Local Market Update – May 2025

Provided by OneKey® MLS

Suffolk County

Single-Family Homes	May			Last 12 Months		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 5-2024**	**Thru 5-2025**	**% Change**
New Listings	1,598	**1,550**	- 3.0%	14,085	**14,797**	+ 5.1%
Closed Sales	922	**821**	- 11.0%	10,583	**11,084**	+ 4.7%
Days on Market Until Sale	55	**43**	- 21.8%	50	**50**	0.0%
Median Sales Price*	$650,000	**$690,000**	+ 6.2%	$615,000	**$670,000**	+ 8.9%
Percent of Original List Price Received*	101.1%	**101.0%**	- 0.1%	100.9%	**100.9%**	0.0%
Inventory of Homes for Sale	3,078	**2,920**	- 5.1%	2,707	**2,934**	+ 8.4%

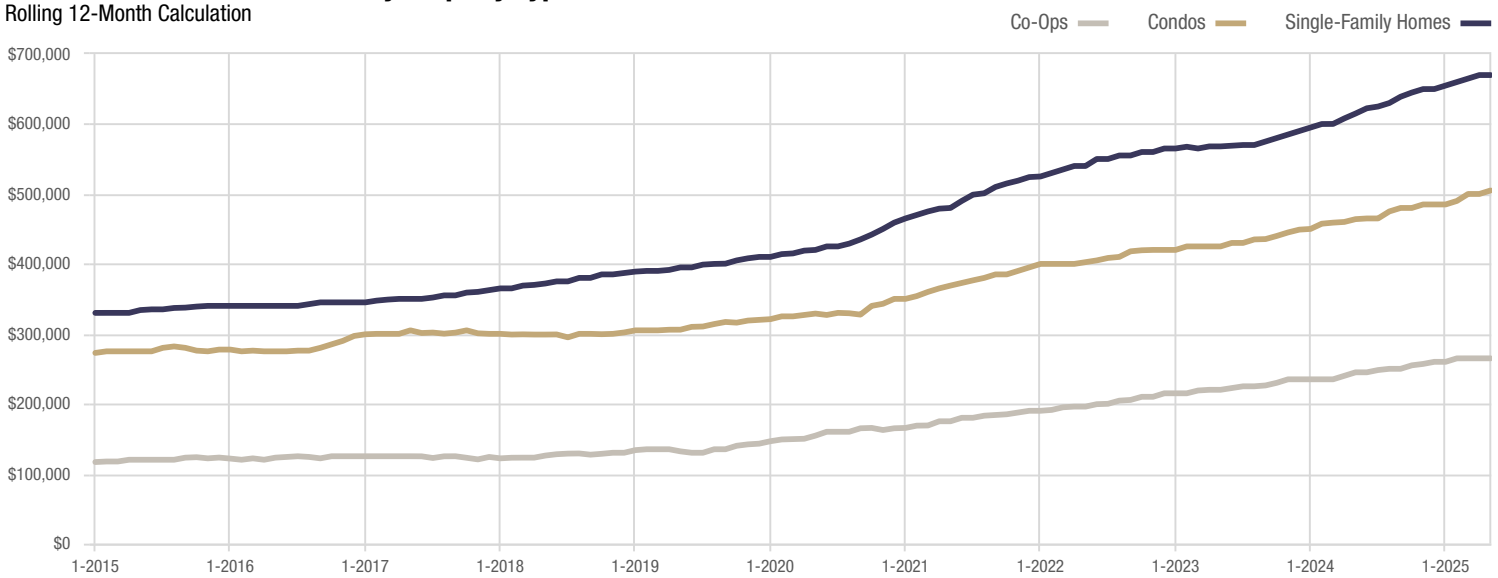
Condos	May			Last 12 Months		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 5-2024**	**Thru 5-2025**	**% Change**
New Listings	176	**194**	+ 10.2%	1,802	**1,905**	+ 5.7%
Closed Sales	114	**129**	+ 13.2%	1,571	**1,565**	- 0.4%
Days on Market Until Sale	58	**45**	- 22.4%	45	**54**	+ 20.0%
Median Sales Price*	$475,000	**$510,000**	+ 7.4%	$464,000	**$505,000**	+ 8.8%
Percent of Original List Price Received*	99.4%	**99.7%**	+ 0.3%	99.6%	**99.4%**	- 0.2%
Inventory of Homes for Sale	320	**357**	+ 11.6%	287	**332**	+ 15.7%

Co-Ops	May			Last 12 Months		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 5-2024**	**Thru 5-2025**	**% Change**
New Listings	56	**57**	+ 1.8%	458	**502**	+ 9.6%
Closed Sales	26	**28**	+ 7.7%	355	**389**	+ 9.6%
Days on Market Until Sale	65	**53**	- 18.5%	50	**49**	- 2.0%
Median Sales Price*	$265,000	**$245,000**	- 7.5%	$245,000	**$265,000**	+ 8.2%
Percent of Original List Price Received*	102.5%	**100.2%**	- 2.2%	101.8%	**100.3%**	- 1.5%
Inventory of Homes for Sale	99	**96**	- 3.0%	73	**96**	+ 31.5%

* 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 June 6, 2025. All data from OneKey® MLS. Report © 2025 ShowingTime Plus, LLC.