Local Market Update – August 2026

Provided by OneKey® MLS

Smithtown

Suffolk County

Single-Family Homes	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	18	**29**	+ 61.1%	353	**335**	- 5.1%
Closed Sales	35	**33**	- 5.7%	303	**262**	- 13.5%
Days on Market Until Sale	30	**22**	- 26.7%	40	**35**	- 12.5%
Median Sales Price*	$852,000	**$1,035,000**	+ 21.5%	$800,000	**$850,000**	+ 6.3%
Percent of Original List Price Received*	104.1%	**105.8%**	+ 1.6%	103.0%	**102.5%**	- 0.5%
Inventory of Homes for Sale	54	**58**	+ 7.4%	54	**47**	- 13.0%

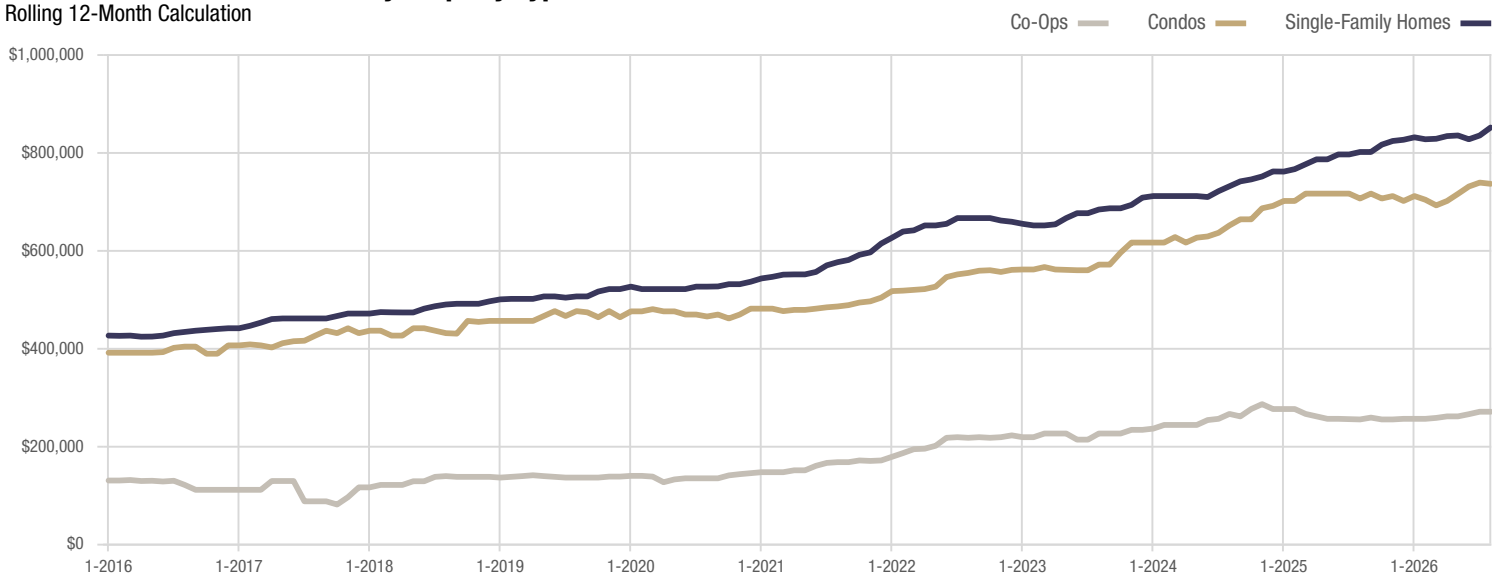
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	2	**2**	0.0%	26	**32**	+ 23.1%
Closed Sales	0	**7**	—	25	**31**	+ 24.0%
Days on Market Until Sale	—	**26**	—	45	**22**	- 51.1%
Median Sales Price*	—	**$675,000**	—	$705,000	**$735,000**	+ 4.3%
Percent of Original List Price Received*	—	**100.8%**	—	101.3%	**101.8%**	+ 0.5%
Inventory of Homes for Sale	3	**3**	0.0%	3	**4**	+ 33.3%

Co-Ops	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	1	**0**	- 100.0%	7	**12**	+ 71.4%
Closed Sales	0	**0**	0.0%	7	**10**	+ 42.9%
Days on Market Until Sale	—	**—**	—	87	**20**	- 77.0%
Median Sales Price*	—	**—**	—	$253,750	**$269,500**	+ 6.2%
Percent of Original List Price Received*	—	**—**	—	98.6%	**102.4%**	+ 3.9%
Inventory of Homes for Sale	0	**2**	—	1	**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.