

MARKET REPORT DATA BRIEF - NOT FOR DISTRIBUTION

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Jonathan Miller's Market Overview

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2Q-2026 Long Island Sales

LONG ISLAND MARKET [Nassau, Suffolk counties, all condo and 1-3 family sales, excluding The Hamptons, North Fork]

	2Q-2026	%Chg (Qtr)	1Q-2026	%Chg (Yr)	2Q-2025
Average Sales Price	\$921,983	1.9%	\$905,032	7.8%	\$855,009
Median Sales Price	\$761,250	3.1%	\$738,444	5.0%	\$725,000
Number of Sales (Closed)	4,460	10.5%	4,038	-3.8%	4,634
Days on Market (From Original List Date)	44	-17.0%	53	7.3%	41
Listing Discount (From Original List Price)	-0.9%		0.7%		-0.9%
Listing Inventory	5,135	36.3%	3,767	6.8%	4,809
Months of Supply	3.5	25.0%	2.8	12.9%	3.1

MARKET BY PROPERTY TYPE

SINGLE FAMILY

	2Q-2026	%Chg (Qtr)	1Q-2026	%Chg (Yr)	2Q-2025
Average Sales Price	\$948,988	1.4%	\$935,877	8.1%	\$878,172
Median Sales Price	\$775,000	3.3%	\$750,000	5.4%	\$735,000
Number of Sales (Closed)	3,955	9.6%	3,610	-3.4%	4,096
Days on Market (From Original List Date)	44	-17.0%	53	10.0%	40
Listing Discount (From Original List Price)	-0.9%		0.7%		-1.0%
Listing Inventory	4,700	39.4%	3,371	9.1%	4,307
Months of Supply	3.6	28.6%	2.8	12.5%	3.2

CONDOS

	2Q-2026	%Chg (Qtr)	1Q-2026	%Chg (Yr)	2Q-2025
Average Sales Price	\$710,492	10.2%	\$644,869	4.7%	\$678,653
Median Sales Price	\$600,000	6.2%	\$565,000	7.1%	\$560,000
Number of Sales (Closed)	505	18.0%	428	-6.1%	538
Days on Market (From Original List Date)	45	-19.6%	56	-8.2%	49
Listing Discount (From Original List Price)	0.1%		0.8%		-0.1%
Listing Inventory	435	9.8%	396	-13.3%	502
Months of Supply	2.6	-7.1%	2.8	-7.1%	2.8

LUXURY [upper 10% of all sales prices]

	2Q-2026	%Chg (Qtr)	1Q-2026	%Chg (Yr)	2Q-2025
Average Sales Price	\$2,314,755	-3.4%	\$2,396,432	14.1%	\$2,028,842
Median Sales Price	\$1,852,000	-4.8%	\$1,945,000	8.9%	\$1,700,000
Number of Sales (Closed)	446	10.7%	403	-4.5%	467
Days on Market (From Original List Date)	75	1.4%	74	13.6%	66
Listing Discount (From Original List Price)	2.2%		4.2%		2.0%
Listing Inventory	1,678	18.6%	1,415	-2.5%	1,721
Months of Supply	11.3	7.6%	10.5	1.8%	11.1
Entry Threshold	\$1,462,500	2.3%	\$1,430,000	8.3%	\$1,350,000

MARKETS BY REGION

NASSAU

	2Q-2026	%Chg (Qtr)	1Q-2026	%Chg (Yr)	2Q-2025
Average Sales Price	\$1,107,516	0.0%	\$1,107,422	8.0%	\$1,025,408
Median Sales Price	\$870,000	3.8%	\$838,000	6.1%	\$820,000
Number of Sales (Closed)	1,992	9.5%	1,819	-2.6%	2,045
Days on Market (From Original List Date)	47	-17.5%	57	4.4%	45
Listing Discount (From Original List Price)	0.2%		1.8%		0.1%
Listing Inventory	2,350	22.8%	1,914	0.3%	2,343
Months of Supply	3.5	9.4%	3.2	2.9%	3.4

NASSAU - NORTH SHORE

Average Sales Price	\$1,864,854	-1.6%	\$1,895,450	14.8%	\$1,624,150
Median Sales Price	\$1,450,000	0.0%	\$1,450,000	7.9%	\$1,343,500
Number of Sales (Closed)	377	-0.3%	378	-1.3%	382
Days on Market (From Original List Date)	54	-12.9%	62	-3.6%	56
Listing Discount (From Original List Price)	2.1%		3.9%		2.0%
Listing Inventory	575	29.8%	443	-3.0%	593
Months of Supply	4.6	31.4%	3.5	-2.1%	4.7

NASSAU - SOUTH SHORE

Average Sales Price	\$903,026	2.8%	\$878,713	3.0%	\$877,082
Median Sales Price	\$815,000	5.8%	\$770,000	4.5%	\$780,000
Number of Sales (Closed)	792	24.1%	638	21.1%	654
Days on Market (From Original List Date)	47	-23.0%	61	-2.1%	48
Listing Discount (From Original List Price)	-0.7%		1.1%		-0.1%
Listing Inventory	625	-8.2%	681	-23.9%	821
Months of Supply	2.4	-25.0%	3.2	-36.8%	3.8

SUFFOLK

	2Q-2026	%Chg (Qtr)	1Q-2026	%Chg (Yr)	2Q-2025
Average Sales Price	\$772,234	4.5%	\$739,126	7.2%	\$720,413
Median Sales Price	\$680,000	3.0%	\$660,000	4.6%	\$650,000
Number of Sales (Closed)	2,468	11.2%	2,219	-4.7%	2,589
Days on Market (From Original List Date)	41	-18.0%	50	7.9%	38
Listing Discount (From Original List Price)	-2.0%		-0.6%		-2.0%
Listing Inventory	2,785	50.3%	1,853	12.9%	2,466
Months of Supply	3.4	36.0%	2.5	17.2%	2.9

SUFFOLK - NORTH SHORE

Average Sales Price	\$934,060	8.1%	\$864,206	6.4%	\$877,725
Median Sales Price	\$785,000	4.7%	\$750,000	4.0%	\$755,000
Number of Sales (Closed)	663	3.6%	640	46.7%	452
Days on Market (From Original List Date)	41	-21.2%	52	5.1%	39
Listing Discount (From Original List Price)	-1.7%		-0.5%		-1.6%
Listing Inventory	485	35.1%	359	-1.0%	490
Months of Supply	2.2	29.4%	1.7	-33.3%	3.3

SUFFOLK - SOUTH SHORE

Average Sales Price	\$671,583	-1.4%	\$681,386	1.2%	\$663,645
Median Sales Price	\$633,500	-0.5%	\$637,000	2.0%	\$620,950
Number of Sales (Closed)	817	7.9%	757	-9.0%	898
Days on Market (From Original List Date)	43	-12.2%	49	2.4%	42
Listing Discount (From Original List Price)	-2.3%		-0.7%		-2.0%
Listing Inventory	699	15.7%	604	-6.4%	747
Months of Supply	2.6	8.3%	2.4	4.0%	2.5

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