Local Market Update – August 2026

Provided by OneKey® MLS

Manorville

Suffolk County

Single-Family Homes	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	11	**6**	- 45.5%	141	**112**	- 20.6%
Closed Sales	6	**13**	+ 116.7%	97	**94**	- 3.1%
Days on Market Until Sale	41	**67**	+ 63.4%	44	**70**	+ 59.1%
Median Sales Price*	$885,000	**$825,000**	- 6.8%	$760,000	**$825,000**	+ 8.6%
Percent of Original List Price Received*	98.8%	**95.6%**	- 3.2%	101.0%	**99.2%**	- 1.8%
Inventory of Homes for Sale	36	**27**	- 25.0%	37	**33**	- 10.8%

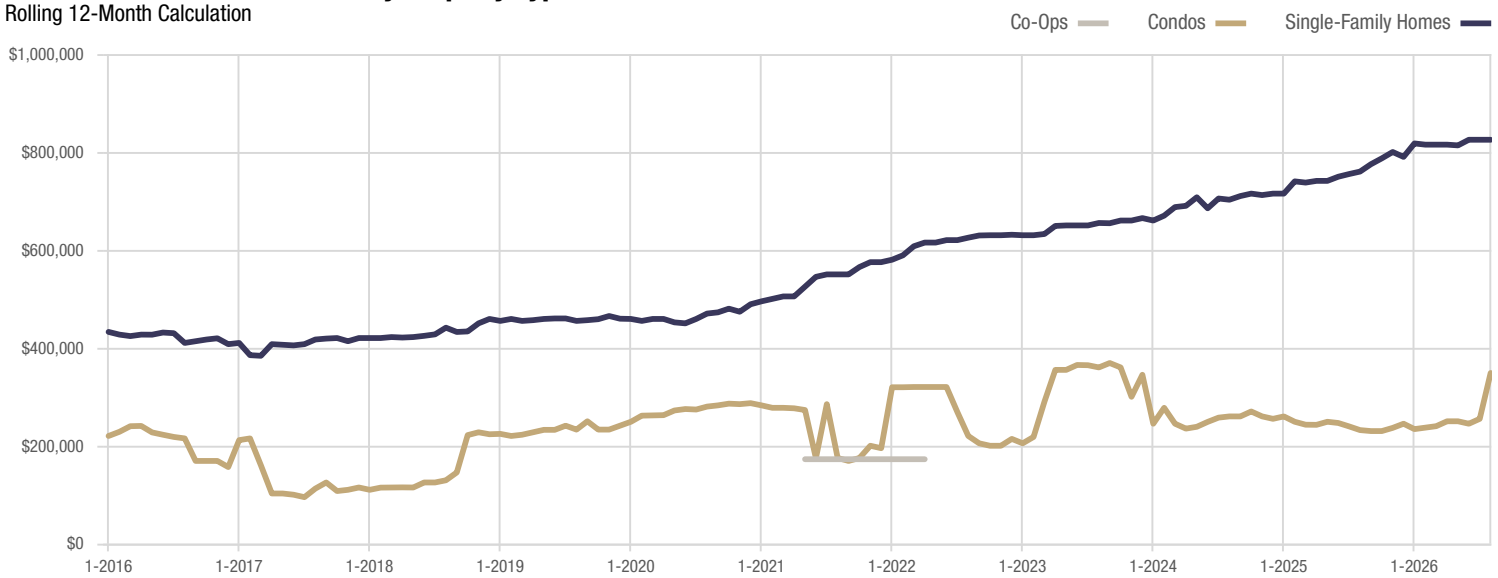
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	5	**6**	+ 20.0%	77	**84**	+ 9.1%
Closed Sales	8	**9**	+ 12.5%	58	**68**	+ 17.2%
Days on Market Until Sale	84	**67**	- 20.2%	67	**61**	- 9.0%
Median Sales Price*	$217,450	**$479,000**	+ 120.3%	$232,000	**$348,625**	+ 50.3%
Percent of Original List Price Received*	96.8%	**96.6%**	- 0.2%	96.5%	**95.5%**	- 1.0%
Inventory of Homes for Sale	13	**17**	+ 30.8%	18	**16**	- 11.1%

Co-Ops	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	0	**0**	0.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	—	**—**	—	—	**—**	—
Median Sales Price*	—	**—**	—	—	**—**	—
Percent of Original List Price Received*	—	**—**	—	—	**—**	—
Inventory of Homes for Sale	0	**0**	0.0%	0	**0**	0.0%

* 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



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of September 8, 2026. All data from OneKey® MLS. Report © 2026 ShowingTime Plus, LLC.