Local Market Update – August 2026

Provided by OneKey® MLS

Holbrook

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%	178	**203**	+ 14.0%
Closed Sales	10	**22**	+ 120.0%	135	**163**	+ 20.7%
Days on Market Until Sale	17	**16**	- 5.9%	31	**26**	- 16.1%
Median Sales Price*	$672,500	**$725,000**	+ 7.8%	$644,800	**$700,000**	+ 8.6%
Percent of Original List Price Received*	103.4%	**106.2%**	+ 2.7%	103.2%	**104.8%**	+ 1.6%
Inventory of Homes for Sale	25	**22**	- 12.0%	21	**24**	+ 14.3%

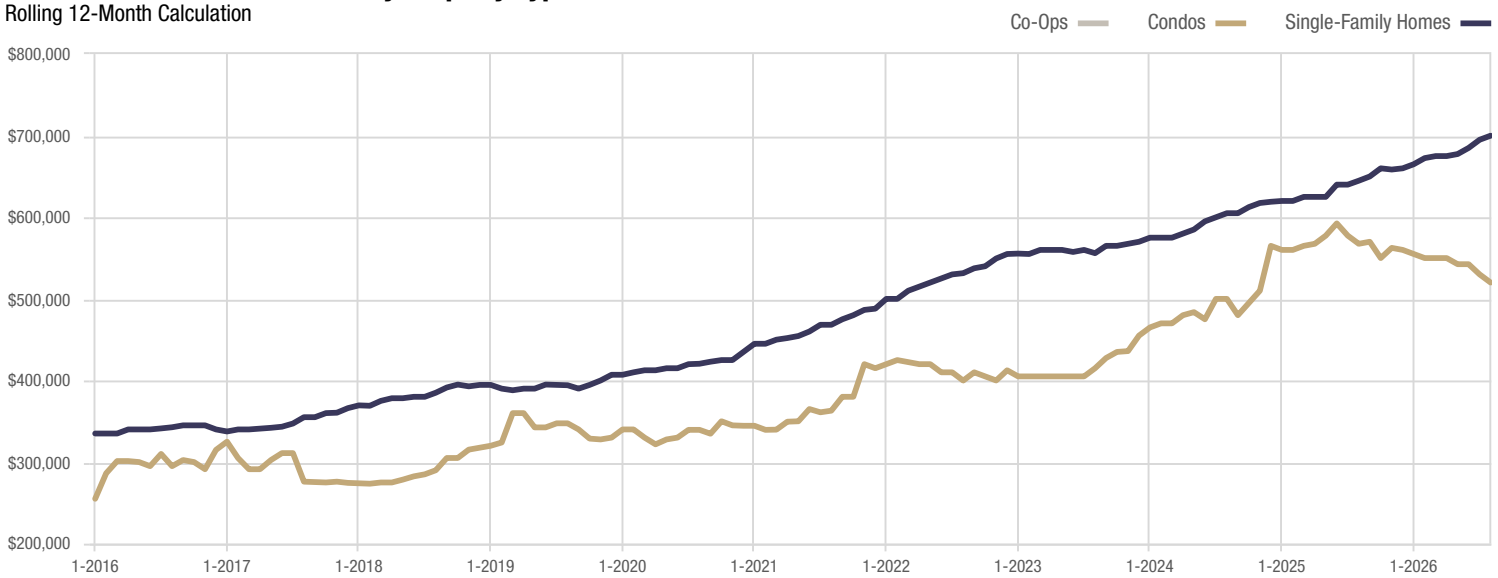
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	4	**7**	+ 75.0%	56	**43**	- 23.2%
Closed Sales	6	**6**	0.0%	48	**43**	- 10.4%
Days on Market Until Sale	34	**16**	- 52.9%	31	**34**	+ 9.7%
Median Sales Price*	$555,000	**$527,500**	- 5.0%	$567,500	**$520,000**	- 8.4%
Percent of Original List Price Received*	101.3%	**105.8%**	+ 4.4%	102.2%	**100.6%**	- 1.6%
Inventory of Homes for Sale	6	**6**	0.0%	5	**4**	- 20.0%

Co-Ops	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% 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 September 8, 2026. All data from OneKey® MLS. Report © 2026 ShowingTime Plus, LLC.