

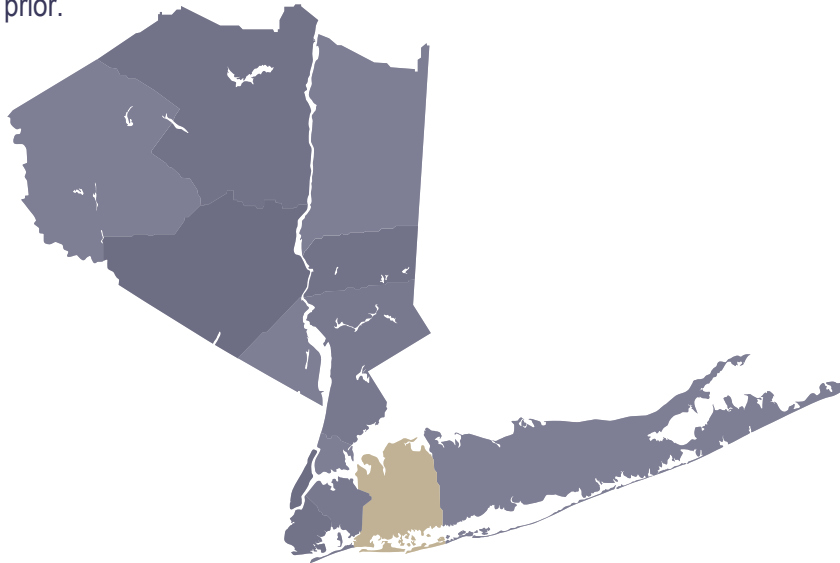
One Key[®] Nassau County MLS Market Update

The One Source Real Estate Marketplace

December 2022

Nassau County reported a residential closed median sale price of \$655,000 in December 2022, which is an increase of 1.60% from the reported figure of \$645,000 the prior year in December 2021. There were 879 closed residential sales transactions and 660 pending transactions reported in December 2022, following 956 closed and 796 pending transactions reported in November 2022.

The OneKey MLS Regional Area reported a closed median sale price of \$570,000 in December 2022, representing an increase of less than 1.00% as compared to the reported \$565,000 in December 2021. Across the regional coverage area, there were 4,270 closed residential transactions, and 3,522 pending transactions, following the reported 4,620 closed and 3,976 pending 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:

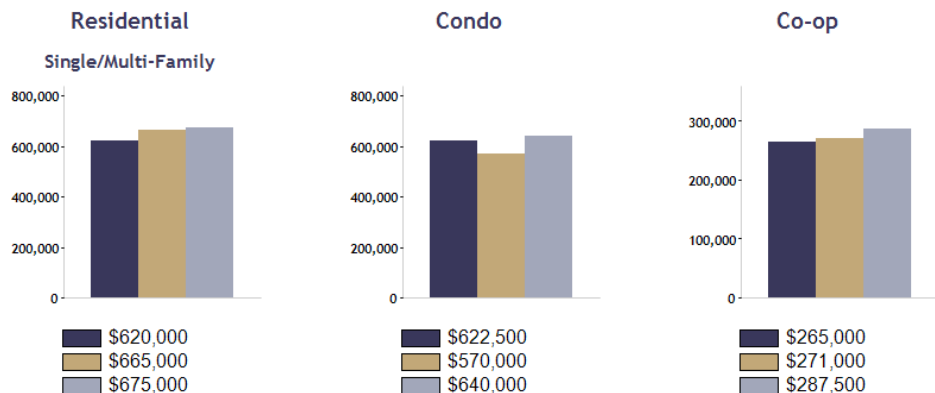
Location: Nassau (County)

Date Range

Dec 2020	Dec 2021	Dec 2022
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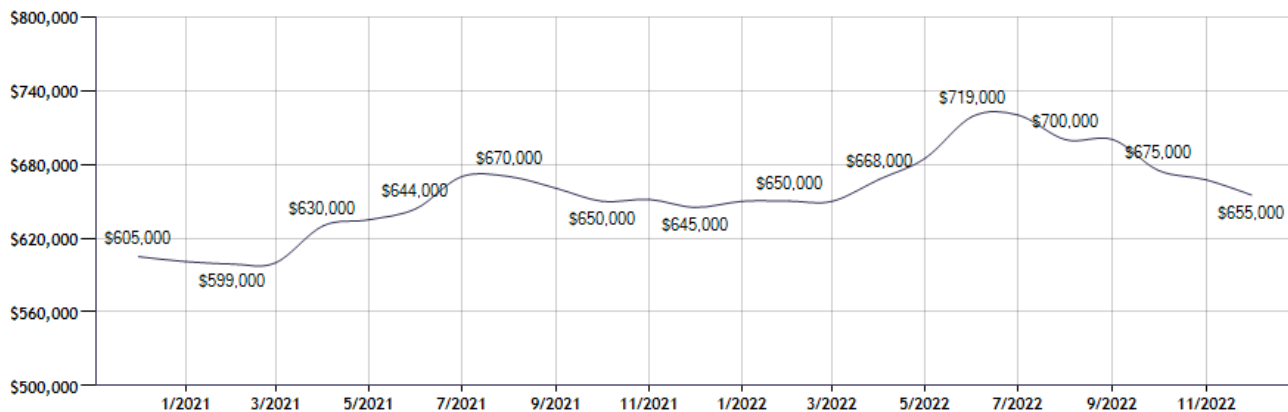
Current Available Inventory - 2,382
 Current Median List Price - \$729,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Dec-2022	\$655,000	\$645,000	1.6
Nov-2022	\$667,500	\$651,500	2.5
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	\$719,000	\$644,000	11.6
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

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:

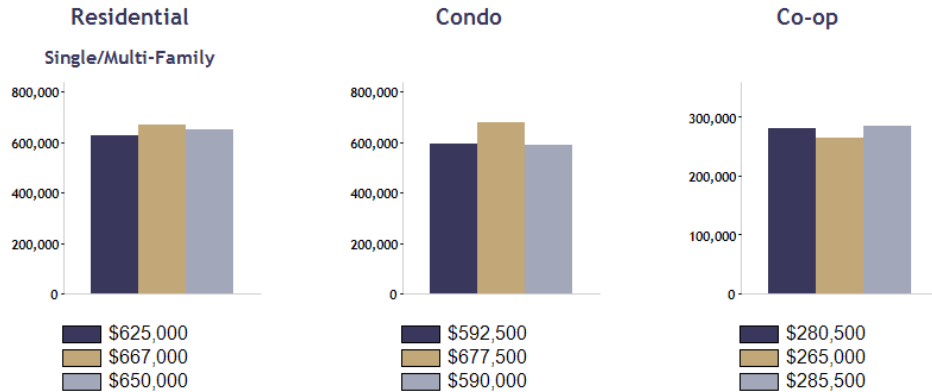
Location: Nassau (County)

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Dec 2020	Dec 2021	Dec 2022
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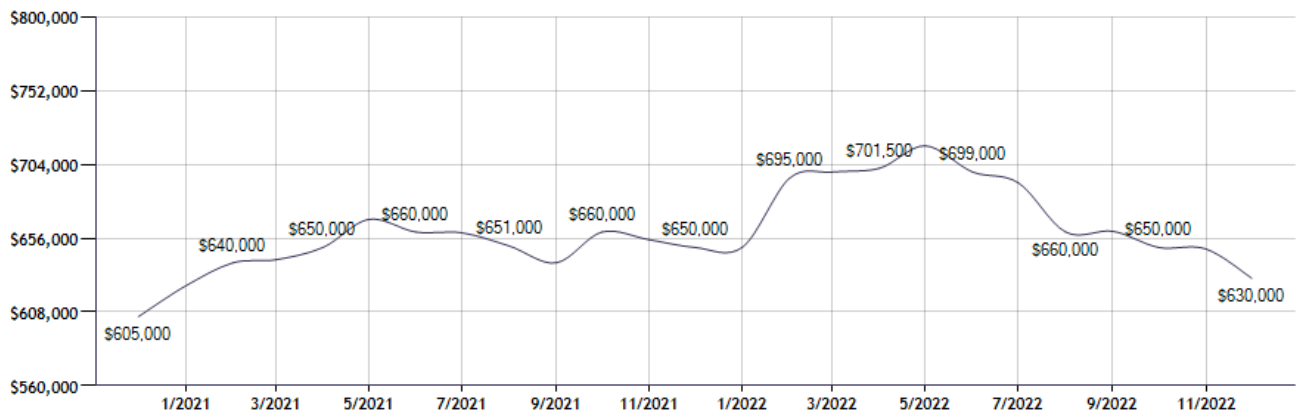
Current Available Inventory - 2,382
 Current Median List Price - \$729,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Dec-2022	\$630,000	\$650,000	-3.1
Nov-2022	\$649,000	\$655,000	-0.9
Oct-2022	\$650,000	\$660,000	-1.5
Sep-2022	\$660,500	\$640,000	3.2
Aug-2022	\$660,000	\$651,000	1.4
Jul-2022	\$692,000	\$659,500	4.9
Jun-2022	\$699,000	\$660,000	5.9
May-2022	\$716,000	\$668,250	7.1
Apr-2022	\$701,500	\$650,000	7.9
Mar-2022	\$699,000	\$642,000	8.9
Feb-2022	\$695,000	\$640,000	8.6
Jan-2022	\$650,000	\$625,000	4.0

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Sold Property Counts for:

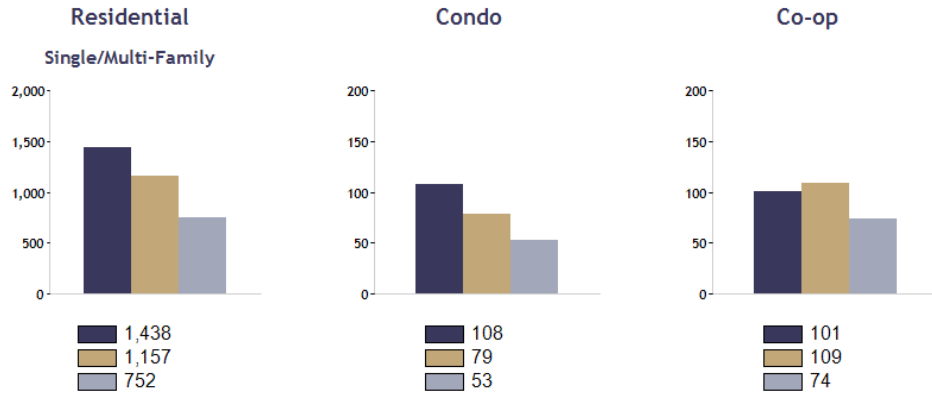
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Date Range



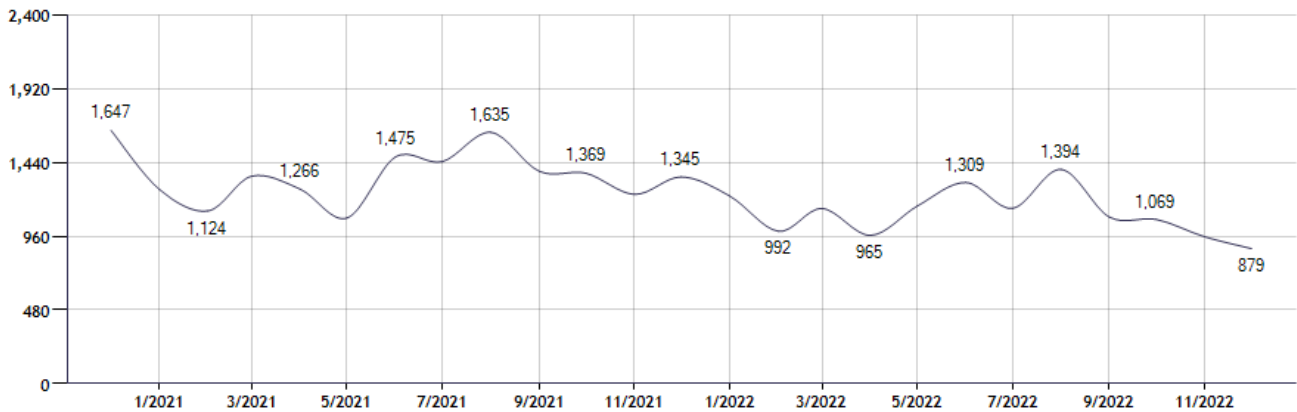
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Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Dec-2022	879	1,345	-34.6
Nov-2022	956	1,232	-22.4
Oct-2022	1,069	1,369	-21.9
Sep-2022	1,084	1,382	-21.6
Aug-2022	1,394	1,635	-14.7
Jul-2022	1,141	1,445	-21.0
Jun-2022	1,309	1,475	-11.3
May-2022	1,156	1,078	7.2
Apr-2022	965	1,266	-23.8
Mar-2022	1,140	1,350	-15.6
Feb-2022	992	1,124	-11.7
Jan-2022	1,221	1,263	-3.3

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



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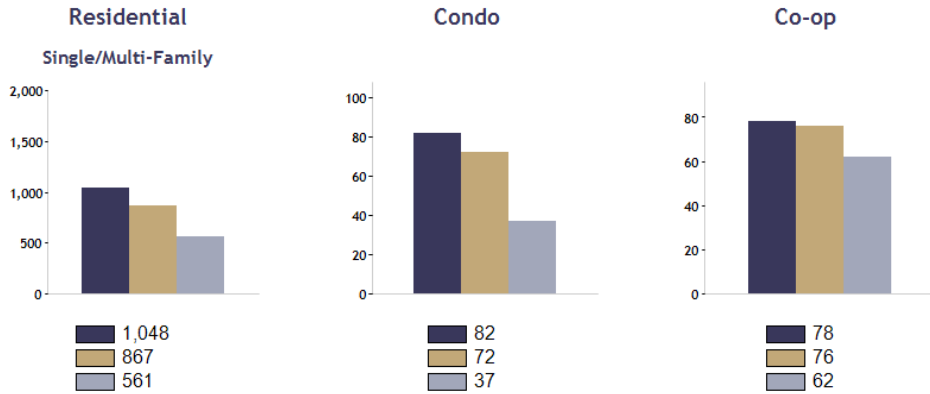
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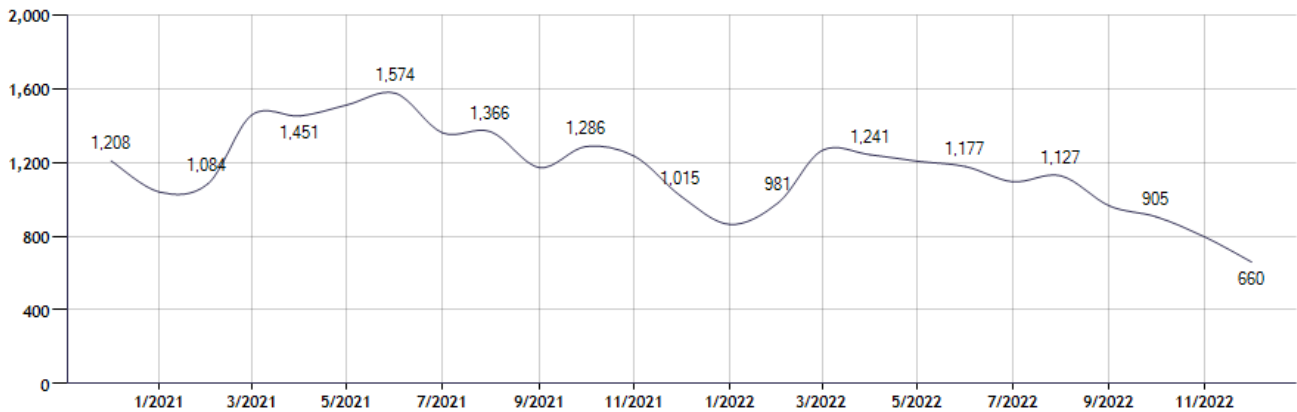
Current Available Inventory - 2,382
 Current Median List Price - \$729,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Dec-2022	660	1,015	-35.0
Nov-2022	796	1,233	-35.4
Oct-2022	905	1,286	-29.6
Sep-2022	964	1,172	-17.7
Aug-2022	1,127	1,366	-17.5
Jul-2022	1,095	1,360	-19.5
Jun-2022	1,177	1,574	-25.2
May-2022	1,206	1,511	-20.2
Apr-2022	1,241	1,451	-14.5
Mar-2022	1,264	1,456	-13.2
Feb-2022	981	1,084	-9.5
Jan-2022	864	1,039	-16.8

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



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