Local Market Update – August 2026

Provided by OneKey® MLS

Amityville

Amity Harbor, Amityville, N. Amityville, and North Amityville in Suffolk County

Single-Family Homes	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	18	**19**	+ 5.6%	222	**220**	- 0.9%
Closed Sales	20	**13**	- 35.0%	161	**151**	- 6.2%
Days on Market Until Sale	29	**32**	+ 10.3%	43	**43**	0.0%
Median Sales Price*	$635,000	**$762,000**	+ 20.0%	$630,000	**$656,000**	+ 4.1%
Percent of Original List Price Received*	101.6%	**107.2%**	+ 5.5%	102.5%	**101.1%**	- 1.4%
Inventory of Homes for Sale	38	**42**	+ 10.5%	38	**35**	- 7.9%

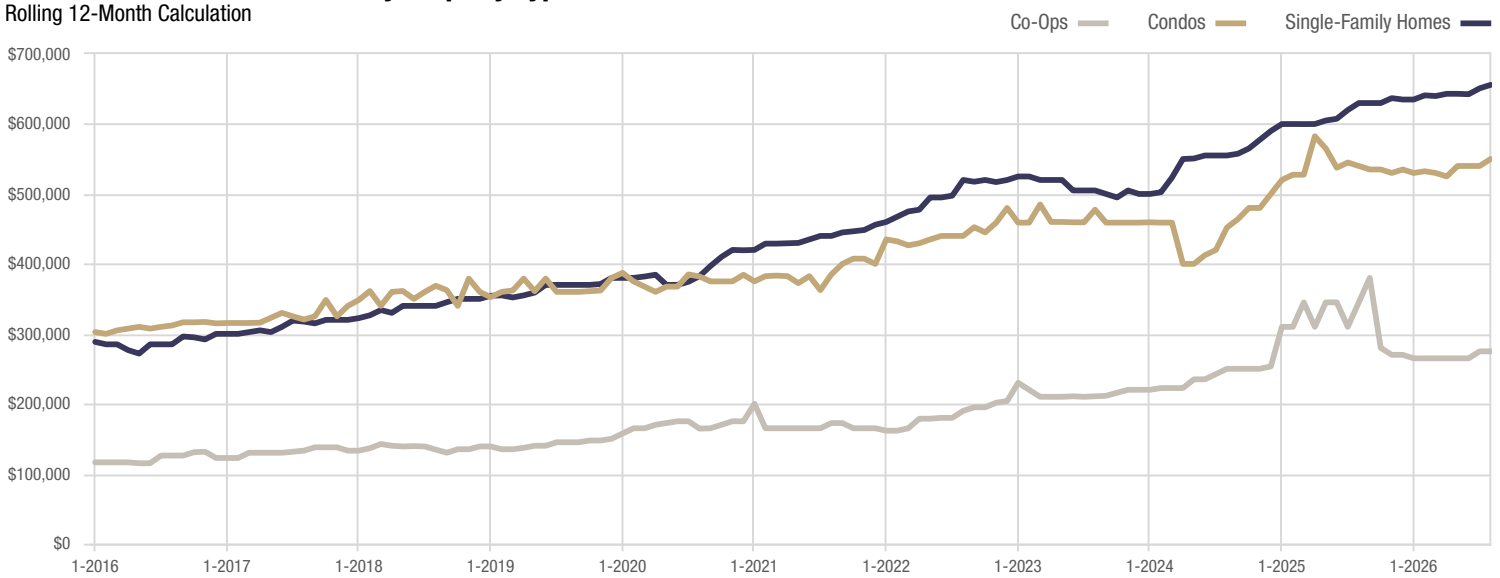
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	2	**3**	+ 50.0%	25	**37**	+ 48.0%
Closed Sales	6	**1**	- 83.3%	23	**31**	+ 34.8%
Days on Market Until Sale	43	**63**	+ 46.5%	38	**55**	+ 44.7%
Median Sales Price*	$525,000	**$550,000**	+ 4.8%	$540,000	**$550,000**	+ 1.9%
Percent of Original List Price Received*	97.8%	**93.3%**	- 4.6%	99.8%	**98.9%**	- 0.9%
Inventory of Homes for Sale	5	**4**	- 20.0%	5	**5**	0.0%

Co-Ops	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	3	**0**	- 100.0%	15	**16**	+ 6.7%
Closed Sales	0	**2**	—	6	**13**	+ 116.7%
Days on Market Until Sale	—	**103**	—	26	**55**	+ 111.5%
Median Sales Price*	—	**$252,500**	—	$345,000	**$275,000**	- 20.3%
Percent of Original List Price Received*	—	**98.7%**	—	101.9%	**100.0%**	- 1.9%
Inventory of Homes for Sale	4	**2**	- 50.0%	3	**4**	+ 33.3%

* 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.