Local Market Update – June 2026

Provided by OneKey® MLS

Smithtown

Suffolk County

Single-Family Homes	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	42	**51**	+ 21.4%	359	**327**	- 8.9%
Closed Sales	21	**14**	- 33.3%	318	**259**	- 18.6%
Days on Market Until Sale	34	**25**	- 26.5%	40	**36**	- 10.0%
Median Sales Price*	$890,000	**$807,500**	- 9.3%	$795,000	**$827,000**	+ 4.0%
Percent of Original List Price Received*	104.1%	**104.5%**	+ 0.4%	102.7%	**102.2%**	- 0.5%
Inventory of Homes for Sale	59	**57**	- 3.4%	53	**46**	- 13.2%

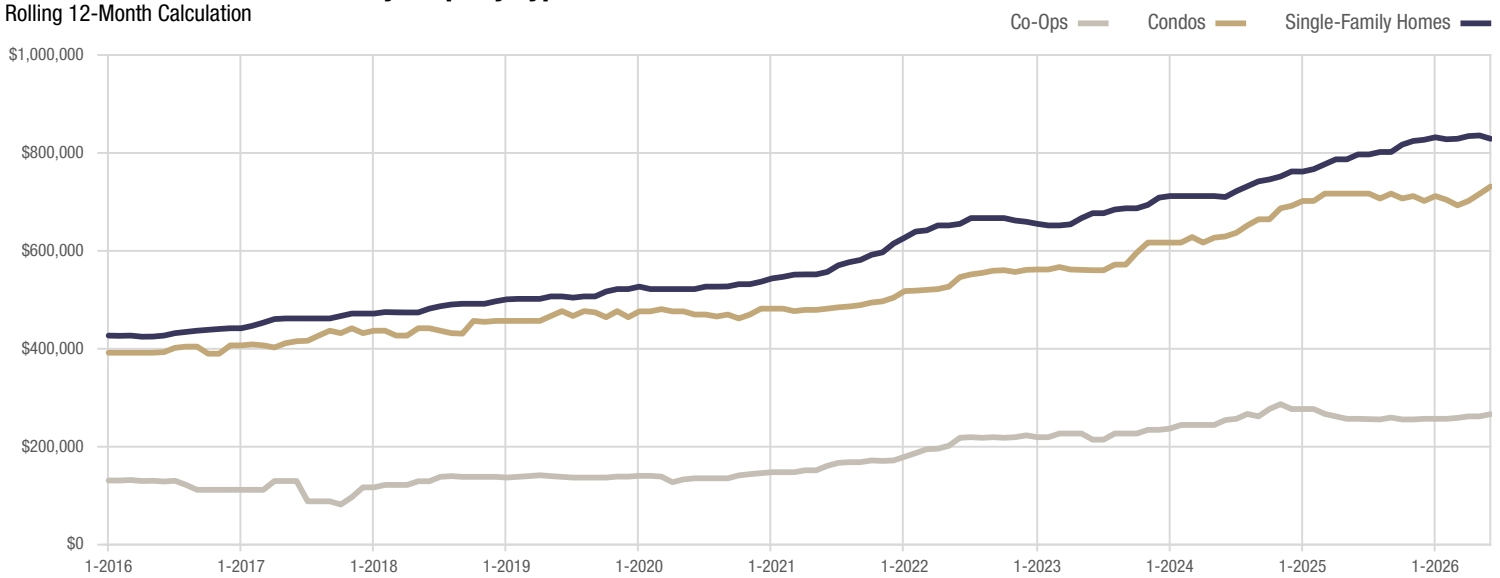
Condos	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	2	**4**	+ 100.0%	26	**33**	+ 26.9%
Closed Sales	0	**2**	—	31	**24**	- 22.6%
Days on Market Until Sale	—	**16**	—	41	**21**	- 48.8%
Median Sales Price*	—	**$777,500**	—	$715,000	**$729,500**	+ 2.0%
Percent of Original List Price Received*	—	**105.1%**	—	101.2%	**102.3%**	+ 1.1%
Inventory of Homes for Sale	3	**4**	+ 33.3%	3	**4**	+ 33.3%

Co-Ops	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	0	**0**	0.0%	7	**11**	+ 57.1%
Closed Sales	0	**1**	—	9	**8**	- 11.1%
Days on Market Until Sale	—	**11**	—	107	**22**	- 79.4%
Median Sales Price*	—	**$275,000**	—	$255,000	**$264,500**	+ 3.7%
Percent of Original List Price Received*	—	**102.8%**	—	101.5%	**101.8%**	+ 0.3%
Inventory of Homes for Sale	1	**0**	- 100.0%	1	**1**	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 July 8, 2026. All data from OneKey® MLS. Report © 2026 ShowingTime Plus, LLC.