Local Market Update – June 2026

Provided by OneKey® MLS

Commack

Suffolk County

Single-Family Homes	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	38	**18**	- 52.6%	281	**226**	- 19.6%
Closed Sales	15	**20**	+ 33.3%	212	**237**	+ 11.8%
Days on Market Until Sale	17	**22**	+ 29.4%	33	**33**	0.0%
Median Sales Price*	$795,000	**$816,500**	+ 2.7%	$778,750	**$830,000**	+ 6.6%
Percent of Original List Price Received*	103.2%	**102.8%**	- 0.4%	101.8%	**101.4%**	- 0.4%
Inventory of Homes for Sale	53	**24**	- 54.7%	32	**30**	- 6.3%

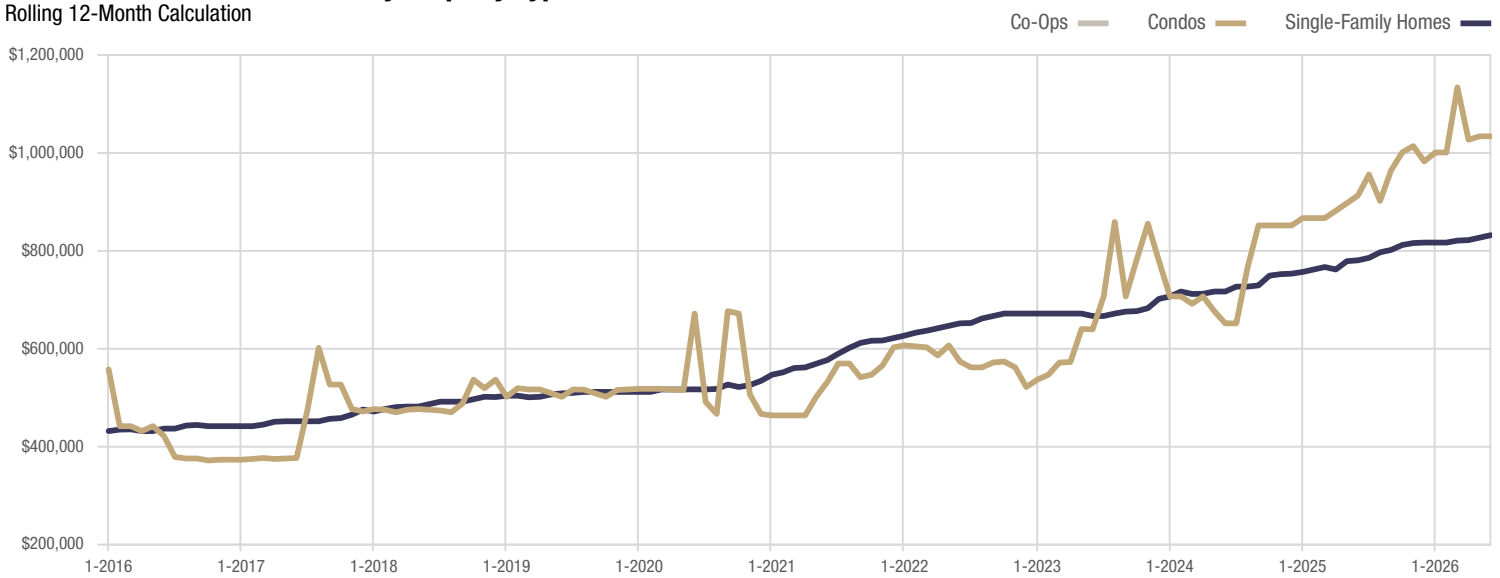
Condos	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	6	**2**	- 66.7%	22	**23**	+ 4.5%
Closed Sales	3	**3**	0.0%	23	**18**	- 21.7%
Days on Market Until Sale	68	**46**	- 32.4%	61	**49**	- 19.7%
Median Sales Price*	$900,000	**$827,000**	- 8.1%	$911,000	**$1,032,000**	+ 13.3%
Percent of Original List Price Received*	92.6%	**105.9%**	+ 14.4%	97.5%	**97.0%**	- 0.5%
Inventory of Homes for Sale	6	**1**	- 83.3%	3	**4**	+ 33.3%

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.