Local Market Update – June 2026

Provided by OneKey® MLS

Rocky Point

Rocky Point and Shoreham in Suffolk County

Single-Family Homes	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	33	**34**	+ 3.0%	271	**319**	+ 17.7%
Closed Sales	17	**15**	- 11.8%	211	**211**	0.0%
Days on Market Until Sale	49	**34**	- 30.6%	42	**43**	+ 2.4%
Median Sales Price*	$575,000	**$642,000**	+ 11.7%	$540,000	**$575,000**	+ 6.5%
Percent of Original List Price Received*	102.1%	**102.3%**	+ 0.2%	100.7%	**100.1%**	- 0.6%
Inventory of Homes for Sale	66	**69**	+ 4.5%	41	**56**	+ 36.6%

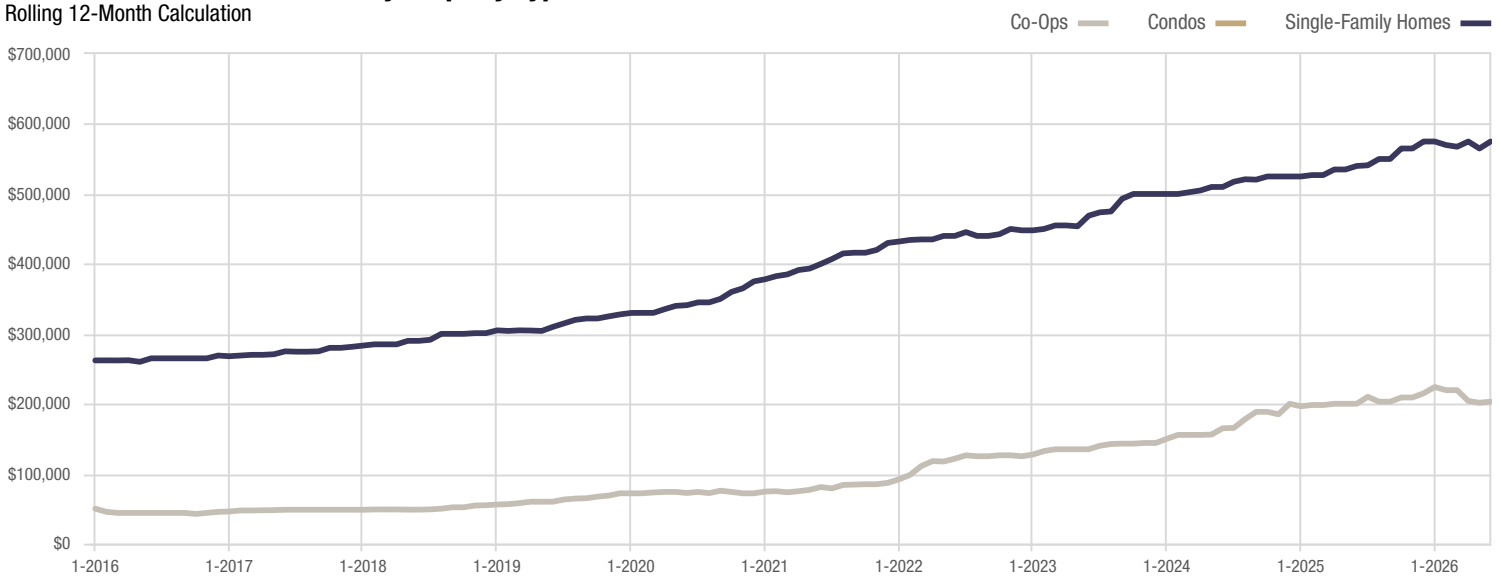
Condos	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	0	**0**	0.0%	0	**2**	—
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	—	**—**	—	—	**—**	—
Median Sales Price*	—	**—**	—	—	**—**	—
Percent of Original List Price Received*	—	**—**	—	—	**—**	—
Inventory of Homes for Sale	0	**0**	0.0%	0	**0**	—

Co-Ops	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	1	**1**	0.0%	16	**13**	- 18.8%
Closed Sales	2	**1**	- 50.0%	11	**11**	0.0%
Days on Market Until Sale	85	**17**	- 80.0%	89	**70**	- 21.3%
Median Sales Price*	$198,000	**$220,000**	+ 11.1%	$200,000	**$203,000**	+ 1.5%
Percent of Original List Price Received*	96.7%	**95.7%**	- 1.0%	96.1%	**97.2%**	+ 1.1%
Inventory of Homes for Sale	4	**2**	- 50.0%	4	**4**	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 July 8, 2026. All data from OneKey® MLS. Report © 2026 ShowingTime Plus, LLC.