Local Market Update – June 2026

Provided by OneKey® MLS

Suffolk County

Single-Family Homes	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	1,505	**1,507**	+ 0.1%	14,871	**14,710**	- 1.1%
Closed Sales	929	**963**	+ 3.7%	11,150	**10,867**	- 2.5%
Days on Market Until Sale	39	**44**	+ 12.8%	49	**49**	0.0%
Median Sales Price*	$700,000	**$750,000**	+ 7.1%	$675,000	**$710,000**	+ 5.2%
Percent of Original List Price Received*	101.4%	**101.8%**	+ 0.4%	100.9%	**100.3%**	- 0.6%
Inventory of Homes for Sale	3,377	**2,984**	- 11.6%	3,010	**2,882**	- 4.3%

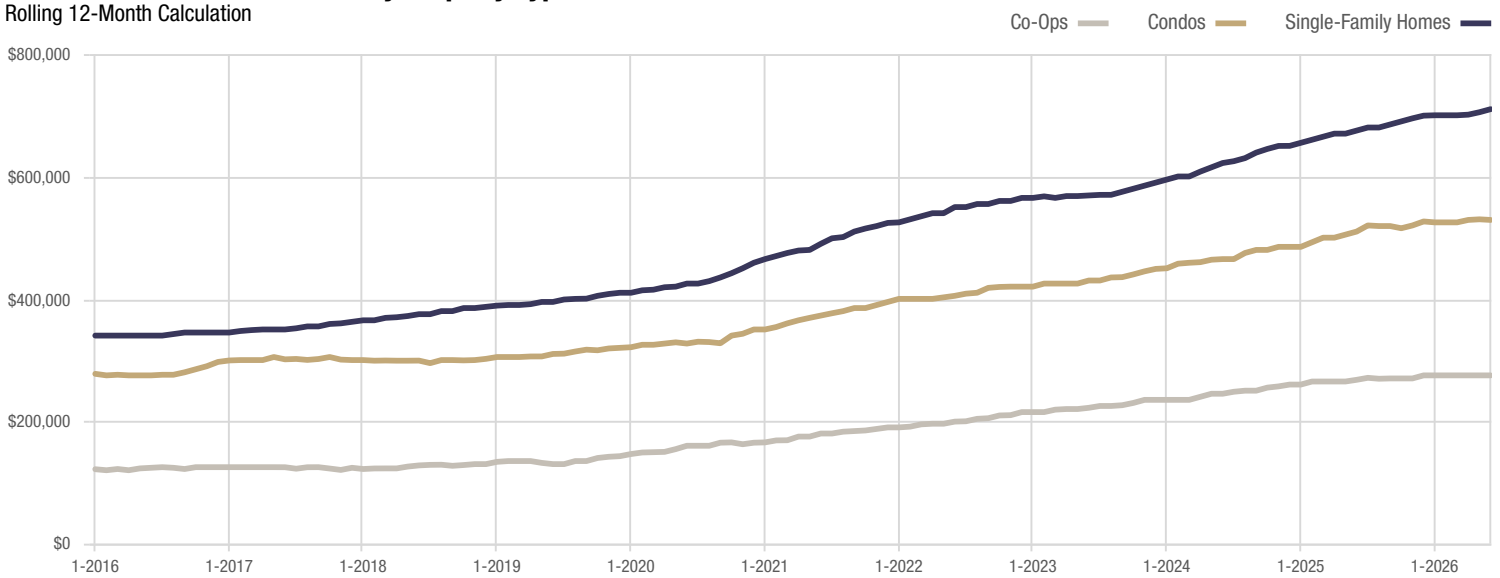
Condos	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	173	**196**	+ 13.3%	1,894	**1,861**	- 1.7%
Closed Sales	137	**118**	- 13.9%	1,561	**1,576**	+ 1.0%
Days on Market Until Sale	48	**46**	- 4.2%	55	**52**	- 5.5%
Median Sales Price*	$525,000	**$512,500**	- 2.4%	$510,000	**$529,000**	+ 3.7%
Percent of Original List Price Received*	99.7%	**100.4%**	+ 0.7%	99.4%	**98.6%**	- 0.8%
Inventory of Homes for Sale	368	**316**	- 14.1%	339	**323**	- 4.7%

Co-Ops	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	41	**43**	+ 4.9%	497	**512**	+ 3.0%
Closed Sales	29	**37**	+ 27.6%	390	**388**	- 0.5%
Days on Market Until Sale	56	**55**	- 1.8%	51	**52**	+ 2.0%
Median Sales Price*	$305,000	**$302,500**	- 0.8%	$267,750	**$275,000**	+ 2.7%
Percent of Original List Price Received*	99.6%	**99.5%**	- 0.1%	100.2%	**99.8%**	- 0.4%
Inventory of Homes for Sale	105	**97**	- 7.6%	99	**102**	+ 3.0%

* 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.