Local Market Update – December 2025

Provided by OneKey® MLS

Amityville

Amity Harbor, Amityville, N. Amityville, and North Amityville in Suffolk County

Single-Family Homes	December			Last 12 Months		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	11	**8**	- 27.3%	212	**206**	- 2.8%
Closed Sales	18	**19**	+ 5.6%	172	**153**	- 11.0%
Days on Market Until Sale	43	**39**	- 9.3%	49	**43**	- 12.2%
Median Sales Price*	$707,504	**$675,000**	- 4.6%	$590,000	**$635,000**	+ 7.6%
Percent of Original List Price Received*	102.5%	**100.8%**	- 1.7%	102.6%	**101.8%**	- 0.8%
Inventory of Homes for Sale	34	**22**	- 35.3%	36	**34**	- 5.6%

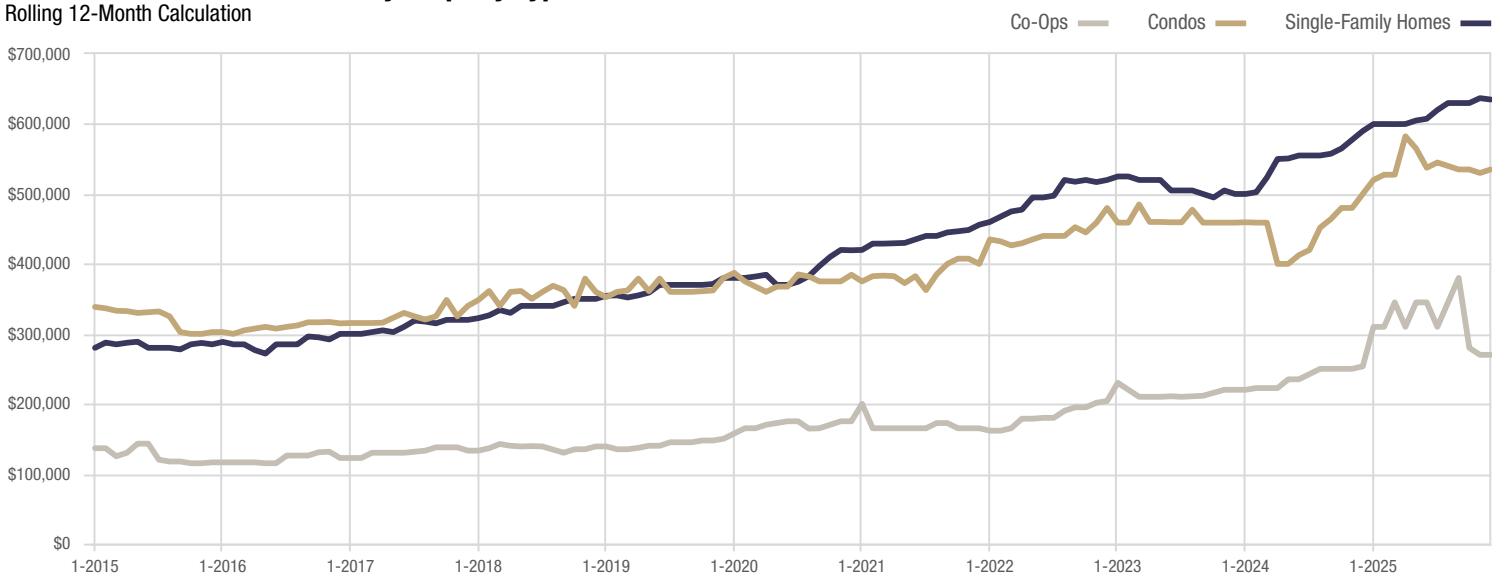
Condos	December			Last 12 Months		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	1	**2**	+ 100.0%	31	**32**	+ 3.2%
Closed Sales	1	**4**	+ 300.0%	29	**22**	- 24.1%
Days on Market Until Sale	28	**40**	+ 42.9%	37	**39**	+ 5.4%
Median Sales Price*	$359,000	**$447,500**	+ 24.7%	$500,000	**$535,000**	+ 7.0%
Percent of Original List Price Received*	100.0%	**102.2%**	+ 2.2%	100.8%	**99.8%**	- 1.0%
Inventory of Homes for Sale	4	**3**	- 25.0%	5	**5**	0.0%

Co-Ops	December			Last 12 Months		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	3	**1**	- 66.7%	13	**17**	+ 30.8%
Closed Sales	1	**1**	0.0%	8	**10**	+ 25.0%
Days on Market Until Sale	20	**130**	+ 550.0%	17	**52**	+ 205.9%
Median Sales Price*	$450,000	**$395,000**	- 12.2%	$253,500	**$270,000**	+ 6.5%
Percent of Original List Price Received*	105.9%	**87.8%**	- 17.1%	105.3%	**99.6%**	- 5.4%
Inventory of Homes for Sale	4	**6**	+ 50.0%	2	**4**	+ 100.0%

* 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 January 8, 2026. All data from OneKey® MLS. Report © 2026 ShowingTime Plus, LLC.