Local Market Update – June 2026

Provided by OneKey® MLS

Holbrook

Suffolk County

Single-Family Homes	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	22	**14**	- 36.4%	164	**196**	+ 19.5%
Closed Sales	13	**16**	+ 23.1%	142	**149**	+ 4.9%
Days on Market Until Sale	14	**15**	+ 7.1%	33	**28**	- 15.2%
Median Sales Price*	$665,000	**$785,000**	+ 18.0%	$640,000	**$685,000**	+ 7.0%
Percent of Original List Price Received*	104.9%	**106.9%**	+ 1.9%	103.3%	**103.9%**	+ 0.6%
Inventory of Homes for Sale	27	**20**	- 25.9%	19	**24**	+ 26.3%

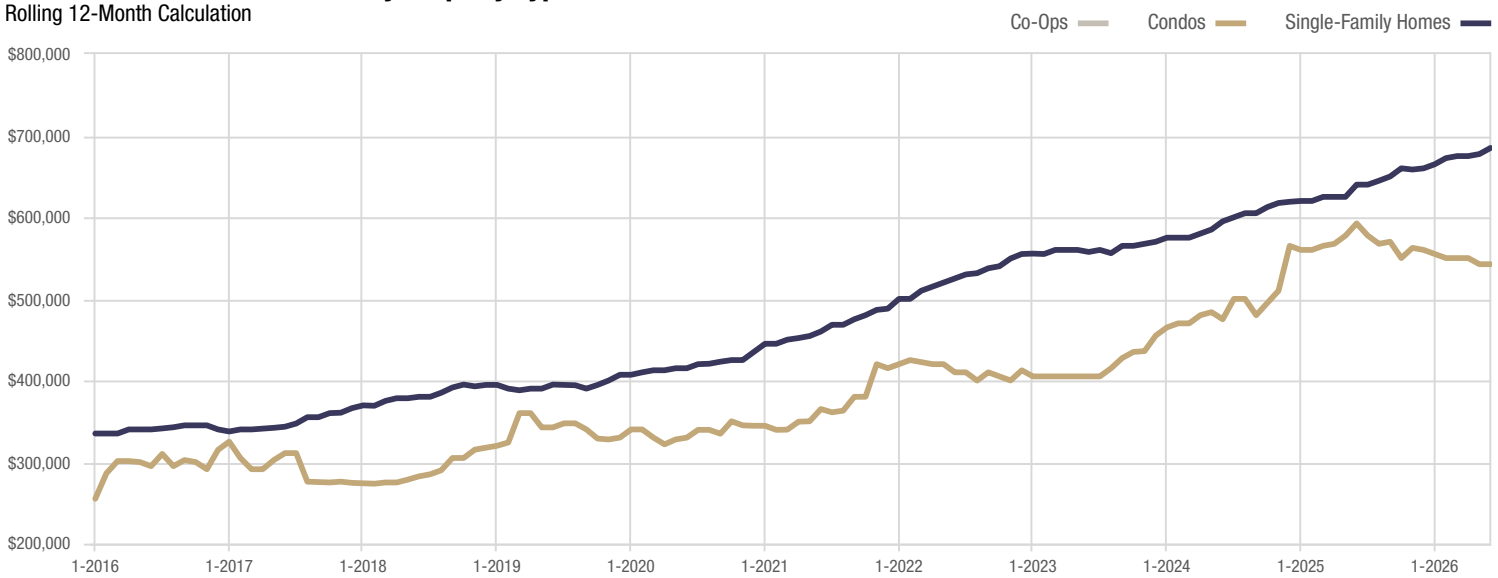
Condos	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	3	**4**	+ 33.3%	54	**43**	- 20.4%
Closed Sales	5	**1**	- 80.0%	44	**46**	+ 4.5%
Days on Market Until Sale	27	**50**	+ 85.2%	31	**35**	+ 12.9%
Median Sales Price*	$525,000	**$466,000**	- 11.2%	$592,500	**$542,500**	- 8.4%
Percent of Original List Price Received*	101.6%	**98.1%**	- 3.4%	102.9%	**100.2%**	- 2.6%
Inventory of Homes for Sale	5	**3**	- 40.0%	4	**5**	+ 25.0%

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.