Signature Premier Properties Mid-Year Report: Limited Inventory Continues to Drive Long Island Home Prices Higher

Nassau median home price rises 5.5 percent to $850,000; Suffolk reaches $710,000 as tight inventory keeps sellers in a strong position

NORTHPORT, NY, UNITED STATES, September 1, 2026 /EINPresswire.com/ -- Long Island home prices continued to climb during the first half of 2026 as a persistent shortage of available homes kept the residential real estate market highly competitive, according to Signature Premier Properties' newly released 2026 Mid-Year Market Report. Signature Premier Properties, which has 23 offices across Long Island and ranks among the top 5 percent of residential real estate brokerages in the United States, according to national rankings by RISMedia and RealTrends, found that while sales activity remained relatively stable or declined modestly, median prices increased in both Nassau and Suffolk counties, with demand continuing to outpace supply in many communities.

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The report, based on OneKey MLS single-family residential data comparing January 1 through June 30, 2026, with the same period in 2025, found that Nassau County's median sales price increased 5.5 percent to $850,000, while Suffolk County's median price rose 5.2 percent to $710,000.

“The first half of the year shows that Long Island remains an exceptionally strong real estate market, particularly for homeowners who are considering selling,” said Kathy Viard, co-owner of Signature Premier Properties. “Inventory remains limited, buyers are actively competing for well-priced homes and values continue to rise. For buyers, preparation and understanding the local market are critical because desirable homes are still moving quickly.”

In Nassau County, 11,283 single-family homes were listed for sale during the first six months of 2026, an increase of only one percent from the previous year. There were 8,222 closed sales, down fractionally from 2025. At the end of June, just over 2,000 homes were available for sale, compared with approximately 8,000 in 2019, illustrating the dramatic long-term decline in available inventory. Nassau sellers received an average of 99.3 percent of their original asking price.


Peter Morris and Kathy Viard

Suffolk County followed a similar pattern. New listings and closed sales declined modestly, while the median sales price increased 5.2 percent. Inventory declined more than four percent from the previous year, and sellers received an average of 100.3 percent of their original asking price, demonstrating the continued leverage held by homeowners in many Suffolk communities.

“Long Island is really a collection of individual local markets, and the numbers demonstrate how dramatically conditions can vary from one community to another,” said Peter Morris, co-owner of Signature Premier Properties. “What remains consistent is the shortage of inventory. Buyers are being more selective because of higher prices and affordability concerns, yet demand for well-priced, move-in-ready homes remains very strong, especially in communities offering more attainable entry-level prices.”

The report found significant price increases in a number of communities across Long Island. In Islip Township, for example, the median price increased 21 percent in Bayport, 21.3 percent in East Islip, 20 percent in Oakdale and 16.3 percent in West Sayville.
Several North Shore communities also experienced substantial increases. In North Hempstead Township, the median sales price rose 28.3 percent in Manhasset, from $1,987,500 to $2.55 million; 27 percent in Sands Point, from $3.05 million to $3.875 million; and 16.7 percent in Port Washington, from $1.2 million to $1.4 million.

In Smithtown Township, Hauppauge's median sales price increased 15.3 percent, from $720,000 to $830,000, while Kings Park increased 13.6 percent, from $680,000 to $772,500.

The strongest competition continues to be seen among first-time buyers and in communities with lower entry-level price points. According to the report, limited affordable inventory is resulting in multiple offers and, in many cases, sales above asking price. Well-priced and move-in-ready homes continue to generate the strongest buyer interest.

Signature Premier Properties’ 2026 Mid-Year Market Report provides community-level data for towns throughout Nassau and Suffolk counties, including median sales prices, year-over-year price changes, number of homes sold and average days on market. The report is based on OneKey MLS data comparing residential homes sold during the first six months of 2025 and 2026.

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About Signature Premier Properties
Signature Premier Properties is one of Long Island's leading independent residential real estate brokerages and ranks among the top 5 percent of residential real estate brokerages in the United States, according to national rankings by RISMedia and RealTrends. With 23 offices throughout Long Island, Signature Premier Properties provides buyers and sellers with extensive local market knowledge, neighborhood-level insight and the resources of one of the nation's leading residential real estate brokerages. For additional information and to view the complete 2026 Mid-Year Market Report, visit Signature Premier Properties at signaturepremier.com.

William J Corbett
Corbett Public Relations
+1 516-775-0435
email us here
Visit us on social media:
LinkedIn
Instagram
Facebook
YouTube
X
