Local Market Update – August 2026

Provided by OneKey® MLS

Bayside

Queens County

Single-Family Homes	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	22	**27**	+ 22.7%	304	**267**	- 12.2%
Closed Sales	20	**20**	0.0%	203	**178**	- 12.3%
Days on Market Until Sale	53	**45**	- 15.1%	55	**52**	- 5.5%
Median Sales Price*	$1,100,000	**$1,249,000**	+ 13.5%	$1,080,000	**$1,143,500**	+ 5.9%
Percent of Original List Price Received*	94.5%	**93.2%**	- 1.4%	96.2%	**94.4%**	- 1.9%
Inventory of Homes for Sale	72	**61**	- 15.3%	58	**59**	+ 1.7%

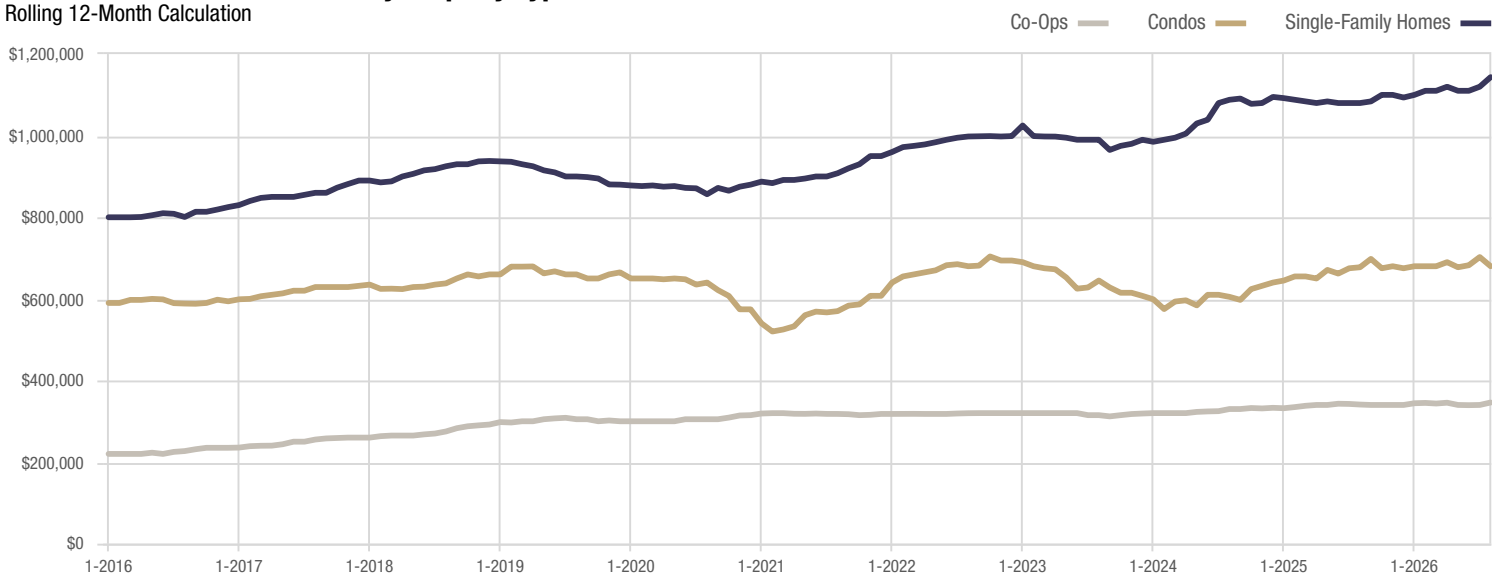
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	11	**10**	- 9.1%	139	**108**	- 22.3%
Closed Sales	11	**3**	- 72.7%	102	**76**	- 25.5%
Days on Market Until Sale	69	**66**	- 4.3%	78	**75**	- 3.8%
Median Sales Price*	$755,000	**$475,000**	- 37.1%	$677,500	**$680,000**	+ 0.4%
Percent of Original List Price Received*	97.7%	**90.8%**	- 7.1%	96.1%	**94.4%**	- 1.8%
Inventory of Homes for Sale	32	**28**	- 12.5%	36	**28**	- 22.2%

Co-Ops	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	40	**27**	- 32.5%	371	**389**	+ 4.9%
Closed Sales	22	**25**	+ 13.6%	305	**258**	- 15.4%
Days on Market Until Sale	94	**93**	- 1.1%	91	**90**	- 1.1%
Median Sales Price*	$311,500	**$358,000**	+ 14.9%	$341,000	**$346,000**	+ 1.5%
Percent of Original List Price Received*	98.6%	**96.6%**	- 2.0%	97.4%	**97.2%**	- 0.2%
Inventory of Homes for Sale	127	**112**	- 11.8%	109	**129**	+ 18.3%

* 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.