Local Market Update – August 2026

Provided by OneKey® MLS

Melville

Suffolk County

Single-Family Homes	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	13	**14**	+ 7.7%	164	**166**	+ 1.2%
Closed Sales	15	**8**	- 46.7%	108	**129**	+ 19.4%
Days on Market Until Sale	37	**31**	- 16.2%	35	**57**	+ 62.9%
Median Sales Price*	$950,000	**$1,185,000**	+ 24.7%	$955,000	**$999,999**	+ 4.7%
Percent of Original List Price Received*	101.3%	**98.4%**	- 2.9%	100.2%	**99.4%**	- 0.8%
Inventory of Homes for Sale	35	**37**	+ 5.7%	31	**30**	- 3.2%

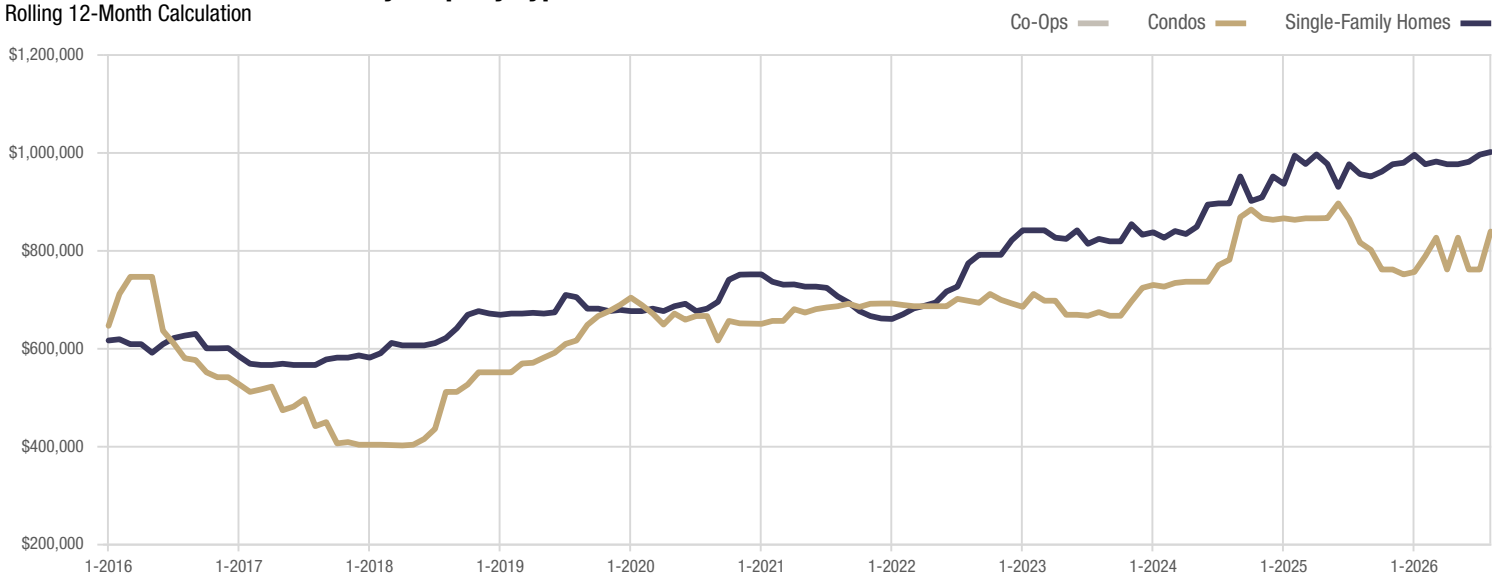
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	9	**7**	- 22.2%	80	**84**	+ 5.0%
Closed Sales	7	**8**	+ 14.3%	75	**74**	- 1.3%
Days on Market Until Sale	37	**37**	0.0%	41	**42**	+ 2.4%
Median Sales Price*	$685,000	**$862,500**	+ 25.9%	$815,000	**$837,500**	+ 2.8%
Percent of Original List Price Received*	100.3%	**101.6%**	+ 1.3%	98.4%	**100.5%**	+ 2.1%
Inventory of Homes for Sale	12	**9**	- 25.0%	12	**12**	0.0%

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.