Local Market Update – August 2026

Provided by OneKey® MLS

Bay Shore

Bayshore and Brightwaters in Suffolk County

Single-Family Homes	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	23	**38**	+ 65.2%	421	**442**	+ 5.0%
Closed Sales	32	**28**	- 12.5%	373	**312**	- 16.4%
Days on Market Until Sale	39	**36**	- 7.7%	43	**41**	- 4.7%
Median Sales Price*	$596,000	**$660,000**	+ 10.7%	$620,000	**$650,000**	+ 4.8%
Percent of Original List Price Received*	101.1%	**102.7%**	+ 1.6%	102.6%	**101.5%**	- 1.1%
Inventory of Homes for Sale	66	**78**	+ 18.2%	73	**72**	- 1.4%

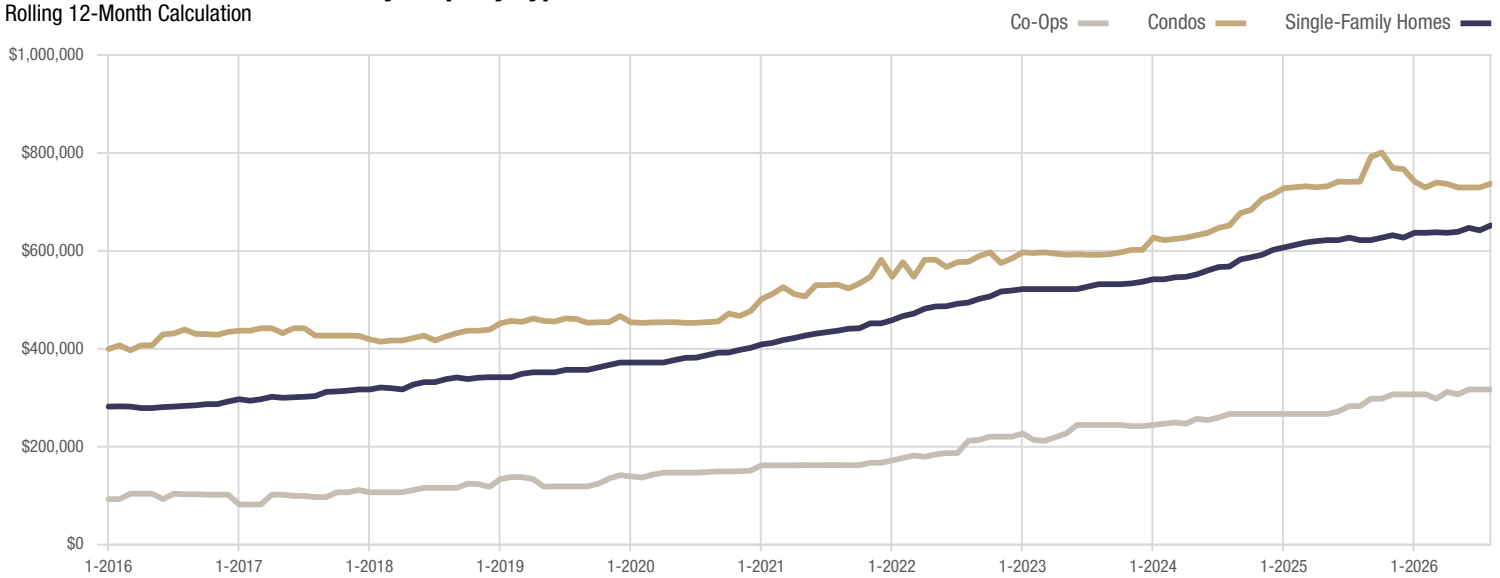
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	8	**1**	- 87.5%	47	**39**	- 17.0%
Closed Sales	4	**2**	- 50.0%	36	**38**	+ 5.6%
Days on Market Until Sale	36	**10**	- 72.2%	43	**33**	- 23.3%
Median Sales Price*	$707,500	**$815,250**	+ 15.2%	$739,500	**$735,250**	- 0.6%
Percent of Original List Price Received*	95.7%	**106.7%**	+ 11.5%	101.0%	**100.6%**	- 0.4%
Inventory of Homes for Sale	7	**7**	0.0%	7	**7**	0.0%

Co-Ops	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	1	**3**	+ 200.0%	8	**11**	+ 37.5%
Closed Sales	0	**0**	0.0%	8	**5**	- 37.5%
Days on Market Until Sale	—	**—**	—	42	**77**	+ 83.3%
Median Sales Price*	—	**—**	—	$281,000	**$315,000**	+ 12.1%
Percent of Original List Price Received*	—	**—**	—	100.6%	**92.7%**	- 7.9%
Inventory of Homes for Sale	2	**3**	+ 50.0%	2	**3**	+ 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.