Local Market Update – June 2026

Provided by OneKey® MLS

Melville

Suffolk County

Single-Family Homes	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	20	**16**	- 20.0%	168	**160**	- 4.8%
Closed Sales	7	**16**	+ 128.6%	106	**130**	+ 22.6%
Days on Market Until Sale	20	**86**	+ 330.0%	37	**57**	+ 54.1%
Median Sales Price*	$835,000	**$1,045,000**	+ 25.1%	$928,750	**$980,500**	+ 5.6%
Percent of Original List Price Received*	104.1%	**103.6%**	- 0.5%	99.7%	**100.0%**	+ 0.3%
Inventory of Homes for Sale	41	**25**	- 39.0%	31	**30**	- 3.2%

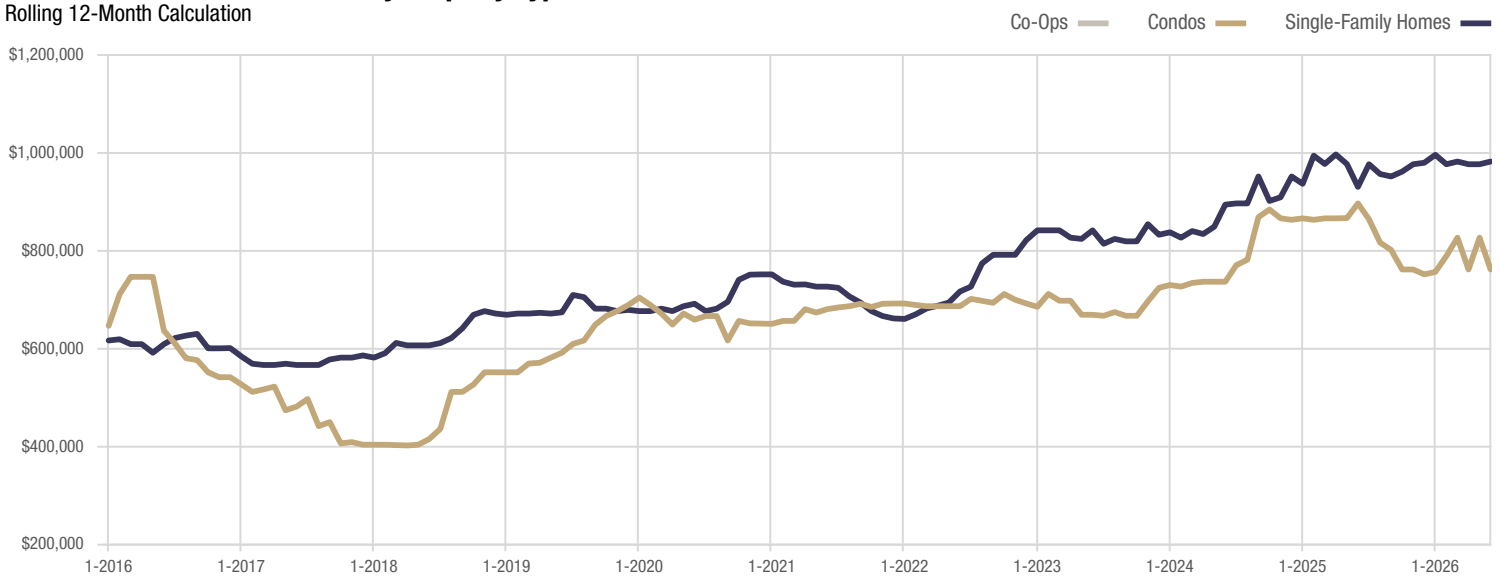
Condos	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	8	**9**	+ 12.5%	82	**88**	+ 7.3%
Closed Sales	9	**7**	- 22.2%	87	**71**	- 18.4%
Days on Market Until Sale	41	**57**	+ 39.0%	45	**40**	- 11.1%
Median Sales Price*	$971,000	**$940,000**	- 3.2%	$895,000	**$760,000**	- 15.1%
Percent of Original List Price Received*	98.3%	**100.9%**	+ 2.6%	98.0%	**99.8%**	+ 1.8%
Inventory of Homes for Sale	8	**15**	+ 87.5%	13	**12**	- 7.7%

Co-Ops	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% 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 July 8, 2026. All data from OneKey® MLS. Report © 2026 ShowingTime Plus, LLC.