

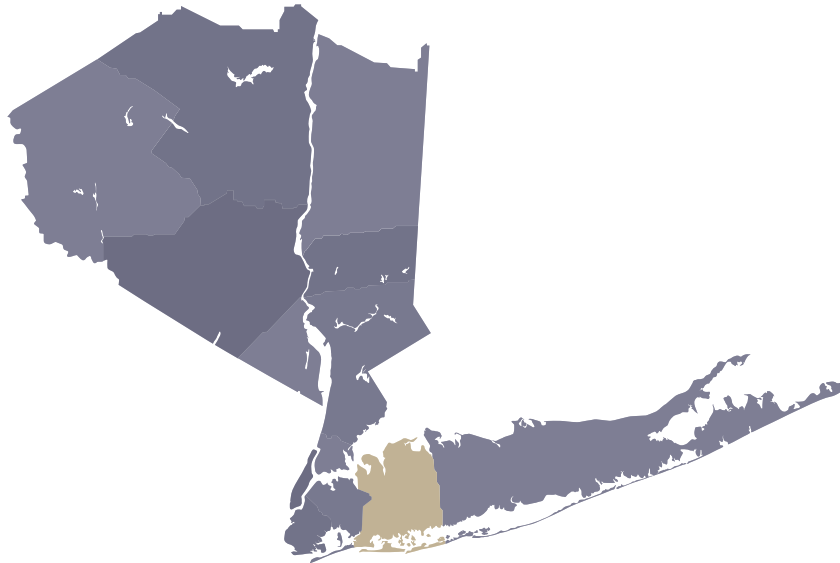
One Key[®] Nassau County Market Update

The One Source Real Estate Marketplace

February 2023

Nassau County reported a residential closed median sale price of \$640,000 in February 2023, which is a decrease of 1.50% from the reported figure of \$650,000 in February 2022. There were 597 closed residential sales transactions and 874 pending transactions reported in February 2023, following 722 closed and 643 pending transactions reported in January 2023.

The OneKey MLS Regional Area reported a closed median sale price of \$550,000 in February 2023, representing a decrease of 3.50% as compared to the reported \$570,000 in February 2022. Across the regional coverage area, there were 2,988 closed residential transactions and 3,974 pending transactions, following the reported 3,621 closed and 3,224 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:

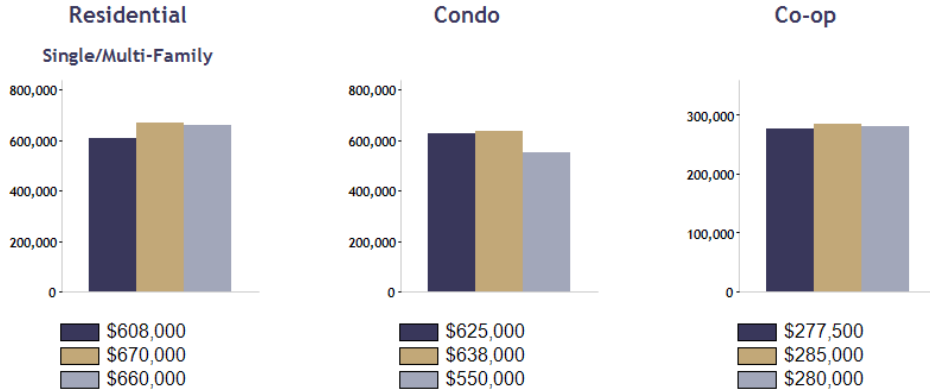
Location: Nassau (County)

Date Range

Feb 2021	Feb 2022	Feb 2023
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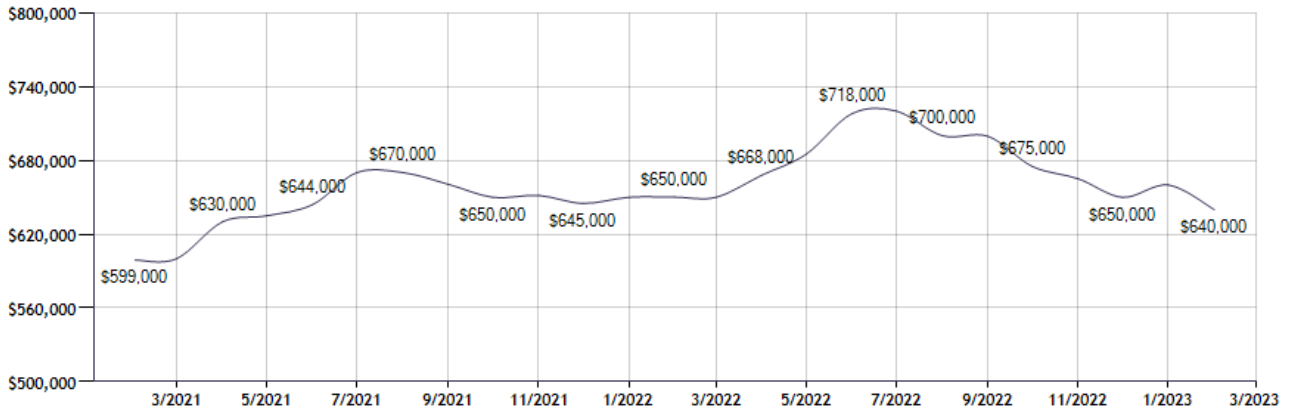
Current Available Inventory - 2,302
 Current Median List Price - \$749,949

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Feb-2023	\$640,000	\$650,000	-1.5
Jan-2023	\$660,000	\$650,000	1.5
Dec-2022	\$650,000	\$645,000	0.8
Nov-2022	\$665,000	\$651,500	2.1
Oct-2022	\$675,000	\$650,000	3.8
Sep-2022	\$699,500	\$660,500	5.9
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

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:

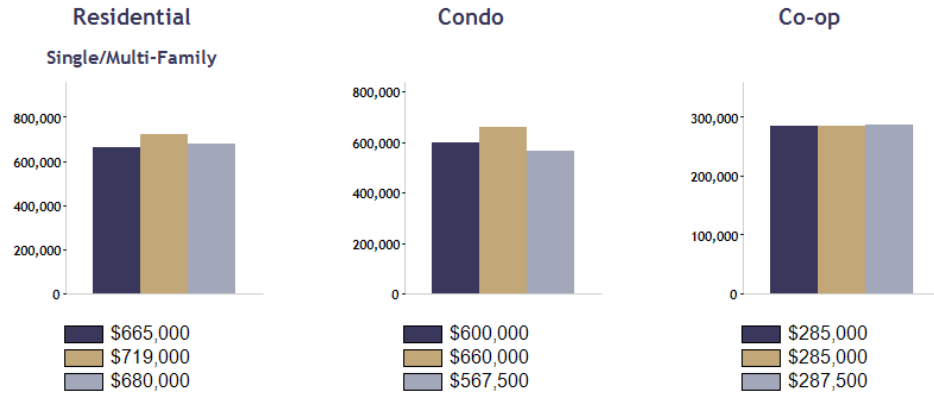
Location: Nassau (County)

Date Range

Feb 2021	Feb 2022	Feb 2023
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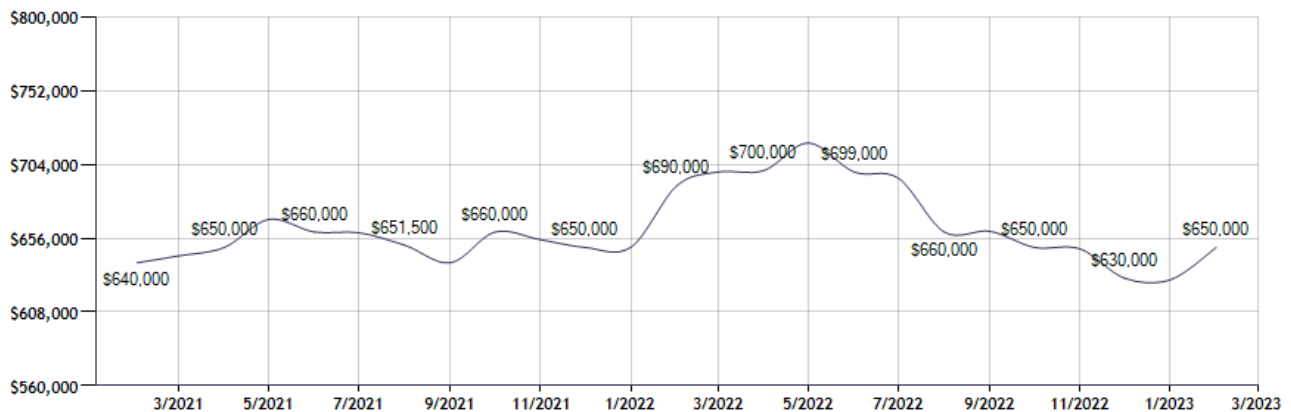
Current Available Inventory - 2,301
 Current Median List Price - \$749,998

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Feb-2023	\$650,000	\$690,000	-5.8
Jan-2023	\$629,000	\$650,000	-3.2
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	\$651,500	1.3
Jul-2022	\$695,000	\$659,500	5.4
Jun-2022	\$699,000	\$660,000	5.9
May-2022	\$717,900	\$668,250	7.4
Apr-2022	\$700,000	\$650,000	7.7
Mar-2022	\$699,000	\$644,500	8.5

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



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Sold Property Counts for:

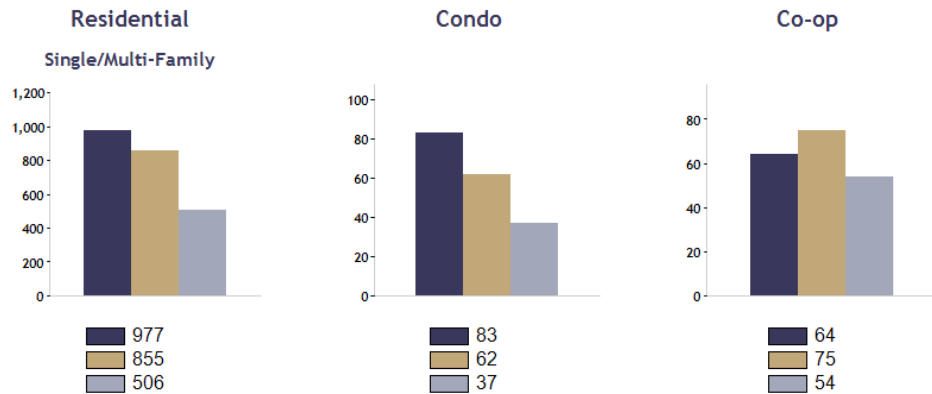
Location: Nassau (County)

Date Range



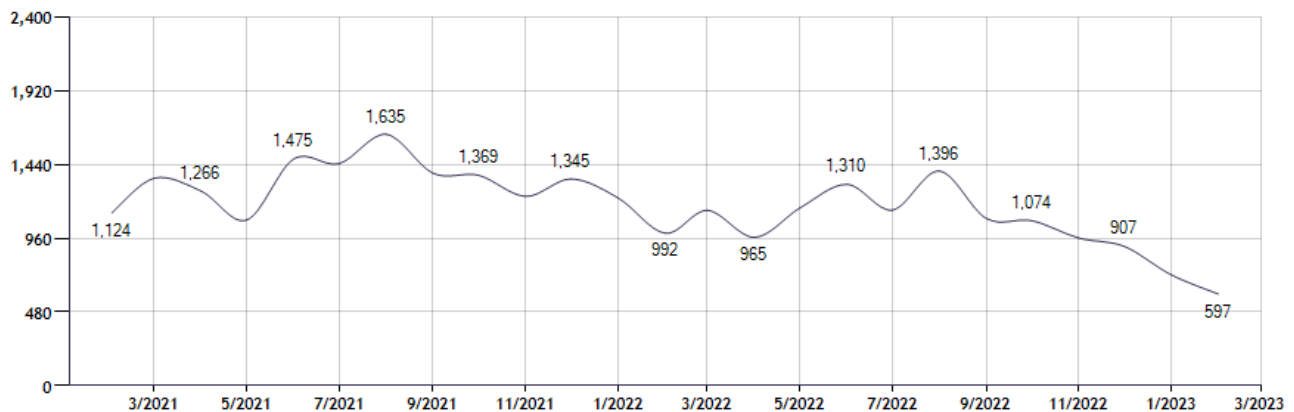
Current Available Inventory - 2,298
 Current Median List Price - \$749,999

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Feb-2023	597	992	-39.8
Jan-2023	722	1,222	-40.9
Dec-2022	907	1,345	-32.6
Nov-2022	961	1,232	-22.0
Oct-2022	1,074	1,369	-21.5
Sep-2022	1,088	1,382	-21.3
Aug-2022	1,396	1,635	-14.6
Jul-2022	1,143	1,445	-20.9
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

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



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Pending Sales Counts for:

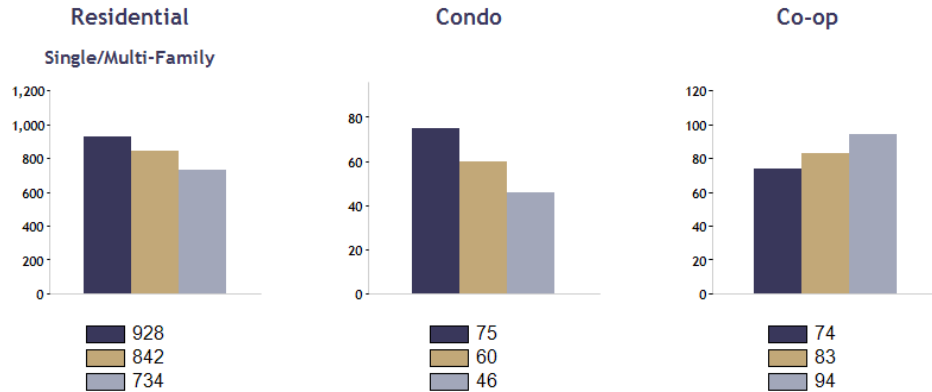
Location: Nassau (County)

Date Range



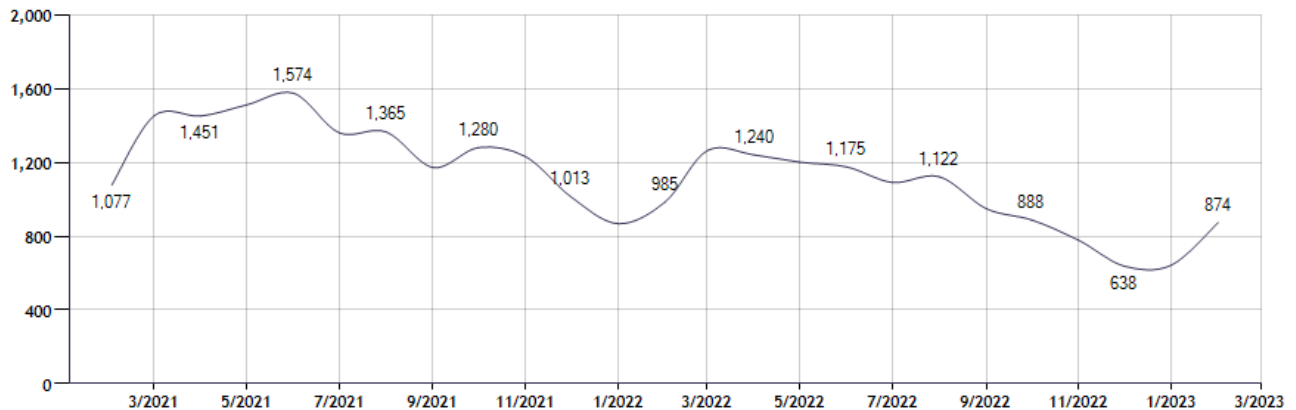
Current Available Inventory - 2,297
 Current Median List Price - \$749,999

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Feb-2023	874	985	-11.3
Jan-2023	643	868	-25.9
Dec-2022	638	1,013	-37.0
Nov-2022	778	1,231	-36.8
Oct-2022	888	1,280	-30.6
Sep-2022	949	1,172	-19.0
Aug-2022	1,122	1,365	-17.8
Jul-2022	1,091	1,360	-19.8
Jun-2022	1,175	1,574	-25.3
May-2022	1,201	1,511	-20.5
Apr-2022	1,240	1,451	-14.5
Mar-2022	1,264	1,452	-12.9

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



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