Local Market Update – August 2026

Provided by OneKey® MLS

Commack

Suffolk County

Single-Family Homes	August			Last 12 Months		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	17	**28**	+ 64.7%	276	**237**	- 14.1%
Closed Sales	29	**15**	- 48.3%	229	**215**	- 6.1%
Days on Market Until Sale	26	**31**	+ 19.2%	34	**34**	0.0%
Median Sales Price*	$860,000	**$850,000**	- 1.2%	$795,000	**$825,000**	+ 3.8%
Percent of Original List Price Received*	101.6%	**101.9%**	+ 0.3%	101.6%	**101.7%**	+ 0.1%
Inventory of Homes for Sale	37	**41**	+ 10.8%	33	**30**	- 9.1%

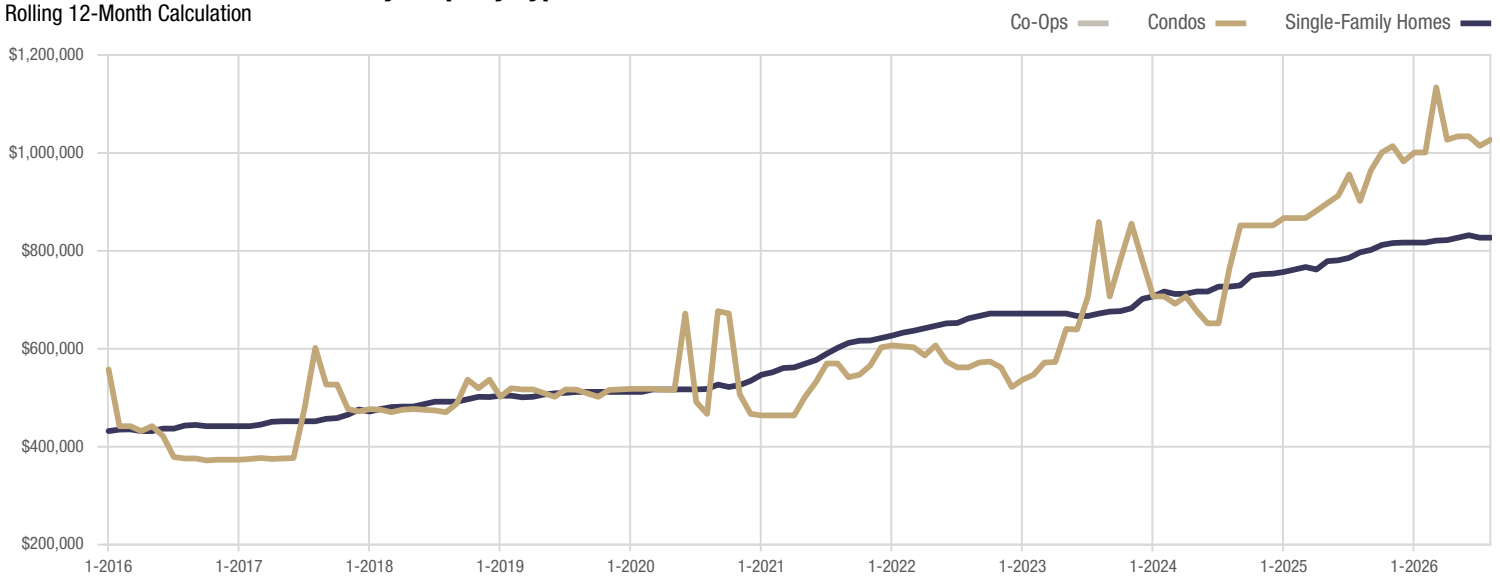
Condos	August			Last 12 Months		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	3	**2**	- 33.3%	24	**22**	- 8.3%
Closed Sales	0	**1**	—	21	**21**	0.0%
Days on Market Until Sale	—	**19**	—	54	**46**	- 14.8%
Median Sales Price*	—	**$1,135,000**	—	$900,000	**$1,025,000**	+ 13.9%
Percent of Original List Price Received*	—	**100.9%**	—	97.4%	**98.1%**	+ 0.7%
Inventory of Homes for Sale	6	**1**	- 83.3%	3	**3**	0.0%

Co-Ops	August			Last 12 Months		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	0	**0**	0.0%	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.