Local Market Update – August 2026

Provided by OneKey® MLS

Rocky Point

Rocky Point and Shoreham in Suffolk County

Single-Family Homes	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	26	**32**	+ 23.1%	288	**321**	+ 11.5%
Closed Sales	25	**27**	+ 8.0%	217	**216**	- 0.5%
Days on Market Until Sale	34	**31**	- 8.8%	40	**43**	+ 7.5%
Median Sales Price*	$580,000	**$685,000**	+ 18.1%	$550,000	**$581,500**	+ 5.7%
Percent of Original List Price Received*	102.9%	**100.7%**	- 2.1%	101.0%	**99.8%**	- 1.2%
Inventory of Homes for Sale	61	**78**	+ 27.9%	43	**61**	+ 41.9%

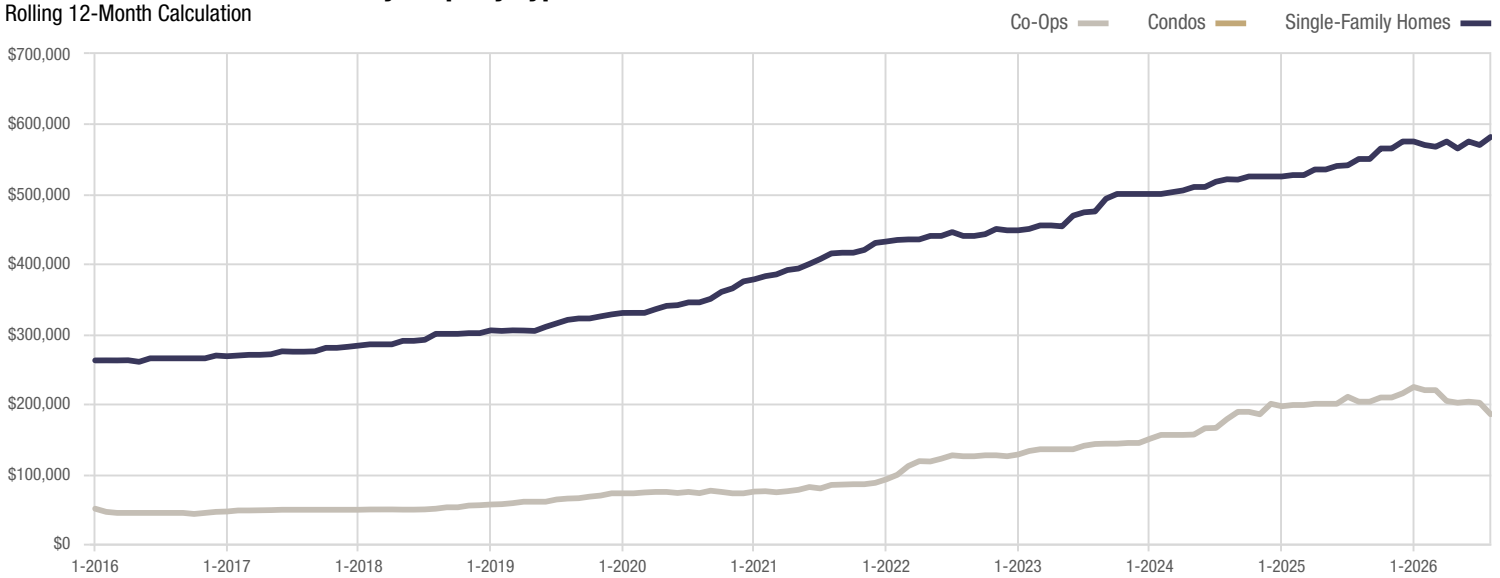
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	0	**2**	—
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	—	**—**	—	—	**—**	—
Median Sales Price*	—	**—**	—	—	**—**	—
Percent of Original List Price Received*	—	**—**	—	—	**—**	—
Inventory of Homes for Sale	0	**0**	0.0%	0	**0**	—

Co-Ops	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**1**	—	13	**14**	+ 7.7%
Closed Sales	2	**3**	+ 50.0%	11	**11**	0.0%
Days on Market Until Sale	116	**111**	- 4.3%	100	**77**	- 23.0%
Median Sales Price*	$226,500	**$168,000**	- 25.8%	$203,000	**$185,000**	- 8.9%
Percent of Original List Price Received*	93.6%	**84.5%**	- 9.7%	95.1%	**95.3%**	+ 0.2%
Inventory of Homes for Sale	2	**3**	+ 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 September 8, 2026. All data from OneKey® MLS. Report © 2026 ShowingTime Plus, LLC.