Local Market Update – June 2026

Provided by OneKey® MLS

Oakdale

Suffolk County

Single-Family Homes	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	7	**7**	0.0%	87	**85**	- 2.3%
Closed Sales	4	**5**	+ 25.0%	79	**67**	- 15.2%
Days on Market Until Sale	15	**16**	+ 6.7%	47	**38**	- 19.1%
Median Sales Price*	$725,000	**$800,000**	+ 10.3%	$685,000	**$760,000**	+ 10.9%
Percent of Original List Price Received*	105.0%	**108.8%**	+ 3.6%	101.7%	**101.0%**	- 0.7%
Inventory of Homes for Sale	9	**16**	+ 77.8%	15	**14**	- 6.7%

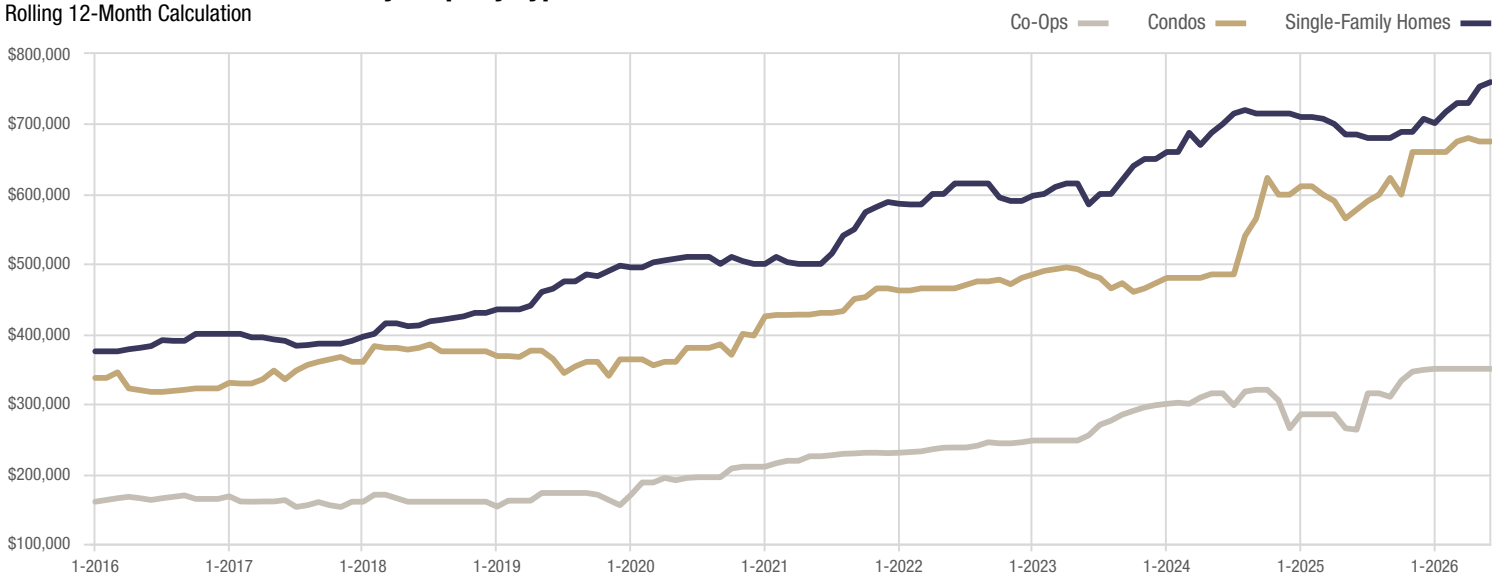
Condos	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	1	**4**	+ 300.0%	14	**12**	- 14.3%
Closed Sales	0	**0**	0.0%	10	**9**	- 10.0%
Days on Market Until Sale	—	**—**	—	32	**38**	+ 18.8%
Median Sales Price*	—	**—**	—	$577,500	**$675,000**	+ 16.9%
Percent of Original List Price Received*	—	**—**	—	104.6%	**102.7%**	- 1.8%
Inventory of Homes for Sale	2	**4**	+ 100.0%	2	**2**	0.0%

Co-Ops	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	1	**0**	- 100.0%	19	**19**	0.0%
Closed Sales	0	**1**	—	19	**25**	+ 31.6%
Days on Market Until Sale	—	**16**	—	42	**22**	- 47.6%
Median Sales Price*	—	**$385,000**	—	$263,000	**$350,000**	+ 33.1%
Percent of Original List Price Received*	—	**96.5%**	—	100.0%	**102.3%**	+ 2.3%
Inventory of Homes for Sale	1	**1**	0.0%	2	**2**	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.