Local Market Update – August 2026

Provided by OneKey® MLS

Babylon

Babylon, N. Babylon, and W. Babylon in Suffolk County

Single-Family Homes	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	58	**54**	- 6.9%	625	**582**	- 6.9%
Closed Sales	46	**41**	- 10.9%	483	**492**	+ 1.9%
Days on Market Until Sale	32	**27**	- 15.6%	38	**37**	- 2.6%
Median Sales Price*	$660,000	**$740,000**	+ 12.1%	$650,000	**$695,000**	+ 6.9%
Percent of Original List Price Received*	102.8%	**103.8%**	+ 1.0%	103.3%	**102.1%**	- 1.2%
Inventory of Homes for Sale	104	**97**	- 6.7%	92	**86**	- 6.5%

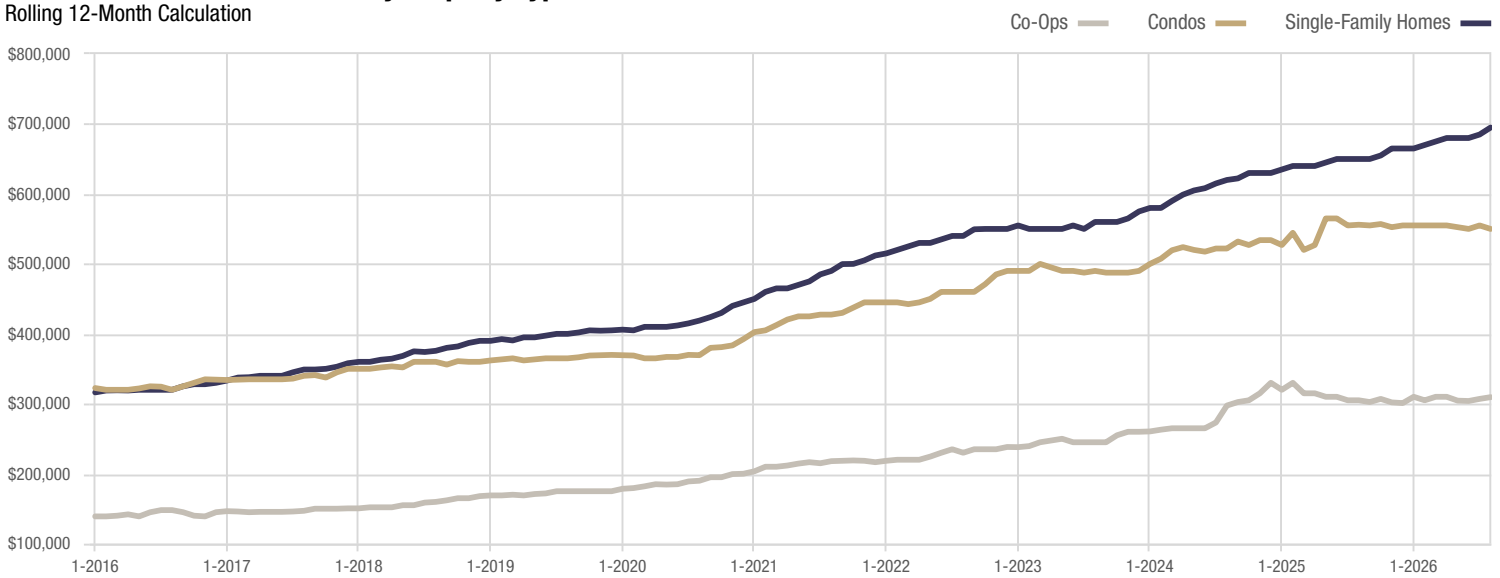
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	5	**0**	- 100.0%	28	**24**	- 14.3%
Closed Sales	1	**5**	+ 400.0%	22	**27**	+ 22.7%
Days on Market Until Sale	77	**36**	- 53.2%	31	**47**	+ 51.6%
Median Sales Price*	$630,000	**$512,500**	- 18.7%	$556,000	**$550,000**	- 1.1%
Percent of Original List Price Received*	96.9%	**99.5%**	+ 2.7%	103.5%	**97.2%**	- 6.1%
Inventory of Homes for Sale	10	**1**	- 90.0%	3	**3**	0.0%

Co-Ops	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	2	**1**	- 50.0%	39	**46**	+ 17.9%
Closed Sales	3	**1**	- 66.7%	35	**40**	+ 14.3%
Days on Market Until Sale	73	**2**	- 97.3%	40	**44**	+ 10.0%
Median Sales Price*	$299,990	**$325,000**	+ 8.3%	$305,000	**$309,500**	+ 1.5%
Percent of Original List Price Received*	97.5%	**114.0%**	+ 16.9%	99.2%	**103.2%**	+ 4.0%
Inventory of Homes for Sale	5	**2**	- 60.0%	5	**7**	+ 40.0%

* 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.