

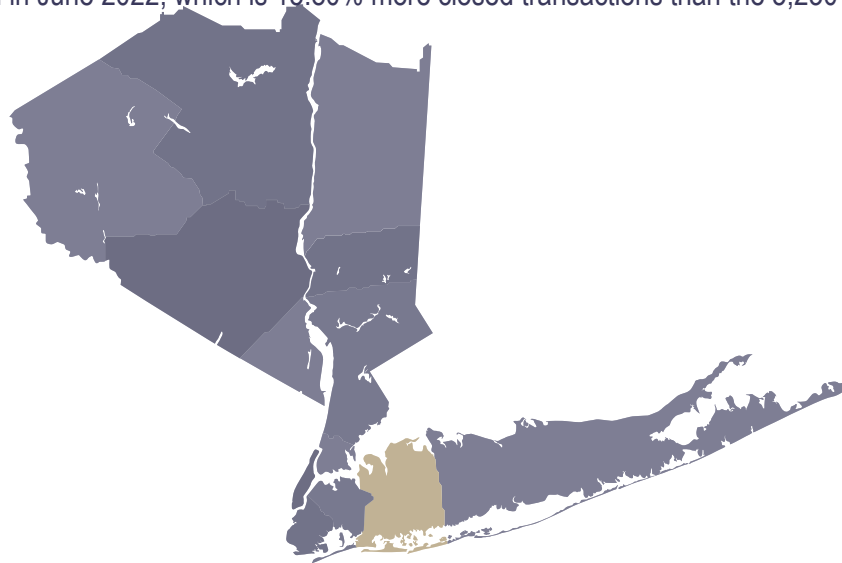
# One Key<sup>®</sup> Nassau County Market Update

The One Source Real Estate Marketplace

## June 2022

Nassau County reported a residential closed median sale price of \$720,000 in June 2022, which is an increase of 11.80% from the reported figure of \$644,000 the prior year in June 2021. There were 1,261 closed sales transactions and 1,250 pending transactions reported in June 2022, following 1,146 closed and 1,242 pending transactions reported in May 2022.

The OneKey MLS Regional Area reported a closed median sale price of \$615,000 in June 2022, representing a 7.90% increase as compared to the reported \$570,000 in June 2021. Across the regional coverage area, there were 6,056 closed residential sales reported in June 2022, which is 15.80% more closed transactions than the 5,230 reported the month prior.



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

## Sold Property Median Price for:

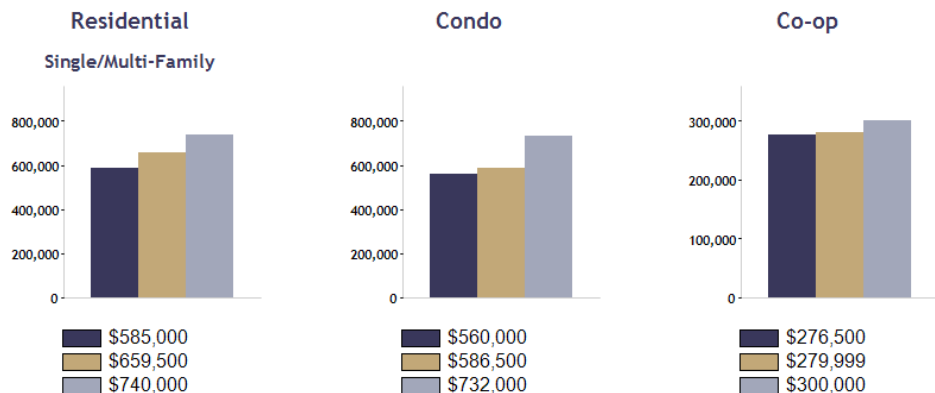
Location: Nassau (County)

Date Range

Jun 2020	Jun 2021	Jun 2022
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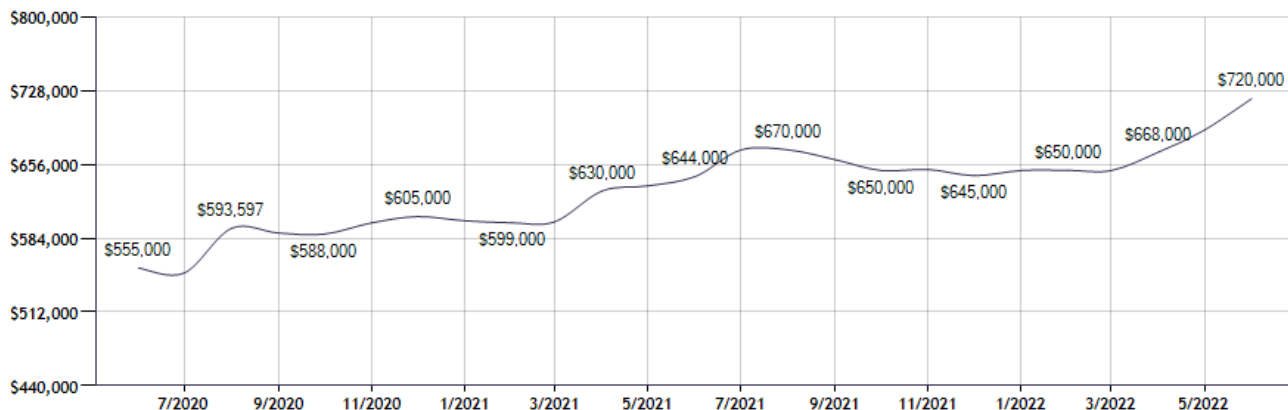
Current Available Inventory - 3,303  
 Current Median List Price - \$764,999

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jun-2022	\$720,000	\$644,000	11.8
May-2022	\$689,444	\$635,000	8.6
Apr-2022	\$668,000	\$630,000	6.0
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

## 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:

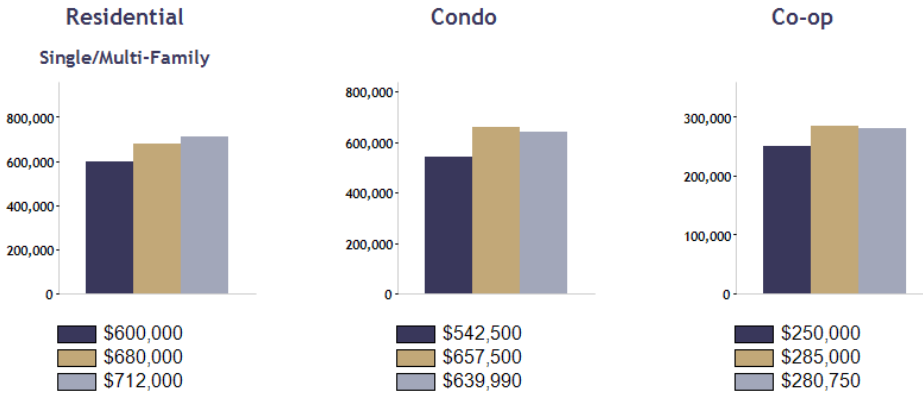
### Location: Nassau (County)

Date Range

Jun 2020	Jun 2021	Jun 2022
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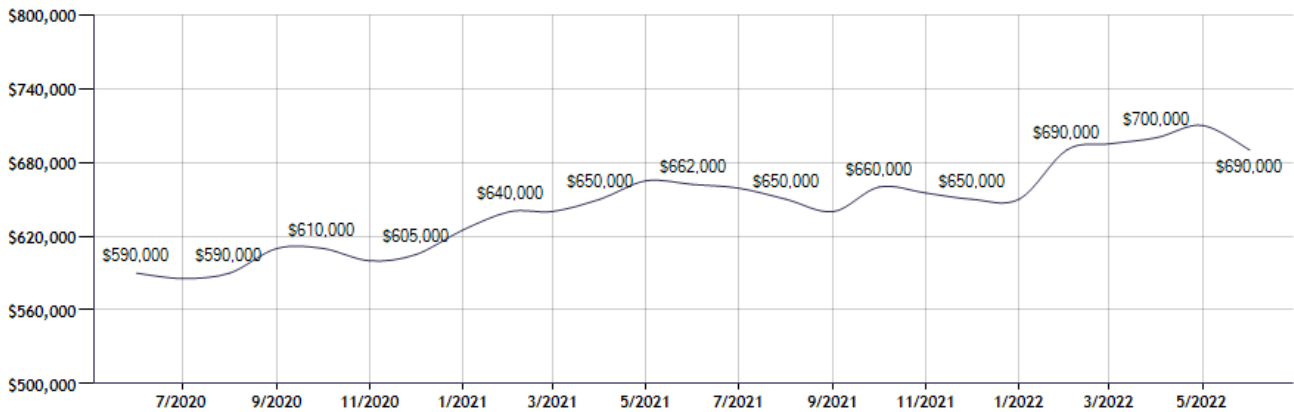
Current Available Inventory - 3,303  
 Current Median List Price - \$764,999

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jun-2022	\$690,000	\$662,000	4.2
May-2022	\$710,000	\$665,000	6.8
Apr-2022	\$700,000	\$650,000	7.7
Mar-2022	\$695,000	\$640,000	8.6
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	\$585,650	12.5

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



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## Sold Property Counts for:

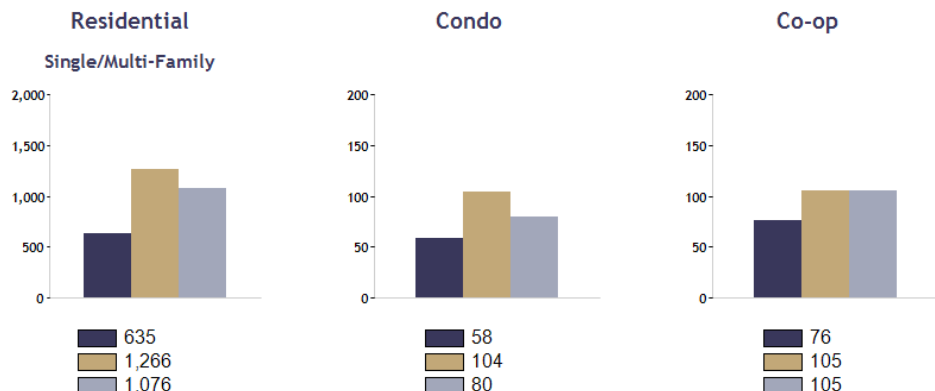
### Location: Nassau (County)

Date Range



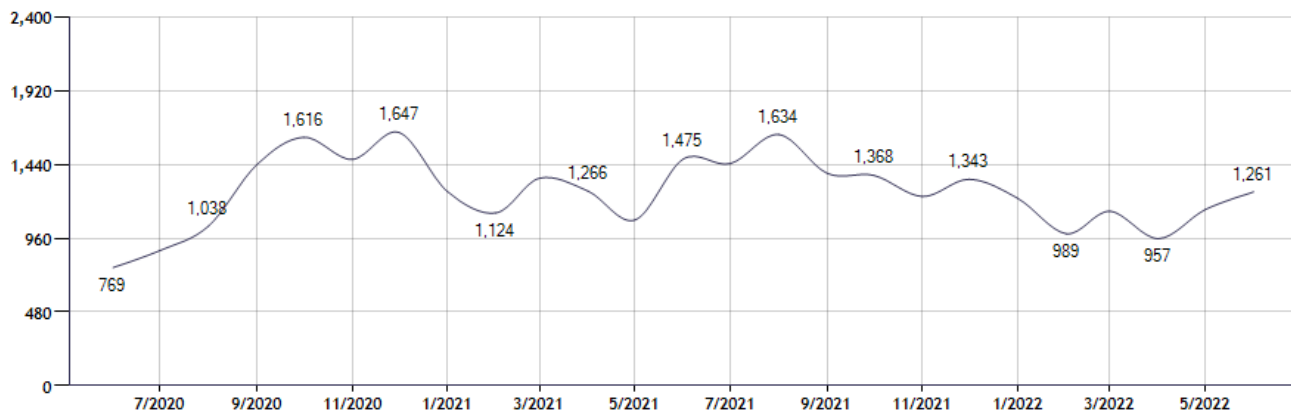
Current Available Inventory - 3,303  
 Current Median List Price - \$764,999

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jun-2022	1,261	1,475	-14.5
May-2022	1,146	1,078	6.3
Apr-2022	957	1,266	-24.4
Mar-2022	1,135	1,350	-15.9
Feb-2022	989	1,124	-12.0
Jan-2022	1,219	1,263	-3.5
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

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



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## Pending Sales Counts for:

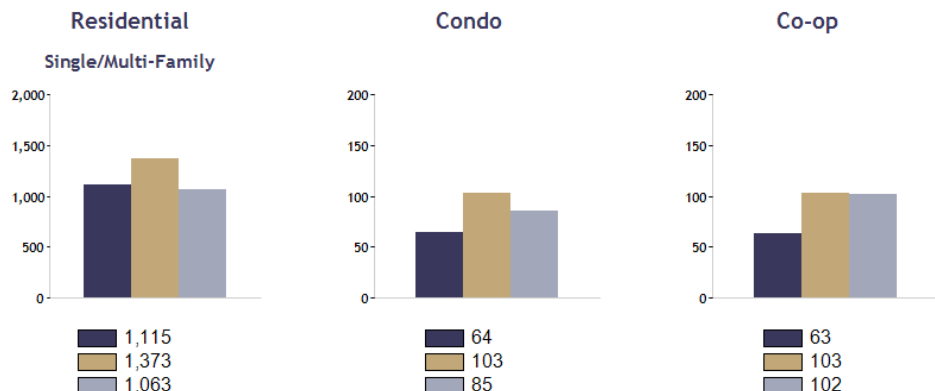
**Location: Nassau (County)**

Date Range



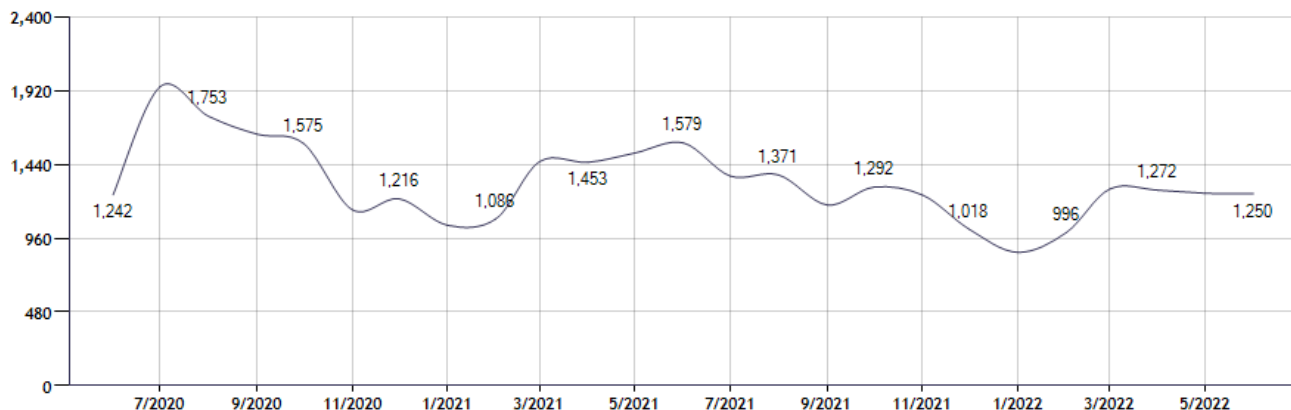
Current Available Inventory - 3,303  
 Current Median List Price - \$764,999

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jun-2022	1,250	1,579	-20.8
May-2022	1,252	1,514	-17.3
Apr-2022	1,272	1,453	-12.5
Mar-2022	1,280	1,458	-12.2
Feb-2022	996	1,086	-8.3
Jan-2022	868	1,044	-16.9
Dec-2021	1,018	1,216	-16.3
Nov-2021	1,241	1,145	8.4
Oct-2021	1,292	1,575	-18.0
Sep-2021	1,176	1,636	-28.1
Aug-2021	1,371	1,753	-21.8
Jul-2021	1,364	1,944	-29.8

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



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