Local Market Update – June 2026

Provided by OneKey® MLS

Copiague

Suffolk County

Single-Family Homes	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	12	**11**	- 8.3%	149	**139**	- 6.7%
Closed Sales	12	**7**	- 41.7%	108	**101**	- 6.5%
Days on Market Until Sale	32	**17**	- 46.9%	44	**35**	- 20.5%
Median Sales Price*	$570,000	**$582,000**	+ 2.1%	$574,500	**$645,000**	+ 12.3%
Percent of Original List Price Received*	100.7%	**108.3%**	+ 7.5%	103.0%	**102.2%**	- 0.8%
Inventory of Homes for Sale	20	**19**	- 5.0%	27	**24**	- 11.1%

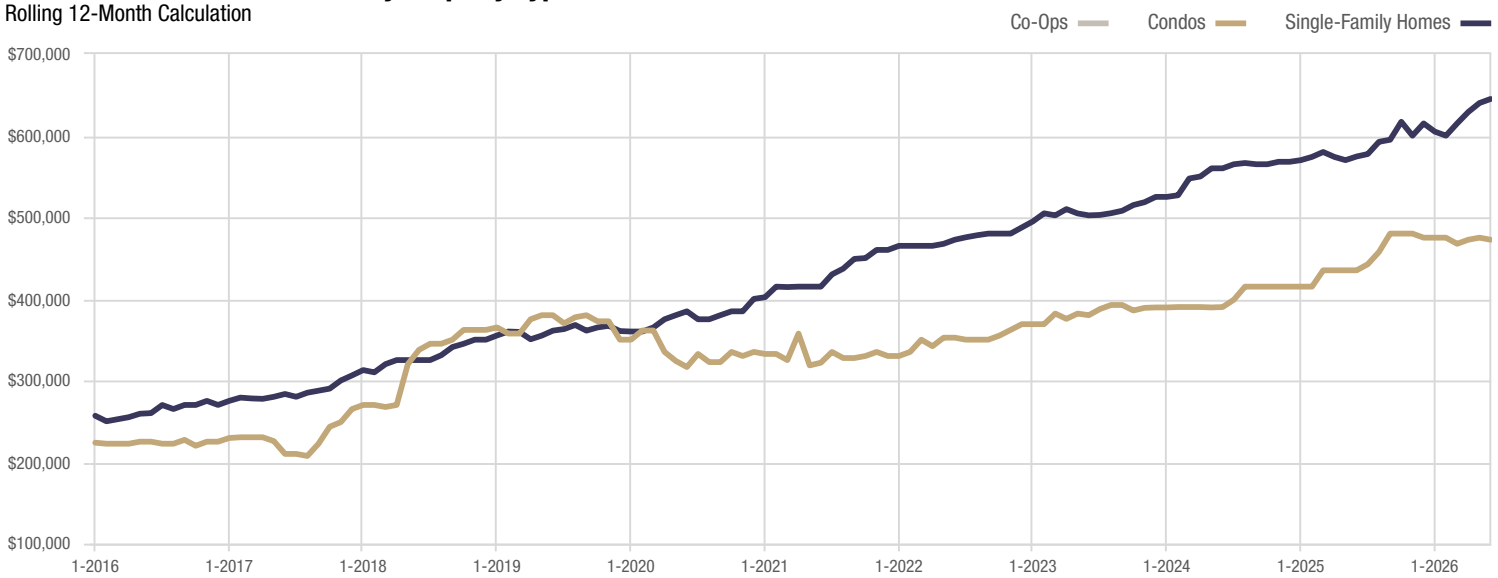
Condos	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	2	**3**	+ 50.0%	20	**32**	+ 60.0%
Closed Sales	0	**3**	—	21	**22**	+ 4.8%
Days on Market Until Sale	—	**72**	—	31	**55**	+ 77.4%
Median Sales Price*	—	**$445,000**	—	$435,000	**$472,500**	+ 8.6%
Percent of Original List Price Received*	—	**97.6%**	—	99.8%	**98.7%**	- 1.1%
Inventory of Homes for Sale	3	**11**	+ 266.7%	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%	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 July 8, 2026. All data from OneKey® MLS. Report © 2026 ShowingTime Plus, LLC.