

Local Market Update – December 2025

Provided by OneKey® MLS



Suffolk County

Single-Family Homes

Key Metrics	December			Last 12 Months		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	609	576	- 5.4%	14,647	14,819	+ 1.2%
Closed Sales	1,031	992	- 3.8%	11,106	10,964	- 1.3%
Days on Market Until Sale	46	53	+ 15.2%	50	48	- 4.0%
Median Sales Price*	\$675,000	\$700,000	+ 3.7%	\$650,000	\$699,000	+ 7.5%
Percent of Original List Price Received*	100.6%	99.2%	- 1.4%	101.0%	100.5%	- 0.5%
Inventory of Homes for Sale	2,553	2,142	- 16.1%	2,921	2,949	+ 1.0%

Condos

Key Metrics	December			Last 12 Months		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	99	83	- 16.2%	1,849	1,921	+ 3.9%
Closed Sales	135	175	+ 29.6%	1,555	1,631	+ 4.9%
Days on Market Until Sale	64	51	- 20.3%	50	53	+ 6.0%
Median Sales Price*	\$485,000	\$550,000	+ 13.4%	\$485,000	\$526,000	+ 8.5%
Percent of Original List Price Received*	98.8%	98.0%	- 0.8%	99.5%	99.0%	- 0.5%
Inventory of Homes for Sale	298	258	- 13.4%	325	344	+ 5.8%

Co-Ops

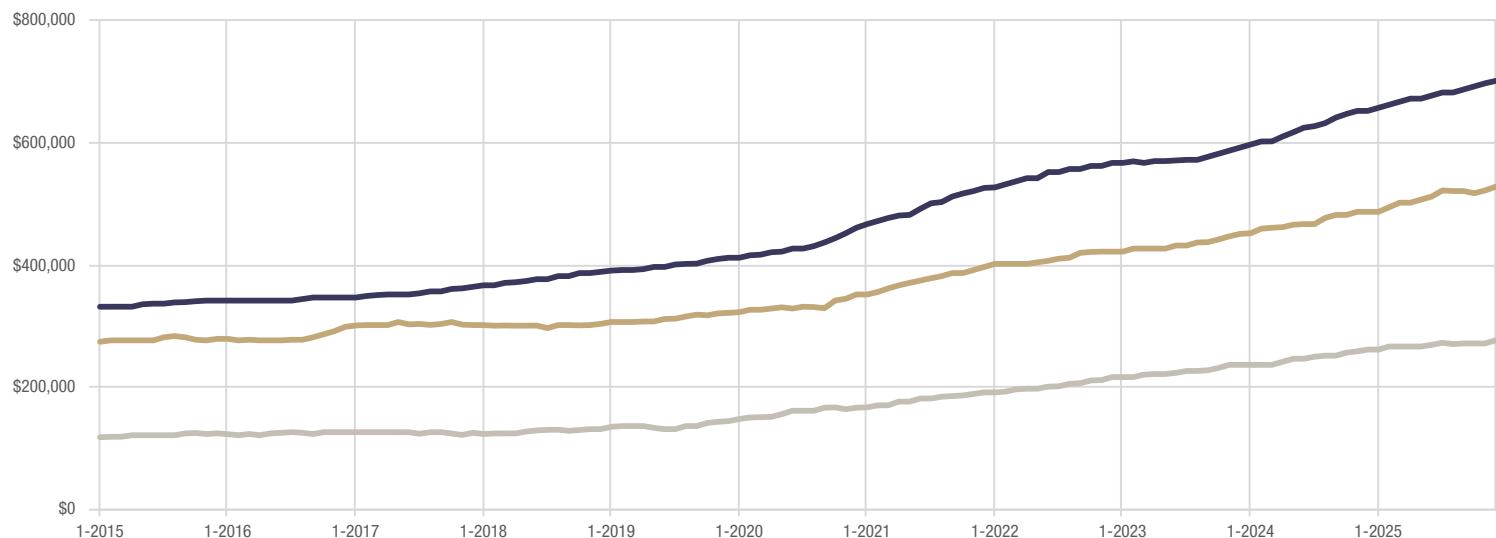
Key Metrics	December			Last 12 Months		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	31	24	- 22.6%	503	492	- 2.2%
Closed Sales	29	26	- 10.3%	359	372	+ 3.6%
Days on Market Until Sale	44	51	+ 15.9%	48	54	+ 12.5%
Median Sales Price*	\$265,000	\$297,500	+ 12.3%	\$260,000	\$275,000	+ 5.8%
Percent of Original List Price Received*	98.6%	100.9%	+ 2.3%	100.7%	99.8%	- 0.9%
Inventory of Homes for Sale	108	86	- 20.4%	94	95	+ 1.1%

* 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

Co-Ops — Condos — Single-Family Homes —



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.