Local Market Update – August 2026

Provided by OneKey® MLS

Patchogue/Bellport

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

Single-Family Homes	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	47	**43**	- 8.5%	518	**538**	+ 3.9%
Closed Sales	30	**23**	- 23.3%	388	**419**	+ 8.0%
Days on Market Until Sale	57	**23**	- 59.6%	50	**41**	- 18.0%
Median Sales Price*	$565,000	**$630,000**	+ 11.5%	$557,500	**$605,000**	+ 8.5%
Percent of Original List Price Received*	99.5%	**104.4%**	+ 4.9%	101.2%	**101.8%**	+ 0.6%
Inventory of Homes for Sale	102	**90**	- 11.8%	95	**89**	- 6.3%

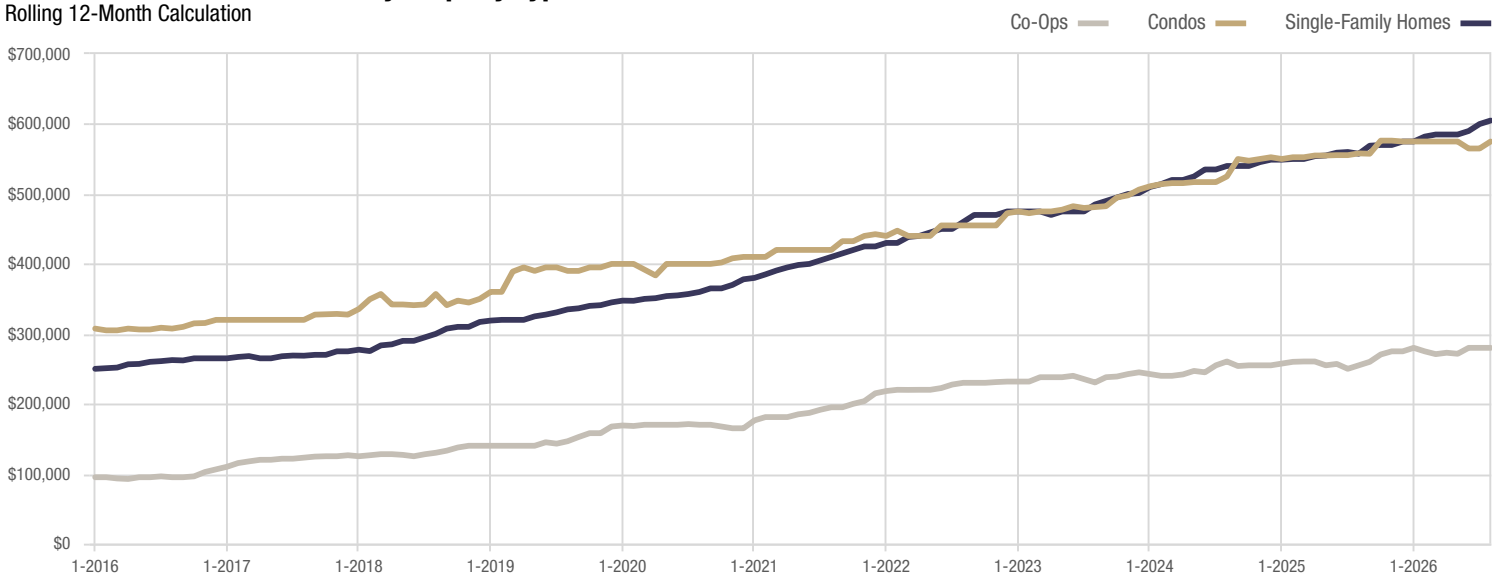
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	1	**3**	+ 200.0%	25	**32**	+ 28.0%
Closed Sales	2	**3**	+ 50.0%	22	**22**	0.0%
Days on Market Until Sale	41	**18**	- 56.1%	45	**46**	+ 2.2%
Median Sales Price*	$587,000	**$615,000**	+ 4.8%	$558,000	**$575,000**	+ 3.0%
Percent of Original List Price Received*	98.7%	**103.0%**	+ 4.4%	98.8%	**100.7%**	+ 1.9%
Inventory of Homes for Sale	4	**5**	+ 25.0%	3	**6**	+ 100.0%

Co-Ops	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	7	**5**	- 28.6%	29	**47**	+ 62.1%
Closed Sales	1	**4**	+ 300.0%	18	**37**	+ 105.6%
Days on Market Until Sale	27	**90**	+ 233.3%	36	**40**	+ 11.1%
Median Sales Price*	$330,000	**$271,250**	- 17.8%	$255,000	**$280,000**	+ 9.8%
Percent of Original List Price Received*	110.4%	**100.4%**	- 9.1%	105.3%	**101.3%**	- 3.8%
Inventory of Homes for Sale	6	**6**	0.0%	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 September 8, 2026. All data from OneKey® MLS. Report © 2026 ShowingTime Plus, LLC.