Local Market Update – August 2026

Provided by OneKey® MLS

Coram

Suffolk County

Single-Family Homes	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	25	**26**	+ 4.0%	238	**272**	+ 14.3%
Closed Sales	14	**15**	+ 7.1%	182	**189**	+ 3.8%
Days on Market Until Sale	23	**21**	- 8.7%	45	**47**	+ 4.4%
Median Sales Price*	$560,000	**$660,000**	+ 17.9%	$583,500	**$629,000**	+ 7.8%
Percent of Original List Price Received*	102.6%	**103.4%**	+ 0.8%	102.0%	**101.2%**	- 0.8%
Inventory of Homes for Sale	48	**53**	+ 10.4%	39	**47**	+ 20.5%

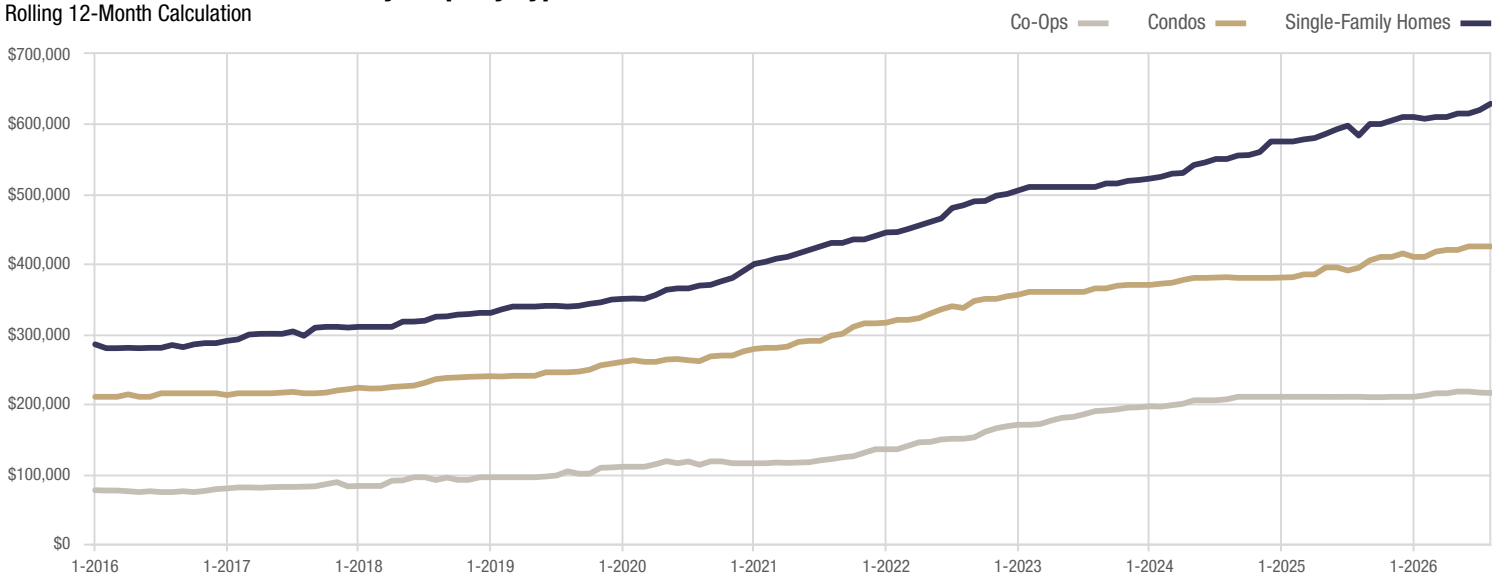
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	11	**7**	- 36.4%	114	**124**	+ 8.8%
Closed Sales	7	**11**	+ 57.1%	104	**105**	+ 1.0%
Days on Market Until Sale	35	**34**	- 2.9%	44	**39**	- 11.4%
Median Sales Price*	$430,000	**$405,000**	- 5.8%	$394,540	**$425,000**	+ 7.7%
Percent of Original List Price Received*	100.1%	**102.1%**	+ 2.0%	100.8%	**100.2%**	- 0.6%
Inventory of Homes for Sale	24	**7**	- 70.8%	17	**16**	- 5.9%

Co-Ops	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	3	**3**	0.0%	64	**79**	+ 23.4%
Closed Sales	5	**7**	+ 40.0%	49	**48**	- 2.0%
Days on Market Until Sale	45	**71**	+ 57.8%	51	**64**	+ 25.5%
Median Sales Price*	$210,000	**$205,000**	- 2.4%	$210,000	**$215,500**	+ 2.6%
Percent of Original List Price Received*	98.7%	**94.8%**	- 4.0%	99.0%	**96.8%**	- 2.2%
Inventory of Homes for Sale	9	**11**	+ 22.2%	12	**16**	+ 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.