Local Market Update – June 2026

Provided by OneKey® MLS

Port Jefferson

Belle Terre, Port Jefferson, Port Jefferson Station, Port Jefferson Village, and Pt. Jefferson Vil in Suffolk County

Single-Family Homes	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	31	**42**	+ 35.5%	347	**369**	+ 6.3%
Closed Sales	18	**19**	+ 5.6%	241	**260**	+ 7.9%
Days on Market Until Sale	29	**28**	- 3.4%	39	**52**	+ 33.3%
Median Sales Price*	$645,000	**$775,000**	+ 20.2%	$630,000	**$680,000**	+ 7.9%
Percent of Original List Price Received*	101.7%	**100.4%**	- 1.3%	100.9%	**99.2%**	- 1.7%
Inventory of Homes for Sale	84	**74**	- 11.9%	64	**61**	- 4.7%

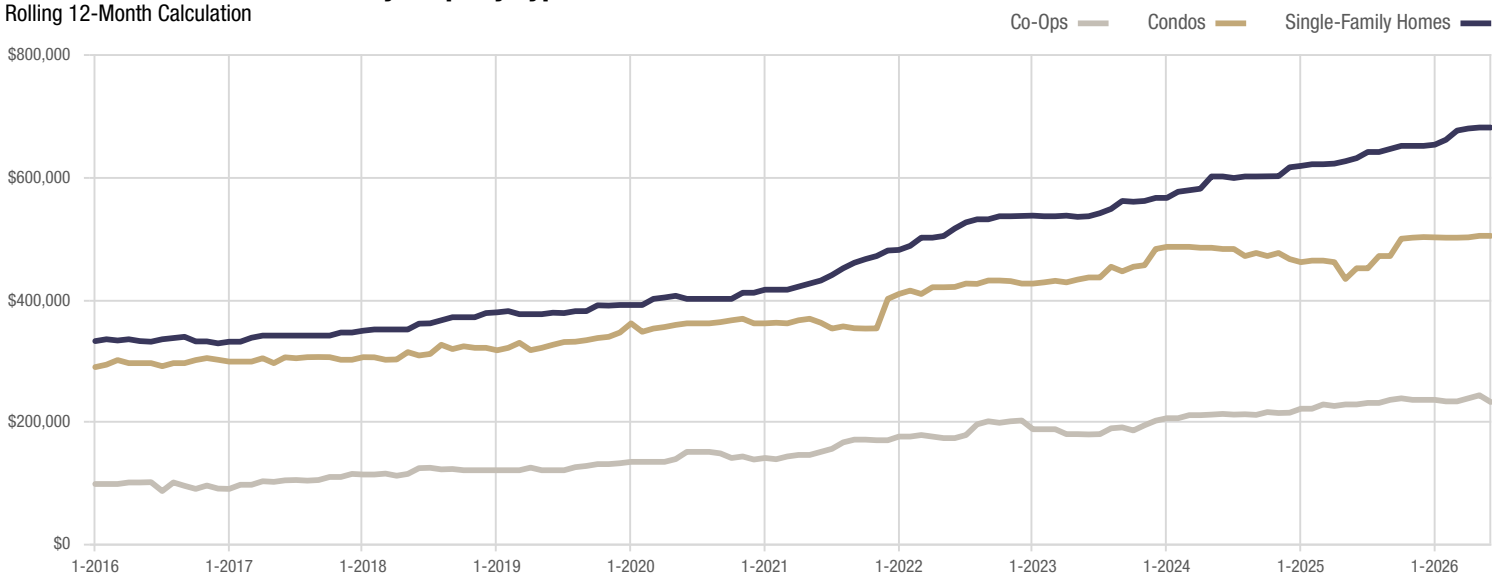
Condos	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	4	**12**	+ 200.0%	71	**71**	0.0%
Closed Sales	7	**1**	- 85.7%	62	**48**	- 22.6%
Days on Market Until Sale	29	**46**	+ 58.6%	52	**40**	- 23.1%
Median Sales Price*	$469,000	**$418,000**	- 10.9%	$450,000	**$503,000**	+ 11.8%
Percent of Original List Price Received*	99.6%	**100.0%**	+ 0.4%	99.1%	**99.8%**	+ 0.7%
Inventory of Homes for Sale	9	**16**	+ 77.8%	12	**9**	- 25.0%

Co-Ops	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	5	**2**	- 60.0%	36	**24**	- 33.3%
Closed Sales	3	**1**	- 66.7%	28	**20**	- 28.6%
Days on Market Until Sale	71	**64**	- 9.9%	38	**48**	+ 26.3%
Median Sales Price*	$300,000	**$200,000**	- 33.3%	$227,500	**$231,500**	+ 1.8%
Percent of Original List Price Received*	95.2%	**100.0%**	+ 5.0%	99.9%	**99.6%**	- 0.3%
Inventory of Homes for Sale	6	**6**	0.0%	6	**4**	- 33.3%

* 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 July 8, 2026. All data from OneKey® MLS. Report © 2026 ShowingTime Plus, LLC.