,444	880	64.1
Jun-2021	1,475	769	91.8
May-2021	1,078	583	84.9

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