

Local Market Update – January 2026

Provided by OneKey® MLS



Suffolk County

Single-Family Homes

Key Metrics	January			Last 12 Months		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	1,007	881	- 12.5%	14,688	14,713	+ 0.2%
Closed Sales	844	775	- 8.2%	11,121	10,940	- 1.6%
Days on Market Until Sale	61	53	- 13.1%	51	48	- 5.9%
Median Sales Price*	\$670,000	\$700,000	+ 4.5%	\$655,000	\$700,000	+ 6.9%
Percent of Original List Price Received*	99.7%	98.8%	- 0.9%	100.9%	100.4%	- 0.5%
Inventory of Homes for Sale	2,561	2,124	- 17.1%	2,928	2,932	+ 0.1%

Condos

Key Metrics	January			Last 12 Months		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	136	113	- 16.9%	1,868	1,903	+ 1.9%
Closed Sales	111	108	- 2.7%	1,547	1,633	+ 5.6%
Days on Market Until Sale	96	62	- 35.4%	54	50	- 7.4%
Median Sales Price*	\$530,000	\$476,250	- 10.1%	\$485,000	\$525,000	+ 8.2%
Percent of Original List Price Received*	99.3%	96.3%	- 3.0%	99.5%	98.8%	- 0.7%
Inventory of Homes for Sale	302	253	- 16.2%	329	341	+ 3.6%

Co-Ops

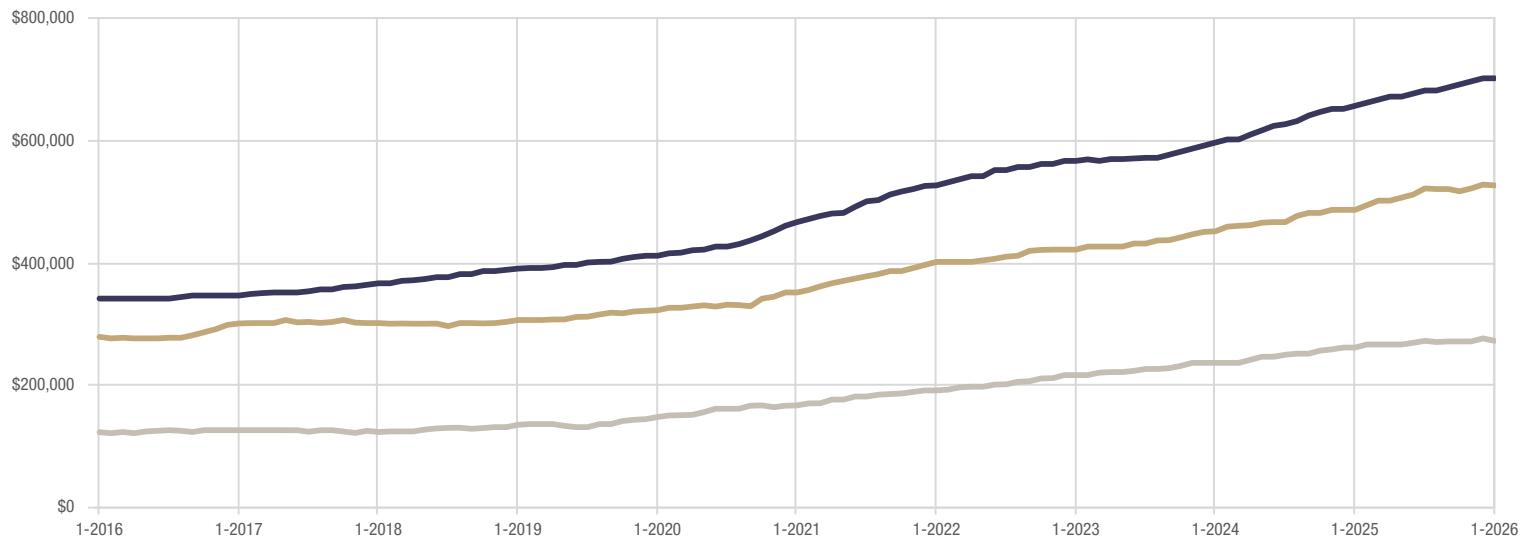
Key Metrics	January			Last 12 Months		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	28	32	+ 14.3%	506	497	- 1.8%
Closed Sales	31	24	- 22.6%	363	365	+ 0.6%
Days on Market Until Sale	45	66	+ 46.7%	49	55	+ 12.2%
Median Sales Price*	\$249,900	\$227,500	- 9.0%	\$260,000	\$271,000	+ 4.2%
Percent of Original List Price Received*	98.8%	98.9%	+ 0.1%	100.5%	99.8%	- 0.7%
Inventory of Homes for Sale	93	81	- 12.9%	96	96	0.0%

* 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

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.