Local Market Update – August 2026

Provided by OneKey® MLS

Mount Sinai

Mount Sinai and Mt. Sinai in Suffolk County

Single-Family Homes	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	8	**11**	+ 37.5%	131	**125**	- 4.6%
Closed Sales	12	**12**	0.0%	100	**101**	+ 1.0%
Days on Market Until Sale	34	**33**	- 2.9%	42	**46**	+ 9.5%
Median Sales Price*	$782,500	**$899,500**	+ 15.0%	$765,000	**$782,000**	+ 2.2%
Percent of Original List Price Received*	100.0%	**102.6%**	+ 2.6%	100.0%	**99.9%**	- 0.1%
Inventory of Homes for Sale	26	**24**	- 7.7%	24	**21**	- 12.5%

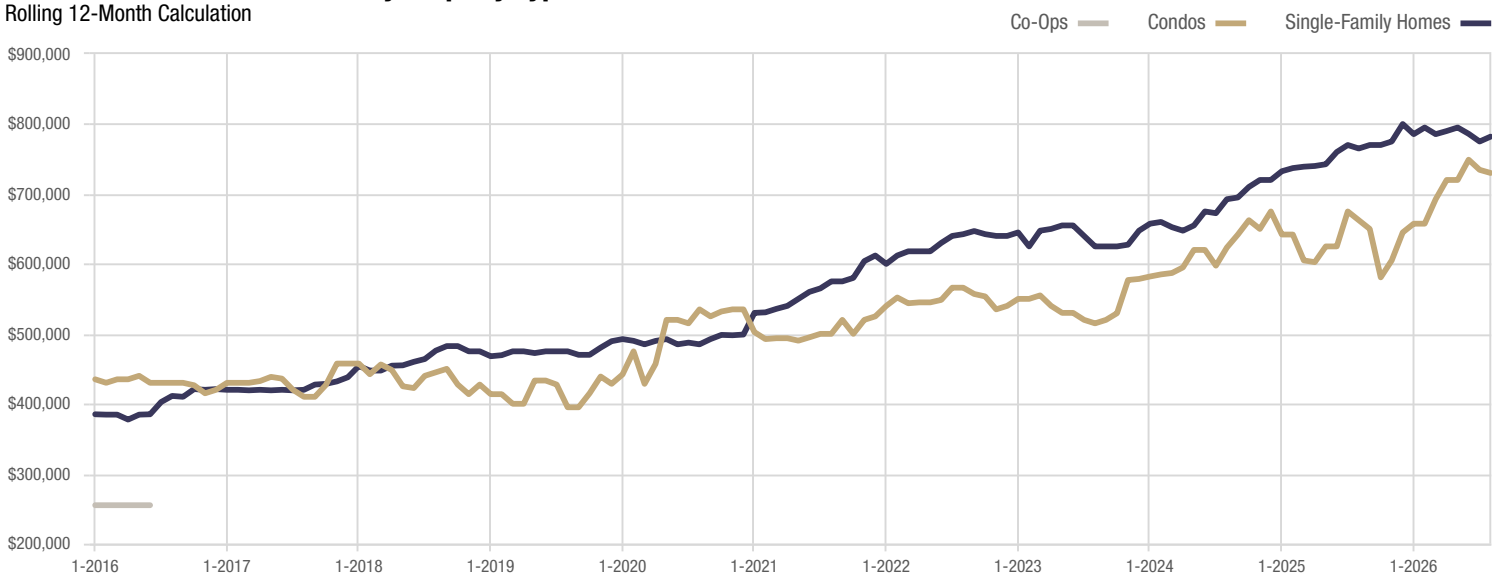
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	4	**8**	+ 100.0%	55	**42**	- 23.6%
Closed Sales	5	**4**	- 20.0%	54	**33**	- 38.9%
Days on Market Until Sale	35	**46**	+ 31.4%	58	**54**	- 6.9%
Median Sales Price*	$749,000	**$687,500**	- 8.2%	$662,500	**$730,000**	+ 10.2%
Percent of Original List Price Received*	100.2%	**99.2%**	- 1.0%	98.7%	**97.6%**	- 1.1%
Inventory of Homes for Sale	10	**10**	0.0%	9	**8**	- 11.1%

Co-Ops	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**1**	—	0	**1**	—
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	**1**	—	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.