

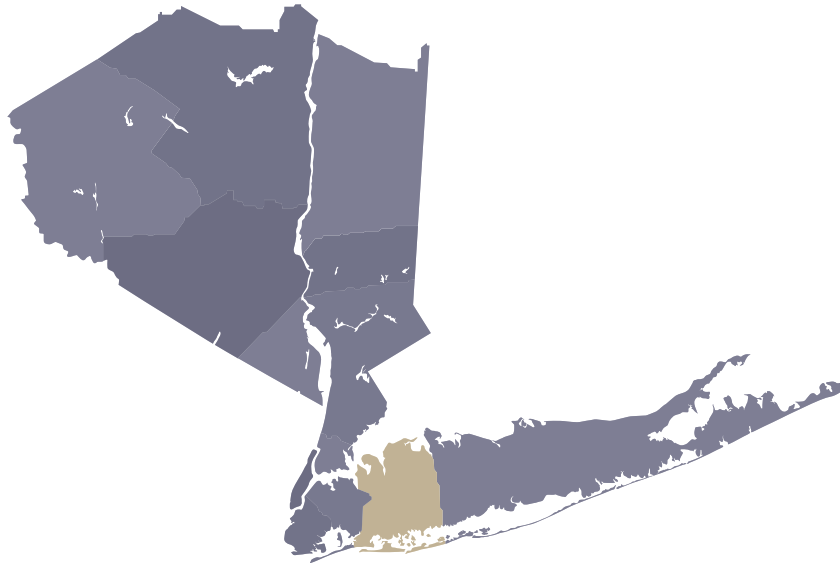
One Key[®] Nassau County Market Update

The One Source Real Estate Marketplace

December 2023

Nassau County reported a residential closed median sale price of \$705,000 in December 2023, an increase of 8.50% from \$650,000, reported in December 2022. There were 773 closed residential sales transactions and 683 pending transactions reported in December 2023, following 807 closed and 765 pending transactions reported the month prior.

The OneKey MLS Regional Area reported a closed median sale price of \$625,000 in December 2023, representing an increase of 9.70% as compared to the reported \$570,000 in December 2022. Across the regional coverage area, there were 3,746 closed residential transactions and 3,348 pending transactions, following 3,909 closed and 3,799 pending transactions reported 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:

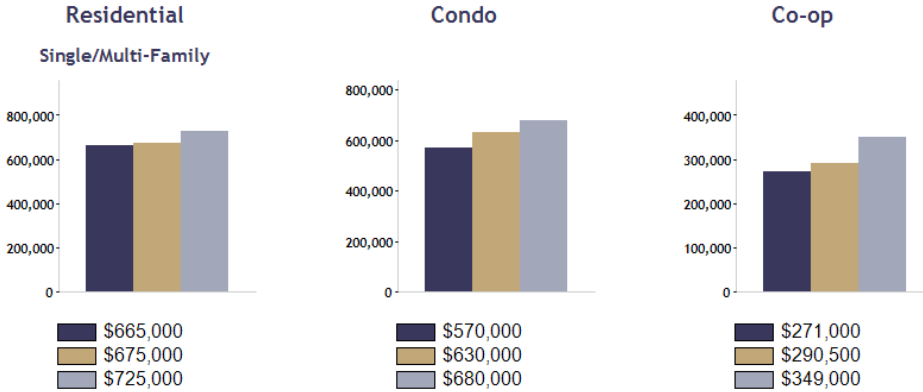
Location: Nassau (County)

Date Range

Dec 2021	Dec 2022	Dec 2023
----------	----------	----------

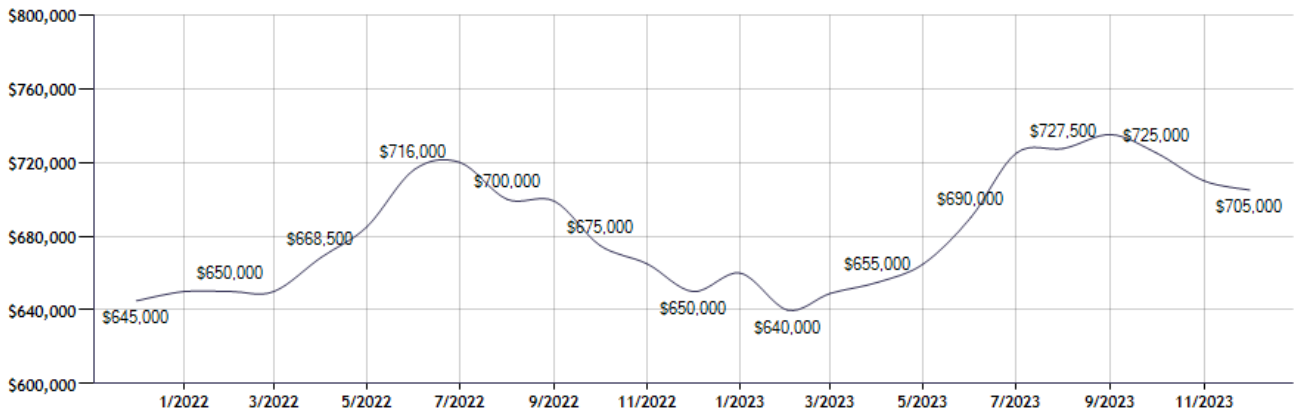
Current Available Inventory - 1,795
 Current Median List Price - \$849,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Dec-2023	\$705,000	\$650,000	8.5
Nov-2023	\$710,000	\$665,000	6.8
Oct-2023	\$725,000	\$675,000	7.4
Sep-2023	\$735,000	\$699,000	5.2
Aug-2023	\$727,500	\$700,000	3.9
Jul-2023	\$725,000	\$720,000	0.7
Jun-2023	\$690,000	\$716,000	-3.6
May-2023	\$665,000	\$685,000	-2.9
Apr-2023	\$655,000	\$668,500	-2.0
Mar-2023	\$649,000	\$650,000	-0.2
Feb-2023	\$640,000	\$650,000	-1.5
Jan-2023	\$660,000	\$650,000	1.5

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:

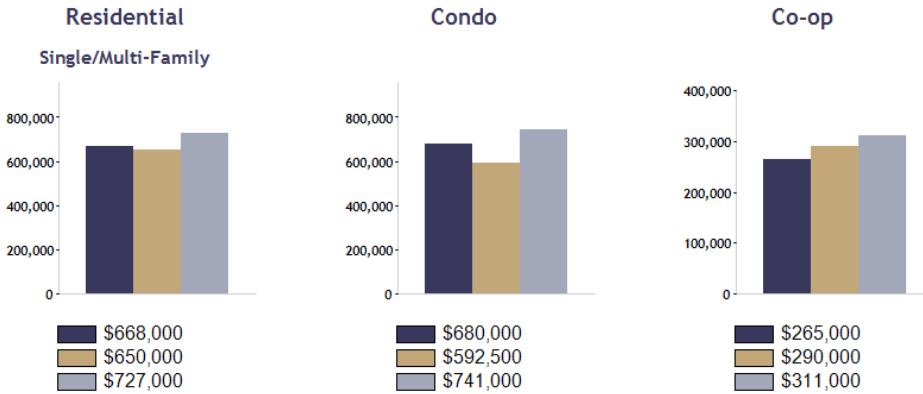
Location: Nassau (County)

Date Range

Dec 2021	Dec 2022	Dec 2023
----------	----------	----------

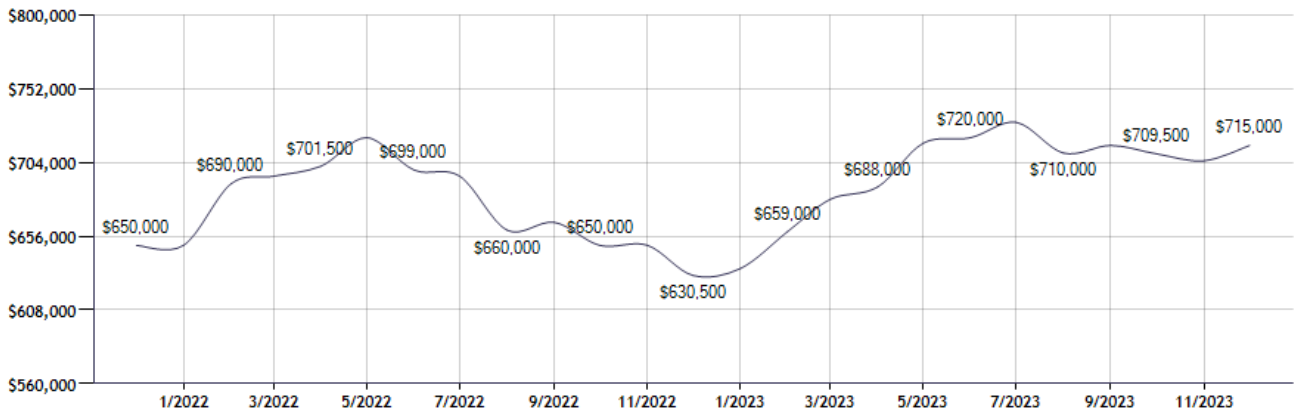
Current Available Inventory - 1,796
 Current Median List Price - \$849,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Dec-2023	\$715,000	\$630,500	13.4
Nov-2023	\$705,000	\$650,000	8.5
Oct-2023	\$709,500	\$650,000	9.2
Sep-2023	\$715,000	\$665,000	7.5
Aug-2023	\$710,000	\$660,000	7.6
Jul-2023	\$730,000	\$695,000	5.0
Jun-2023	\$720,000	\$699,000	3.0
May-2023	\$716,500	\$720,000	-0.5
Apr-2023	\$688,000	\$701,500	-1.9
Mar-2023	\$680,000	\$695,000	-2.2
Feb-2023	\$659,000	\$690,000	-4.5
Jan-2023	\$635,000	\$650,000	-2.3

Pending Sales 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>

Sold Property Counts for:

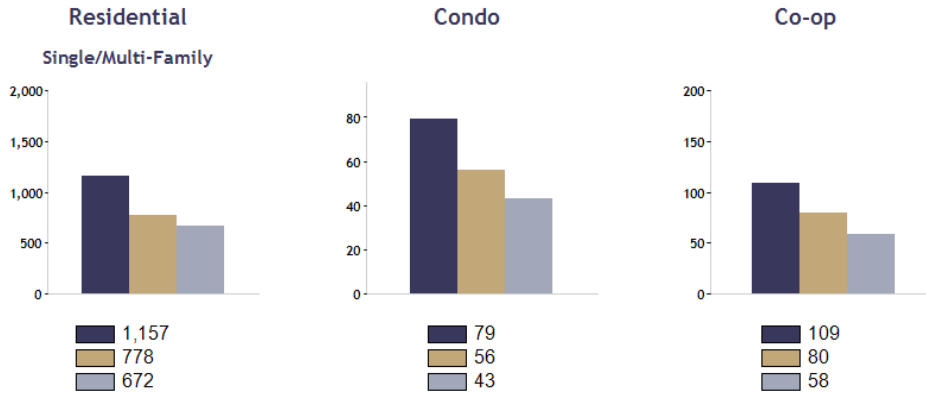
Location: Nassau (County)

Date Range



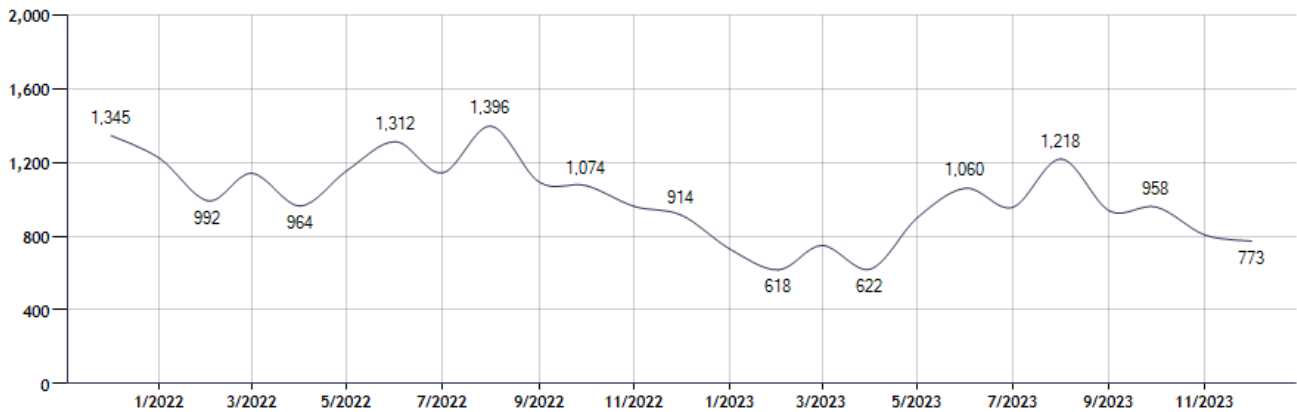
Current Available Inventory - 1,795
 Current Median List Price - \$849,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Dec-2023	773	914	-15.4
Nov-2023	807	961	-16.0
Oct-2023	958	1,074	-10.8
Sep-2023	937	1,093	-14.3
Aug-2023	1,218	1,396	-12.8
Jul-2023	956	1,143	-16.4
Jun-2023	1,060	1,312	-19.2
May-2023	900	1,156	-22.1
Apr-2023	622	964	-35.5
Mar-2023	750	1,141	-34.3
Feb-2023	618	992	-37.7
Jan-2023	731	1,222	-40.2

Sold Property Counts 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 Counts for:

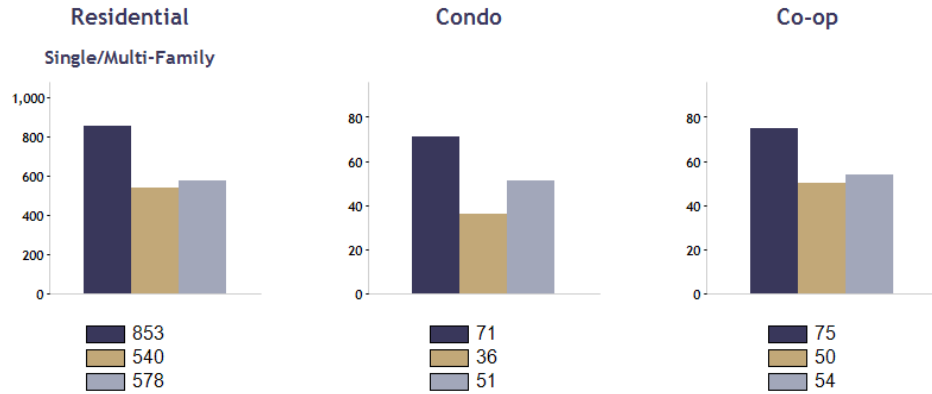
Location: Nassau (County)

Date Range

Dec 2021	Dec 2022	Dec 2023
----------	----------	----------

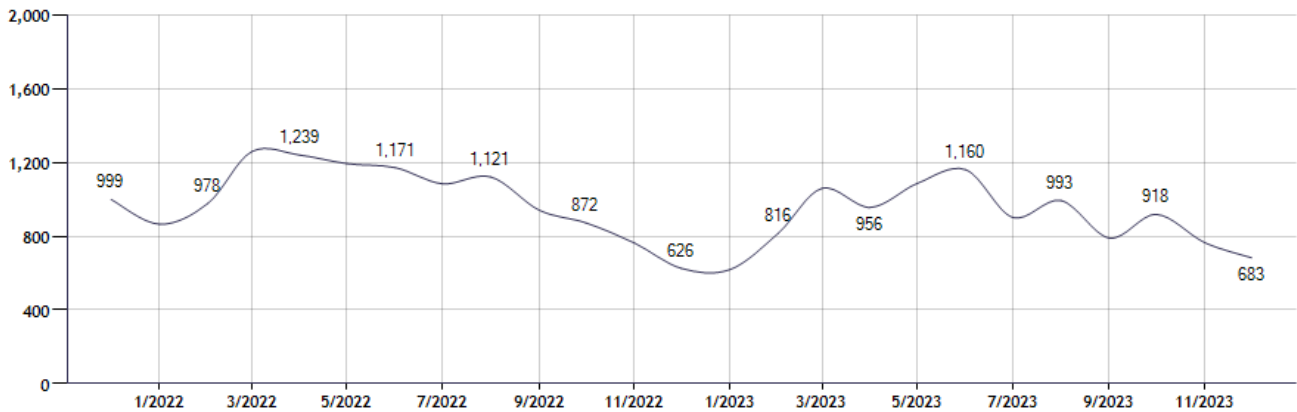
Current Available Inventory - 1,796
 Current Median List Price - \$849,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Dec-2023	683	626	9.1
Nov-2023	765	763	0.3
Oct-2023	918	872	5.3
Sep-2023	790	941	-16.0
Aug-2023	993	1,121	-11.4
Jul-2023	902	1,084	-16.8
Jun-2023	1,160	1,171	-0.9
May-2023	1,086	1,193	-9.0
Apr-2023	956	1,239	-22.8
Mar-2023	1,059	1,258	-15.8
Feb-2023	816	978	-16.6
Jan-2023	619	865	-28.4

Pending Sales Counts 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>