Local Market Update – June 2026

Provided by OneKey® MLS

Coram

Suffolk County

Single-Family Homes	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	24	**36**	+ 50.0%	232	**270**	+ 16.4%
Closed Sales	17	**10**	- 41.2%	188	**178**	- 5.3%
Days on Market Until Sale	28	**30**	+ 7.1%	46	**45**	- 2.2%
Median Sales Price*	$630,000	**$647,500**	+ 2.8%	$592,500	**$615,051**	+ 3.8%
Percent of Original List Price Received*	103.1%	**103.1%**	0.0%	102.0%	**101.3%**	- 0.7%
Inventory of Homes for Sale	45	**57**	+ 26.7%	38	**45**	+ 18.4%

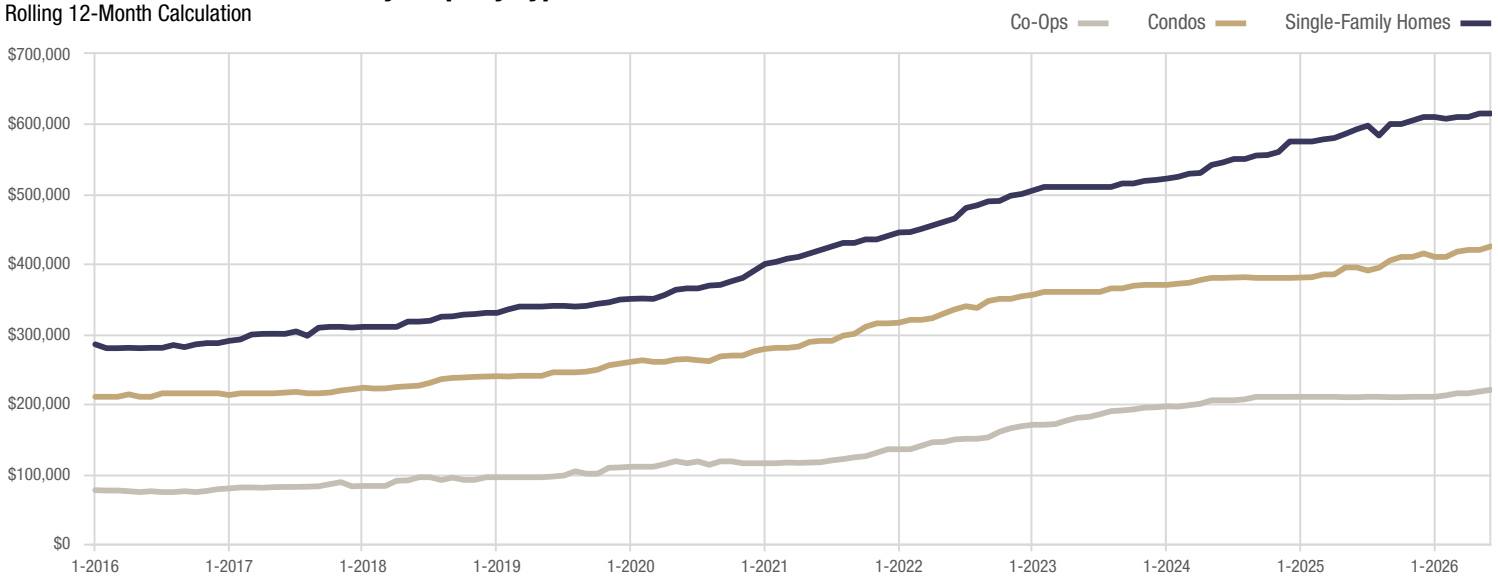
Condos	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	12	**16**	+ 33.3%	118	**128**	+ 8.5%
Closed Sales	10	**8**	- 20.0%	105	**92**	- 12.4%
Days on Market Until Sale	29	**26**	- 10.3%	46	**41**	- 10.9%
Median Sales Price*	$382,750	**$445,000**	+ 16.3%	$395,000	**$425,000**	+ 7.6%
Percent of Original List Price Received*	100.5%	**103.8%**	+ 3.3%	100.2%	**100.4%**	+ 0.2%
Inventory of Homes for Sale	19	**15**	- 21.1%	16	**19**	+ 18.8%

Co-Ops	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	2	**9**	+ 350.0%	61	**81**	+ 32.8%
Closed Sales	2	**3**	+ 50.0%	52	**49**	- 5.8%
Days on Market Until Sale	32	**44**	+ 37.5%	48	**61**	+ 27.1%
Median Sales Price*	$222,500	**$235,000**	+ 5.6%	$209,450	**$220,000**	+ 5.0%
Percent of Original List Price Received*	100.3%	**98.5%**	- 1.8%	99.4%	**97.3%**	- 2.1%
Inventory of Homes for Sale	12	**17**	+ 41.7%	11	**16**	+ 45.5%

* 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.