Local Market Update – June 2026

Provided by OneKey® MLS

Selden

Suffolk County

Single-Family Homes	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	27	**31**	+ 14.8%	258	**248**	- 3.9%
Closed Sales	12	**19**	+ 58.3%	215	**200**	- 7.0%
Days on Market Until Sale	32	**17**	- 46.9%	30	**33**	+ 10.0%
Median Sales Price*	$612,500	**$660,000**	+ 7.8%	$565,000	**$602,000**	+ 6.5%
Percent of Original List Price Received*	103.8%	**105.0%**	+ 1.2%	104.4%	**103.3%**	- 1.1%
Inventory of Homes for Sale	38	**36**	- 5.3%	31	**32**	+ 3.2%

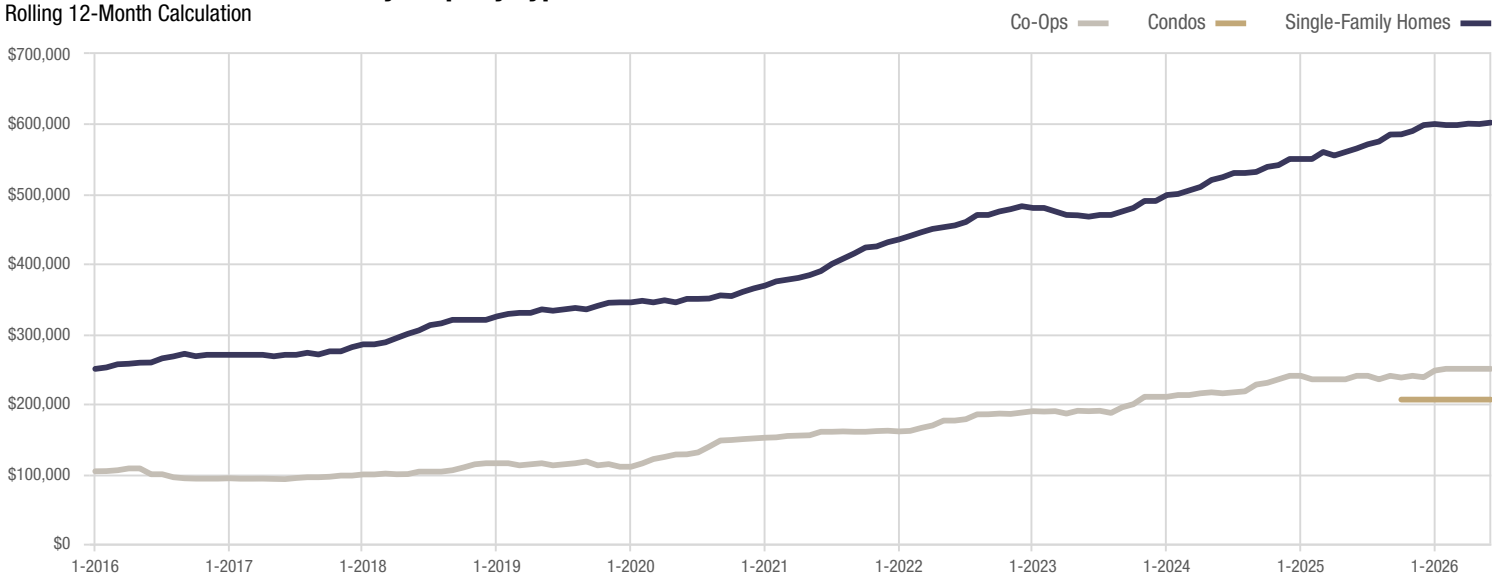
Condos	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	1	**0**	- 100.0%	1	**0**	- 100.0%
Closed Sales	0	**0**	0.0%	0	**1**	—
Days on Market Until Sale	—	**—**	—	—	**60**	—
Median Sales Price*	—	**—**	—	—	**$206,000**	—
Percent of Original List Price Received*	—	**—**	—	—	**91.6%**	—
Inventory of Homes for Sale	1	**0**	- 100.0%	0	**0**	—

Co-Ops	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	1	**0**	- 100.0%	20	**11**	- 45.0%
Closed Sales	1	**1**	0.0%	11	**17**	+ 54.5%
Days on Market Until Sale	9	**13**	+ 44.4%	16	**31**	+ 93.8%
Median Sales Price*	$250,000	**$290,000**	+ 16.0%	$240,000	**$250,000**	+ 4.2%
Percent of Original List Price Received*	102.0%	**105.5%**	+ 3.4%	104.3%	**103.7%**	- 0.6%
Inventory of Homes for Sale	3	**0**	- 100.0%	2	**1**	- 50.0%

* 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.