

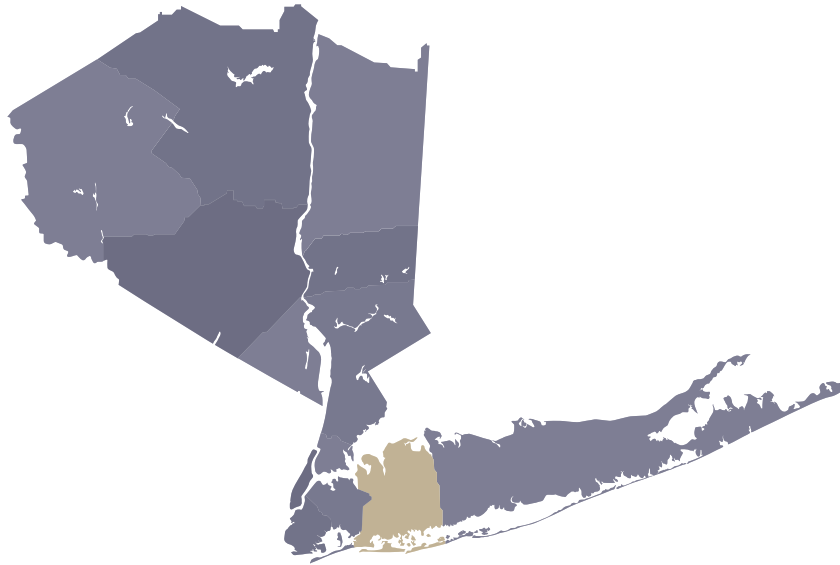
# One Key<sup>®</sup> Nassau County Market Update

The One Source Real Estate Marketplace

## March 2023

Nassau County reported a residential closed median sale price of \$645,000 in March 2023, which is a decrease of less than 1.00% from the reported figure of \$650,000 in March 2022. There were 716 closed residential sales transactions and 1,092 pending transactions reported in March 2023, following 614 closed and 860 pending transactions reported in February 2023.

The OneKey MLS Regional Area reported a closed median sale price of \$550,000 in March 2023, representing a decrease of 4.40% as compared to the reported \$575,000 in March 2022. Across the regional coverage area, there were 3,525 closed residential transactions and 5,268 pending transactions, following the reported 3,046 closed and 3,883 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:

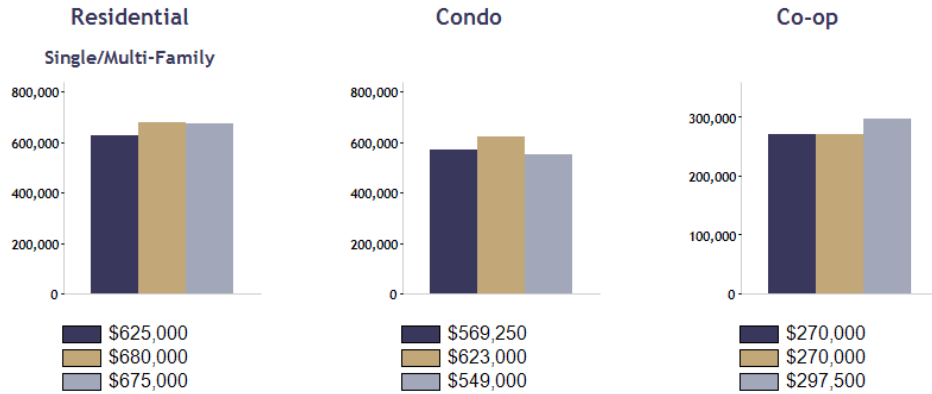
Location: Nassau (County)

Date Range



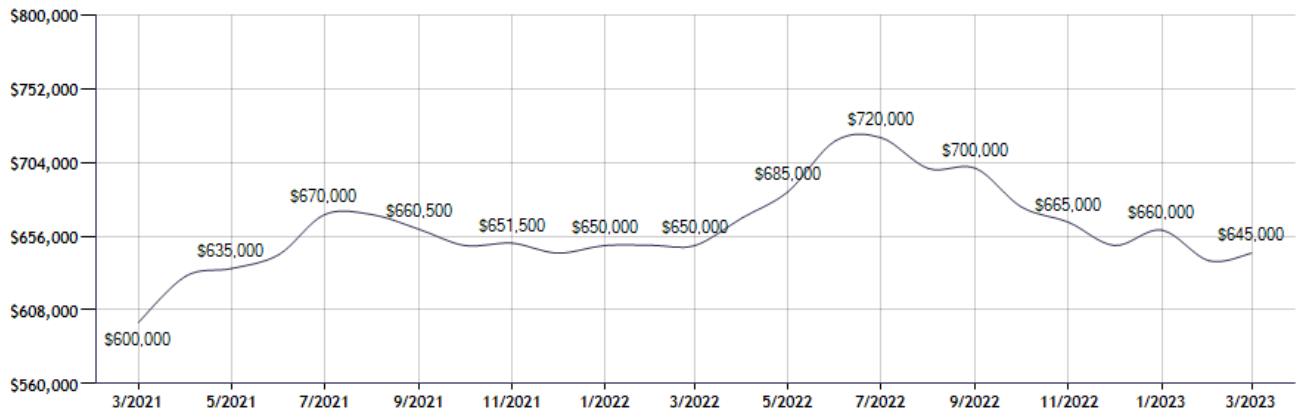
Current Available Inventory - 2,297  
Current Median List Price - \$775,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Mar-2023	\$645,000	\$650,000	-0.8
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	\$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

## 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:

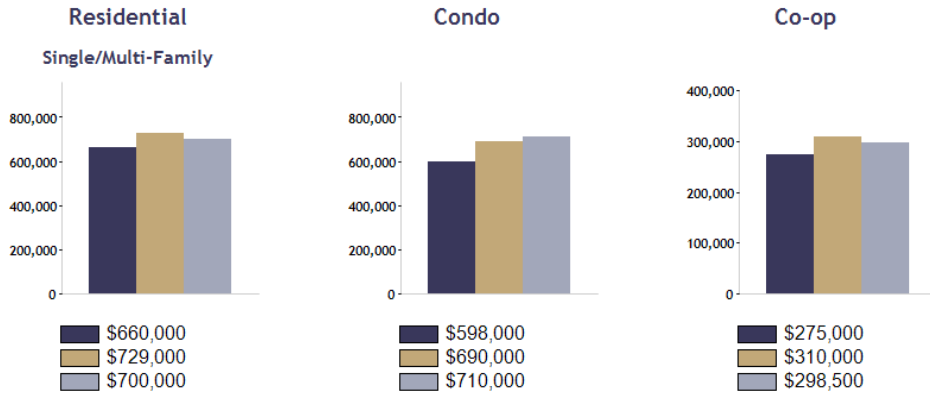
Location: Nassau (County)

Date Range



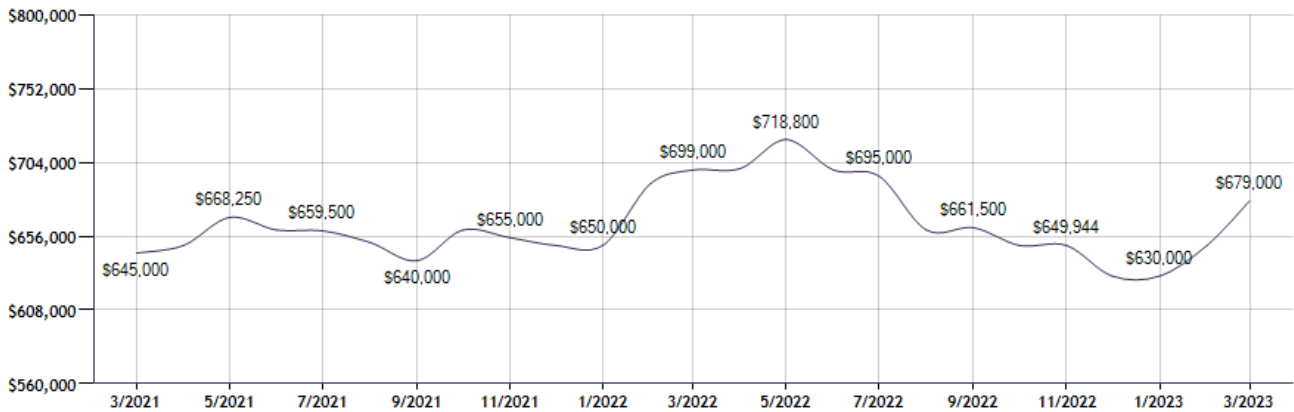
Current Available Inventory - 2,296  
Current Median List Price - \$775,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Mar-2023	\$679,000	\$699,000	-2.9
Feb-2023	\$650,000	\$690,000	-5.8
Jan-2023	\$630,000	\$650,000	-3.1
Dec-2022	\$630,000	\$650,000	-3.1
Nov-2022	\$649,944	\$655,000	-0.8
Oct-2022	\$650,000	\$660,000	-1.5
Sep-2022	\$661,500	\$640,000	3.4
Aug-2022	\$660,000	\$652,000	1.2
Jul-2022	\$695,000	\$659,500	5.4
Jun-2022	\$699,000	\$660,000	5.9
May-2022	\$718,800	\$668,250	7.6
Apr-2022	\$700,000	\$650,000	7.7

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



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## Sold Property Counts for:

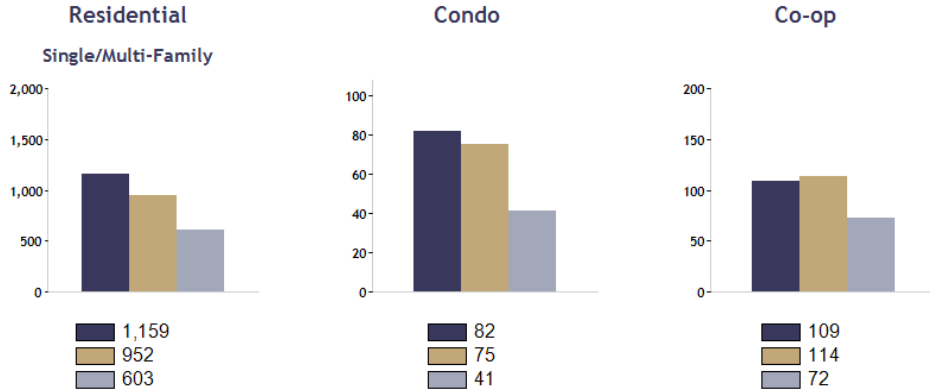
### Location: Nassau (County)

Date Range



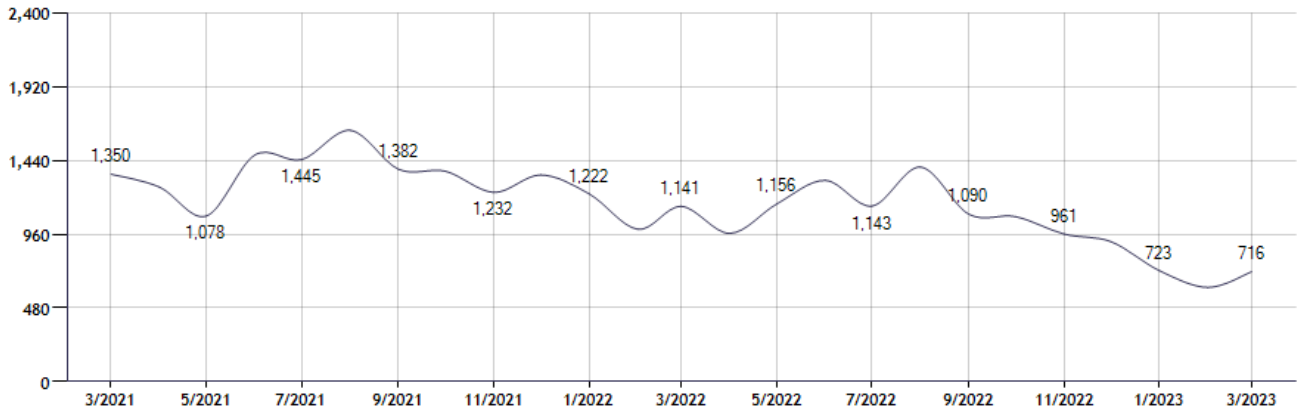
Current Available Inventory - 2,296  
 Current Median List Price - \$775,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Mar-2023	716	1,141	-37.2
Feb-2023	614	992	-38.1
Jan-2023	723	1,222	-40.8
Dec-2022	911	1,345	-32.3
Nov-2022	961	1,232	-22.0
Oct-2022	1,074	1,369	-21.5
Sep-2022	1,090	1,382	-21.1
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

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



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## Pending Sales Counts for:

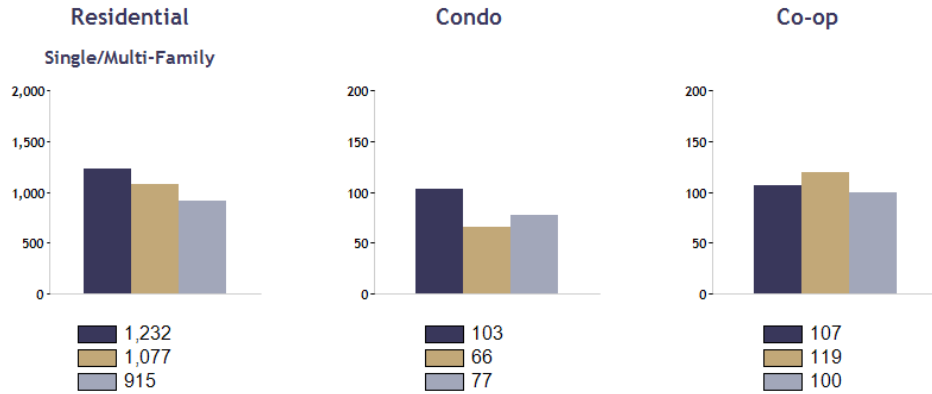
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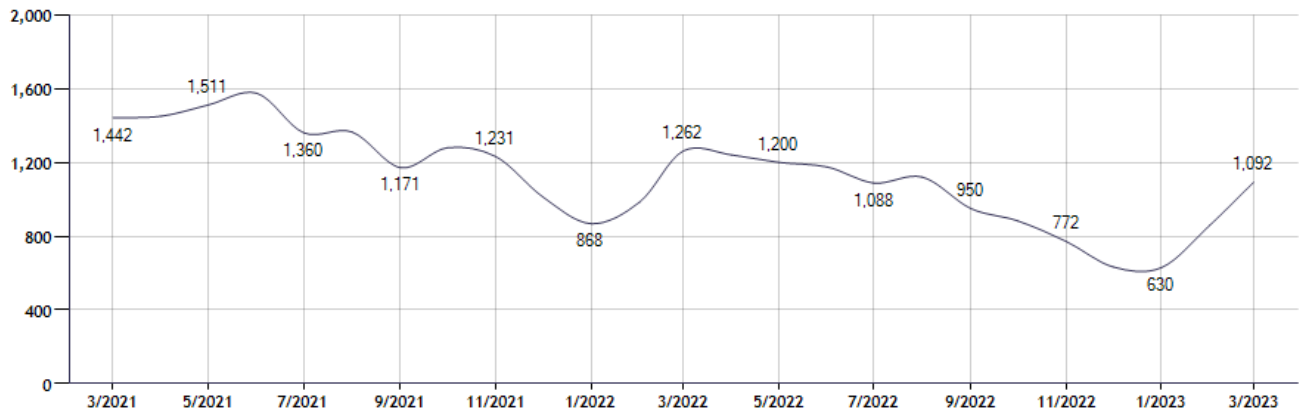
Current Available Inventory - 2,296  
Current Median List Price - \$775,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Mar-2023	1,092	1,262	-13.5
Feb-2023	860	985	-12.7
Jan-2023	630	868	-27.4
Dec-2022	634	1,013	-37.4
Nov-2022	772	1,231	-37.3
Oct-2022	883	1,279	-31.0
Sep-2022	950	1,171	-18.9
Aug-2022	1,120	1,364	-17.9
Jul-2022	1,088	1,360	-20.0
Jun-2022	1,175	1,574	-25.3
May-2022	1,200	1,511	-20.6
Apr-2022	1,240	1,450	-14.5

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



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