

Local Market Update – March 2026 Greater Port Washington Area



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Port Washington and Sands Point

Single-Family Homes	March			Last 12 Months		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	32	24	- 25.0%	262	229	- 12.6%
Closed Sales	19	12	- 36.8%	202	198	- 2.0%
Days on Market Until Sale	92	27	- 70.7%	53	47	- 11.3%
Median Sales Price*	\$1,449,000	\$1,606,500	+ 10.9%	\$1,300,000	\$1,357,500	+ 4.4%
Percent of Original List Price Received*	94.4%	104.3%	+ 10.5%	98.1%	99.1%	+ 1.0%
Inventory of Homes for Sale	49	34	- 30.6%	49	41	- 16.3%

Condos	March			Last 12 Months		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	7	4	- 42.9%	49	39	- 20.4%
Closed Sales	4	1	- 75.0%	39	42	+ 7.7%
Days on Market Until Sale	21	20	- 4.8%	55	60	+ 9.1%
Median Sales Price*	\$1,260,000	\$1,450,000	+ 15.1%	\$1,155,000	\$955,000	- 17.3%
Percent of Original List Price Received*	97.9%	103.6%	+ 5.8%	97.7%	97.3%	- 0.4%
Inventory of Homes for Sale	12	3	- 75.0%	8	8	0.0%

Co-Ops	March			Last 12 Months		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	2	4	+ 100.0%	13	18	+ 38.5%
Closed Sales	0	2	—	11	13	+ 18.2%
Days on Market Until Sale	—	28	—	60	41	- 31.7%
Median Sales Price*	—	\$586,375	—	\$405,000	\$550,000	+ 35.8%
Percent of Original List Price Received*	—	101.1%	—	97.7%	100.8%	+ 3.2%
Inventory of Homes for Sale	2	5	+ 150.0%	3	2	- 33.3%

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type Rolling 12-Month Calculation

