Local Market Update – August 2026

Provided by OneKey® MLS

Selden

Suffolk County

Single-Family Homes	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	15	**26**	+ 73.3%	236	**277**	+ 17.4%
Closed Sales	22	**19**	- 13.6%	202	**200**	- 1.0%
Days on Market Until Sale	31	**21**	- 32.3%	31	**31**	0.0%
Median Sales Price*	$580,000	**$660,000**	+ 13.8%	$575,000	**$615,000**	+ 7.0%
Percent of Original List Price Received*	104.9%	**105.1%**	+ 0.2%	104.5%	**103.3%**	- 1.1%
Inventory of Homes for Sale	31	**38**	+ 22.6%	30	**34**	+ 13.3%

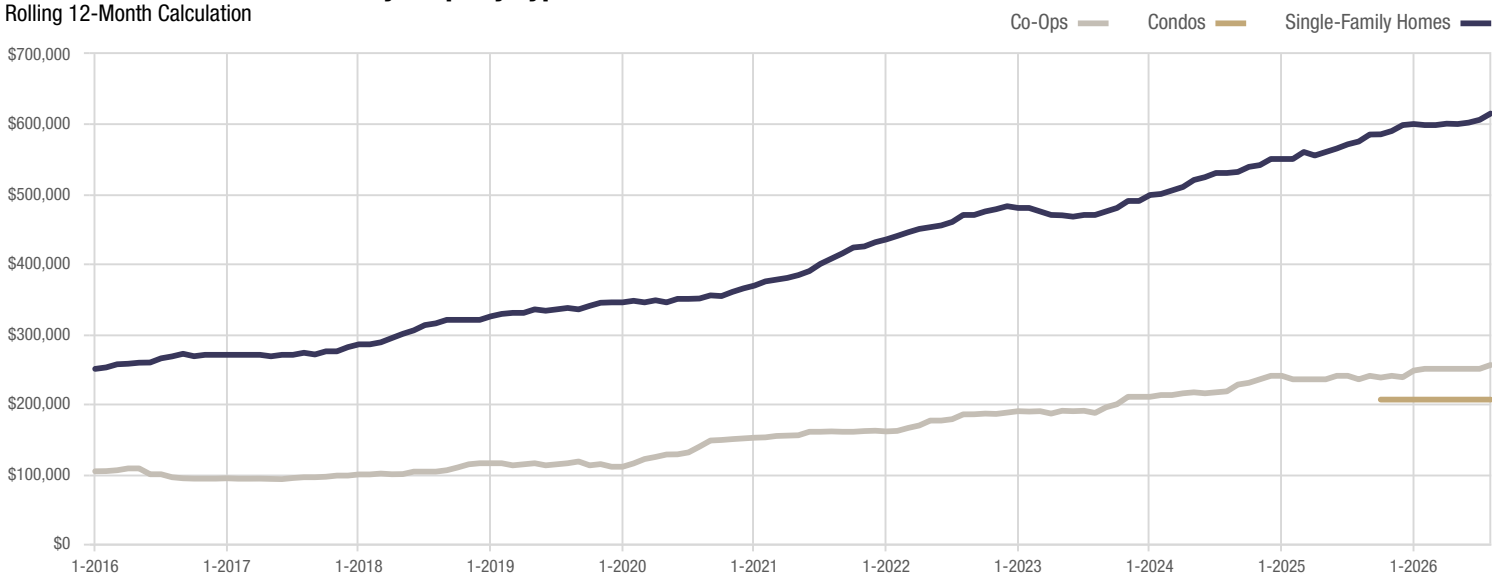
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	1	**0**	- 100.0%
Closed Sales	0	**0**	0.0%	0	**1**	—
Days on Market Until Sale	—	**—**	—	—	**60**	—
Median Sales Price*	—	**—**	—	—	**$206,000**	—
Percent of Original List Price Received*	—	**—**	—	—	**91.6%**	—
Inventory of Homes for Sale	0	**0**	0.0%	0	**0**	—

Co-Ops	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**1**	—	20	**13**	- 35.0%
Closed Sales	4	**1**	- 75.0%	15	**15**	0.0%
Days on Market Until Sale	22	**13**	- 40.9%	17	**31**	+ 82.4%
Median Sales Price*	$233,120	**$260,000**	+ 11.5%	$235,000	**$255,500**	+ 8.7%
Percent of Original List Price Received*	100.7%	**104.0%**	+ 3.3%	103.7%	**103.8%**	+ 0.1%
Inventory of Homes for Sale	2	**1**	- 50.0%	2	**1**	- 50.0%

* 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.