

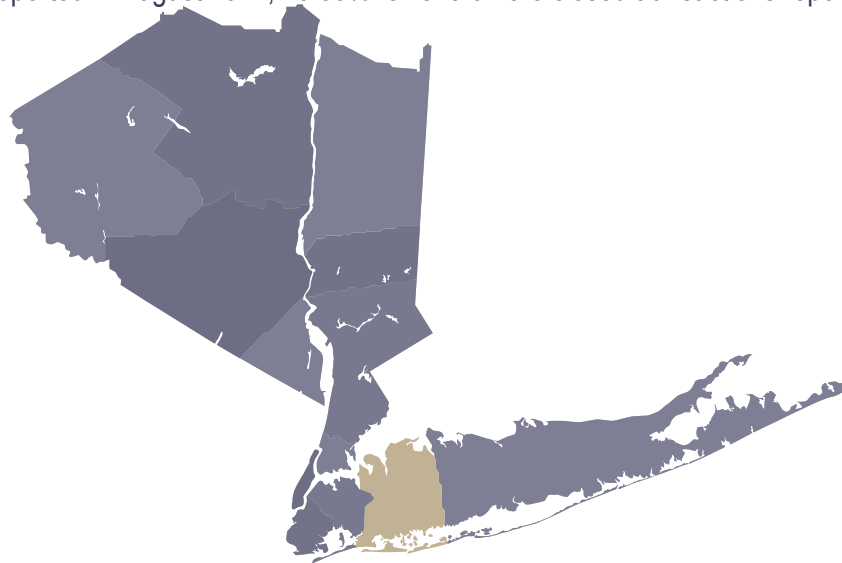
One Key[®] Nassau County Market Update

The One Source Real Estate Marketplace

August 2022

Nassau County reported a residential closed median sale price of \$700,000 in August 2022, which is an increase of 4.50% from the reported figure of \$670,000 the prior year in August 2021. There were 1,349 closed sales transactions and 1,184 pending transactions reported in August 2022, following 1,128 closed and 1,132 pending transactions reported in July 2022.

The OneKey MLS Regional Area reported a closed median sale price of \$621,500 in August 2022, representing a 5.90% increase as compared to the reported \$587,000 in August 2021. Across the regional coverage area, there were 6,281 closed residential sales reported in August 2022, 13.50% fewer than the closed transactions reported the prior year.



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:

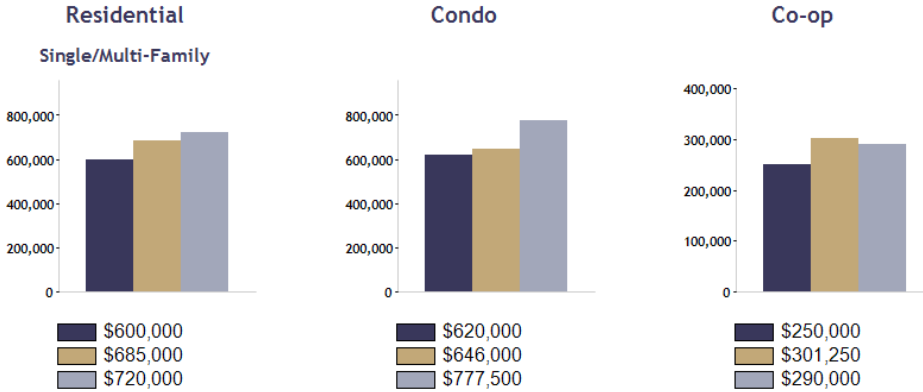
Location: Nassau (County)

Date Range



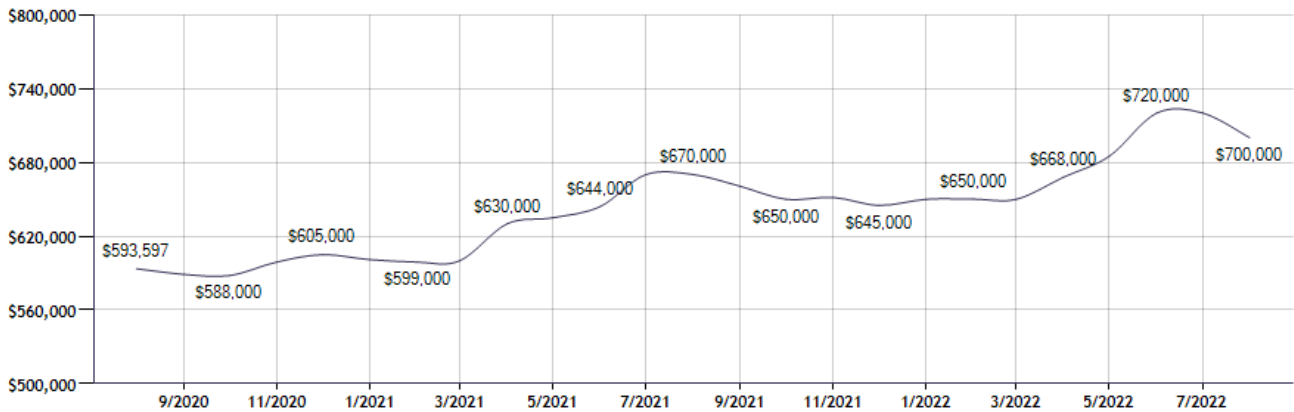
Current Available Inventory - 3,122
Current Median List Price - \$750,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Aug-2022	\$700,000	\$670,000	4.5
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	\$668,000	\$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	\$651,500	\$599,000	8.8
Oct-2021	\$650,000	\$588,000	10.5
Sep-2021	\$660,500	\$589,000	12.1

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:

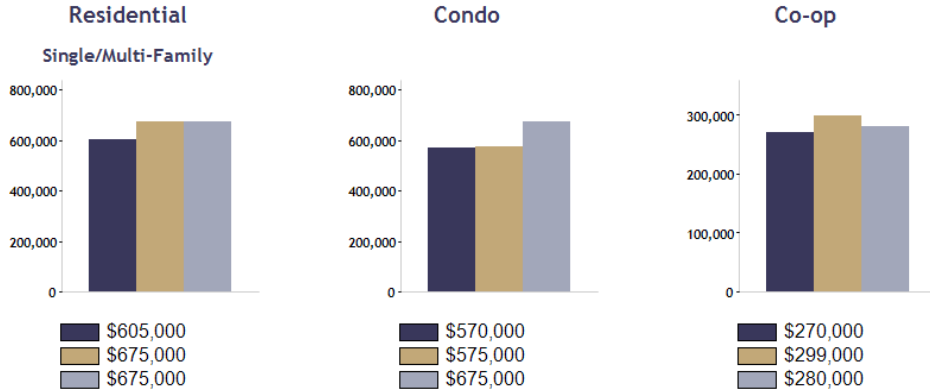
Location: Nassau (County)

Date Range



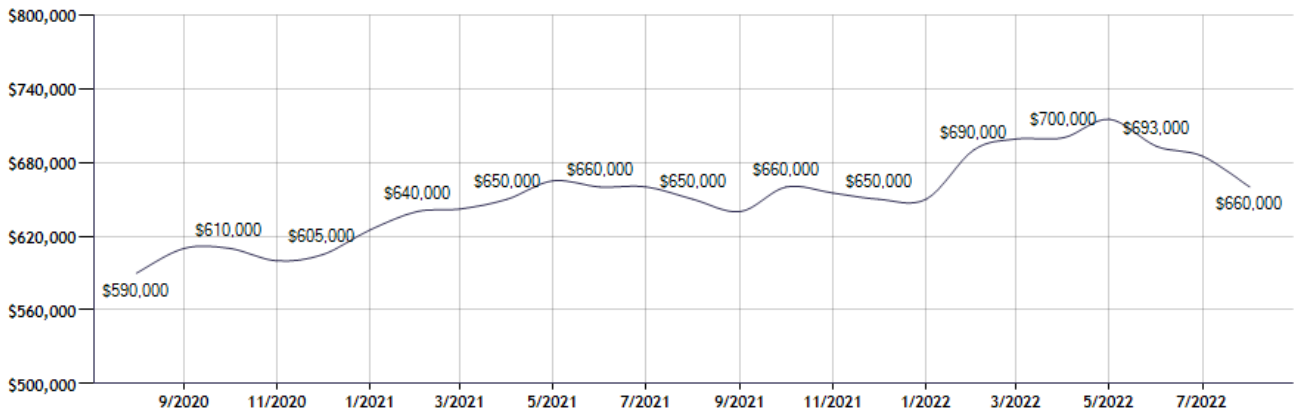
Current Available Inventory - 3,122
Current Median List Price - \$750,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Aug-2022	\$660,000	\$650,000	1.5
Jul-2022	\$685,000	\$660,000	3.8
Jun-2022	\$693,000	\$660,000	5.0
May-2022	\$715,000	\$665,000	7.5
Apr-2022	\$700,000	\$650,000	7.7
Mar-2022	\$699,000	\$642,000	8.9
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

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



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Sold Property Counts for:

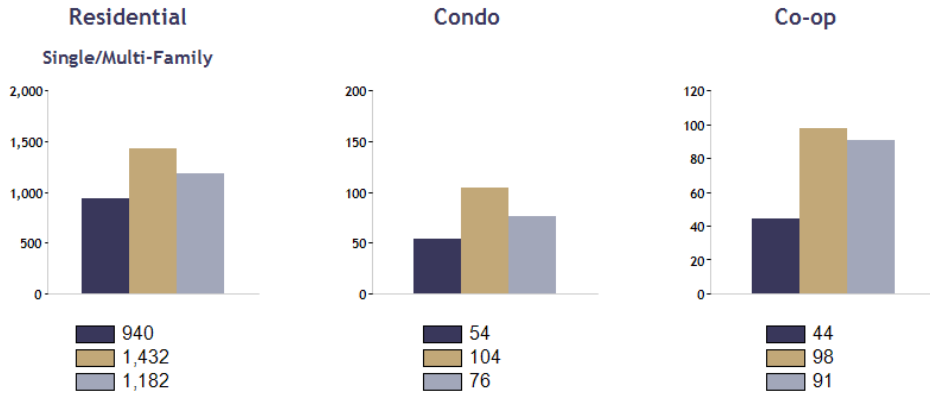
Location: Nassau (County)

Date Range



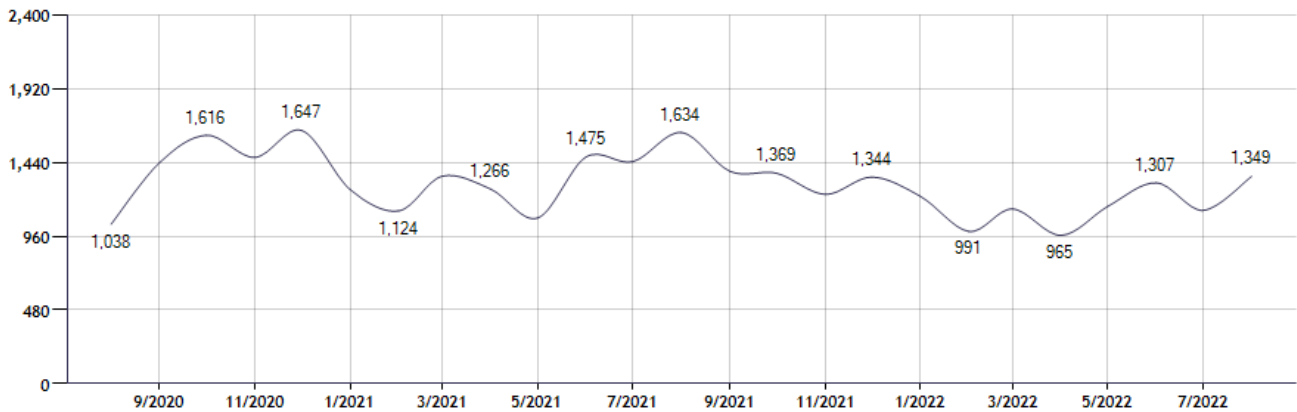
Current Available Inventory - 3,122
Current Median List Price - \$750,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Aug-2022	1,349	1,634	-17.4
Jul-2022	1,128	1,445	-21.9
Jun-2022	1,307	1,475	-11.4
May-2022	1,154	1,078	7.1
Apr-2022	965	1,266	-23.8
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

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



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Pending Sales Counts for:

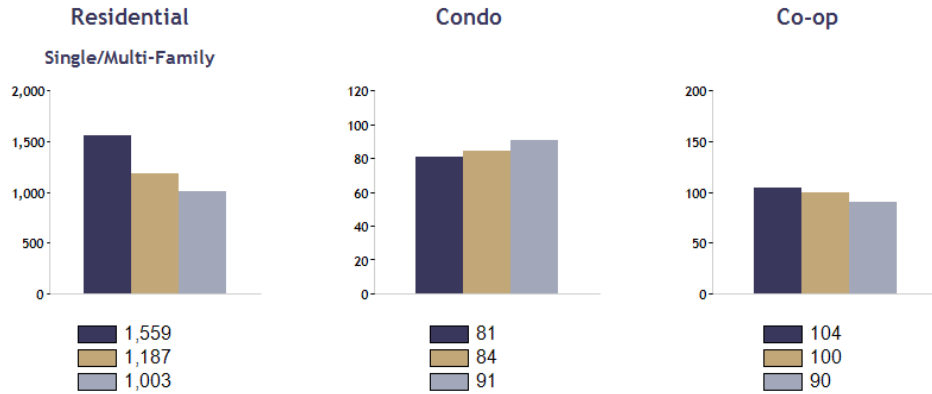
Location: Nassau (County)

Date Range



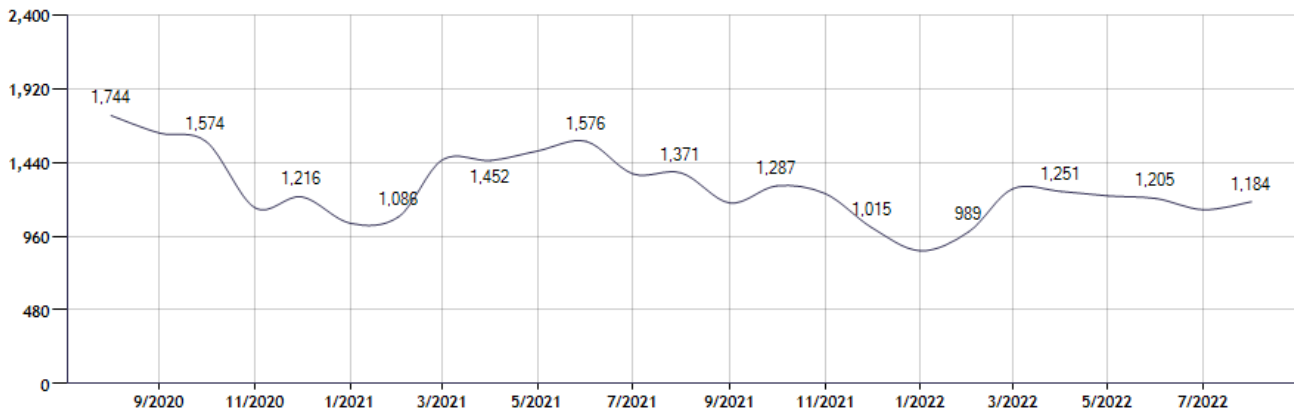
Current Available Inventory - 3,125
 Current Median List Price - \$750,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Aug-2022	1,184	1,371	-13.6
Jul-2022	1,132	1,365	-17.1
Jun-2022	1,205	1,576	-23.5
May-2022	1,222	1,514	-19.3
Apr-2022	1,251	1,452	-13.8
Mar-2022	1,268	1,456	-12.9
Feb-2022	989	1,086	-8.9
Jan-2022	865	1,044	-17.1
Dec-2021	1,015	1,216	-16.5
Nov-2021	1,237	1,145	8.0
Oct-2021	1,287	1,574	-18.2
Sep-2021	1,176	1,630	-27.9

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



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