# Local Market Update – August 2026

Provided by OneKey® MLS

# Copiague

## Suffolk County

| Single-Family Homes | August | | | Last 12 Months | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 8-2025** | **Thru 8-2026** | **% Change** |
| New Listings | 16 | **10** | - 37.5% | 145 | **128** | - 11.7% |
| Closed Sales | 13 | **9** | - 30.8% | 106 | **100** | - 5.7% |
| Days on Market Until Sale | 29 | **101** | + 248.3% | 44 | **40** | - 9.1% |
| Median Sales Price* | $680,000 | **$650,000** | - 4.4% | $592,500 | **$640,000** | + 8.0% |
| Percent of Original List Price Received* | 101.6% | **102.9%** | + 1.3% | 102.7% | **102.6%** | - 0.1% |
| Inventory of Homes for Sale | 25 | **20** | - 20.0% | 26 | **24** | - 7.7% |

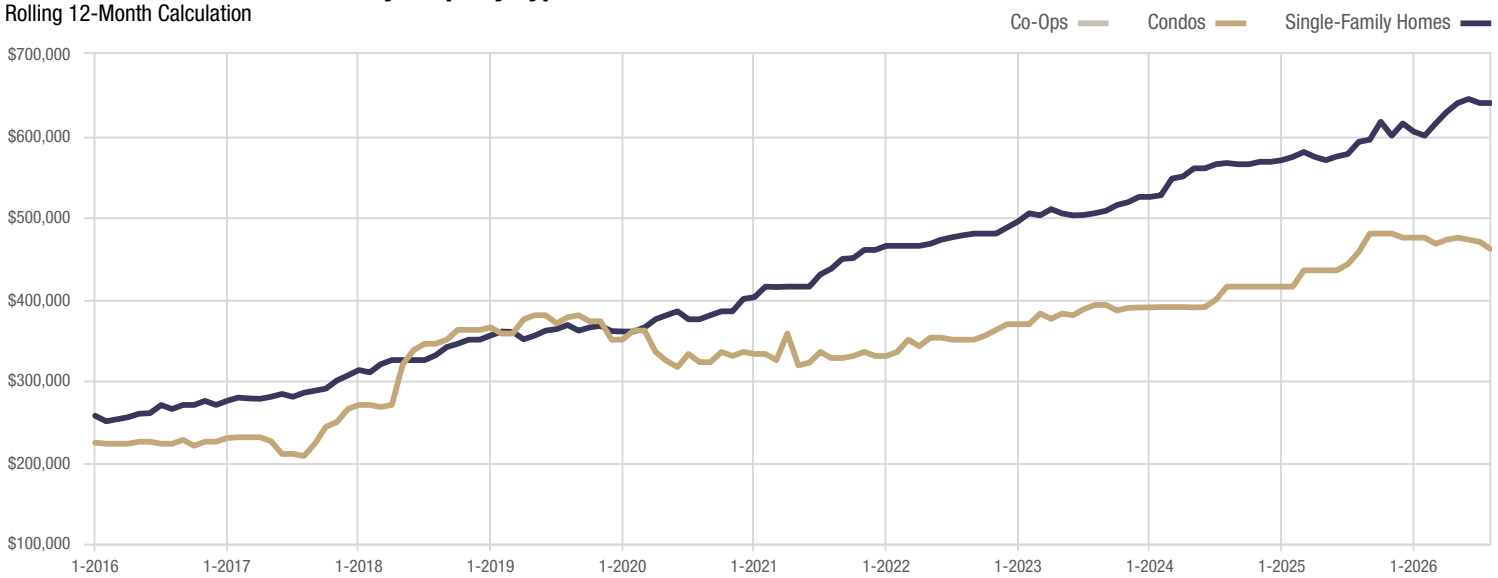
| Condos | August | | | Last 12 Months | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 8-2025** | **Thru 8-2026** | **% Change** |
| New Listings | 3 | **2** | - 33.3% | 21 | **29** | + 38.1% |
| Closed Sales | 2 | **1** | - 50.0% | 18 | **22** | + 22.2% |
| Days on Market Until Sale | 27 | **37** | + 37.0% | 32 | **55** | + 71.9% |
| Median Sales Price* | $585,000 | **$450,000** | - 23.1% | $457,500 | **$461,000** | + 0.8% |
| Percent of Original List Price Received* | 96.2% | **100.0%** | + 4.0% | 99.6% | **98.6%** | - 1.0% |
| Inventory of Homes for Sale | 3 | **9** | + 200.0% | 3 | **5** | + 66.7% |

| Co-Ops | August | | | Last 12 Months | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 8-2025** | **Thru 8-2026** | **% 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 September 8, 2026. All data from OneKey® MLS. Report © 2026 ShowingTime Plus, LLC.