

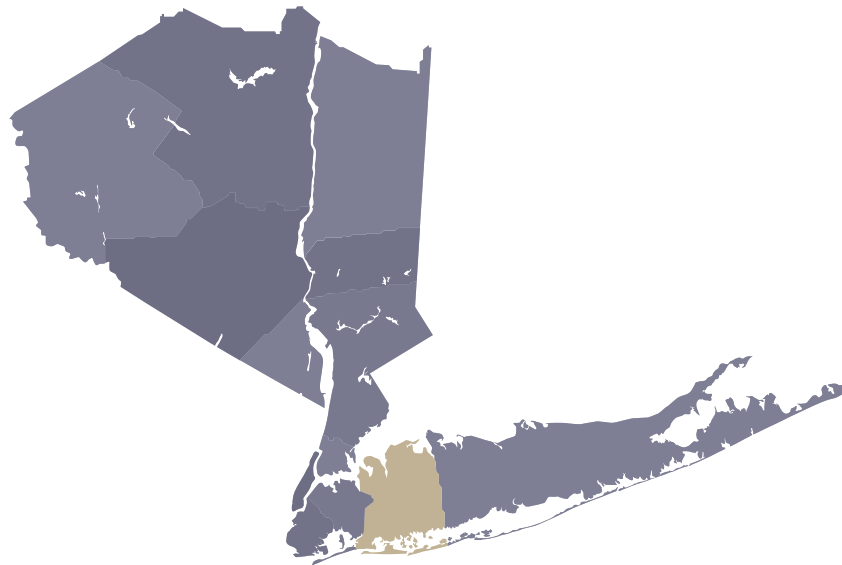
# One Key<sup>®</sup> Nassau County Market Update

The One Source Real Estate Marketplace

## January 2023

Nassau County reported a residential closed median sale price of \$660,000 in January 2023, which is an increase of 1.50% from the reported figure of \$650,000 in January 2022. There were 709 closed residential sales transactions and 652 pending transactions reported in January 2023, following 902 closed and 650 pending transactions reported in December 2022.

The OneKey MLS Regional Area reported a closed median sale price of \$575,000 in January 2023, representing an increase of 1.80% as compared to the reported \$565,000 in January 2022. Across the regional coverage area, there were 3,551 closed residential transactions, and 3,278 pending transactions, following the reported 4,363 closed and 3,469 pending 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:

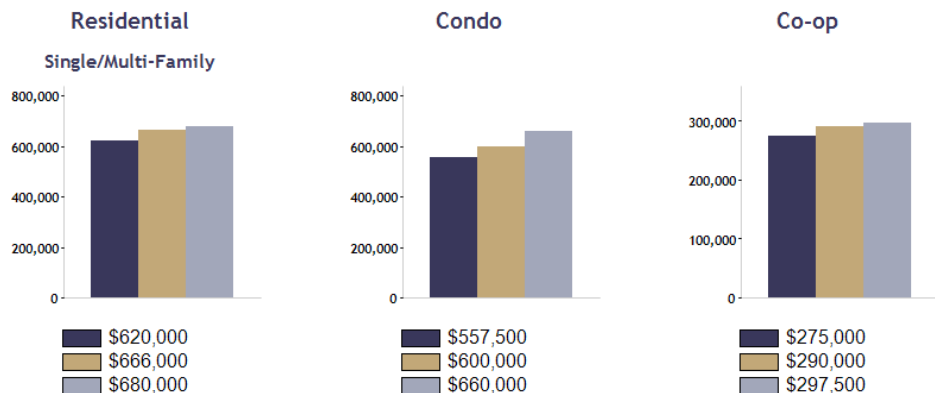
Location: Nassau (County)

Date Range



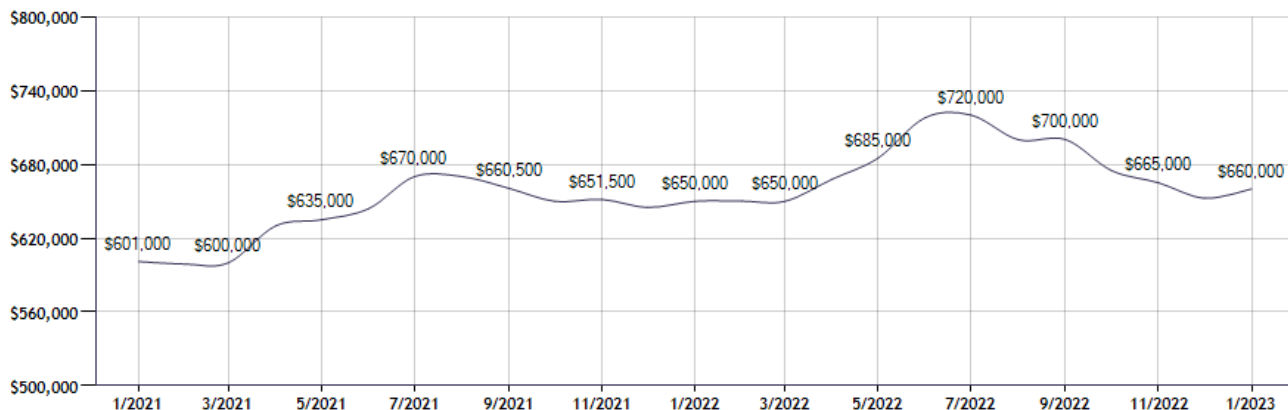
Current Available Inventory - 2,405  
Current Median List Price - \$749,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jan-2023	\$660,000	\$650,000	1.5
Dec-2022	\$652,500	\$645,000	1.2
Nov-2022	\$665,000	\$651,500	2.1
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	\$718,000	\$644,000	11.5
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

## 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:

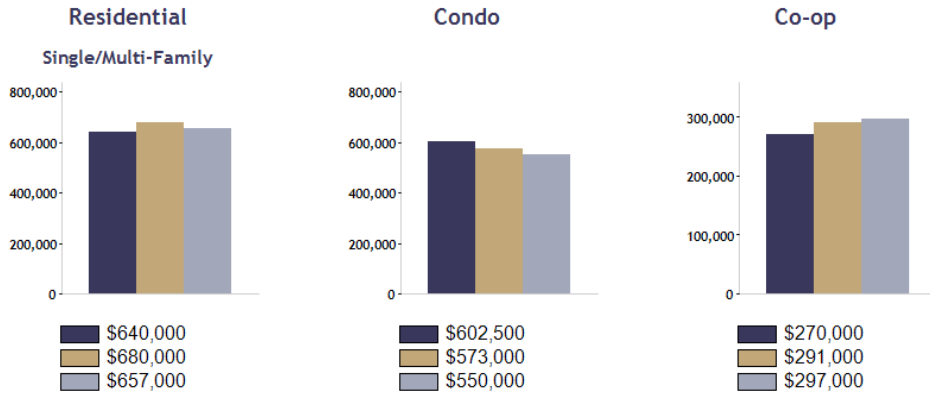
Location: Nassau (County)

Date Range

Jan 2021	Jan 2022	Jan 2023
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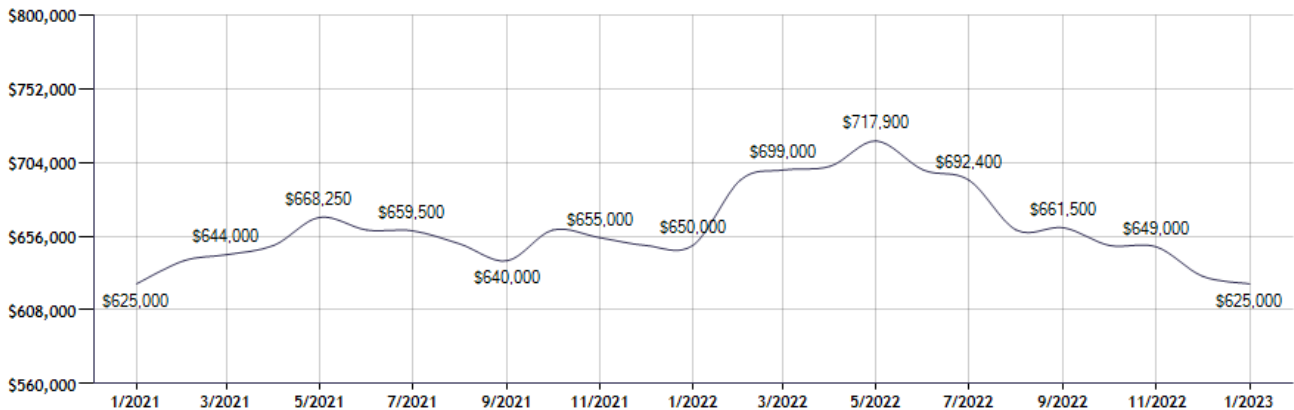
Current Available Inventory - 2,404  
 Current Median List Price - \$749,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jan-2023	\$625,000	\$650,000	-3.8
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	\$661,500	\$640,000	3.4
Aug-2022	\$660,000	\$651,000	1.4
Jul-2022	\$692,400	\$659,500	5.0
Jun-2022	\$699,000	\$660,000	5.9
May-2022	\$717,900	\$668,250	7.4
Apr-2022	\$701,500	\$650,000	7.9
Mar-2022	\$699,000	\$644,000	8.5
Feb-2022	\$692,500	\$640,000	8.2

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



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## Sold Property Counts for:

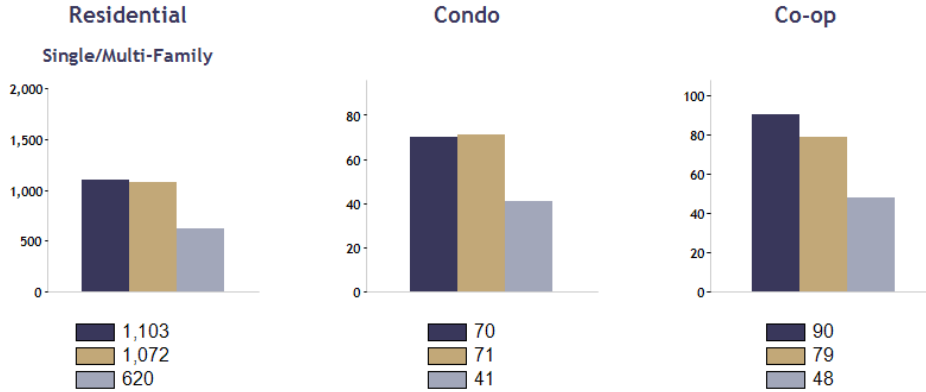
### Location: Nassau (County)

Date Range



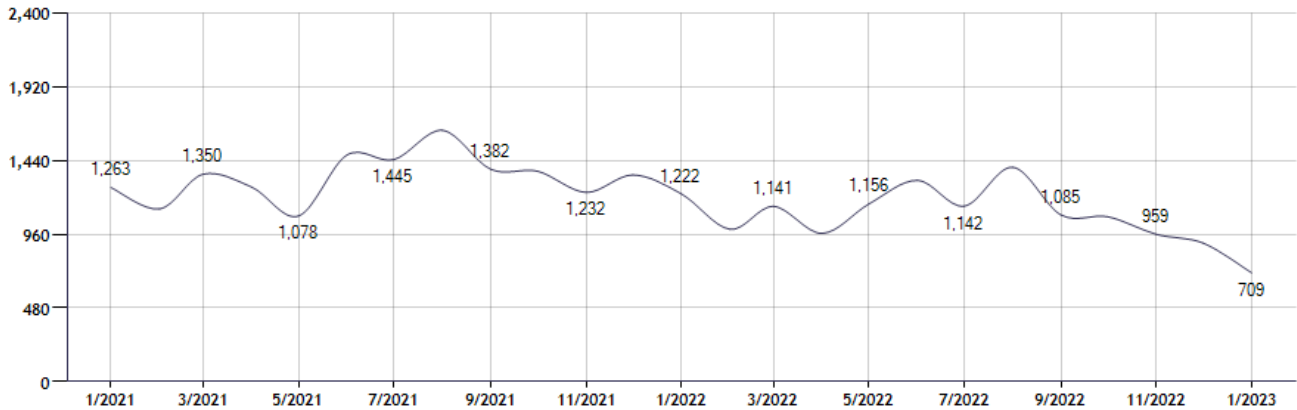
Current Available Inventory - 2,404  
 Current Median List Price - \$749,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jan-2023	709	1,222	-42.0
Dec-2022	902	1,345	-32.9
Nov-2022	959	1,232	-22.2
Oct-2022	1,073	1,369	-21.6
Sep-2022	1,085	1,382	-21.5
Aug-2022	1,395	1,635	-14.7
Jul-2022	1,142	1,445	-21.0
Jun-2022	1,310	1,475	-11.2
May-2022	1,156	1,078	7.2
Apr-2022	965	1,266	-23.8
Mar-2022	1,141	1,350	-15.5
Feb-2022	992	1,124	-11.7

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



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## Pending Sales Counts for:

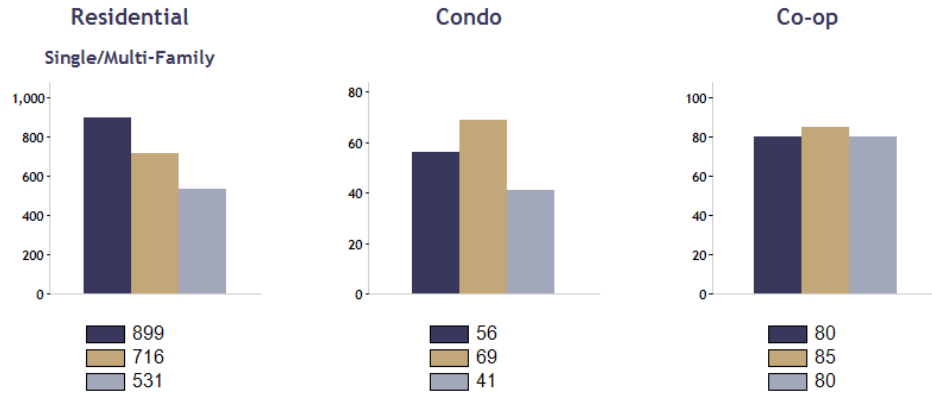
**Location: Nassau (County)**

Date Range



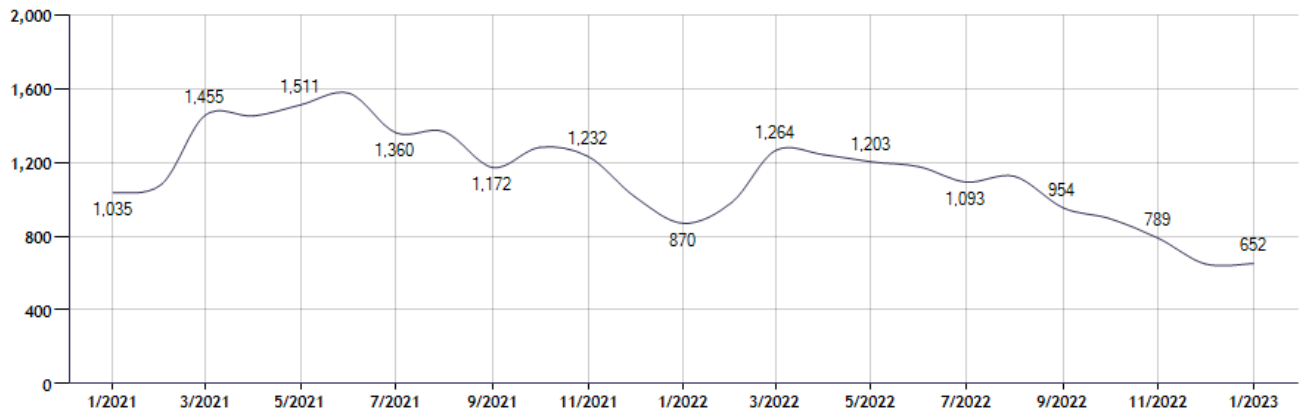
Current Available Inventory - 2,404  
Current Median List Price - \$749,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jan-2023	652	870	-25.1
Dec-2022	650	1,013	-35.8
Nov-2022	789	1,232	-36.0
Oct-2022	895	1,281	-30.1
Sep-2022	954	1,172	-18.6
Aug-2022	1,124	1,366	-17.7
Jul-2022	1,093	1,360	-19.6
Jun-2022	1,176	1,574	-25.3
May-2022	1,203	1,511	-20.4
Apr-2022	1,241	1,451	-14.5
Mar-2022	1,264	1,455	-13.1
Feb-2022	983	1,081	-9.1

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



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