# Local Market Update – August 2026

Provided by OneKey® MLS

# Northport

## E. Northport and Northport in Suffolk County

| Single-Family Homes | August | | | Last 12 Months | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 8-2025** | **Thru 8-2026** | **% Change** |
| New Listings | 46 | **45** | - 2.2% | 493 | **509** | + 3.2% |
| Closed Sales | 59 | **61** | + 3.4% | 415 | **421** | + 1.4% |
| Days on Market Until Sale | 33 | **31** | - 6.1% | 42 | **36** | - 14.3% |
| Median Sales Price* | $900,000 | **$970,000** | + 7.8% | $820,000 | **$873,000** | + 6.5% |
| Percent of Original List Price Received* | 102.1% | **104.3%** | + 2.2% | 101.5% | **103.1%** | + 1.6% |
| Inventory of Homes for Sale | 79 | **86** | + 8.9% | 76 | **70** | - 7.9% |

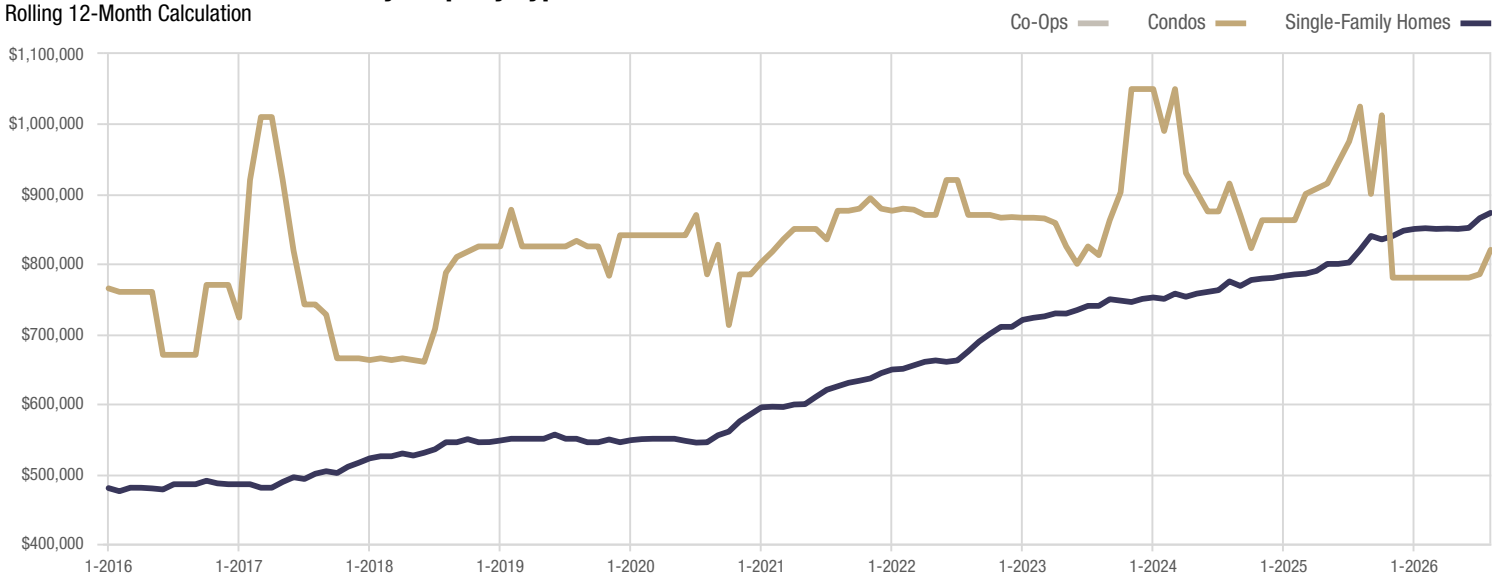
| Condos | August | | | Last 12 Months | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 8-2025** | **Thru 8-2026** | **% Change** |
| New Listings | 3 | **3** | 0.0% | 15 | **15** | 0.0% |
| Closed Sales | 0 | **2** | — | 6 | **14** | + 133.3% |
| Days on Market Until Sale | — | **26** | — | 43 | **53** | + 23.3% |
| Median Sales Price* | — | **$1,336,500** | — | $1,025,000 | **$820,151** | - 20.0% |
| Percent of Original List Price Received* | — | **100.3%** | — | 97.9% | **97.9%** | 0.0% |
| Inventory of Homes for Sale | 7 | **4** | - 42.9% | 3 | **3** | 0.0% |

| 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.