Local Market Update – June 2026

Provided by OneKey® MLS

Centereach/Stony Brook

Centereach, Head Of Harbor, Head of The Harbor, Lake Grove, and Stony Brook in Suffolk County

Single-Family Homes	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	57	**59**	+ 3.5%	536	**558**	+ 4.1%
Closed Sales	33	**39**	+ 18.2%	425	**429**	+ 0.9%
Days on Market Until Sale	20	**34**	+ 70.0%	40	**37**	- 7.5%
Median Sales Price*	$685,000	**$750,000**	+ 9.5%	$655,000	**$710,000**	+ 8.4%
Percent of Original List Price Received*	102.9%	**103.6%**	+ 0.7%	103.0%	**101.1%**	- 1.8%
Inventory of Homes for Sale	93	**81**	- 12.9%	84	**82**	- 2.4%

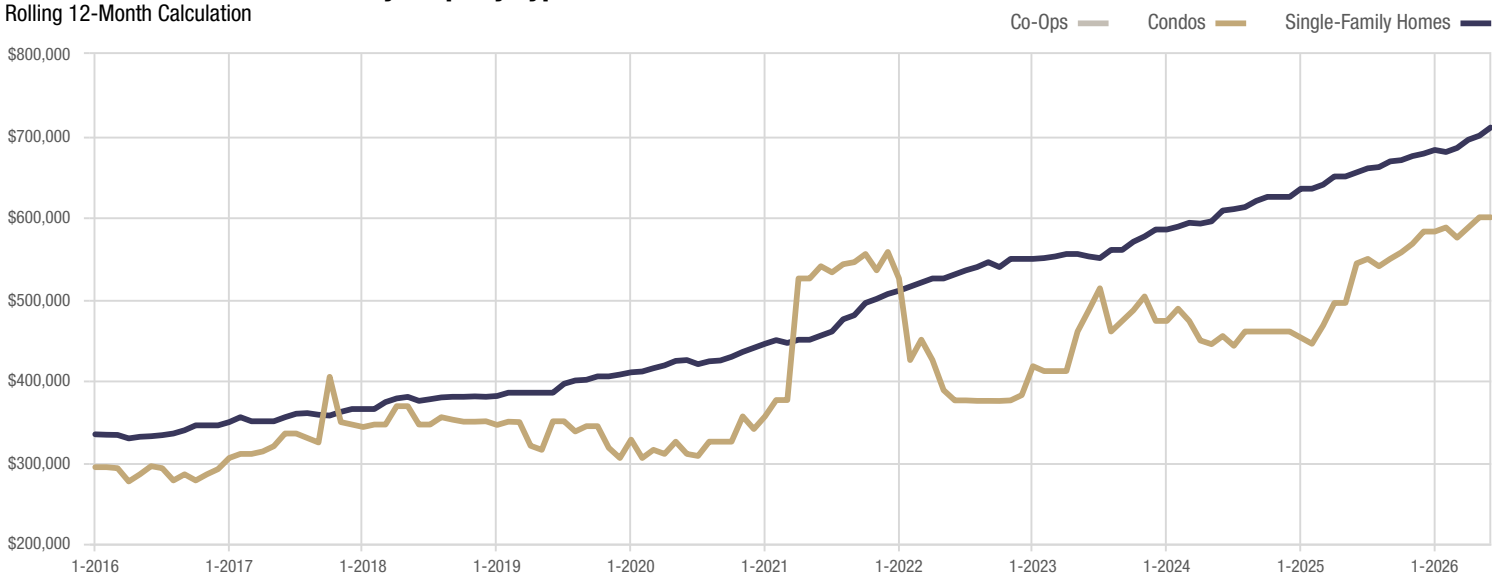
Condos	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	1	**4**	+ 300.0%	34	**33**	- 2.9%
Closed Sales	3	**1**	- 66.7%	32	**33**	+ 3.1%
Days on Market Until Sale	9	**50**	+ 455.6%	65	**31**	- 52.3%
Median Sales Price*	$875,000	**$790,000**	- 9.7%	$543,500	**$600,000**	+ 10.4%
Percent of Original List Price Received*	102.4%	**98.9%**	- 3.4%	99.6%	**100.4%**	+ 0.8%
Inventory of Homes for Sale	6	**5**	- 16.7%	4	**3**	- 25.0%

Co-Ops	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% 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 July 8, 2026. All data from OneKey® MLS. Report © 2026 ShowingTime Plus, LLC.