Local Market Update – June 2026

Provided by OneKey® MLS

Patchogue/Bellport

Bellport, Bellport Village, E. Patchogue, N. Patchogue and Patchogue in Suffolk County

Single-Family Homes	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	55	**49**	- 10.9%	518	**541**	+ 4.4%
Closed Sales	38	**31**	- 18.4%	415	**404**	- 2.7%
Days on Market Until Sale	46	**36**	- 21.7%	48	**45**	- 6.3%
Median Sales Price*	$568,250	**$645,000**	+ 13.5%	$559,000	**$593,460**	+ 6.2%
Percent of Original List Price Received*	100.7%	**103.0%**	+ 2.3%	101.6%	**101.1%**	- 0.5%
Inventory of Homes for Sale	107	**85**	- 20.6%	93	**91**	- 2.2%

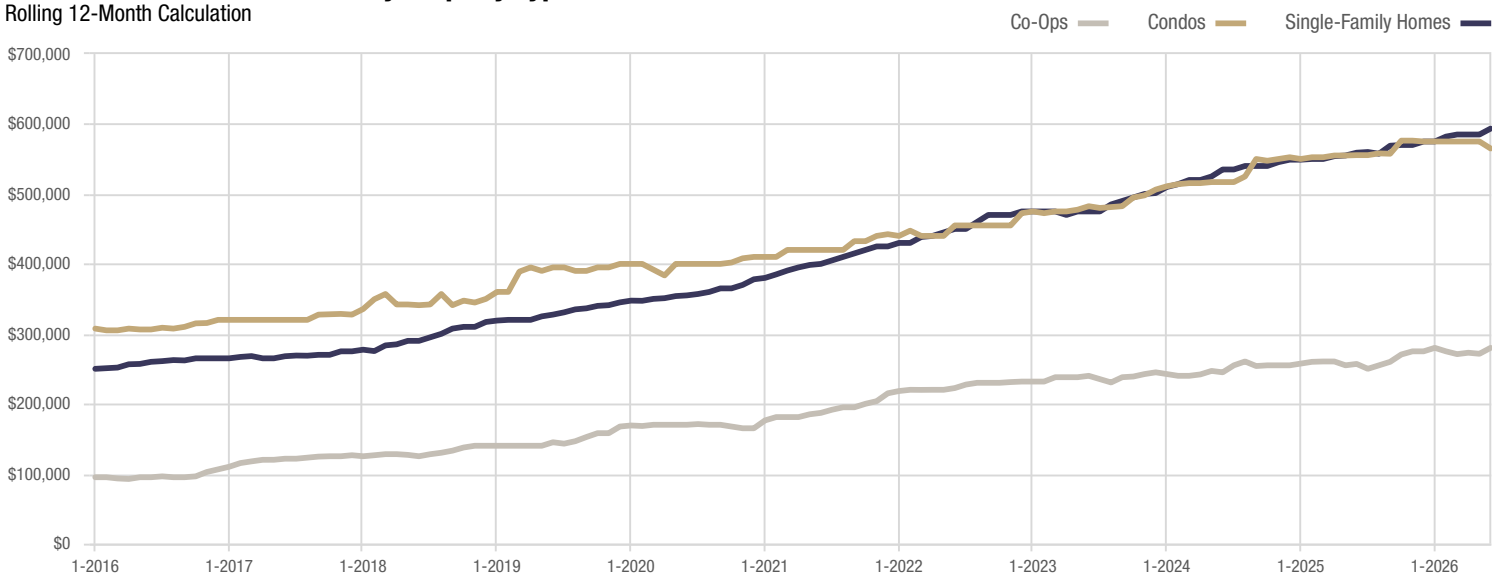
Condos	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	1	**4**	+ 300.0%	23	**29**	+ 26.1%
Closed Sales	3	**1**	- 66.7%	24	**21**	- 12.5%
Days on Market Until Sale	19	**14**	- 26.3%	44	**45**	+ 2.3%
Median Sales Price*	$610,000	**$320,000**	- 47.5%	$555,500	**$565,000**	+ 1.7%
Percent of Original List Price Received*	101.7%	**103.2%**	+ 1.5%	98.8%	**101.2%**	+ 2.4%
Inventory of Homes for Sale	3	**8**	+ 166.7%	3	**6**	+ 100.0%

Co-Ops	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	1	**4**	+ 300.0%	20	**51**	+ 155.0%
Closed Sales	1	**8**	+ 700.0%	20	**35**	+ 75.0%
Days on Market Until Sale	0	**38**	—	36	**33**	- 8.3%
Median Sales Price*	$250,000	**$293,750**	+ 17.5%	$257,000	**$280,000**	+ 8.9%
Percent of Original List Price Received*	106.4%	**101.9%**	- 4.2%	104.0%	**102.2%**	- 1.7%
Inventory of Homes for Sale	0	**3**	—	3	**7**	+ 133.3%

* 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 July 8, 2026. All data from OneKey® MLS. Report © 2026 ShowingTime Plus, LLC.