

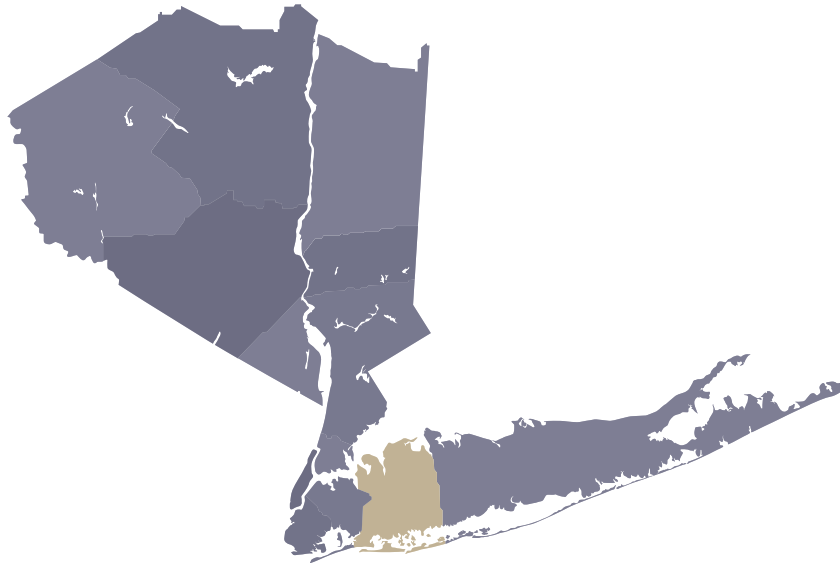
One Key[®] Nassau County Market Update

The One Source Real Estate Marketplace

October 2022

Nassau County reported a residential closed median sale price of \$675,000 in October 2022, which is an increase of 3.90% from the reported figure of \$650,000 the prior year in October 2021. There were 1,035 closed sales transactions and 1948 pending transactions reported in October 2022, following 1,080 closed and 993 pending transactions reported in September 2022.

The OneKey MLS Regional Area reported a closed median sale price of \$599,900 in September 2022, representing a 4.3% increase as compared to the reported \$575,000 in September 2021. Across the regional coverage area, there were 5,241 closed residential sales reported in September 2022, which is 15.80% fewer than the closed transactions reported in September 2021.



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:

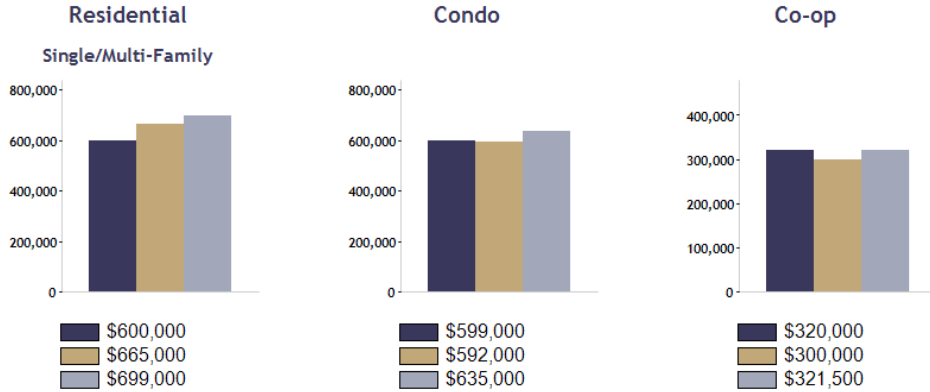
Location: Nassau (County)

Date Range



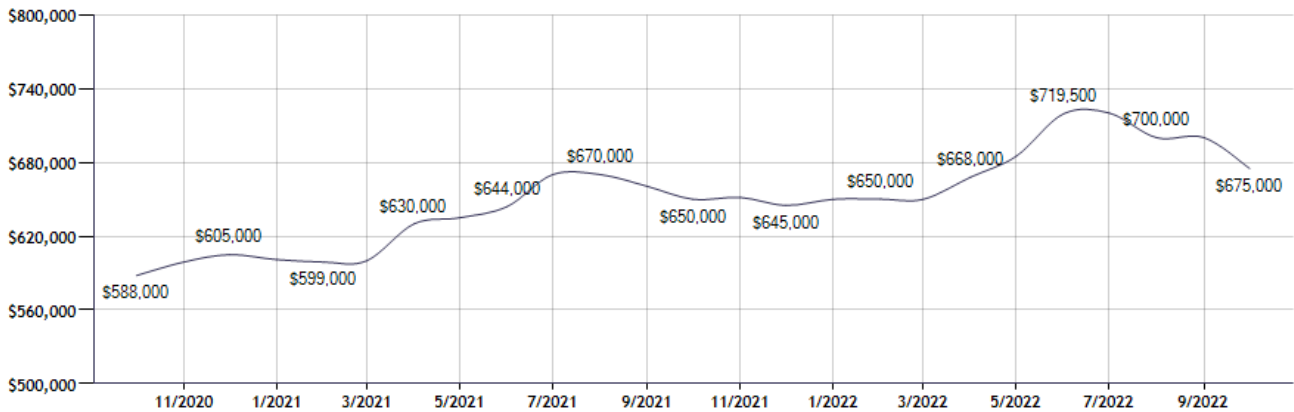
Current Available Inventory - 3,051
 Current Median List Price - \$747,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Oct-2022	\$675,000	\$650,000	3.8
Sep-2022	\$700,000	\$660,500	6.0
Aug-2022	\$700,000	\$670,000	4.5
Jul-2022	\$720,000	\$670,000	7.5
Jun-2022	\$719,500	\$644,000	11.7
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

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:

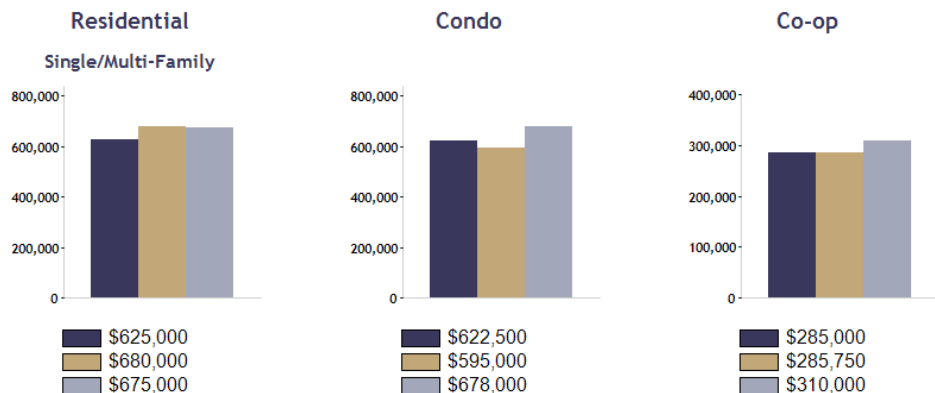
Location: Nassau (County)

Date Range

Oct 2020	Oct 2021	Oct 2022
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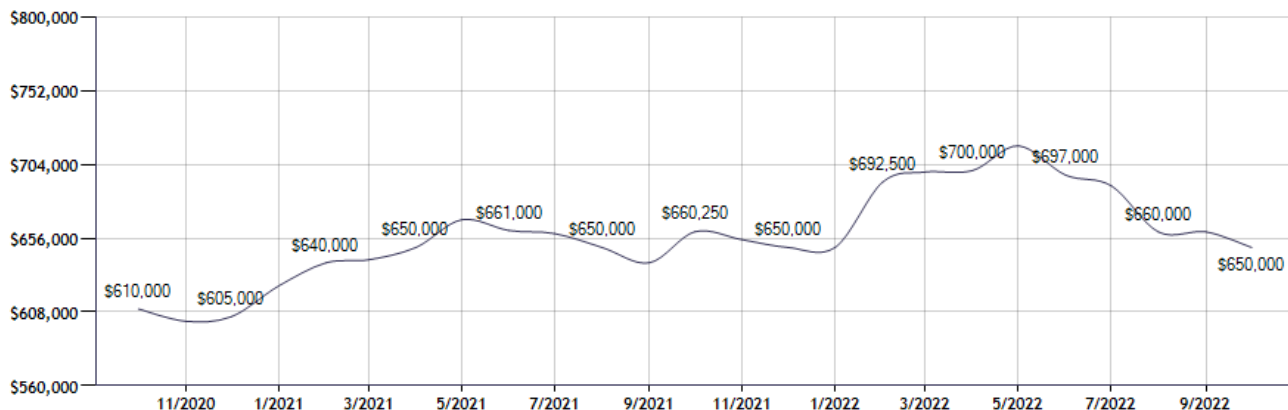
Current Available Inventory - 3,050
 Current Median List Price - \$746,650

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Oct-2022	\$650,000	\$660,250	-1.6
Sep-2022	\$660,000	\$640,000	3.1
Aug-2022	\$660,000	\$650,000	1.5
Jul-2022	\$690,000	\$659,000	4.7
Jun-2022	\$697,000	\$661,000	5.4
May-2022	\$716,000	\$668,000	7.2
Apr-2022	\$700,000	\$650,000	7.7
Mar-2022	\$699,000	\$642,000	8.9
Feb-2022	\$692,500	\$640,000	8.2
Jan-2022	\$650,000	\$625,000	4.0
Dec-2021	\$650,000	\$605,000	7.4
Nov-2021	\$655,000	\$602,000	8.8

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



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Sold Property Counts for:

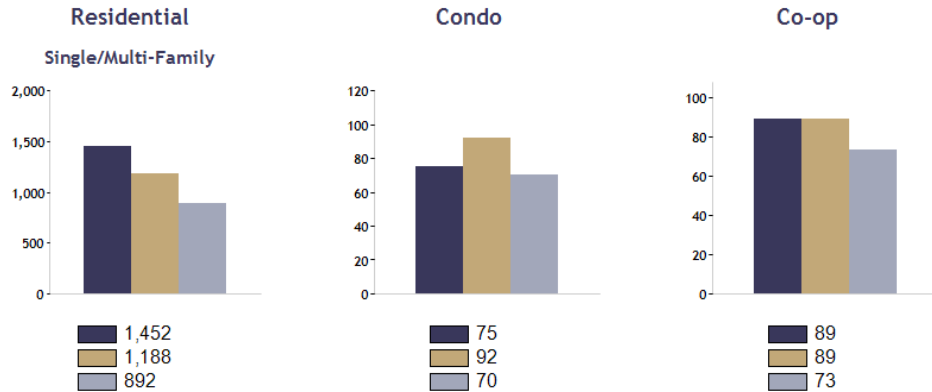
Location: Nassau (County)

Date Range



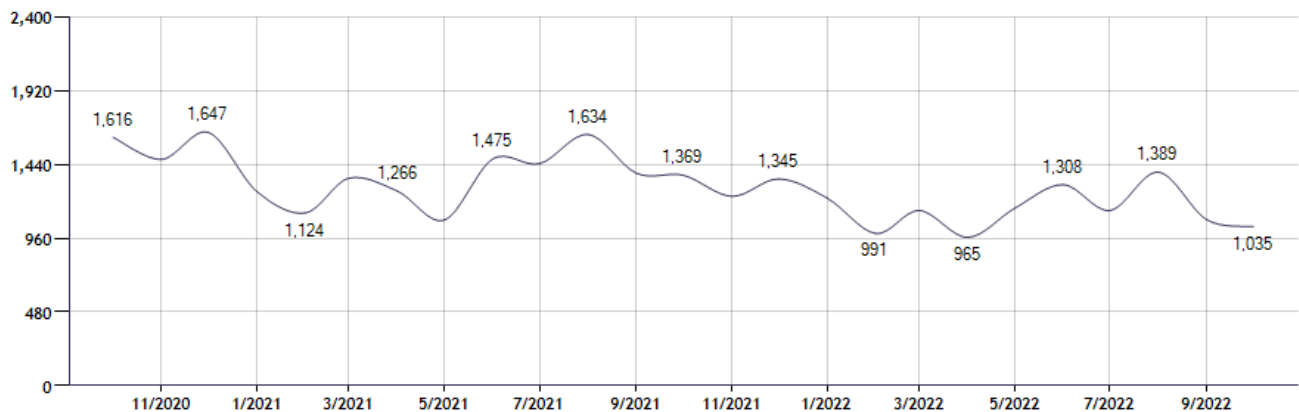
Current Available Inventory - 3,050
 Current Median List Price - \$746,650

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Oct-2022	1,035	1,369	-24.4
Sep-2022	1,080	1,382	-21.9
Aug-2022	1,389	1,634	-15.0
Jul-2022	1,140	1,445	-21.1
Jun-2022	1,308	1,475	-11.3
May-2022	1,154	1,078	7.1
Apr-2022	965	1,266	-23.8
Mar-2022	1,140	1,350	-15.6
Feb-2022	991	1,124	-11.8
Jan-2022	1,221	1,263	-3.3
Dec-2021	1,345	1,647	-18.3
Nov-2021	1,232	1,472	-16.3

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



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Pending Sales Counts for:

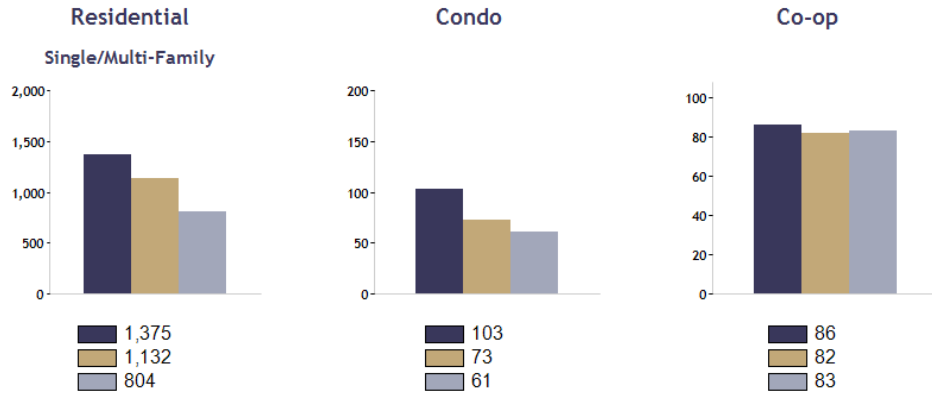
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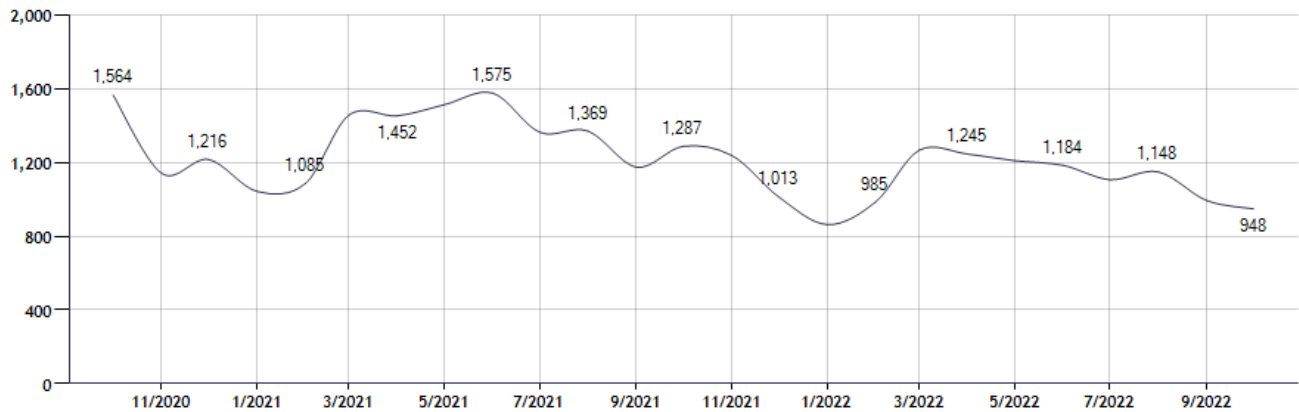
Current Available Inventory - 3,050
 Current Median List Price - \$746,650

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Oct-2022	948	1,287	-26.3
Sep-2022	993	1,174	-15.4
Aug-2022	1,148	1,369	-16.1
Jul-2022	1,106	1,363	-18.9
Jun-2022	1,184	1,575	-24.8
May-2022	1,209	1,512	-20.0
Apr-2022	1,245	1,452	-14.3
Mar-2022	1,266	1,456	-13.0
Feb-2022	985	1,085	-9.2
Jan-2022	863	1,043	-17.3
Dec-2021	1,013	1,216	-16.7
Nov-2021	1,237	1,141	8.4

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



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