

Local Market Update – March 2026

Provided by OneKey® MLS



Suffolk County

Single-Family Homes Key Metrics	March			Last 12 Months		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	1,434	1,302	- 9.2%	14,927	14,312	- 4.1%
Closed Sales	721	666	- 7.6%	11,227	10,917	- 2.8%
Days on Market Until Sale	58	59	+ 1.7%	51	47	- 7.8%
Median Sales Price*	\$655,000	\$700,000	+ 6.9%	\$665,000	\$700,000	+ 5.3%
Percent of Original List Price Received*	99.8%	99.3%	- 0.5%	100.9%	100.3%	- 0.6%
Inventory of Homes for Sale	2,845	2,267	- 20.3%	2,968	2,878	- 3.0%

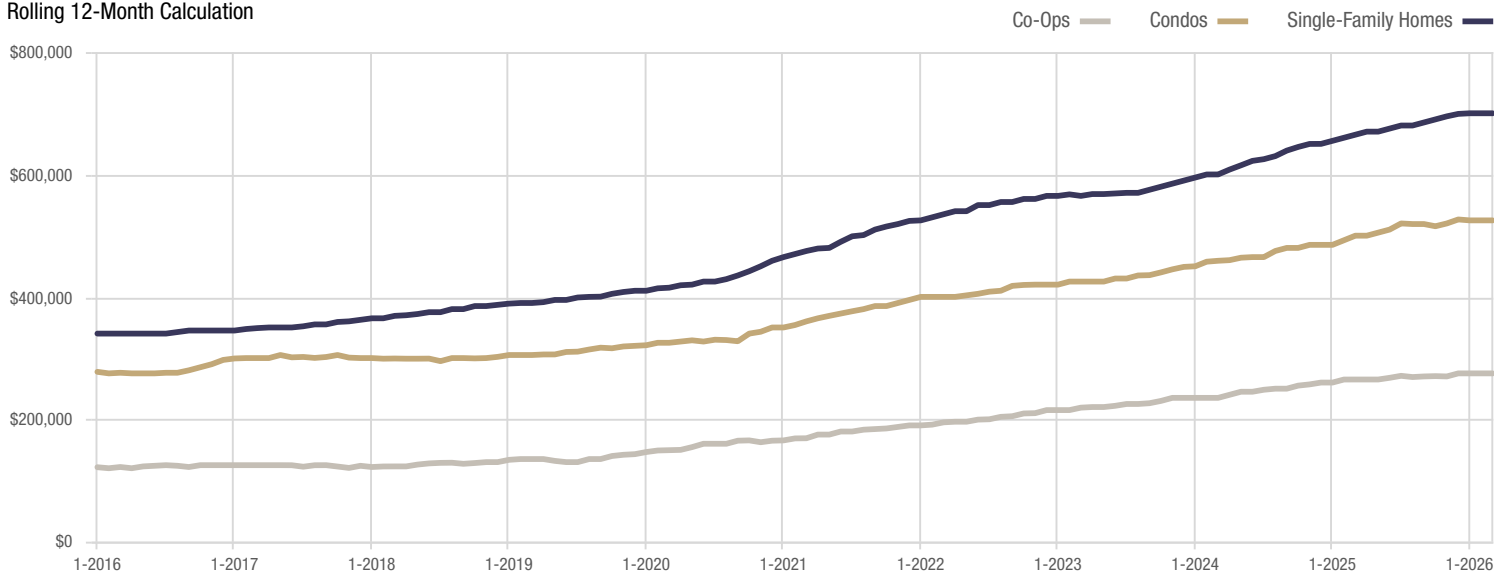
Condos Key Metrics	March			Last 12 Months		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	196	161	- 17.9%	1,879	1,832	- 2.5%
Closed Sales	118	100	- 15.3%	1,554	1,614	+ 3.9%
Days on Market Until Sale	45	70	+ 55.6%	55	51	- 7.3%
Median Sales Price*	\$517,500	\$472,500	- 8.7%	\$500,000	\$525,000	+ 5.0%
Percent of Original List Price Received*	99.4%	97.9%	- 1.5%	99.5%	98.7%	- 0.8%
Inventory of Homes for Sale	329	249	- 24.3%	331	332	+ 0.3%

Co-Ops Key Metrics	March			Last 12 Months		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	45	54	+ 20.0%	499	508	+ 1.8%
Closed Sales	28	26	- 7.1%	370	386	+ 4.3%
Days on Market Until Sale	56	32	- 42.9%	50	51	+ 2.0%
Median Sales Price*	\$266,500	\$265,000	- 0.6%	\$265,000	\$275,000	+ 3.8%
Percent of Original List Price Received*	100.2%	101.3%	+ 1.1%	100.7%	100.1%	- 0.6%
Inventory of Homes for Sale	86	91	+ 5.8%	97	98	+ 1.0%

* 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.