

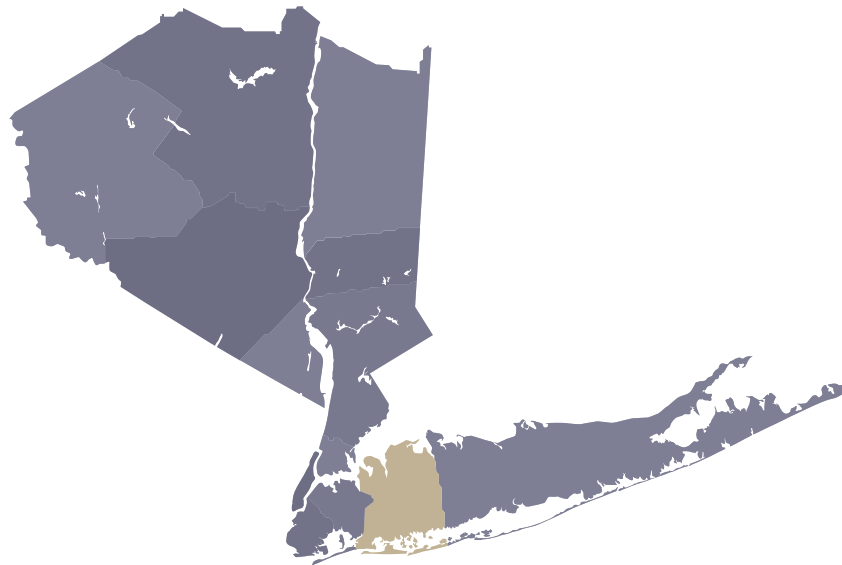
# One Key<sup>®</sup> **Nassau County Market Update**

The One Source Real Estate Marketplace

## April 2023

Nassau County reported a residential closed median sale price of \$660,000 in April 2023, a decrease of 1.30% from \$668,500, reported in April 2022. There were 604 closed residential sales transactions and 1,009 pending transactions reported in April 2023, following 739 closed and 1,089 pending transactions reported the month prior.

The OneKey MLS Regional Area reported a closed median sale price of \$575,000 in April 2023, representing a decrease of less than 1.00% as compared to the reported \$580,000 in April 2022. Across the regional coverage area, there were 3,160 closed residential transactions and 4,759 pending transactions, following the reported 3,612 closed and 5,203 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:

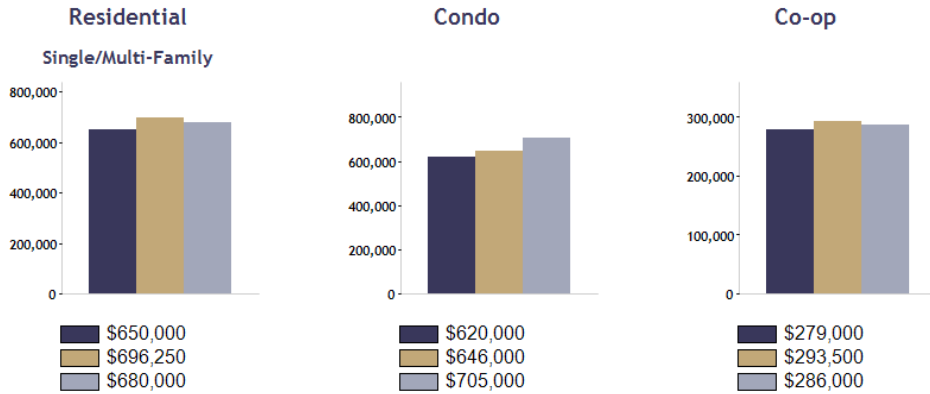
### Location: Nassau (County)

Date Range



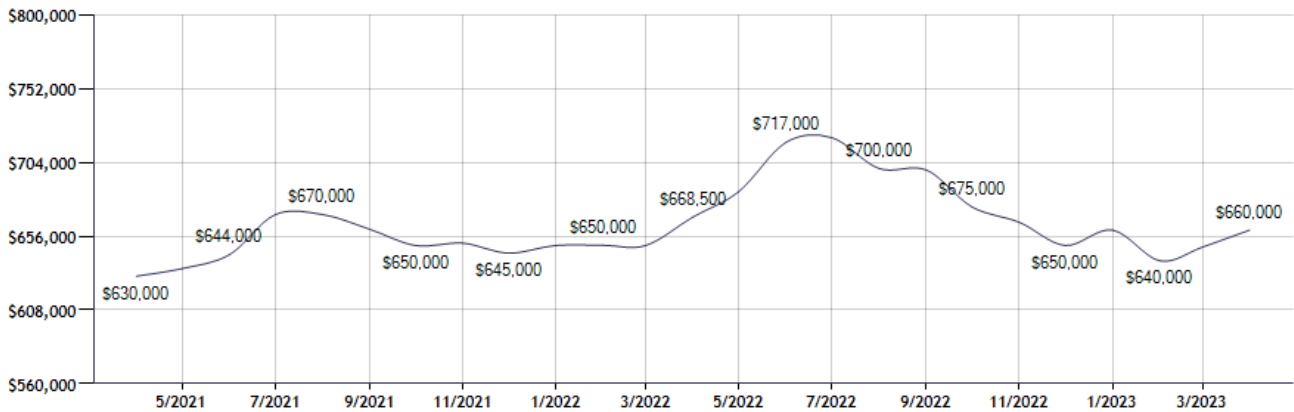
Current Available Inventory - 2,379  
 Current Median List Price - \$799,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Apr-2023	\$660,000	\$668,500	-1.3
Mar-2023	\$648,900	\$650,000	-0.2
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	\$699,000	\$660,500	5.8
Aug-2022	\$700,000	\$670,000	4.5
Jul-2022	\$720,000	\$670,000	7.5
Jun-2022	\$717,000	\$644,000	11.3
May-2022	\$685,000	\$635,000	7.9

## 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:

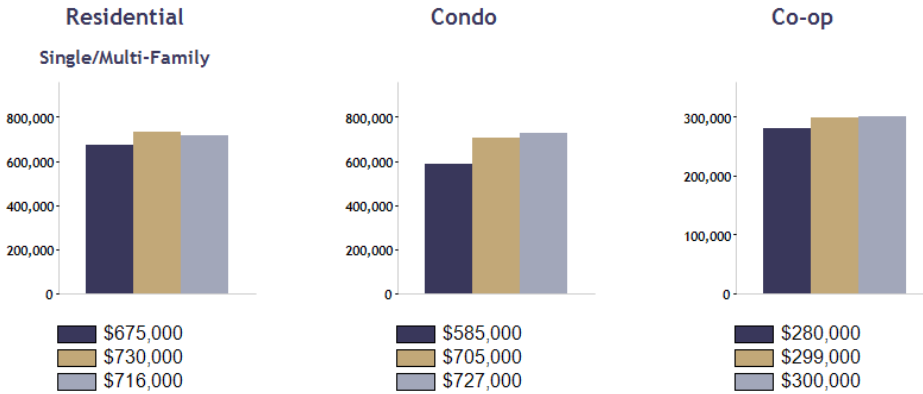
**Location: Nassau (County)**

Date Range



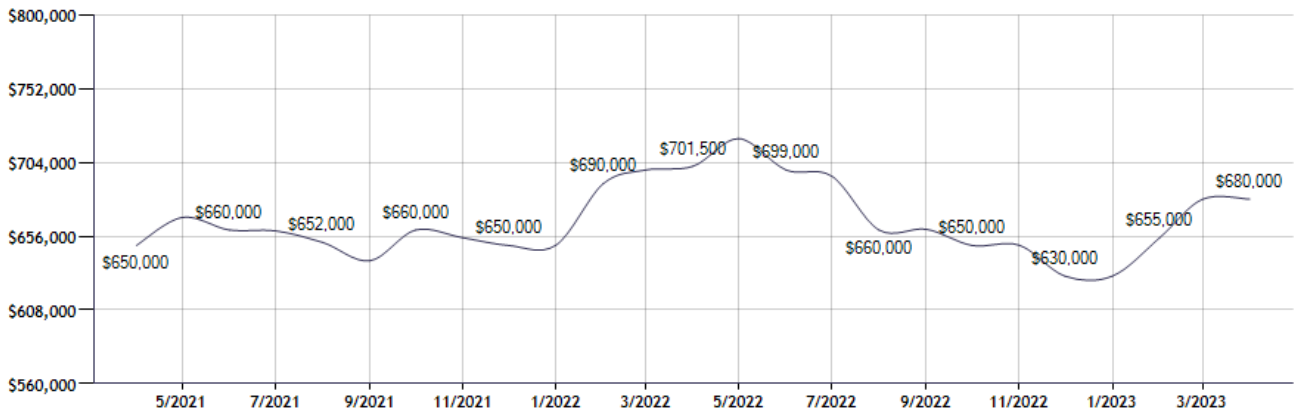
Current Available Inventory - 2,377  
 Current Median List Price - \$799,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Apr-2023	\$680,000	\$701,500	-3.1
Mar-2023	\$680,000	\$699,000	-2.7
Feb-2023	\$655,000	\$690,000	-5.1
Jan-2023	\$630,000	\$650,000	-3.1
Dec-2022	\$630,000	\$650,000	-3.1
Nov-2022	\$650,000	\$655,000	-0.8
Oct-2022	\$650,000	\$660,000	-1.5
Sep-2022	\$660,500	\$640,000	3.2
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	\$719,400	\$668,250	7.7

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## Sold Property Counts for:

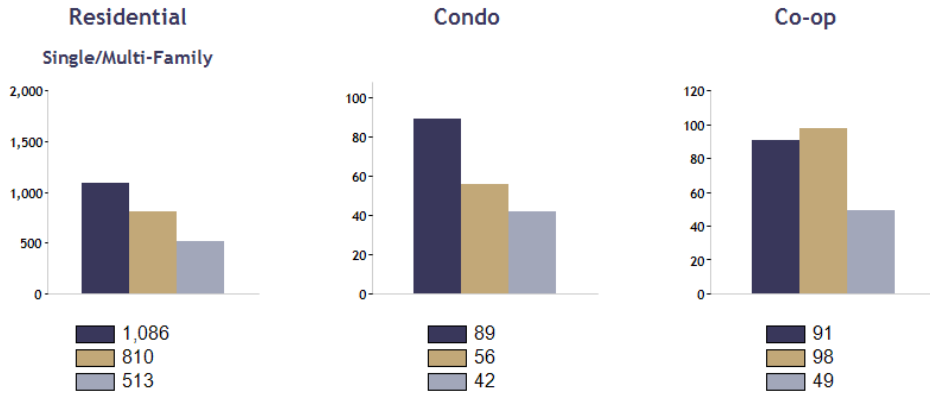
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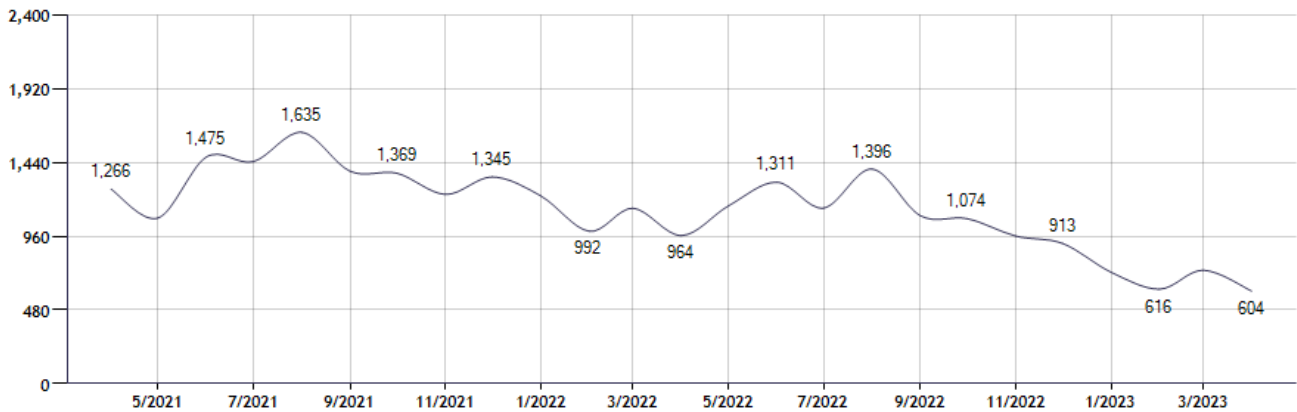
Current Available Inventory - 2,378  
 Current Median List Price - \$799,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Apr-2023	604	964	-37.3
Mar-2023	739	1,141	-35.2
Feb-2023	616	992	-37.9
Jan-2023	726	1,222	-40.6
Dec-2022	913	1,345	-32.1
Nov-2022	961	1,232	-22.0
Oct-2022	1,074	1,369	-21.5
Sep-2022	1,093	1,382	-20.9
Aug-2022	1,396	1,635	-14.6
Jul-2022	1,143	1,445	-20.9
Jun-2022	1,311	1,475	-11.1
May-2022	1,156	1,078	7.2

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## Pending Sales Counts for:

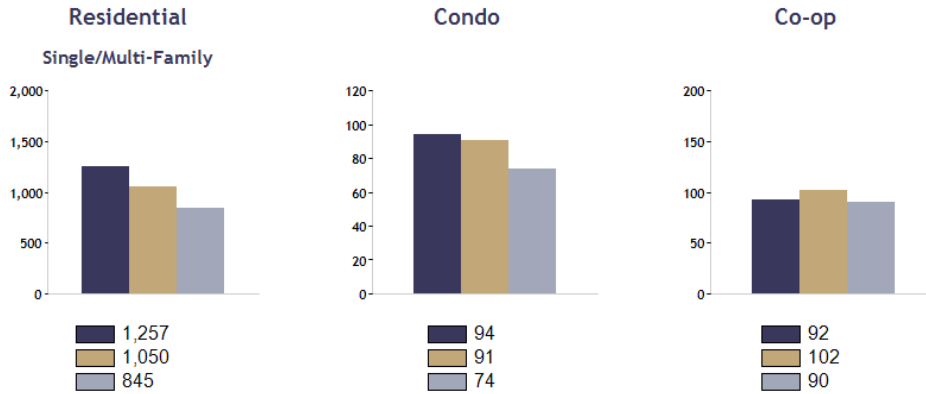
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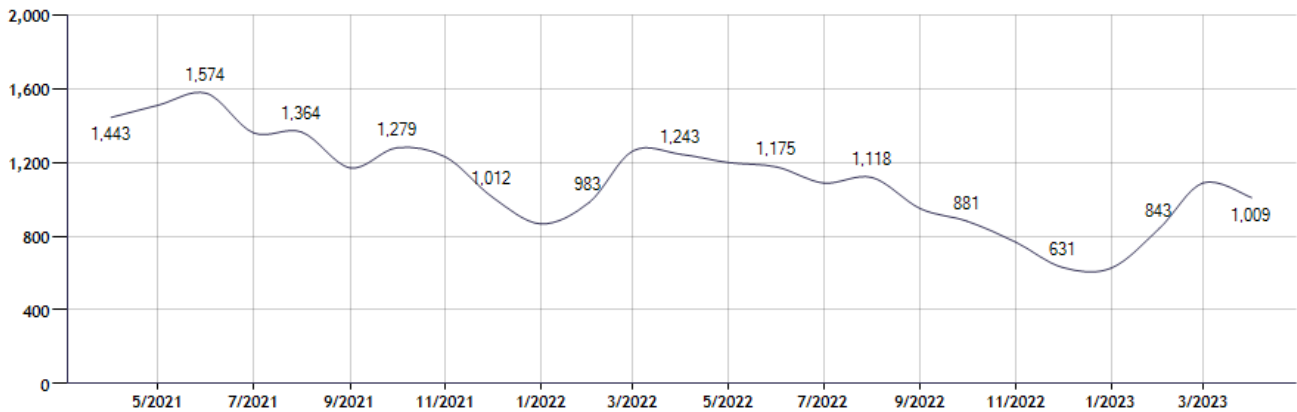
Current Available Inventory - 2,377  
 Current Median List Price - \$799,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Apr-2023	1,009	1,243	-18.8
Mar-2023	1,089	1,262	-13.7
Feb-2023	843	983	-14.2
Jan-2023	627	867	-27.7
Dec-2022	631	1,012	-37.6
Nov-2022	768	1,229	-37.5
Oct-2022	881	1,279	-31.1
Sep-2022	949	1,170	-18.9
Aug-2022	1,118	1,364	-18.0
Jul-2022	1,088	1,360	-20.0
Jun-2022	1,175	1,574	-25.3
May-2022	1,199	1,509	-20.5

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