Local Market Update – June 2026

Provided by OneKey® MLS

Babylon

Babylon, N. Babylon, and W. Babylon in Suffolk County

Single-Family Homes	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	69	**68**	- 1.4%	605	**588**	- 2.8%
Closed Sales	51	**44**	- 13.7%	508	**484**	- 4.7%
Days on Market Until Sale	29	**27**	- 6.9%	39	**37**	- 5.1%
Median Sales Price*	$690,000	**$744,500**	+ 7.9%	$650,000	**$680,000**	+ 4.6%
Percent of Original List Price Received*	103.8%	**105.2%**	+ 1.3%	103.3%	**102.1%**	- 1.2%
Inventory of Homes for Sale	114	**96**	- 15.8%	90	**84**	- 6.7%

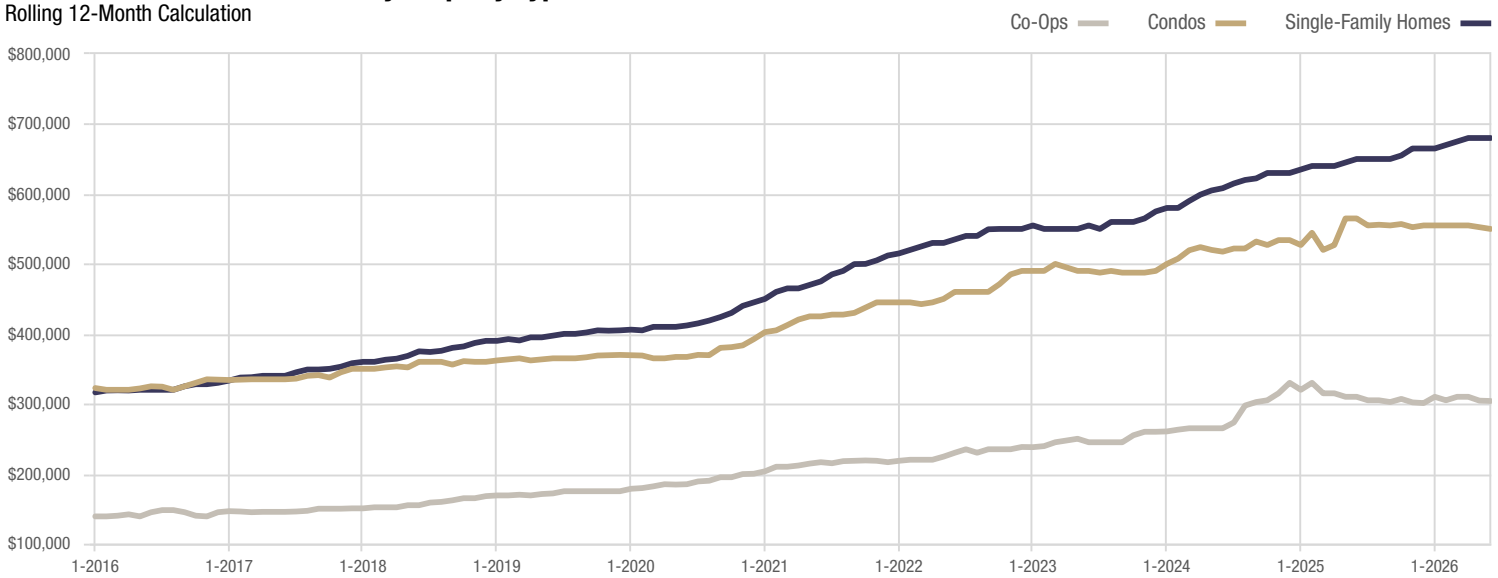
Condos	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	4	**2**	- 50.0%	26	**28**	+ 7.7%
Closed Sales	0	**3**	—	17	**27**	+ 58.8%
Days on Market Until Sale	—	**32**	—	35	**44**	+ 25.7%
Median Sales Price*	—	**$445,000**	—	$565,000	**$550,000**	- 2.7%
Percent of Original List Price Received*	—	**101.1%**	—	102.0%	**98.1%**	- 3.8%
Inventory of Homes for Sale	4	**3**	- 25.0%	2	**4**	+ 100.0%

Co-Ops	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	3	**5**	+ 66.7%	43	**47**	+ 9.3%
Closed Sales	2	**3**	+ 50.0%	39	**41**	+ 5.1%
Days on Market Until Sale	37	**67**	+ 81.1%	32	**47**	+ 46.9%
Median Sales Price*	$290,000	**$279,000**	- 3.8%	$310,000	**$304,000**	- 1.9%
Percent of Original List Price Received*	95.9%	**103.9%**	+ 8.3%	101.4%	**101.9%**	+ 0.5%
Inventory of Homes for Sale	6	**6**	0.0%	5	**7**	+ 40.0%

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