Local Market Update – August 2026

Provided by OneKey® MLS

Oakdale

Suffolk County

Single-Family Homes	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	5	**7**	+ 40.0%	87	**86**	- 1.1%
Closed Sales	3	**6**	+ 100.0%	80	**67**	- 16.3%
Days on Market Until Sale	11	**23**	+ 109.1%	38	**42**	+ 10.5%
Median Sales Price*	$885,000	**$747,500**	- 15.5%	$680,000	**$765,000**	+ 12.5%
Percent of Original List Price Received*	109.0%	**105.6%**	- 3.1%	101.6%	**100.5%**	- 1.1%
Inventory of Homes for Sale	9	**21**	+ 133.3%	14	**15**	+ 7.1%

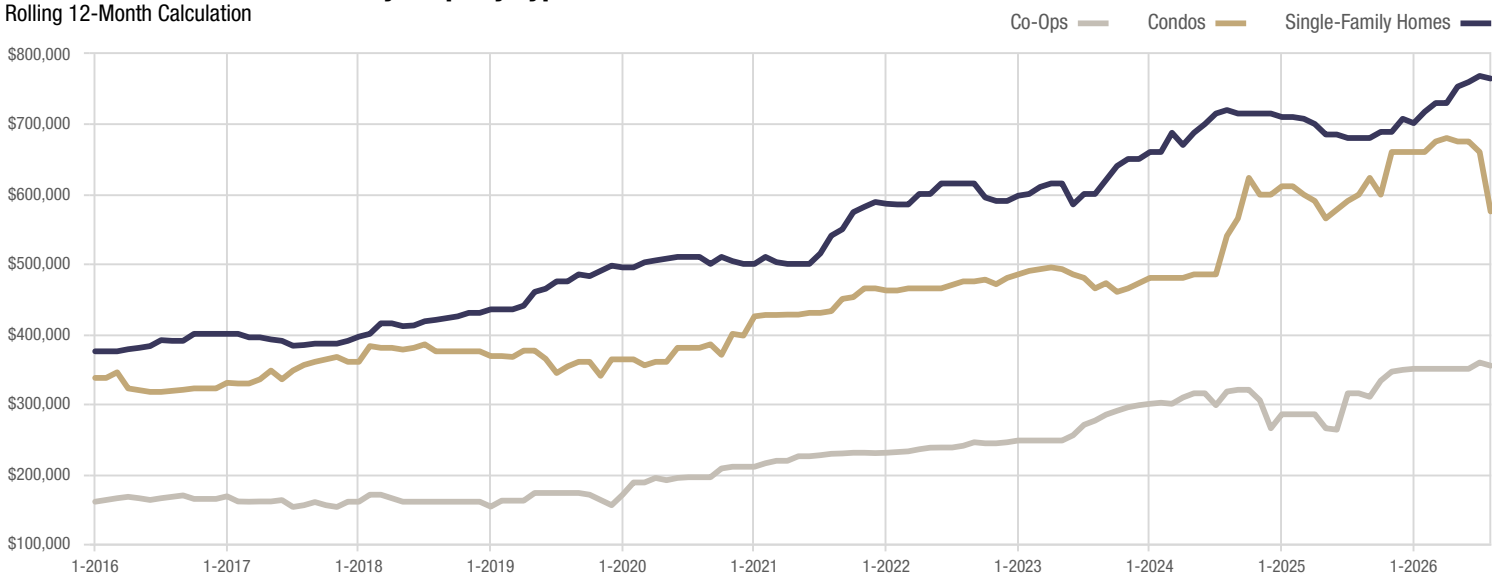
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	2	**1**	- 50.0%	14	**13**	- 7.1%
Closed Sales	1	**1**	0.0%	11	**11**	0.0%
Days on Market Until Sale	55	**38**	- 30.9%	37	**36**	- 2.7%
Median Sales Price*	$835,000	**$550,000**	- 34.1%	$599,000	**$575,000**	- 4.0%
Percent of Original List Price Received*	106.4%	**104.8%**	- 1.5%	103.6%	**101.9%**	- 1.6%
Inventory of Homes for Sale	2	**2**	0.0%	2	**2**	0.0%

Co-Ops	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	4	**2**	- 50.0%	24	**15**	- 37.5%
Closed Sales	2	**1**	- 50.0%	21	**20**	- 4.8%
Days on Market Until Sale	17	**23**	+ 35.3%	33	**24**	- 27.3%
Median Sales Price*	$365,000	**$350,000**	- 4.1%	$315,000	**$354,500**	+ 12.5%
Percent of Original List Price Received*	100.7%	**103.2%**	+ 2.5%	99.5%	**102.7%**	+ 3.2%
Inventory of Homes for Sale	3	**3**	0.0%	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 September 8, 2026. All data from OneKey® MLS. Report © 2026 ShowingTime Plus, LLC.