Local Market Update – August 2026

Provided by OneKey® MLS

Deer Park

Suffolk County

Single-Family Homes	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	16	**17**	+ 6.3%	230	**240**	+ 4.3%
Closed Sales	19	**24**	+ 26.3%	190	**175**	- 7.9%
Days on Market Until Sale	20	**30**	+ 50.0%	35	**34**	- 2.9%
Median Sales Price*	$655,000	**$710,000**	+ 8.4%	$651,000	**$690,000**	+ 6.0%
Percent of Original List Price Received*	104.6%	**105.2%**	+ 0.6%	102.7%	**102.5%**	- 0.2%
Inventory of Homes for Sale	32	**30**	- 6.3%	32	**35**	+ 9.4%

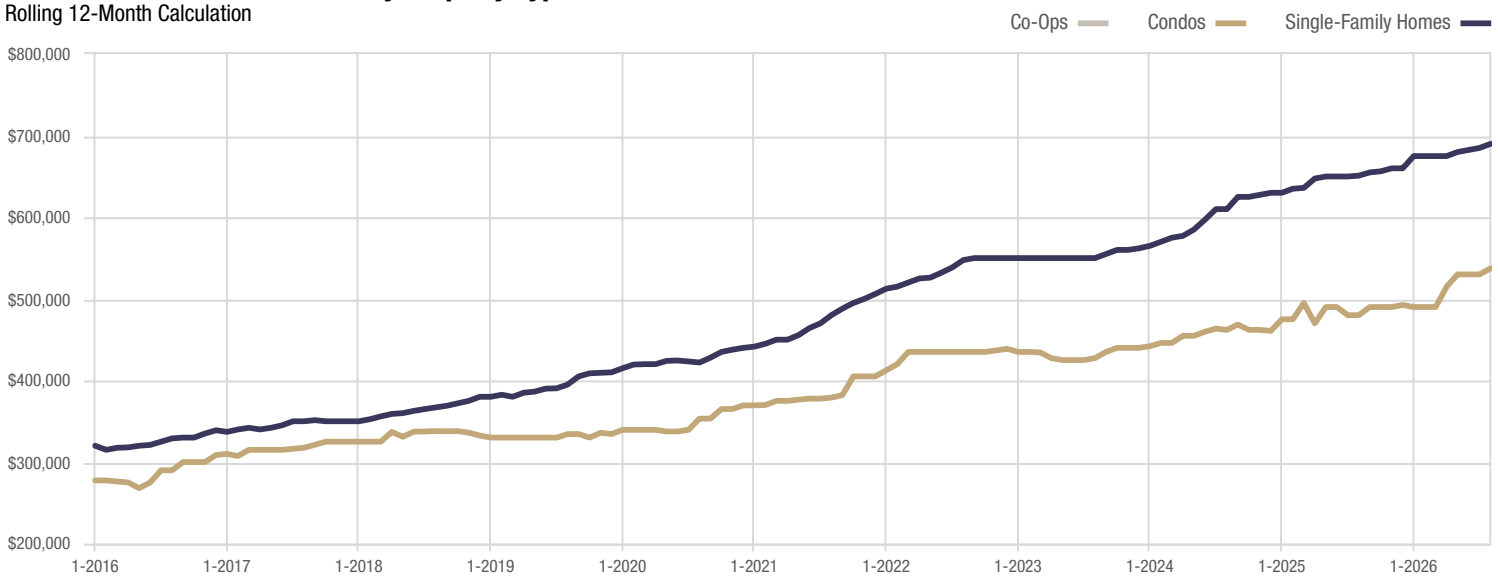
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	2	**1**	- 50.0%	14	**8**	- 42.9%
Closed Sales	0	**1**	—	12	**10**	- 16.7%
Days on Market Until Sale	—	**21**	—	24	**21**	- 12.5%
Median Sales Price*	—	**$560,000**	—	$480,000	**$537,500**	+ 12.0%
Percent of Original List Price Received*	—	**101.8%**	—	103.2%	**102.7%**	- 0.5%
Inventory of Homes for Sale	1	**1**	0.0%	1	**1**	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.