

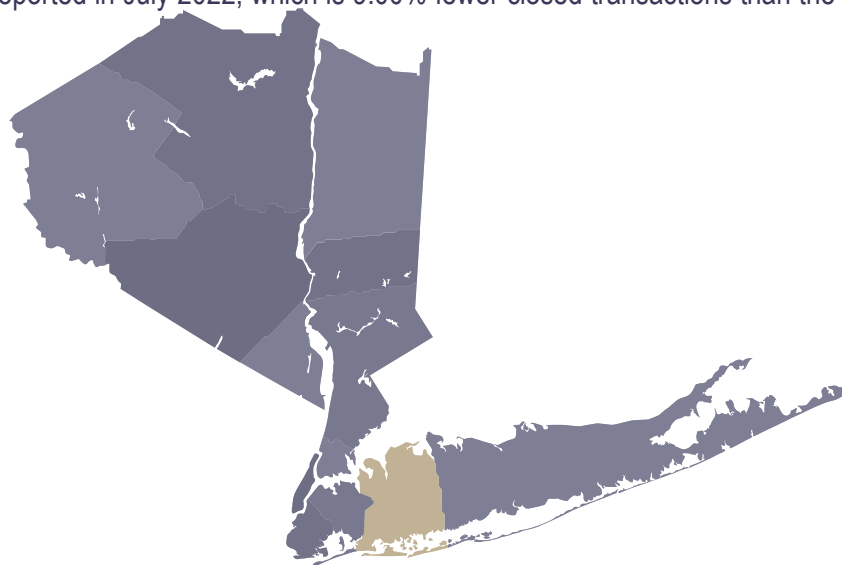
# One Key<sup>®</sup> Nassau County Market Update

The One Source Real Estate Marketplace

## July 2022

Nassau County reported a residential closed median sale price of \$720,000 in July 2022, which is an increase of 7.50% from the reported figure of \$670,000 the prior year in July 2021. There were 1,104 closed sales transactions and 1,149 pending transactions reported in July 2022, following 1,301 closed and 1,224 pending transactions reported in June 2022.

The OneKey MLS Regional Area reported a closed median sale price of \$620,000 in July 2022, representing a 6.90% increase as compared to the reported \$580,000 in July 2021. Across the regional coverage area, there were 5,641 closed residential sales reported in July 2022, which is 9.00% fewer closed transactions than the 6,202 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:

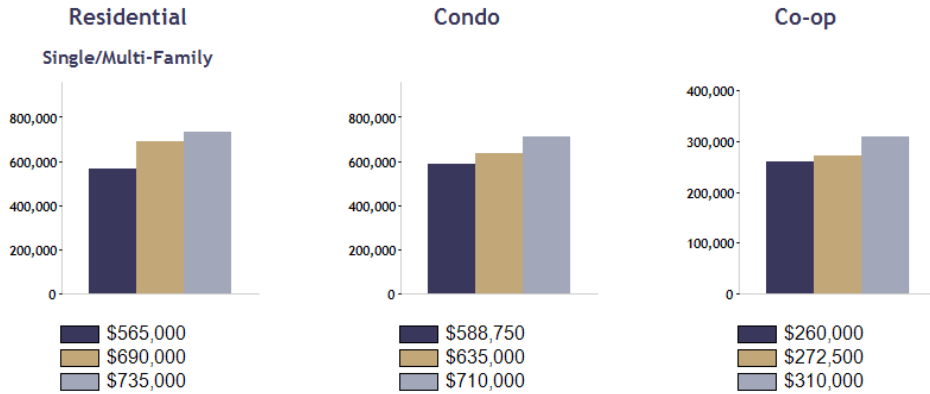
Location: Nassau (County)

Date Range

Jul 2020	Jul 2021	Jul 2022
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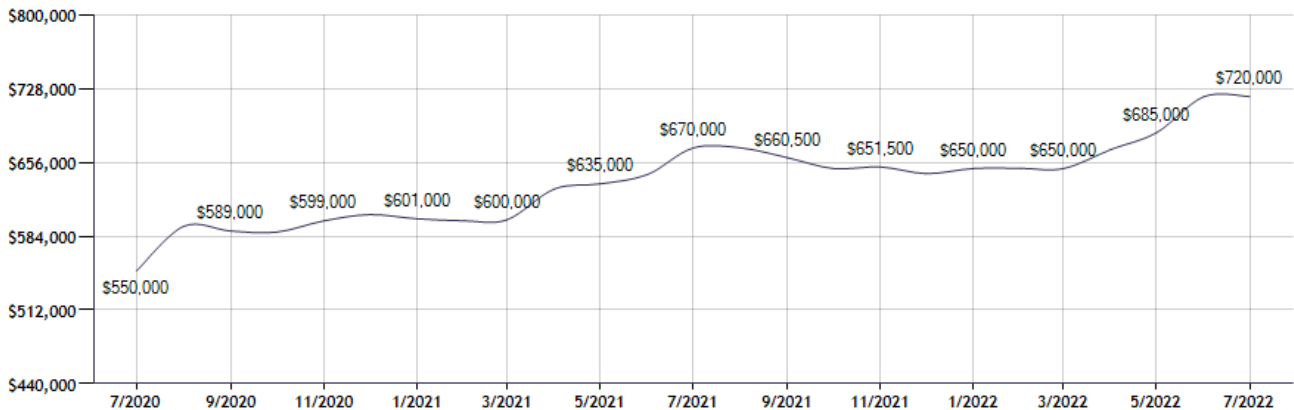
Current Available Inventory - 3,325  
 Current Median List Price - \$750,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jul-2022	\$720,000	\$670,000	7.5
Jun-2022	\$720,000	\$644,000	11.8
May-2022	\$685,000	\$635,000	7.9
Apr-2022	\$668,500	\$630,000	6.1
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	\$651,500	\$599,000	8.8
Oct-2021	\$650,000	\$588,000	10.5
Sep-2021	\$660,500	\$589,000	12.1
Aug-2021	\$670,000	\$593,597	12.9

## 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:

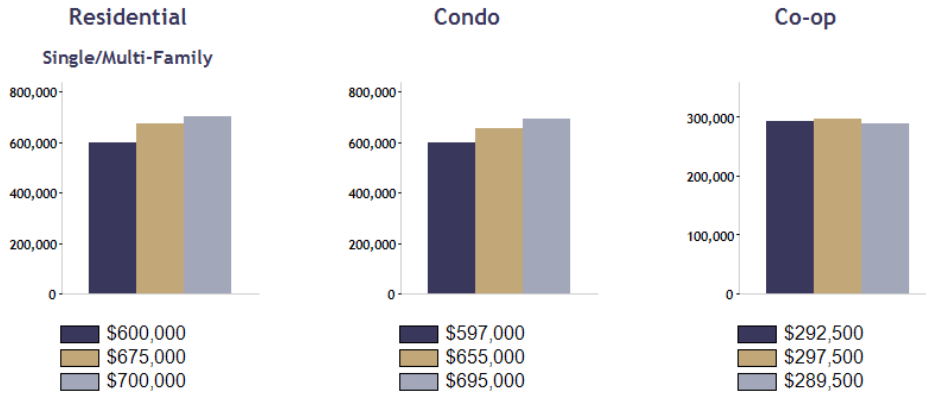
### Location: Nassau (County)

Date Range



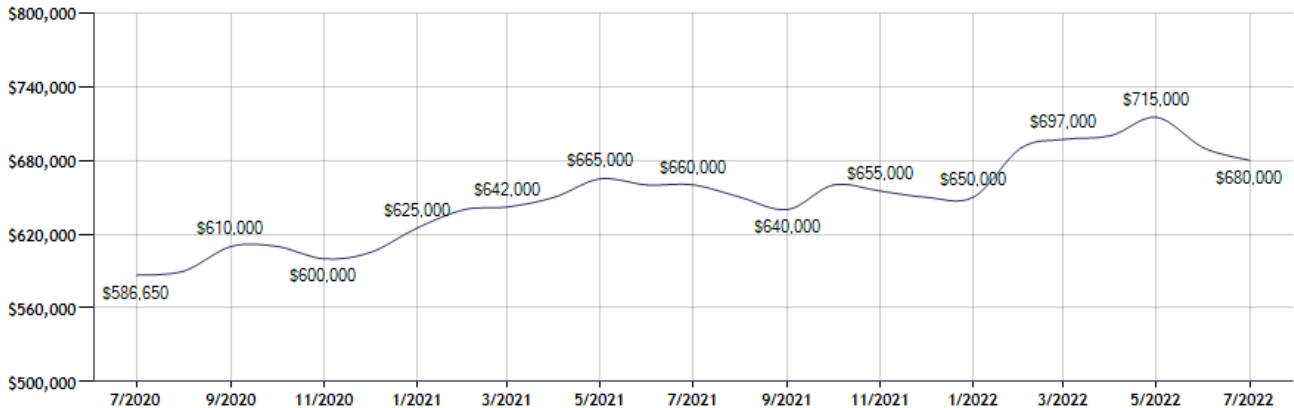
Current Available Inventory - 3,323  
 Current Median List Price - \$750,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jul-2022	\$680,000	\$660,000	3.0
Jun-2022	\$690,000	\$660,000	4.5
May-2022	\$715,000	\$665,000	7.5
Apr-2022	\$700,000	\$650,000	7.7
Mar-2022	\$697,000	\$642,000	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

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



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## Sold Property Counts for:

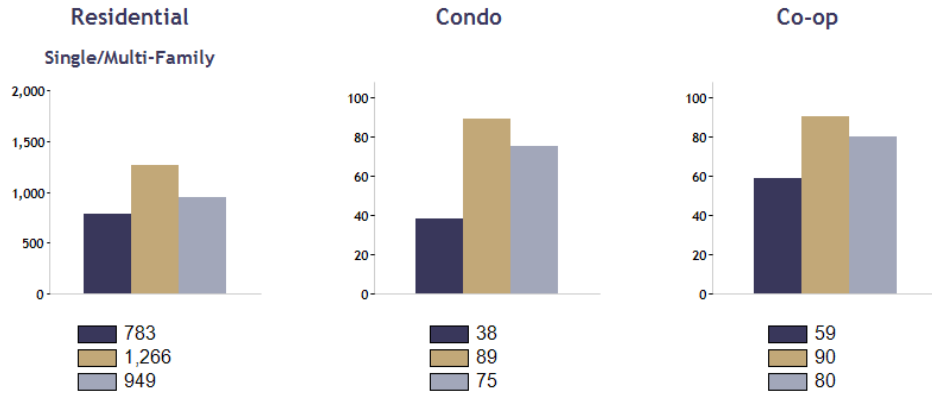
### Location: Nassau (County)

Date Range



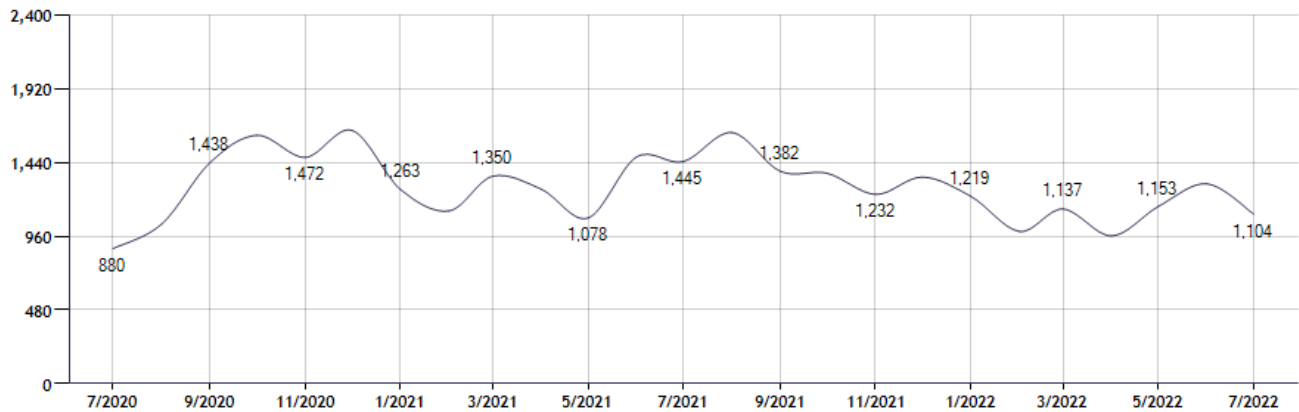
Current Available Inventory - 3,325  
 Current Median List Price - \$750,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jul-2022	1,104	1,445	-23.6
Jun-2022	1,301	1,475	-11.8
May-2022	1,153	1,078	7.0
Apr-2022	962	1,266	-24.0
Mar-2022	1,137	1,350	-15.8
Feb-2022	991	1,124	-11.8
Jan-2022	1,219	1,263	-3.5
Dec-2021	1,344	1,647	-18.4
Nov-2021	1,232	1,472	-16.3
Oct-2021	1,369	1,616	-15.3
Sep-2021	1,382	1,438	-3.9
Aug-2021	1,634	1,038	57.4

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



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## Pending Sales Counts for:

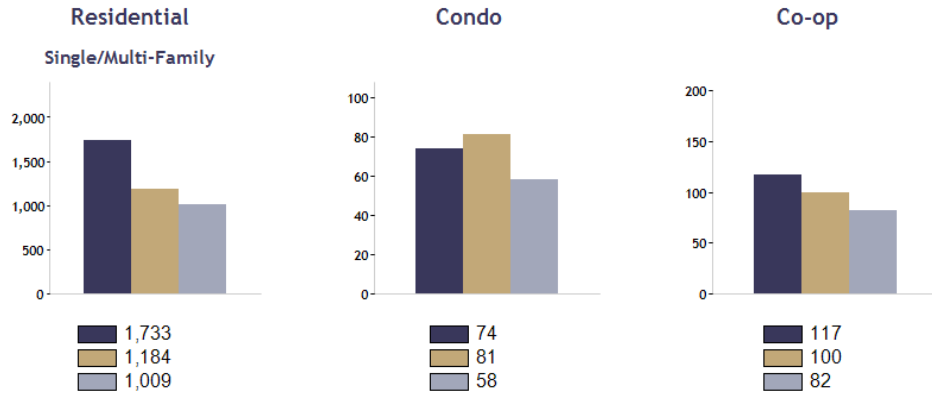
### Location: Nassau (County)

Date Range



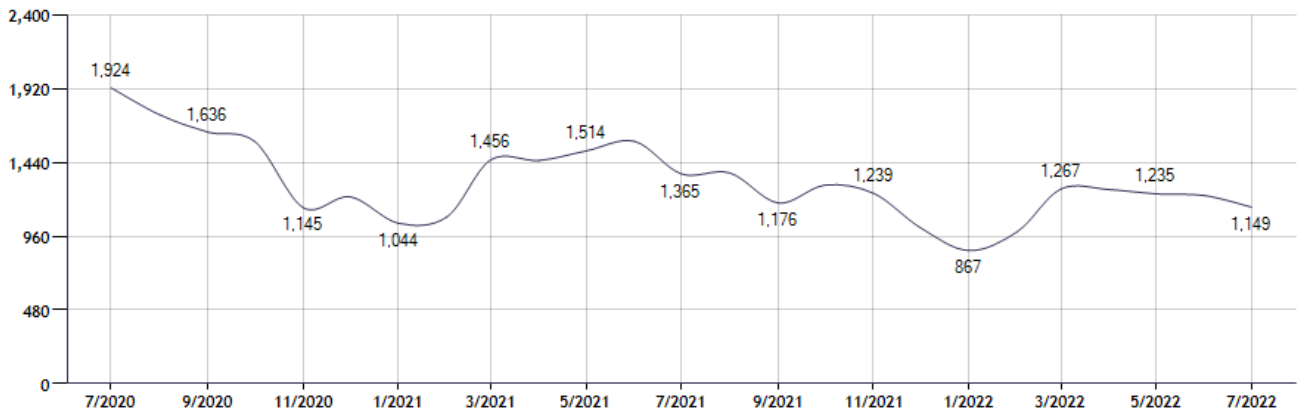
Current Available Inventory - 3,323  
 Current Median List Price - \$750,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jul-2022	1,149	1,365	-15.8
Jun-2022	1,224	1,576	-22.3
May-2022	1,235	1,514	-18.4
Apr-2022	1,263	1,452	-13.0
Mar-2022	1,267	1,456	-13.0
Feb-2022	989	1,086	-8.9
Jan-2022	867	1,044	-17.0
Dec-2021	1,015	1,216	-16.5
Nov-2021	1,239	1,145	8.2
Oct-2021	1,292	1,575	-18.0
Sep-2021	1,176	1,636	-28.1
Aug-2021	1,371	1,750	-21.7

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



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