Local Market Update – August 2026

Provided by OneKey® MLS

Suffolk County

Single-Family Homes	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	1,268	**1,305**	+ 2.9%	14,938	**14,835**	- 0.7%
Closed Sales	1,129	**1,119**	- 0.9%	11,065	**10,969**	- 0.9%
Days on Market Until Sale	40	**39**	- 2.5%	48	**48**	0.0%
Median Sales Price*	$710,000	**$760,000**	+ 7.0%	$680,000	**$720,000**	+ 5.9%
Percent of Original List Price Received*	101.3%	**102.2%**	+ 0.9%	100.8%	**100.5%**	- 0.3%
Inventory of Homes for Sale	3,255	**3,129**	- 3.9%	3,030	**2,909**	- 4.0%

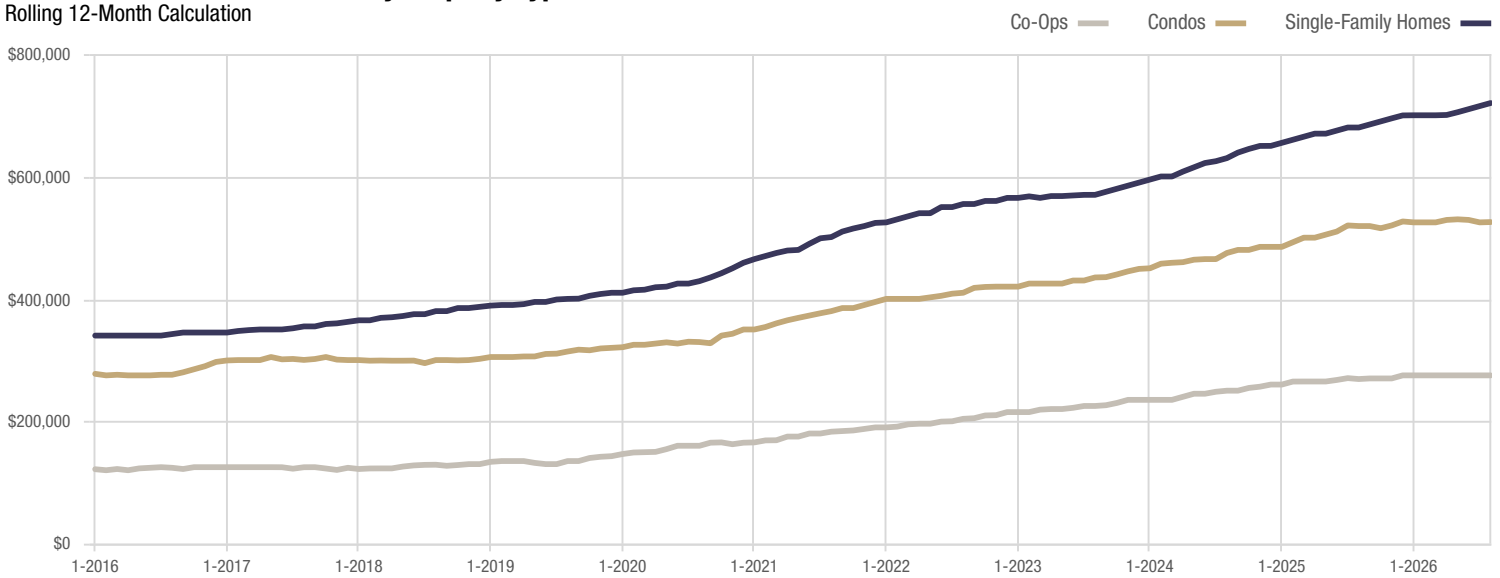
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	195	**152**	- 22.1%	1,940	**1,772**	- 8.7%
Closed Sales	158	**164**	+ 3.8%	1,552	**1,603**	+ 3.3%
Days on Market Until Sale	46	**45**	- 2.2%	53	**51**	- 3.8%
Median Sales Price*	$544,500	**$570,000**	+ 4.7%	$519,000	**$525,500**	+ 1.3%
Percent of Original List Price Received*	98.7%	**99.1%**	+ 0.4%	99.5%	**98.6%**	- 0.9%
Inventory of Homes for Sale	404	**304**	- 24.8%	351	**307**	- 12.5%

Co-Ops	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	39	**40**	+ 2.6%	486	**516**	+ 6.2%
Closed Sales	33	**38**	+ 15.2%	369	**392**	+ 6.2%
Days on Market Until Sale	51	**66**	+ 29.4%	53	**52**	- 1.9%
Median Sales Price*	$250,000	**$257,500**	+ 3.0%	$269,000	**$275,000**	+ 2.2%
Percent of Original List Price Received*	99.7%	**97.4%**	- 2.3%	99.7%	**99.7%**	0.0%
Inventory of Homes for Sale	90	**104**	+ 15.6%	98	**105**	+ 7.1%

* 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.