Local Market Update – August 2026

Provided by OneKey® MLS

Miller Place

Suffolk County

Single-Family Homes	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	19	**14**	- 26.3%	159	**180**	+ 13.2%
Closed Sales	13	**12**	- 7.7%	114	**134**	+ 17.5%
Days on Market Until Sale	31	**35**	+ 12.9%	36	**40**	+ 11.1%
Median Sales Price*	$750,000	**$710,000**	- 5.3%	$721,500	**$750,000**	+ 4.0%
Percent of Original List Price Received*	101.0%	**99.0%**	- 2.0%	101.6%	**99.4%**	- 2.2%
Inventory of Homes for Sale	35	**31**	- 11.4%	24	**30**	+ 25.0%

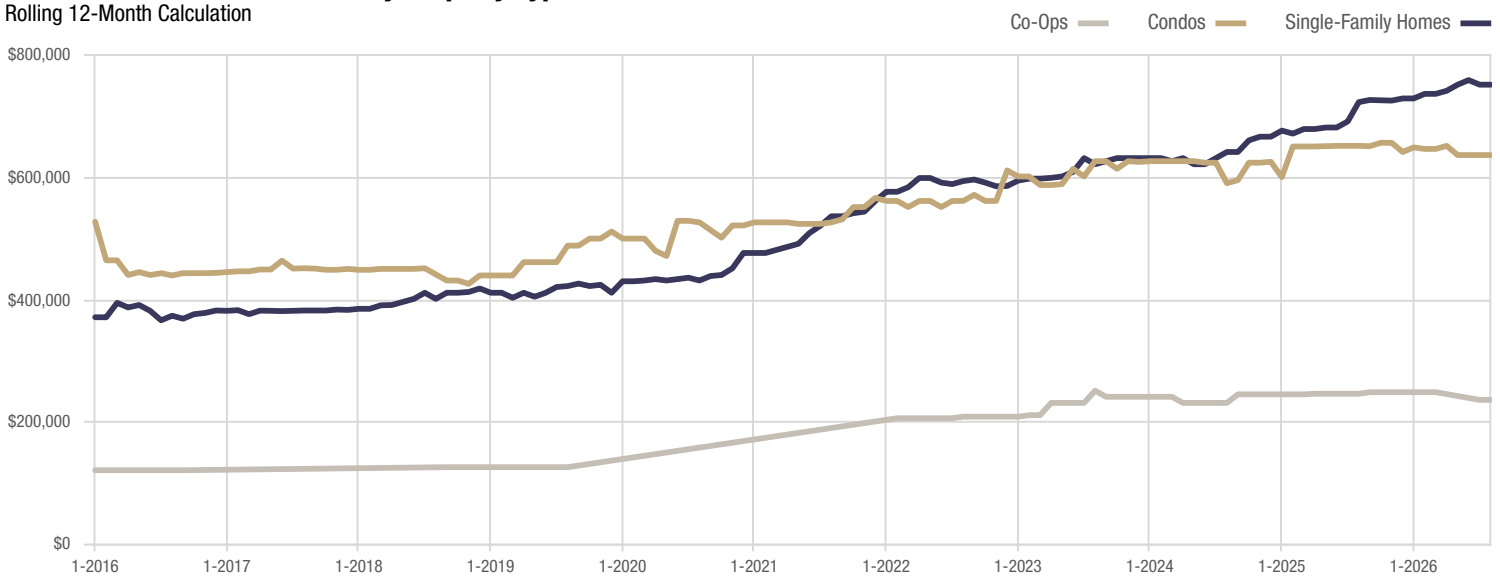
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	6	**7**	+ 16.7%
Closed Sales	0	**0**	0.0%	7	**6**	- 14.3%
Days on Market Until Sale	—	**—**	—	49	**46**	- 6.1%
Median Sales Price*	—	**—**	—	$650,000	**$635,000**	- 2.3%
Percent of Original List Price Received*	—	**—**	—	99.1%	**98.9%**	- 0.2%
Inventory of Homes for Sale	0	**3**	—	1	**2**	+ 100.0%

Co-Ops	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	3	**1**	- 66.7%
Closed Sales	0	**0**	0.0%	3	**1**	- 66.7%
Days on Market Until Sale	—	**—**	—	59	**20**	- 66.1%
Median Sales Price*	—	**—**	—	$245,000	**$235,000**	- 4.1%
Percent of Original List Price Received*	—	**—**	—	95.3%	**—**	—
Inventory of Homes for Sale	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.