Local Market Update – August 2026

Provided by OneKey® MLS

Centereach/Stony Brook

Centereach, Head Of Harbor, Head of The Harbor, Lake Grove, and Stony Brook in Suffolk County

Single-Family Homes	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	41	**47**	+ 14.6%	540	**572**	+ 5.9%
Closed Sales	56	**59**	+ 5.4%	436	**439**	+ 0.7%
Days on Market Until Sale	33	**28**	- 15.2%	40	**36**	- 10.0%
Median Sales Price*	$730,000	**$730,000**	0.0%	$661,500	**$725,000**	+ 9.6%
Percent of Original List Price Received*	102.1%	**103.4%**	+ 1.3%	102.7%	**101.7%**	- 1.0%
Inventory of Homes for Sale	90	**93**	+ 3.3%	84	**85**	+ 1.2%

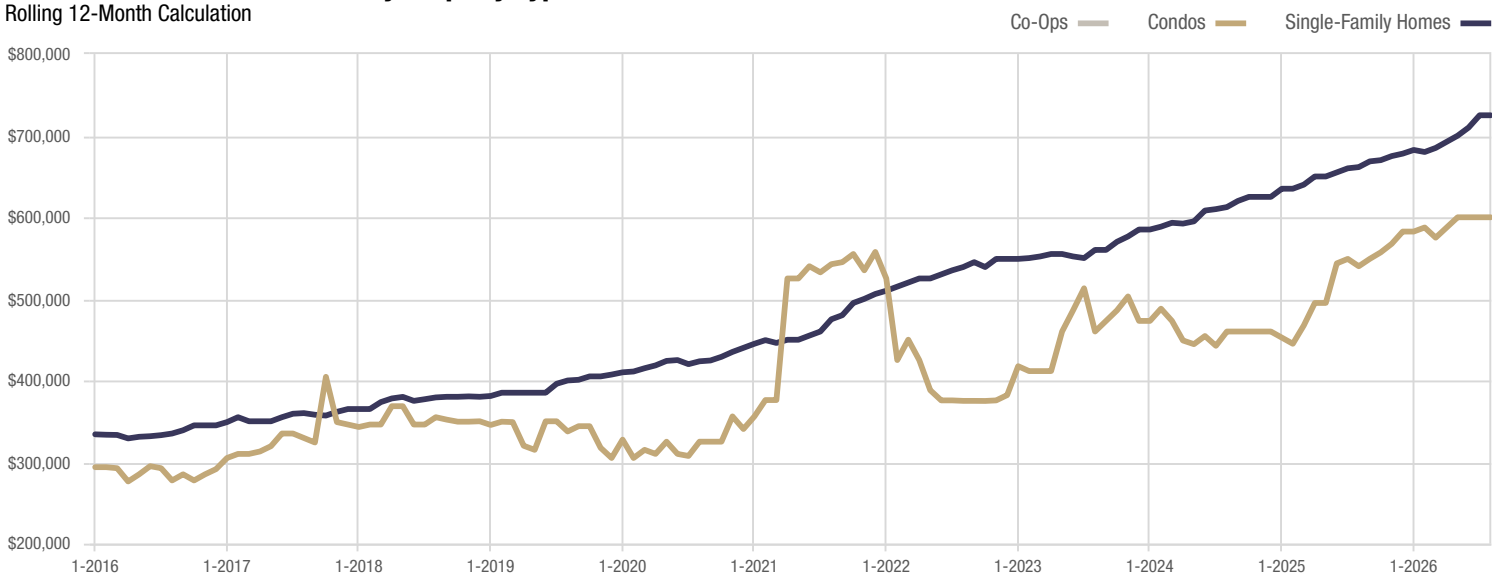
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	2	**3**	+ 50.0%	38	**29**	- 23.7%
Closed Sales	3	**4**	+ 33.3%	33	**32**	- 3.0%
Days on Market Until Sale	37	**31**	- 16.2%	54	**31**	- 42.6%
Median Sales Price*	$560,000	**$604,250**	+ 7.9%	$540,000	**$600,000**	+ 11.1%
Percent of Original List Price Received*	101.6%	**100.8%**	- 0.8%	101.4%	**100.1%**	- 1.3%
Inventory of Homes for Sale	1	**4**	+ 300.0%	4	**3**	- 25.0%

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.