

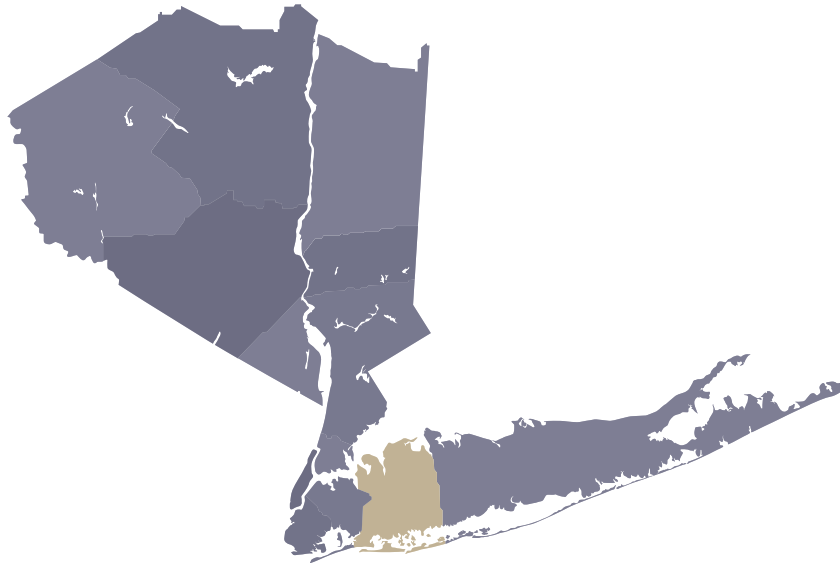
One Key[®] **Nassau County Market Update**

The One Source Real Estate Marketplace

May 2022

Nassau County reported a residential closed median sale price of \$686,000 in May 2022, which is an increase of 8.00% from the reported figure of \$635,000 the prior year in May 2021. There were 1,128 closed transactions and 1,267 pending sales transactions reported in May 2022.

The OneKey MLS Regional Area reported a 10.0% increase in residential closed median sale price, \$605,000 in May 2022, as compared to \$550,000 reported a year prior in May 2021. Across the regional coverage area, there were 5,173 closed residential sales reported in May 2022, 11.30% more than the 4,467 closed transactions reported the month prior.



| | | |
|----------------------------------|-------|----------|
| Closed Median Sale Price | | 2 |
| Pending Median Sale Price | | 3 |
| Closed Transactions | | 4 |
| Pending Transactions | | 5 |

*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.

Sold Property Median Price for:

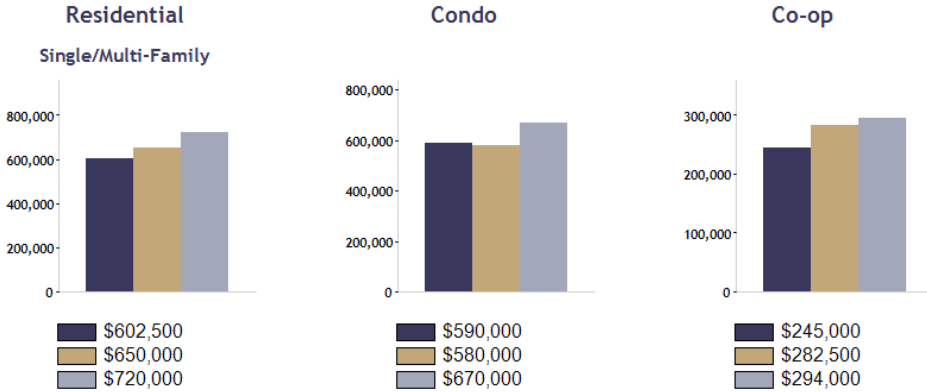
Location: Nassau (County)

Date Range



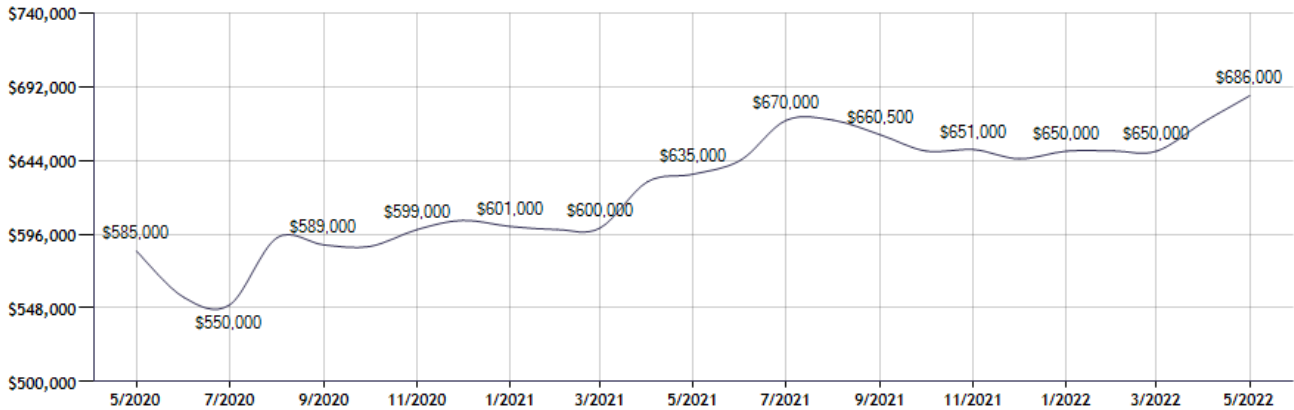
Current Available Inventory - 3,021
 Current Median List Price - \$779,000

Residential, Condo, Co-op Properties



| Month | Current Year | Prior Year | % Change |
|----------|--------------|------------|----------|
| May-2022 | \$686,000 | \$635,000 | 8.0 |
| Apr-2022 | \$669,000 | \$630,000 | 6.2 |
| 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 |

Sold Property 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 Median Price for:

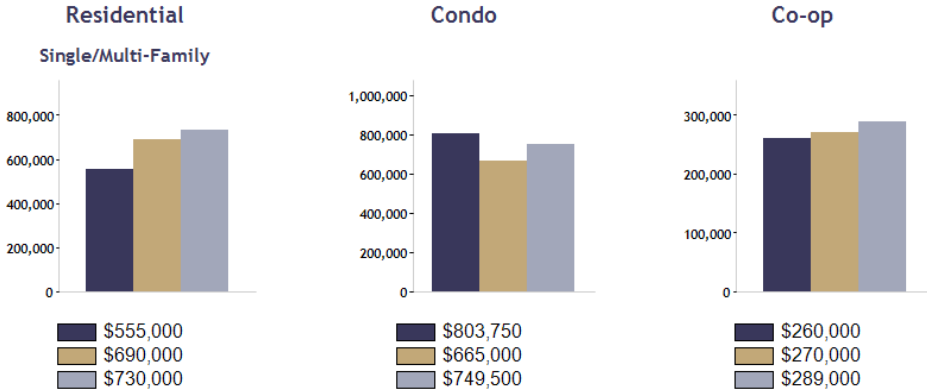
Location: Nassau (County)

Date Range

| | | |
|----------|----------|----------|
| May 2020 | May 2021 | May 2022 |
|----------|----------|----------|

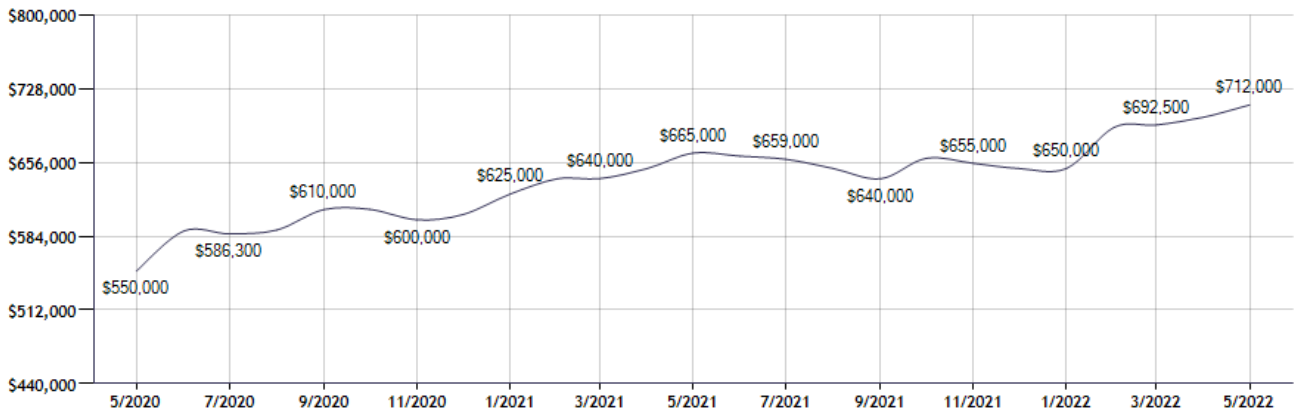
Current Available Inventory - 3,021
 Current Median List Price - \$779,000

Residential, Condo, Co-op Properties



| Month | Current Year | Prior Year | % Change |
|----------|--------------|------------|----------|
| May-2022 | \$712,000 | \$665,000 | 7.1 |
| Apr-2022 | \$700,000 | \$650,000 | 7.7 |
| Mar-2022 | \$692,500 | \$640,000 | 8.2 |
| 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 | \$659,000 | \$586,300 | 12.4 |
| Jun-2021 | \$662,000 | \$589,000 | 12.4 |

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



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Sold Property Counts for:

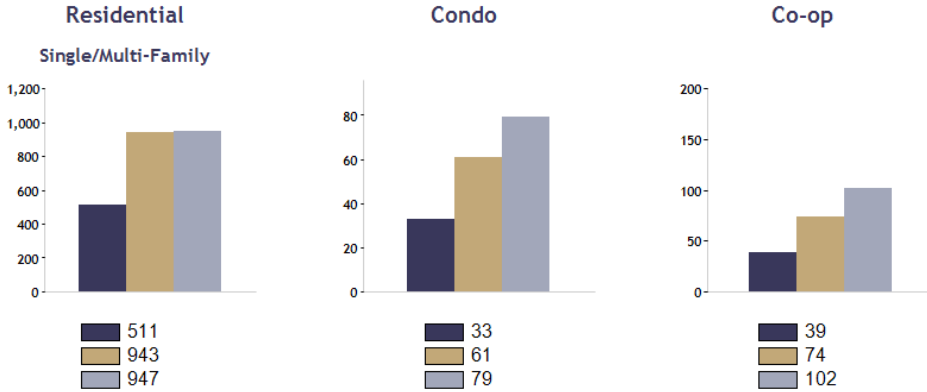
Location: Nassau (County)

Date Range



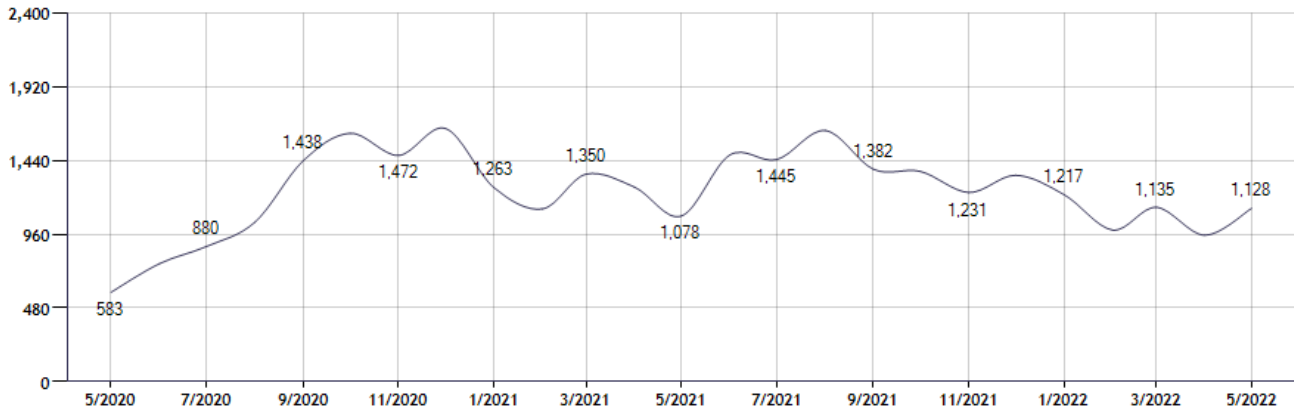
Current Available Inventory - 3,022
 Current Median List Price - \$779,000

Residential, Condo, Co-op Properties



| Month | Current Year | Prior Year | % Change |
|----------|--------------|------------|----------|
| May-2022 | 1,128 | 1,078 | 4.6 |
| Apr-2022 | 953 | 1,266 | -24.7 |
| Mar-2022 | 1,135 | 1,350 | -15.9 |
| Feb-2022 | 987 | 1,124 | -12.2 |
| Jan-2022 | 1,217 | 1,263 | -3.6 |
| Dec-2021 | 1,343 | 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 | 1,634 | 1,038 | 57.4 |
| Jul-2021 | 1,445 | 880 | 64.2 |
| Jun-2021 | 1,475 | 769 | 91.8 |

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



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Pending Sales Counts for:

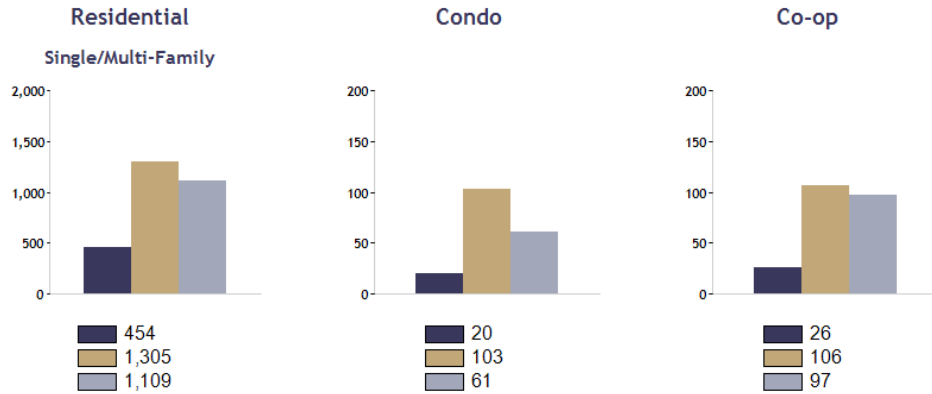
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Date Range



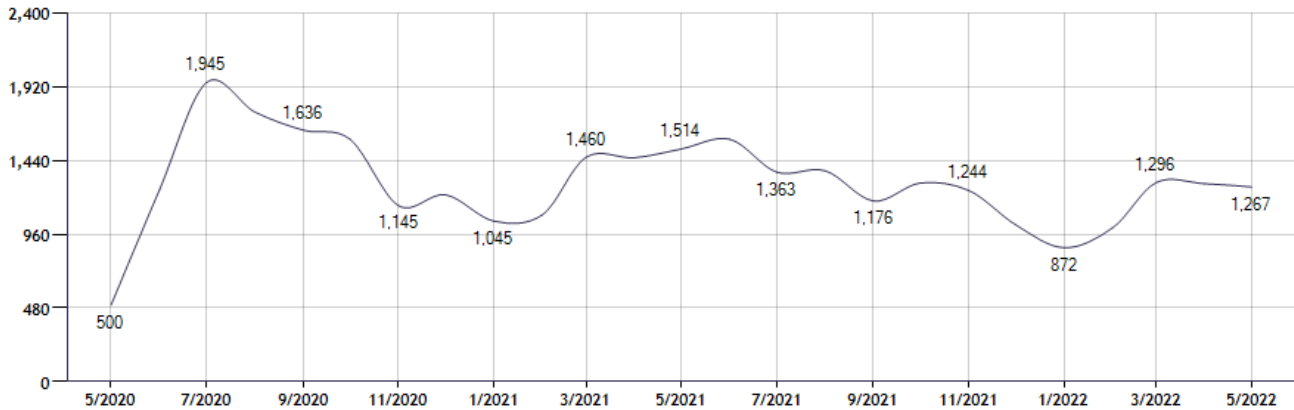
Current Available Inventory - 3,021
 Current Median List Price - \$779,000

Residential, Condo, Co-op Properties



| Month | Current Year | Prior Year | % Change |
|----------|--------------|------------|----------|
| May-2022 | 1,267 | 1,514 | -16.3 |
| Apr-2022 | 1,288 | 1,457 | -11.6 |
| Mar-2022 | 1,296 | 1,460 | -11.2 |
| Feb-2022 | 1,001 | 1,086 | -7.8 |
| Jan-2022 | 872 | 1,045 | -16.6 |
| Dec-2021 | 1,021 | 1,216 | -16.0 |
| Nov-2021 | 1,244 | 1,145 | 8.6 |
| Oct-2021 | 1,293 | 1,576 | -18.0 |
| Sep-2021 | 1,176 | 1,636 | -28.1 |
| Aug-2021 | 1,372 | 1,754 | -21.8 |
| Jul-2021 | 1,363 | 1,945 | -29.9 |
| Jun-2021 | 1,577 | 1,249 | 26.3 |

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



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