

Suffolk County

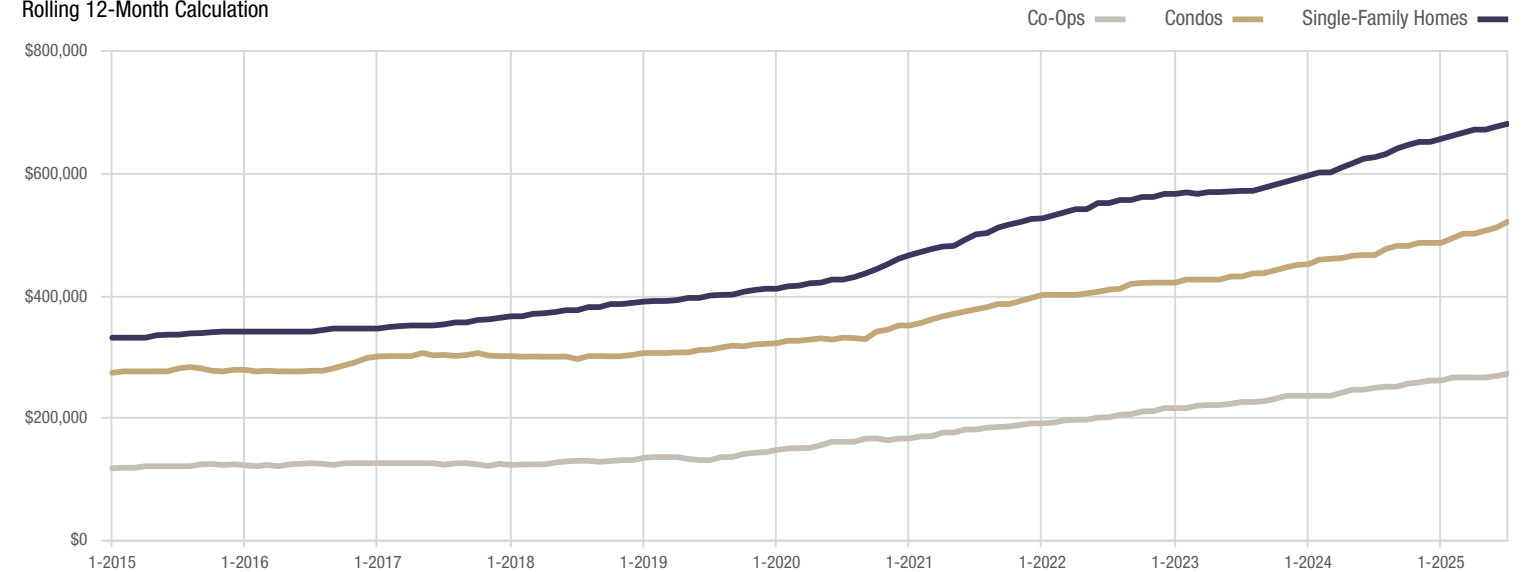
Single-Family Homes			July			Last 12 Months		
Key Metrics			2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings			1,381	1,414	+ 2.4%	14,399	14,871	+ 3.3%
Closed Sales			1,126	1,049	- 6.8%	10,621	11,045	+ 4.0%
Days on Market Until Sale			47	39	- 17.0%	50	48	- 4.0%
Median Sales Price*			\$659,000	\$702,000	+ 6.5%	\$625,000	\$679,500	+ 8.7%
Percent of Original List Price Received*			102.3%	102.0%	- 0.3%	101.1%	100.8%	- 0.3%
Inventory of Homes for Sale			3,262	3,099	- 5.0%	2,798	2,954	+ 5.6%

Condos			July			Last 12 Months		
Key Metrics			2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings			163	196	+ 20.2%	1,807	1,924	+ 6.5%
Closed Sales			146	137	- 6.2%	1,573	1,550	- 1.5%
Days on Market Until Sale			50	38	- 24.0%	44	54	+ 22.7%
Median Sales Price*			\$477,500	\$537,000	+ 12.5%	\$465,000	\$519,500	+ 11.7%
Percent of Original List Price Received*			99.5%	101.2%	+ 1.7%	99.7%	99.6%	- 0.1%
Inventory of Homes for Sale			333	386	+ 15.9%	297	340	+ 14.5%

Co-Ops			July			Last 12 Months		
Key Metrics			2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings			40	41	+ 2.5%	471	498	+ 5.7%
Closed Sales			46	27	- 41.3%	371	370	- 0.3%
Days on Market Until Sale			57	56	- 1.8%	48	50	+ 4.2%
Median Sales Price*			\$252,000	\$290,000	+ 15.1%	\$248,250	\$271,000	+ 9.2%
Percent of Original List Price Received*			101.8%	100.8%	- 1.0%	102.0%	100.0%	- 2.0%
Inventory of Homes for Sale			99	93	- 6.1%	80	98	+ 22.5%

\* 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.