Local Market Update – August 2026

Provided by OneKey® MLS

Port Jefferson

Belle Terre, Port Jefferson, Port Jefferson Station, Port Jefferson Village, and Pt. Jefferson Vil in Suffolk County

Single-Family Homes	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	31	**29**	- 6.5%	367	**365**	- 0.5%
Closed Sales	22	**28**	+ 27.3%	238	**265**	+ 11.3%
Days on Market Until Sale	67	**24**	- 64.2%	44	**47**	+ 6.8%
Median Sales Price*	$650,000	**$683,375**	+ 5.1%	$640,000	**$685,000**	+ 7.0%
Percent of Original List Price Received*	99.0%	**102.2%**	+ 3.2%	100.2%	**99.9%**	- 0.3%
Inventory of Homes for Sale	69	**62**	- 10.1%	65	**60**	- 7.7%

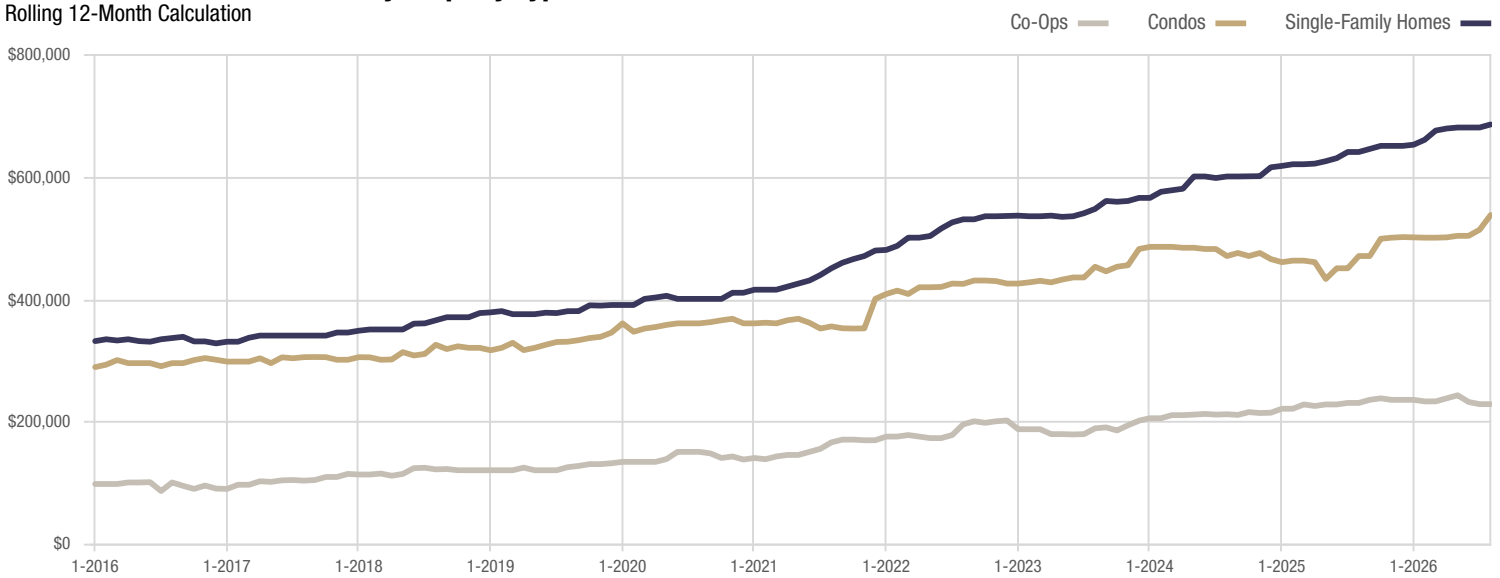
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	3	**7**	+ 133.3%	64	**75**	+ 17.2%
Closed Sales	7	**8**	+ 14.3%	65	**51**	- 21.5%
Days on Market Until Sale	45	**35**	- 22.2%	52	**38**	- 26.9%
Median Sales Price*	$509,000	**$555,000**	+ 9.0%	$470,000	**$537,000**	+ 14.3%
Percent of Original List Price Received*	102.2%	**96.8%**	- 5.3%	99.8%	**98.9%**	- 0.9%
Inventory of Homes for Sale	9	**15**	+ 66.7%	11	**10**	- 9.1%

Co-Ops	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**1**	—	34	**25**	- 26.5%
Closed Sales	1	**3**	+ 200.0%	25	**21**	- 16.0%
Days on Market Until Sale	22	**45**	+ 104.5%	42	**53**	+ 26.2%
Median Sales Price*	$235,000	**$271,000**	+ 15.3%	$230,000	**$228,000**	- 0.9%
Percent of Original List Price Received*	102.6%	**103.1%**	+ 0.5%	99.2%	**99.5%**	+ 0.3%
Inventory of Homes for Sale	3	**5**	+ 66.7%	6	**4**	- 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.