



COMPASS

August 2022

# Suffolk County Market Insights

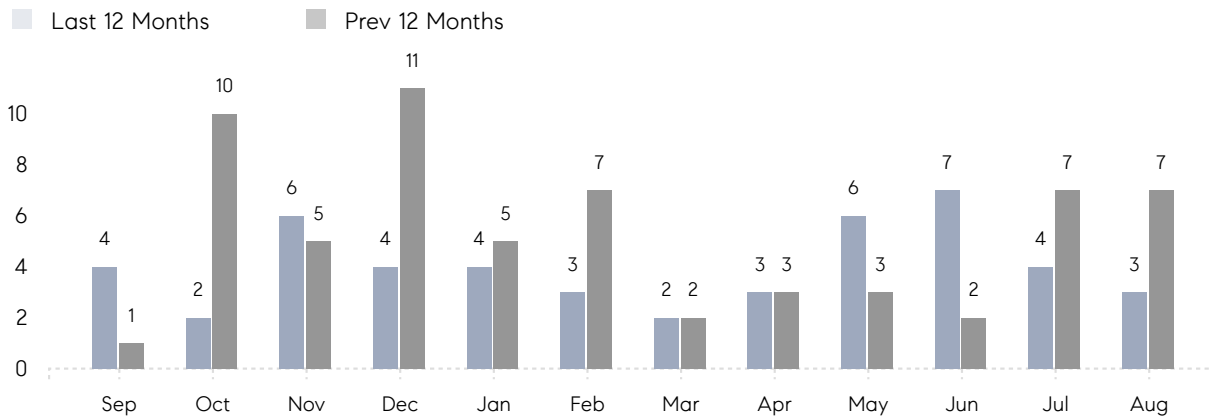
# Cold Spring Harbor

SUFFOLK, AUGUST 2022

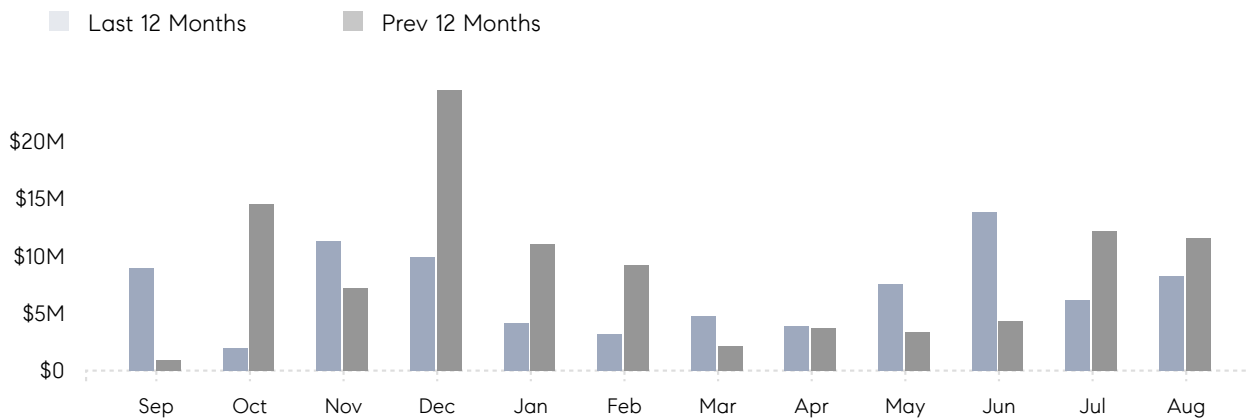
## Property Statistics

		Aug 2022	Aug 2021	% Change
Single-Family	# OF SALES	3	7	-57.1%
	SALES VOLUME	\$8,293,000	\$11,622,500	-28.6%
	AVERAGE PRICE	\$2,764,333	\$1,660,357	66.5%
	AVERAGE DOM	64	32	100.0%

### Monthly Sales



### Monthly Total Sales Volume



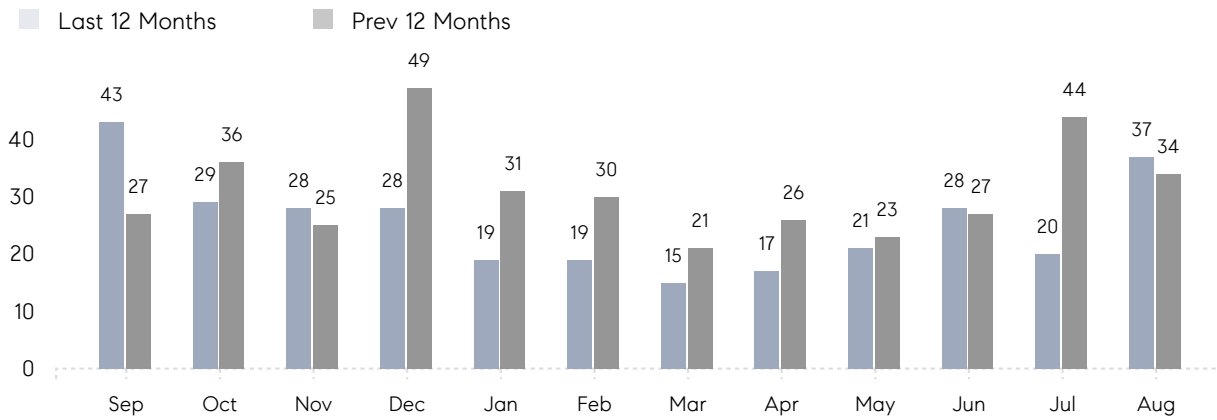
# Commack

SUFFOLK, AUGUST 2022

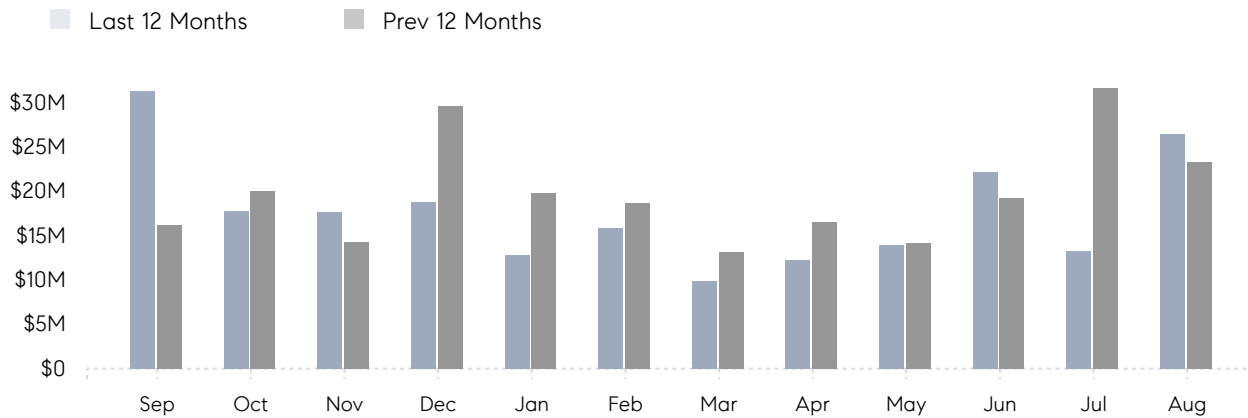
## Property Statistics

		Aug 2022	Aug 2021	% Change
Single-Family	# OF SALES	37	34	8.8%
	SALES VOLUME	\$26,365,537	\$23,250,140	13.4%
	AVERAGE PRICE	\$712,582	\$683,828	4.2%
	AVERAGE DOM	28	32	-12.5%

### Monthly Sales



### Monthly Total Sales Volume



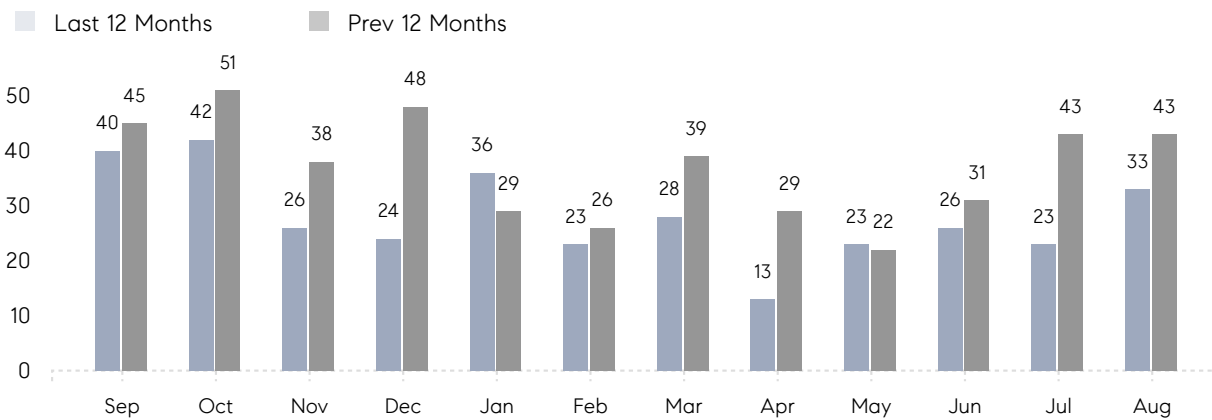
# Dix Hills

SUFFOLK, AUGUST 2022

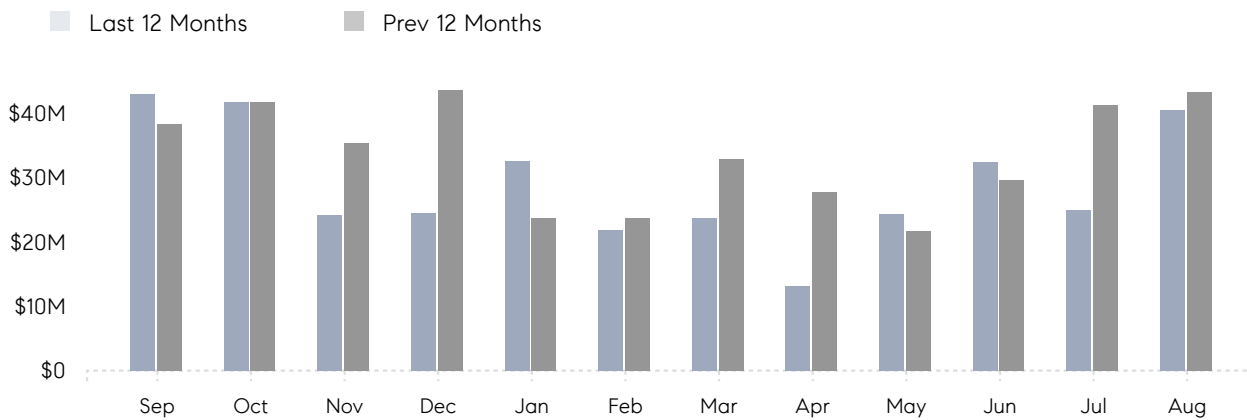
## Property Statistics

		Aug 2022	Aug 2021	% Change
Single-Family	# OF SALES	33	43	-23.3%
	SALES VOLUME	\$40,604,000	\$43,497,999	-6.7%
	AVERAGE PRICE	\$1,230,424	\$1,011,581	21.6%
	AVERAGE DOM	39	37	5.4%

### Monthly Sales



### Monthly Total Sales Volume



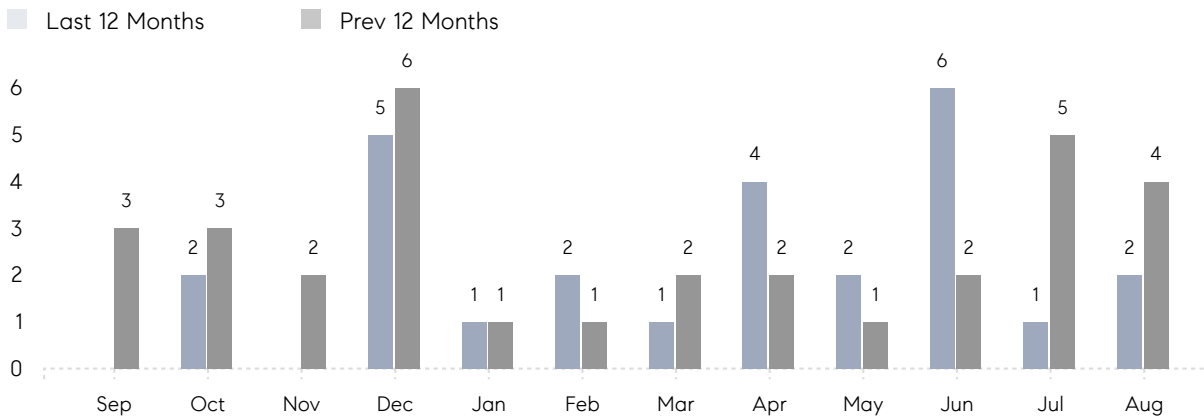
# Fort Salonga

SUFFOLK, AUGUST 2022

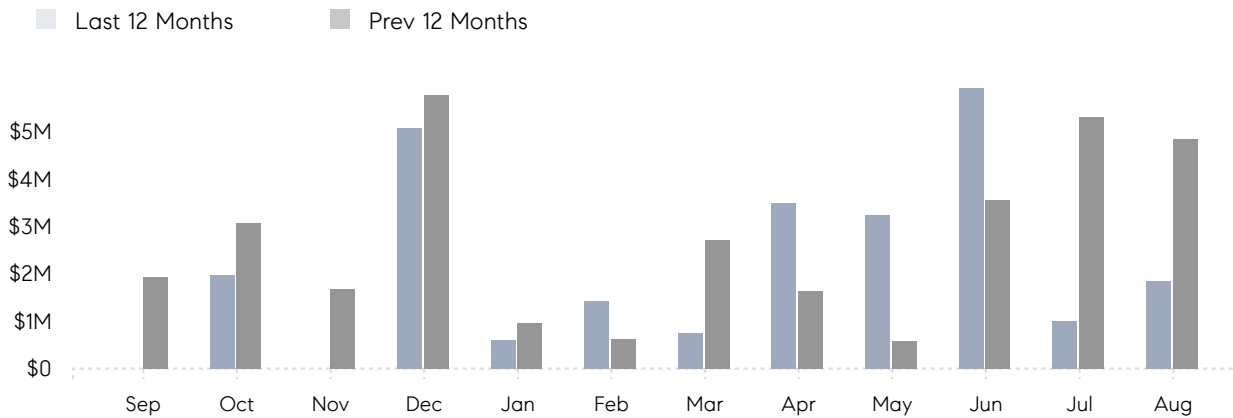
## Property Statistics

		Aug 2022	Aug 2021	% Change
Single-Family	# OF SALES	2	4	-50.0%
	SALES VOLUME	\$1,840,000	\$4,843,000	-62.0%
	AVERAGE PRICE	\$920,000	\$1,210,750	-24.0%
	AVERAGE DOM	11	18	-38.9%

### Monthly Sales



### Monthly Total Sales Volume



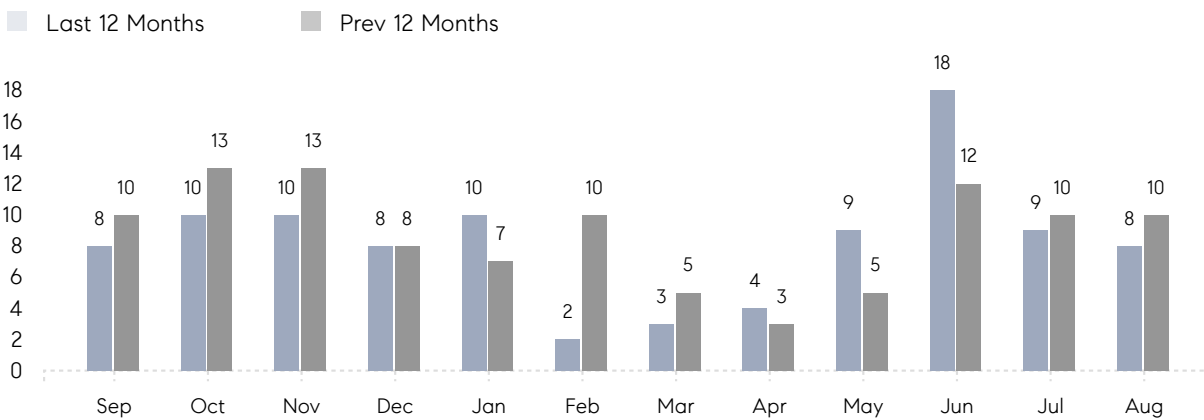
# Greenlawn

SUFFOLK, AUGUST 2022

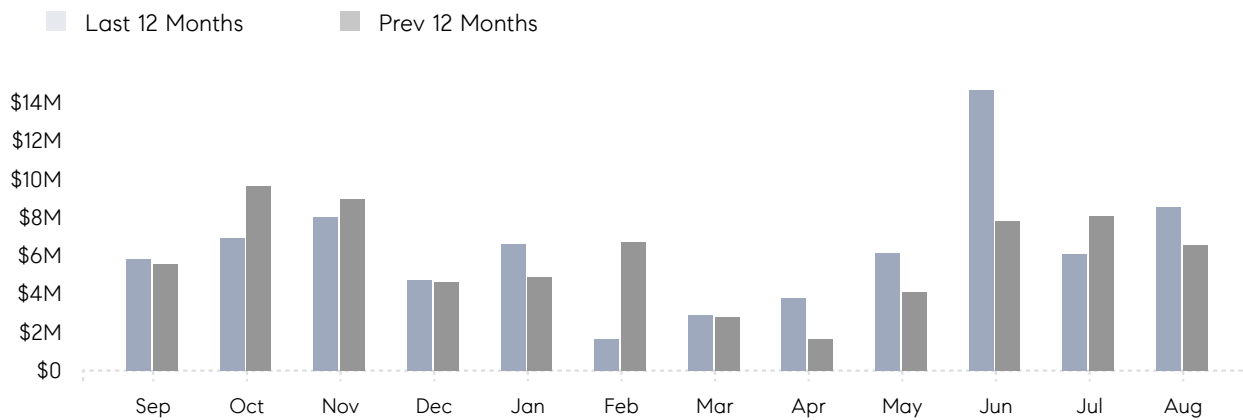
## Property Statistics

		Aug 2022	Aug 2021	% Change
Single-Family	# OF SALES	8	10	-20.0%
	SALES VOLUME	\$8,535,000	\$6,563,888	30.0%
	AVERAGE PRICE	\$1,066,875	\$656,389	62.5%
	AVERAGE DOM	31	59	-47.5%

### Monthly Sales



### Monthly Total Sales Volume



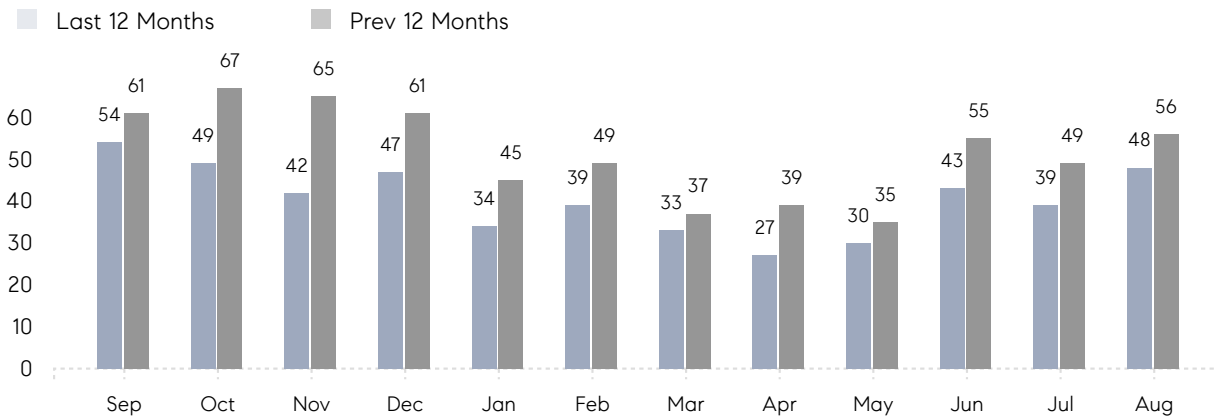
# Huntington

SUFFOLK, AUGUST 2022

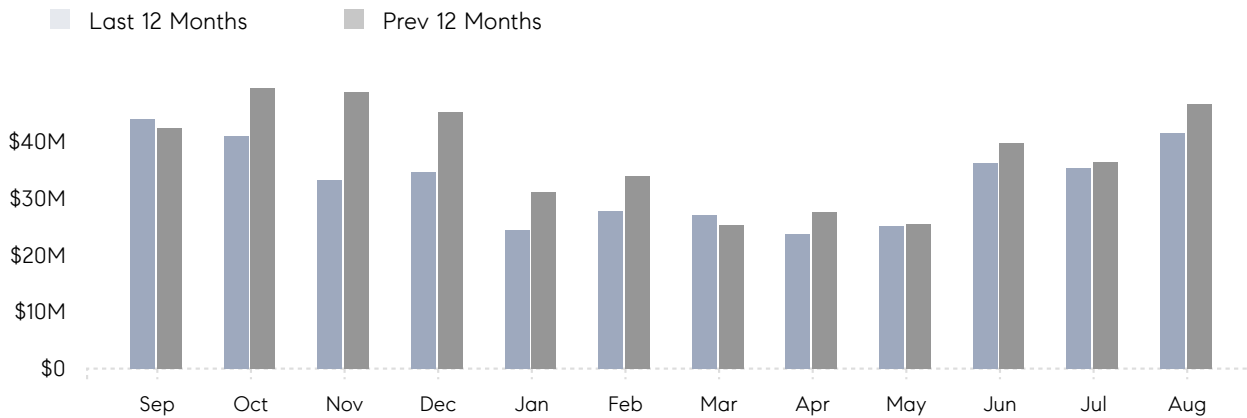
## Property Statistics

		Aug 2022	Aug 2021	% Change
Single-Family	# OF SALES	48	56	-14.3%
	SALES VOLUME	\$41,673,990	\$46,655,999	-10.7%
	AVERAGE PRICE	\$868,208	\$833,143	4.2%
	AVERAGE DOM	27	37	-27.0%

### Monthly Sales



### Monthly Total Sales Volume



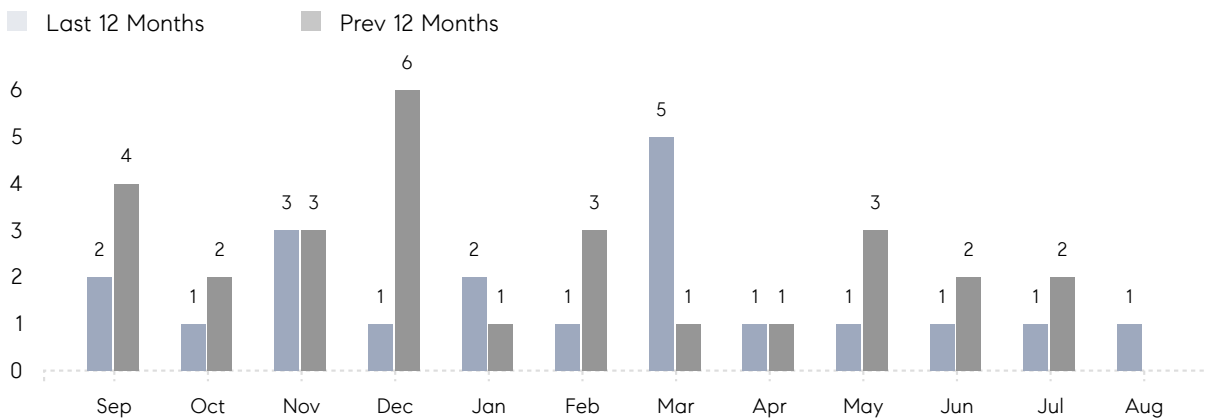
# Huntington Bay

SUFFOLK, AUGUST 2022

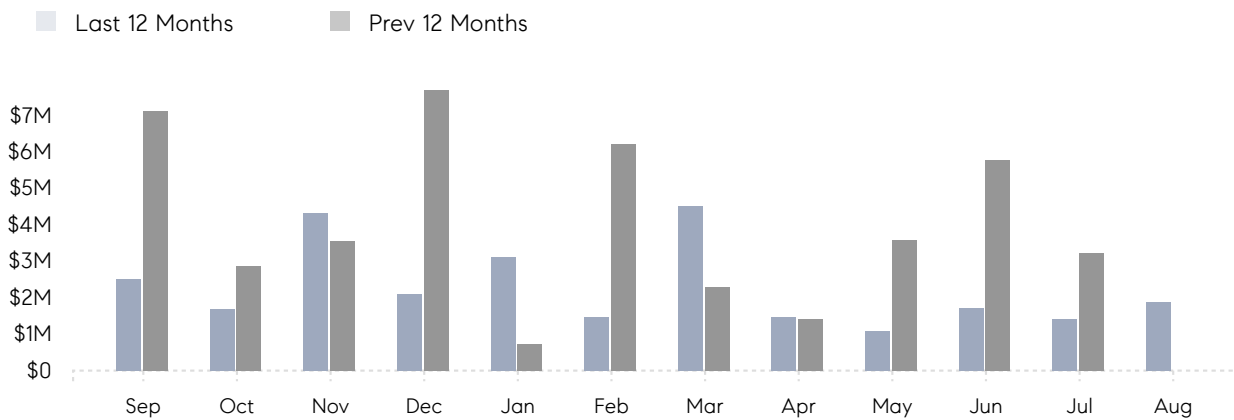
## Property Statistics

		Aug 2022	Aug 2021	% Change
Single-Family	# OF SALES	1	0	0.0%
	SALES VOLUME	\$1,875,000	\$0	-
	AVERAGE PRICE	\$1,875,000	\$0	-
	AVERAGE DOM	70	0	-

### Monthly Sales



### Monthly Total Sales Volume





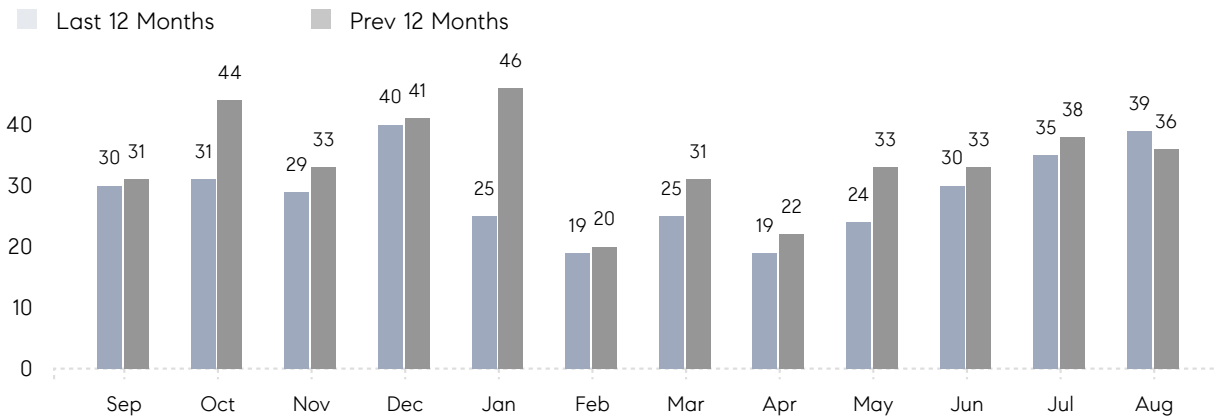
# Huntington Station

SUFFOLK, AUGUST 2022

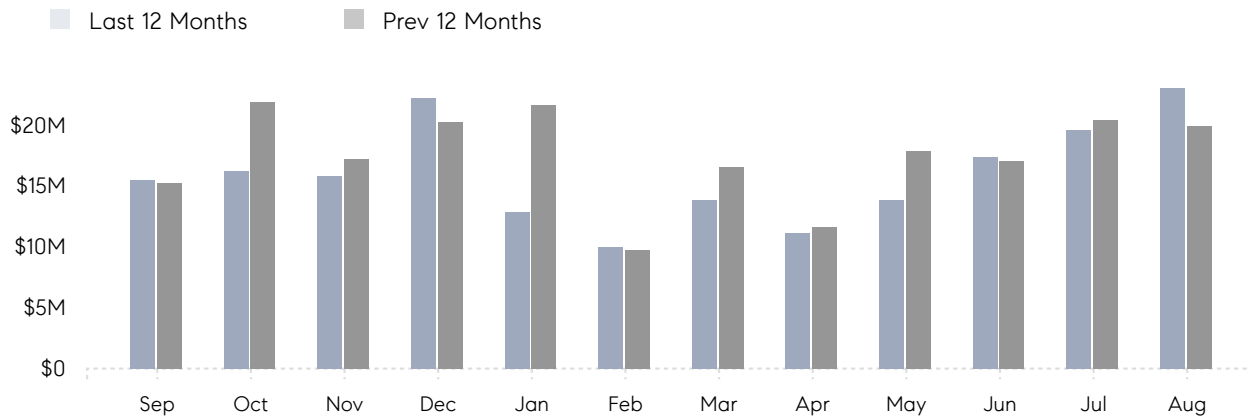
## Property Statistics

		Aug 2022	Aug 2021	% Change
Single-Family	# OF SALES	39	36	8.3%
	SALES VOLUME	\$23,068,711	\$19,912,301	15.9%
	AVERAGE PRICE	\$591,505	\$553,119	6.9%
	AVERAGE DOM	21	36	-41.7%

### Monthly Sales



### Monthly Total Sales Volume



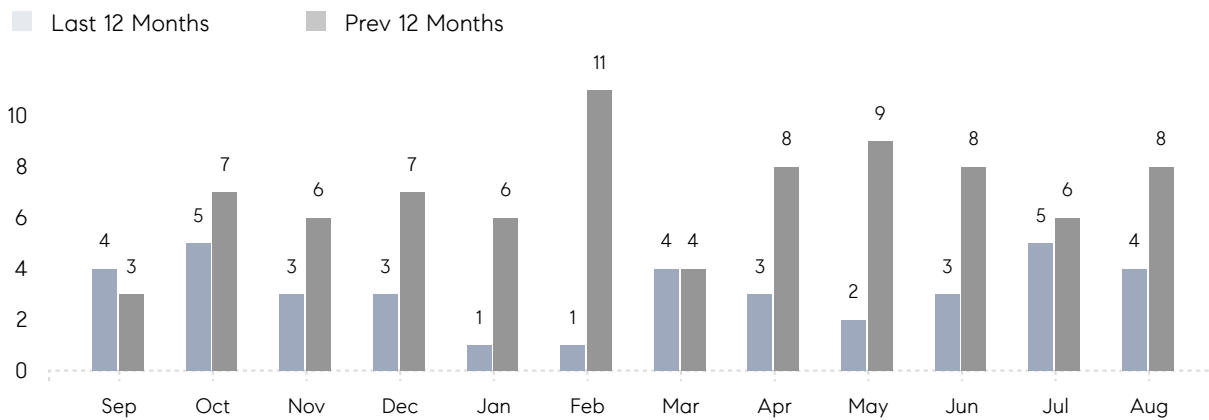
# Lloyd Harbor

SUFFOLK, AUGUST 2022

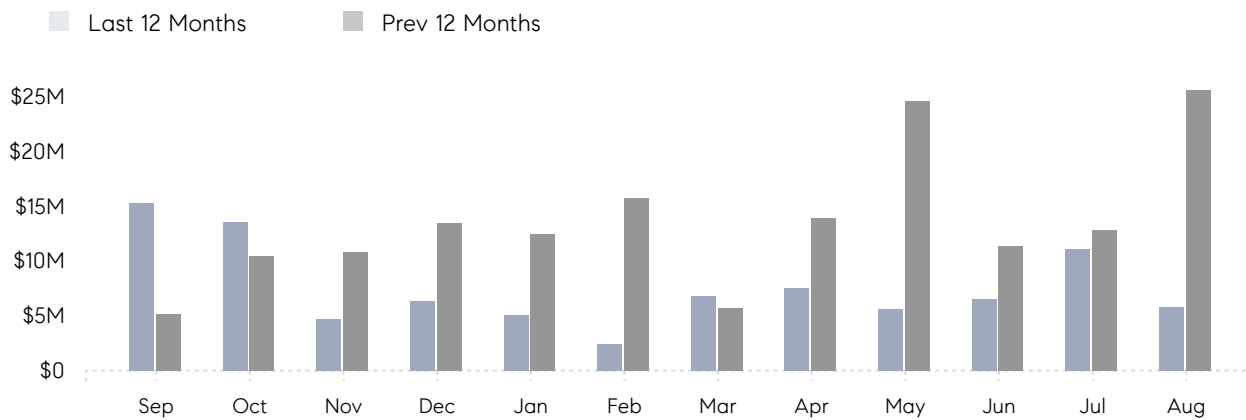
## Property Statistics

		Aug 2022	Aug 2021	% Change
Single-Family	# OF SALES	4	8	-50.0%
	SALES VOLUME	\$5,810,000	\$25,621,500	-77.3%
	AVERAGE PRICE	\$1,452,500	\$3,202,688	-54.6%
	AVERAGE DOM	26	108	-75.9%

### Monthly Sales



### Monthly Total Sales Volume



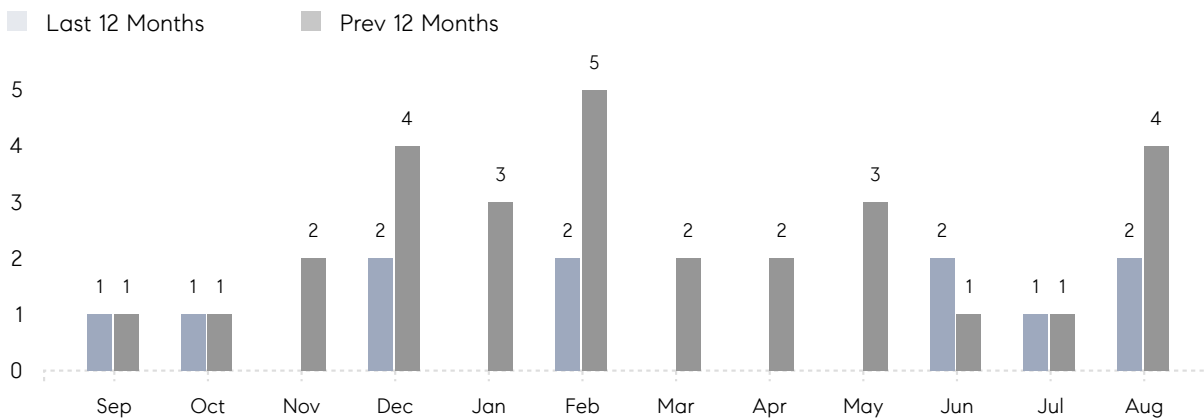
# Lloyd Neck

SUFFOLK, AUGUST 2022

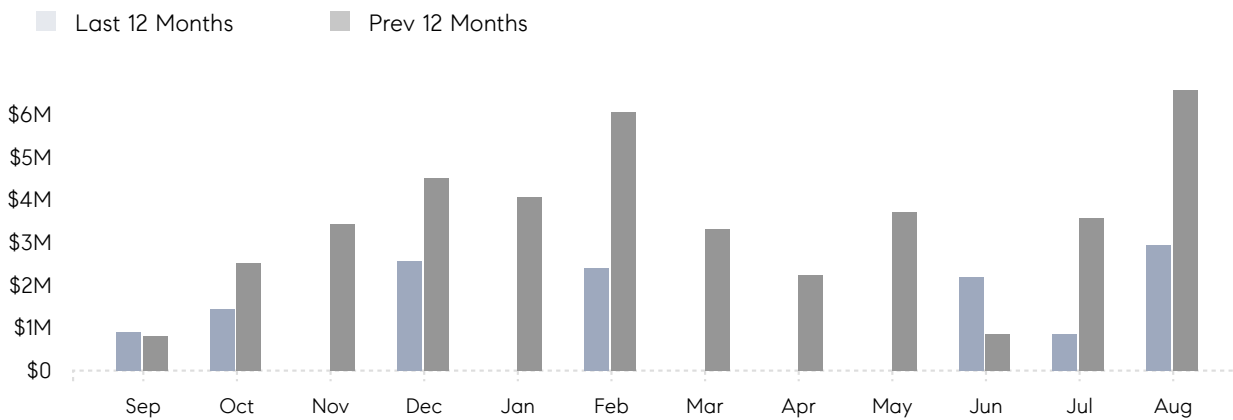
## Property Statistics

		Aug 2022	Aug 2021	% Change
Single-Family	# OF SALES	2	4	-50.0%
	SALES VOLUME	\$2,954,000	\$6,584,000	-55.1%
	AVERAGE PRICE	\$1,477,000	\$1,646,000	-10.3%
	AVERAGE DOM	57	73	-21.9%

### Monthly Sales



### Monthly Total Sales Volume



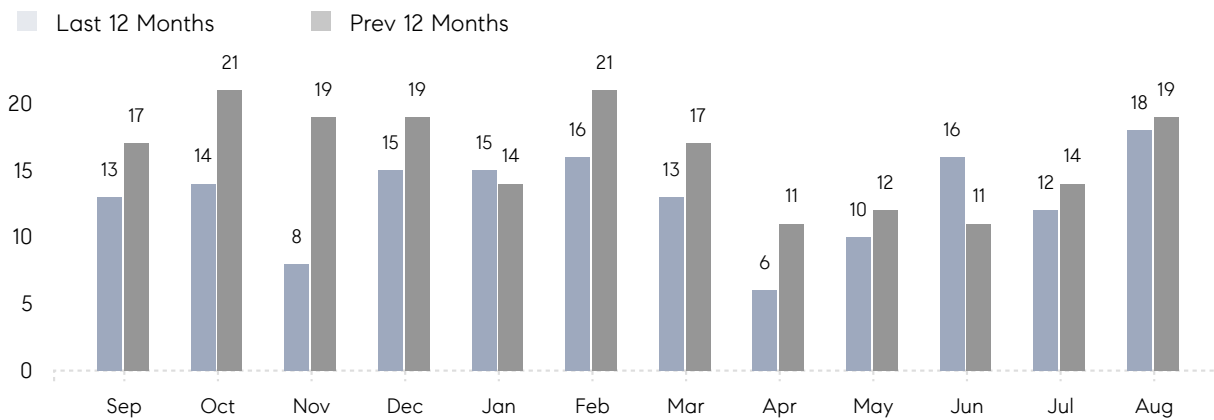
# Melville

SUFFOLK, AUGUST 2022

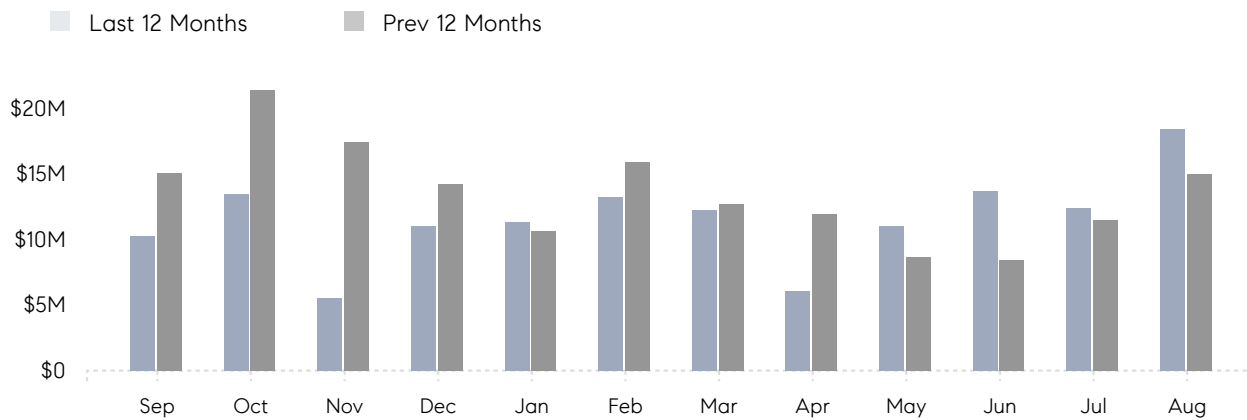
## Property Statistics

		Aug 2022	Aug 2021	% Change
Single-Family	# OF SALES	18	19	-5.3%
	SALES VOLUME	\$18,415,000	\$15,011,200	22.7%
	AVERAGE PRICE	\$1,023,056	\$790,063	29.5%
	AVERAGE DOM	39	38	2.6%

### Monthly Sales



### Monthly Total Sales Volume



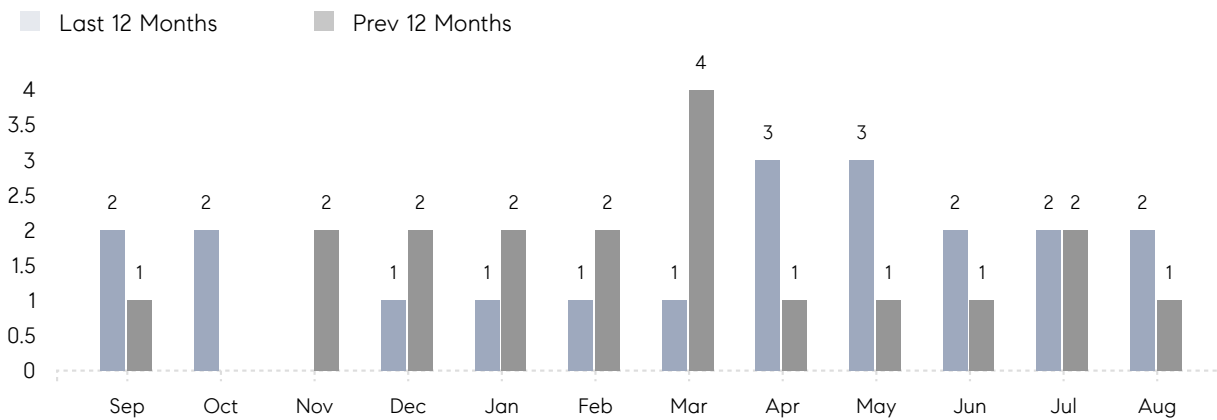
# Moriches

SUFFOLK, AUGUST 2022

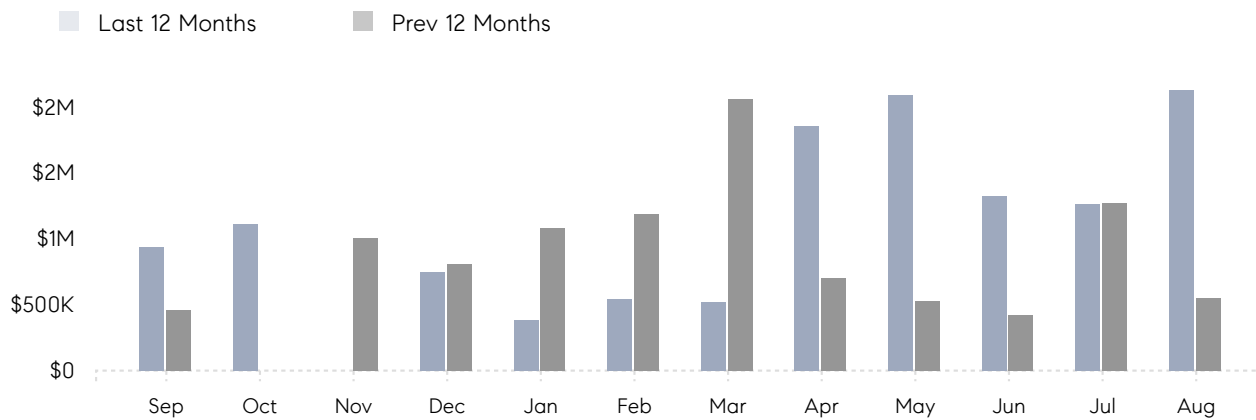
## Property Statistics

		Aug 2022	Aug 2021	% Change
Single-Family	# OF SALES	2	1	100.0%
	SALES VOLUME	\$2,130,000	\$550,000	287.3%
	AVERAGE PRICE	\$1,065,000	\$550,000	93.6%
	AVERAGE DOM	34	20	70.0%

### Monthly Sales



### Monthly Total Sales Volume



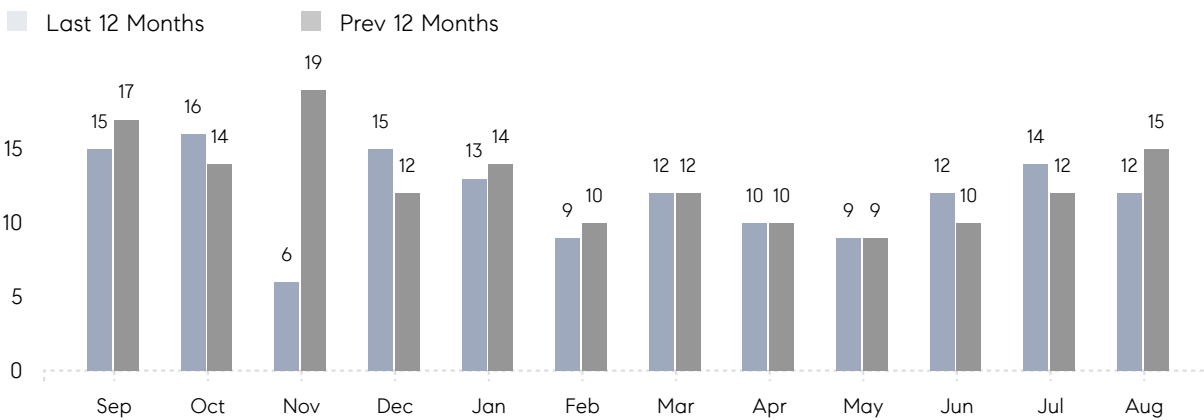
# Mount Sinai

SUFFOLK, AUGUST 2022

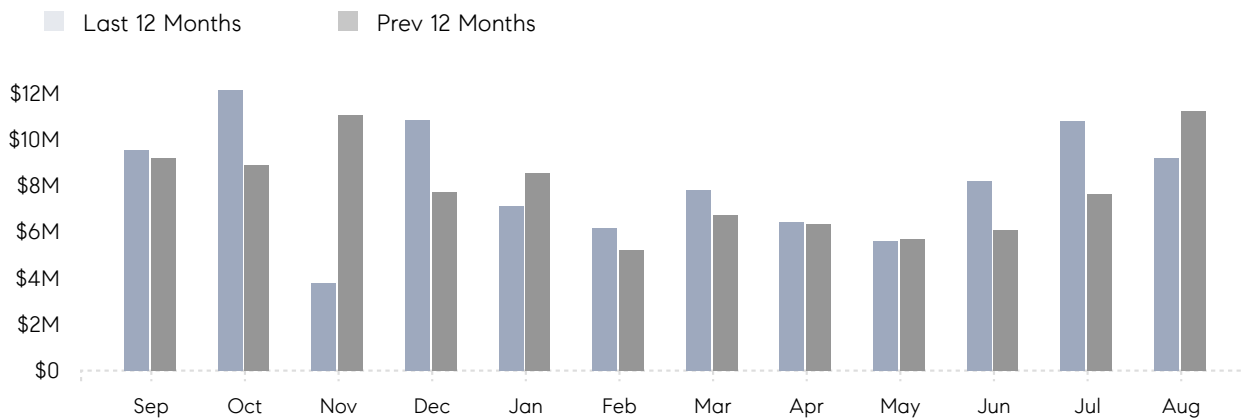
## Property Statistics

		Aug 2022	Aug 2021	% Change
Single-Family	# OF SALES	12	15	-20.0%
	SALES VOLUME	\$9,195,000	\$11,245,900	-18.2%
	AVERAGE PRICE	\$766,250	\$749,727	2.2%
	AVERAGE DOM	31	51	-39.2%

### Monthly Sales



### Monthly Total Sales Volume



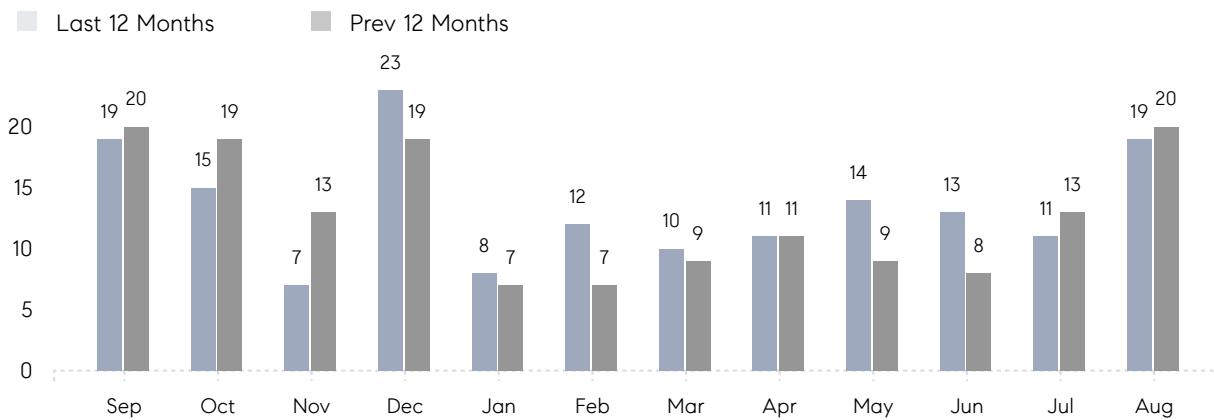
# Nesconset

SUFFOLK, AUGUST 2022

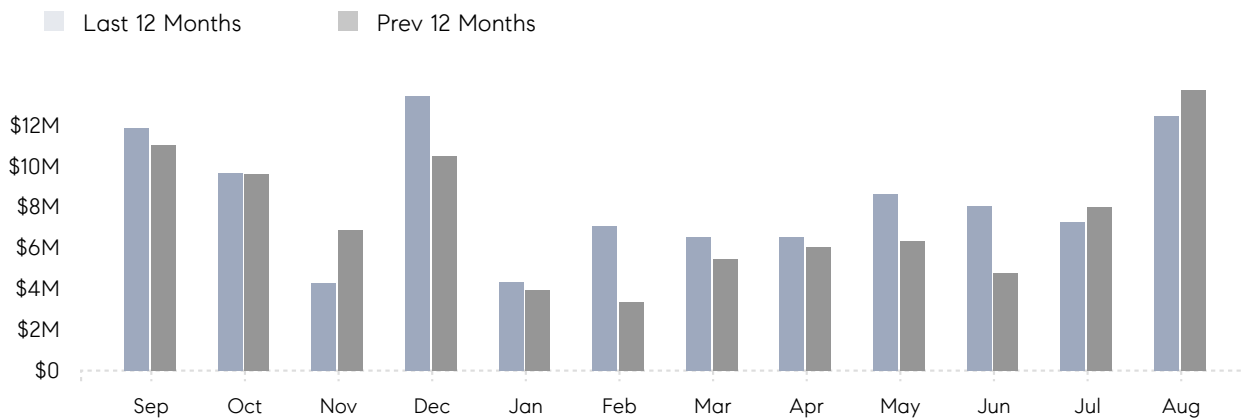
## Property Statistics

		Aug 2022	Aug 2021	% Change
Single-Family	# OF SALES	19	20	-5.0%
	SALES VOLUME	\$12,479,000	\$13,729,490	-9.1%
	AVERAGE PRICE	\$656,789	\$686,475	-4.3%
	AVERAGE DOM	26	29	-10.3%

### Monthly Sales



### Monthly Total Sales Volume



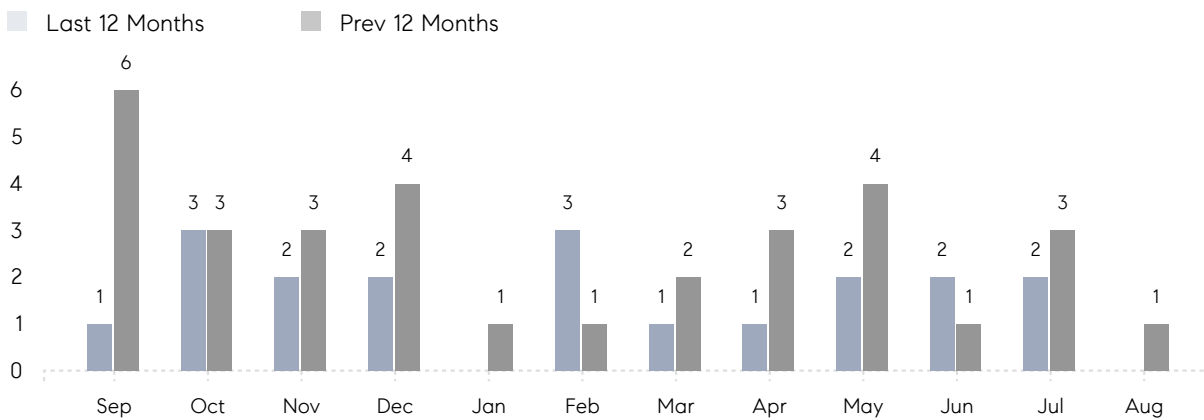
# Nissequogue

SUFFOLK, AUGUST 2022

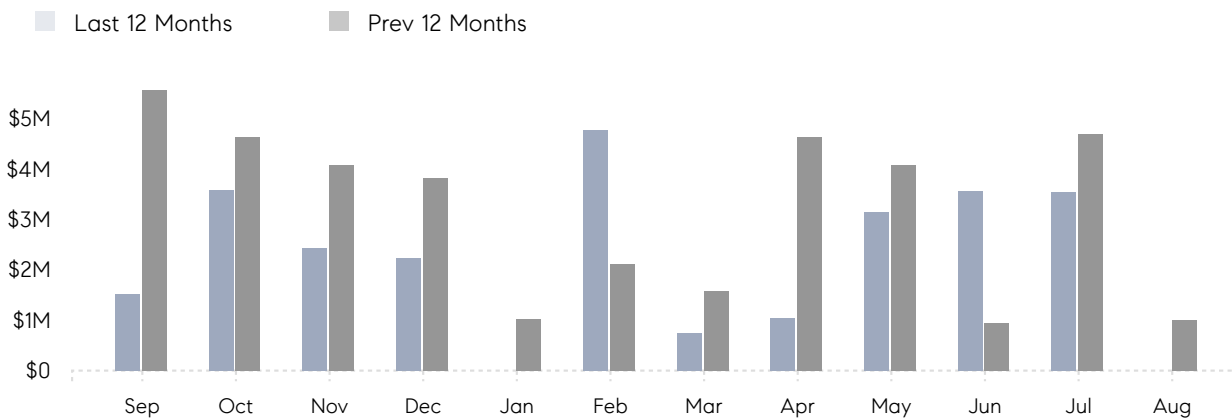
## Property Statistics

		Aug 2022	Aug 2021	% Change
Single-Family	# OF SALES	0	1	0.0%
	SALES VOLUME	\$0	\$995,000	-
	AVERAGE PRICE	\$0	\$995,000	-
	AVERAGE DOM	0	49	-

### Monthly Sales



### Monthly Total Sales Volume





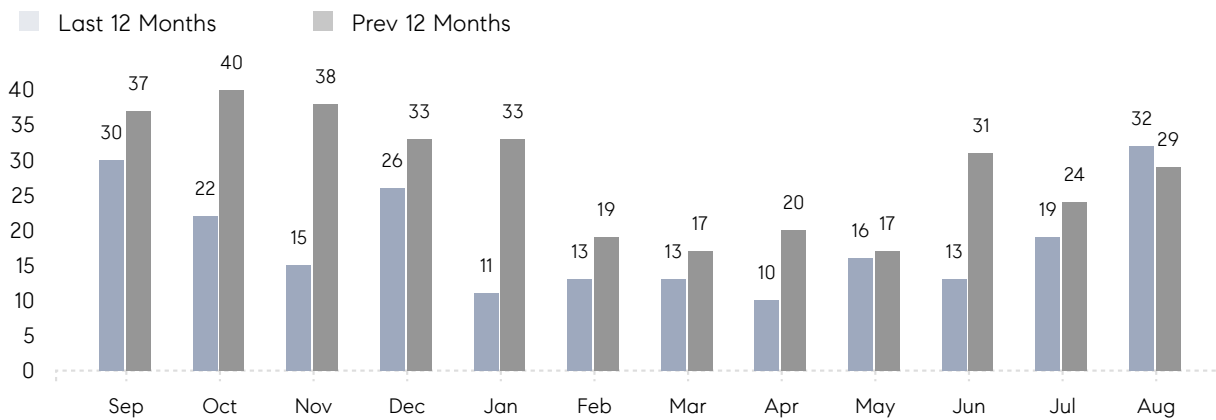
# Northport

SUFFOLK, AUGUST 2022

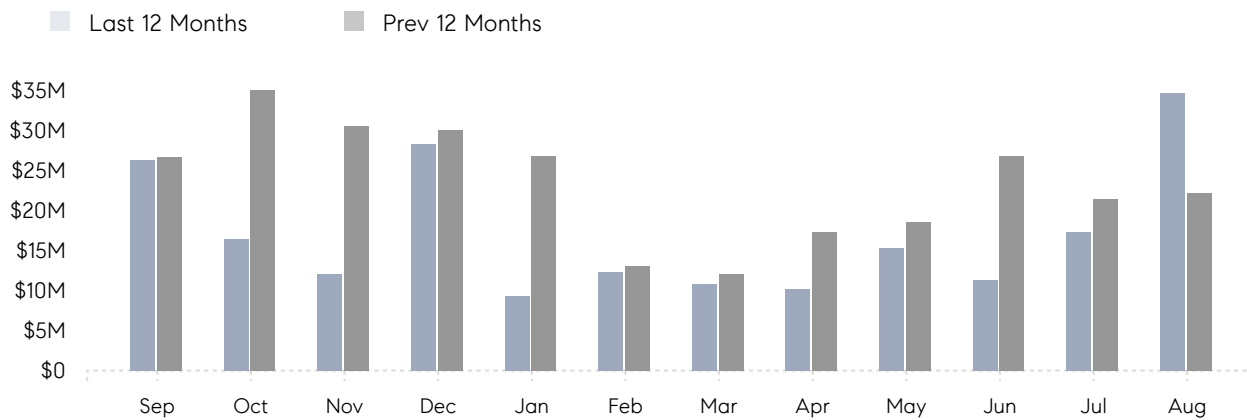
## Property Statistics

		Aug 2022	Aug 2021	% Change
Single-Family	# OF SALES	32	29	10.3%
	SALES VOLUME	\$34,751,899	\$22,199,500	56.5%
	AVERAGE PRICE	\$1,085,997	\$765,500	41.9%
	AVERAGE DOM	44	33	33.3%

### Monthly Sales



### Monthly Total Sales Volume



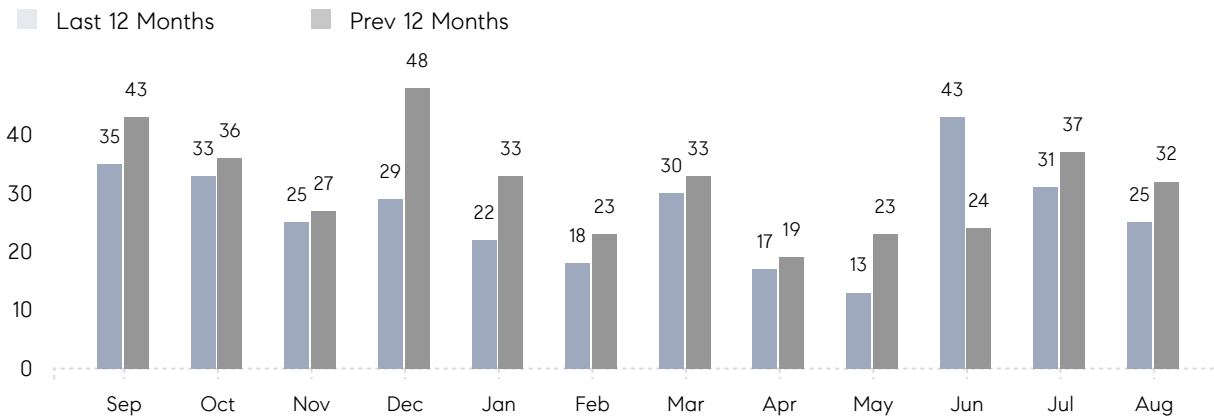
# East Northport

SUFFOLK, AUGUST 2022

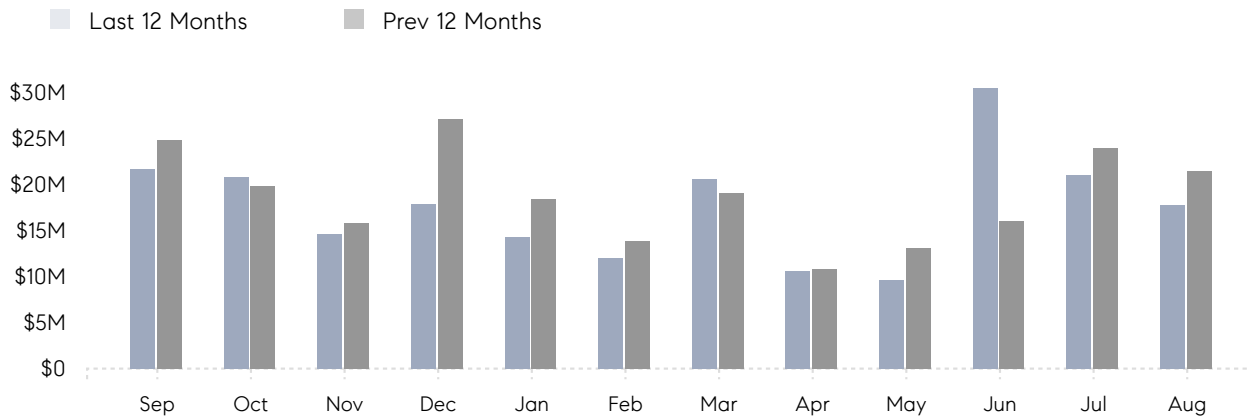
## Property Statistics

		Aug 2022	Aug 2021	% Change
Single-Family	# OF SALES	25	32	-21.9%
	SALES VOLUME	\$17,756,500	\$21,479,100	-17.3%
	AVERAGE PRICE	\$710,260	\$671,222	5.8%
	AVERAGE DOM	26	23	13.0%

### Monthly Sales



### Monthly Total Sales Volume



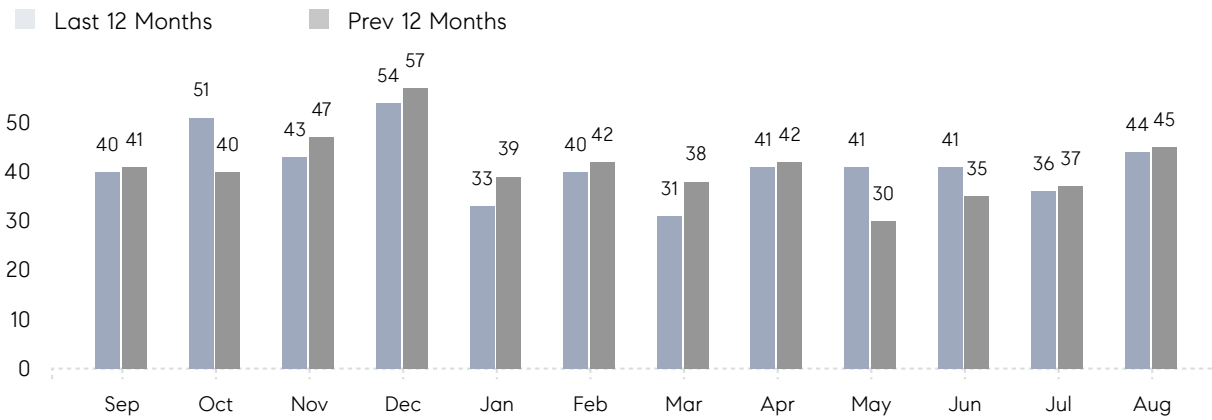
# Patchogue

SUFFOLK, AUGUST 2022

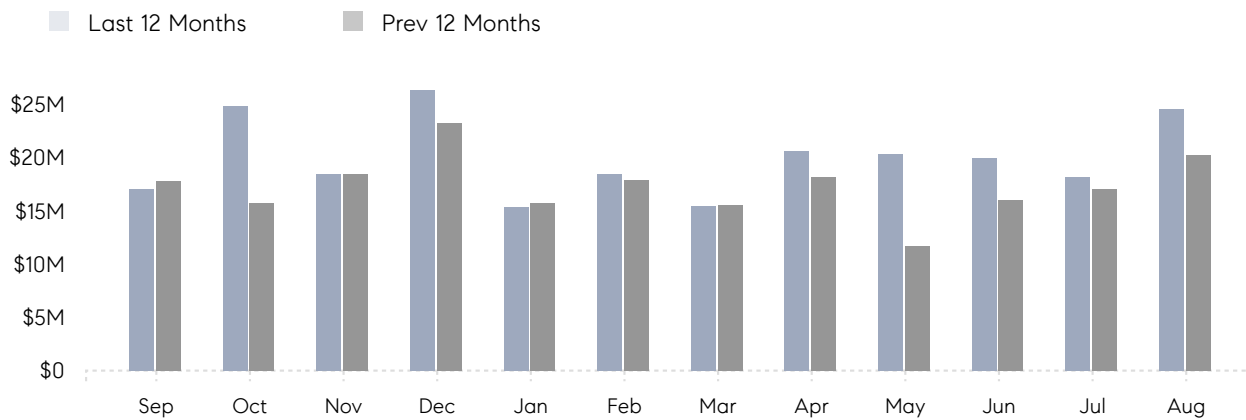
## Property Statistics

		Aug 2022	Aug 2021	% Change
Single-Family	# OF SALES	44	45	-2.2%
	SALES VOLUME	\$24,639,400	\$20,312,000	21.3%
	AVERAGE PRICE	\$559,986	\$451,378	24.1%
	AVERAGE DOM	50	41	22.0%

### Monthly Sales



### Monthly Total Sales Volume



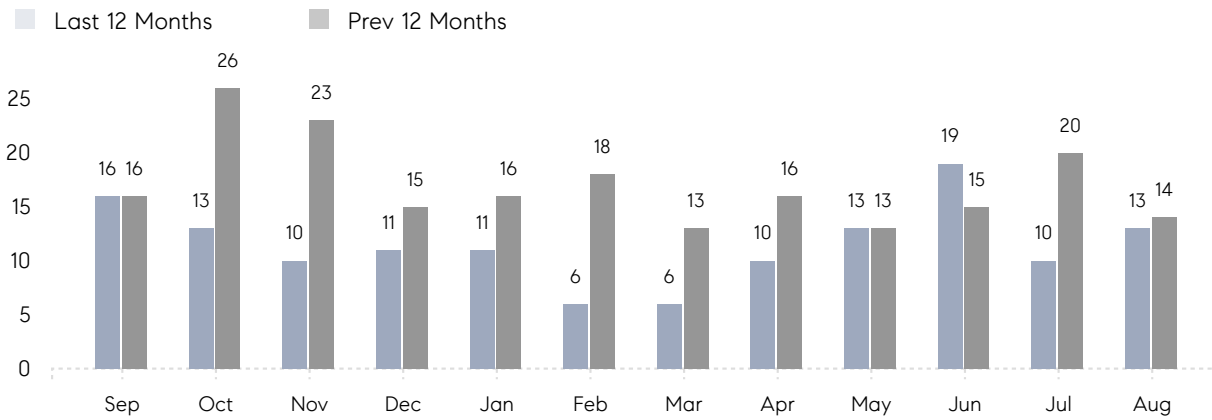
# Saint James

SUFFOLK, AUGUST 2022

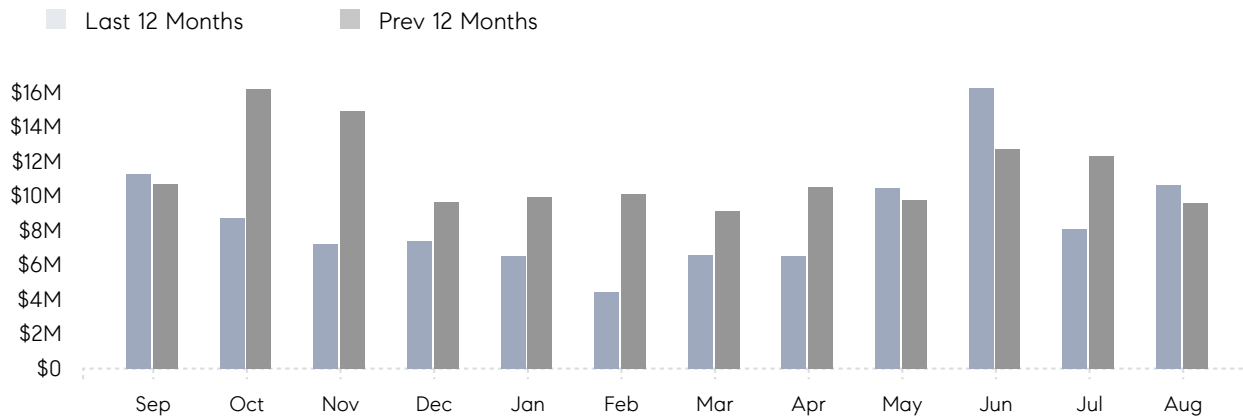
## Property Statistics

		Aug 2022	Aug 2021	% Change
Single-Family	# OF SALES	13	14	-7.1%
	SALES VOLUME	\$10,605,499	\$9,568,498	10.8%
	AVERAGE PRICE	\$815,808	\$683,464	19.4%
	AVERAGE DOM	29	56	-48.2%

### Monthly Sales



### Monthly Total Sales Volume



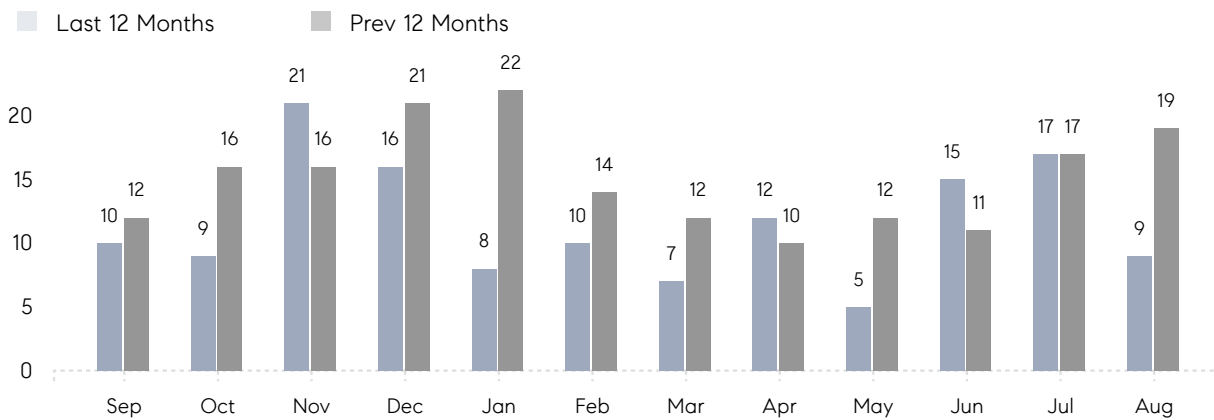
# Sayville

SUFFOLK, AUGUST 2022

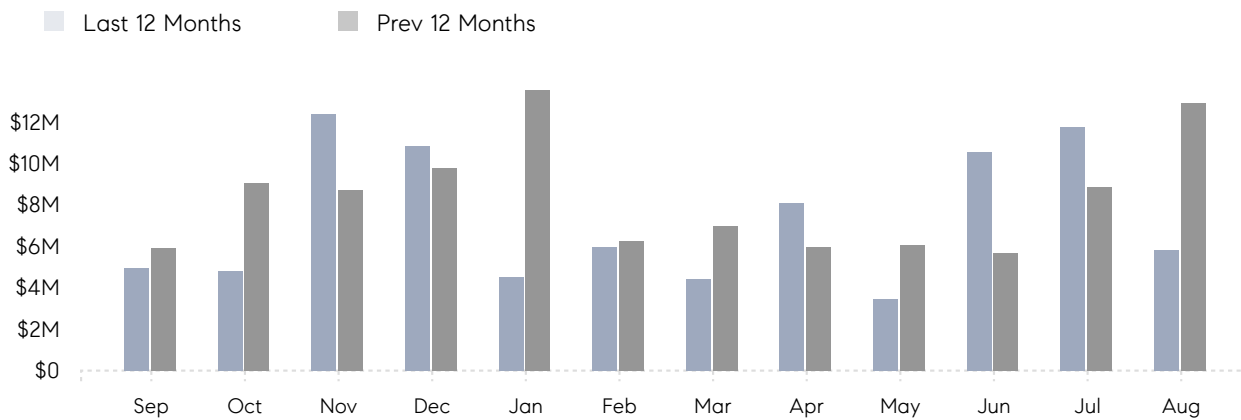
## Property Statistics

		Aug 2022	Aug 2021	% Change
Single-Family	# OF SALES	9	19	-52.6%
	SALES VOLUME	\$5,818,000	\$12,927,999	-55.0%
	AVERAGE PRICE	\$646,444	\$680,421	-5.0%
	AVERAGE DOM	28	48	-41.7%

### Monthly Sales



### Monthly Total Sales Volume



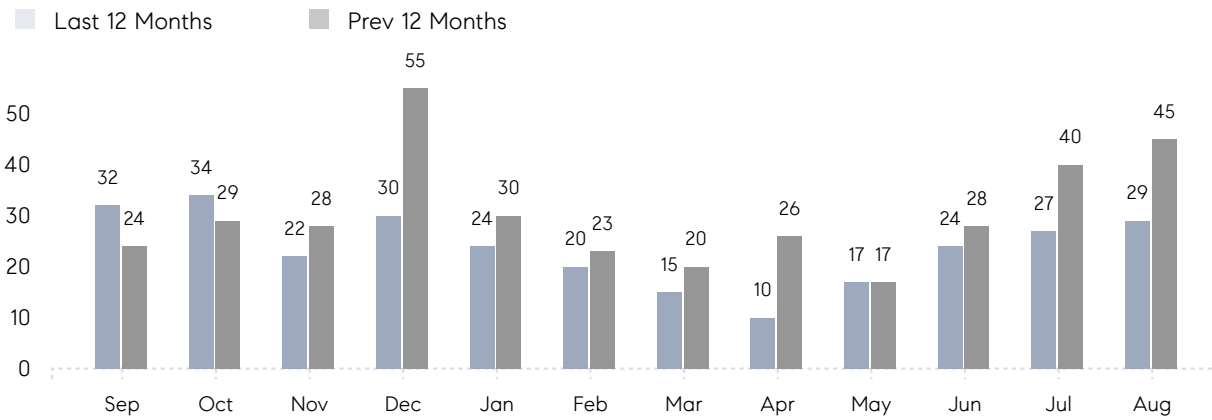
# Setauket

SUFFOLK, AUGUST 2022

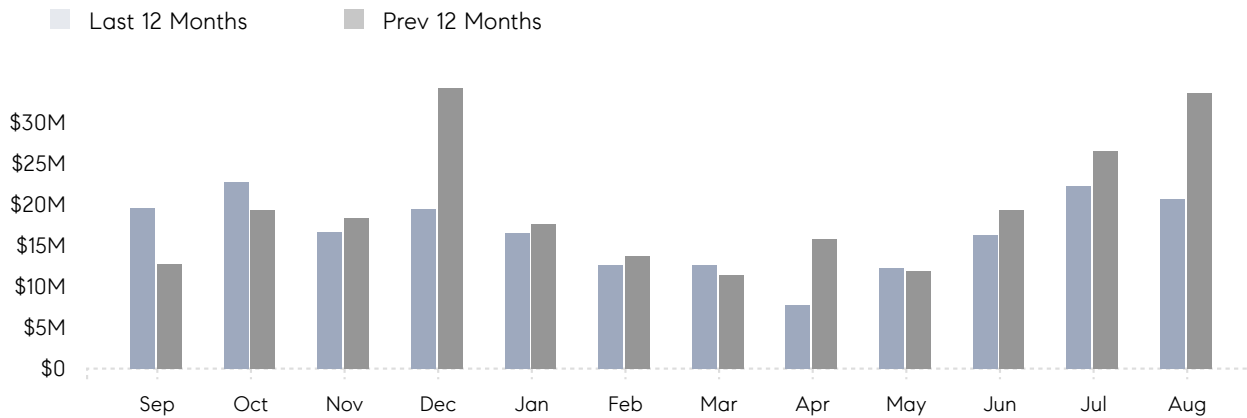
## Property Statistics

		Aug 2022	Aug 2021	% Change
Single-Family	# OF SALES	29	45	-35.6%
	SALES VOLUME	\$20,607,499	\$33,574,600	-38.6%
	AVERAGE PRICE	\$710,603	\$746,102	-4.8%
	AVERAGE DOM	27	39	-30.8%

### Monthly Sales



### Monthly Total Sales Volume



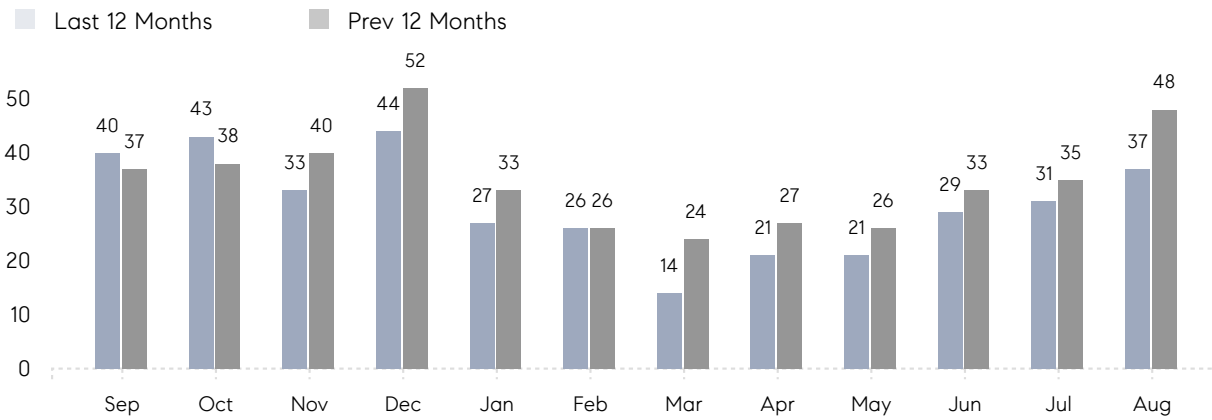
# Smithtown

SUFFOLK, AUGUST 2022

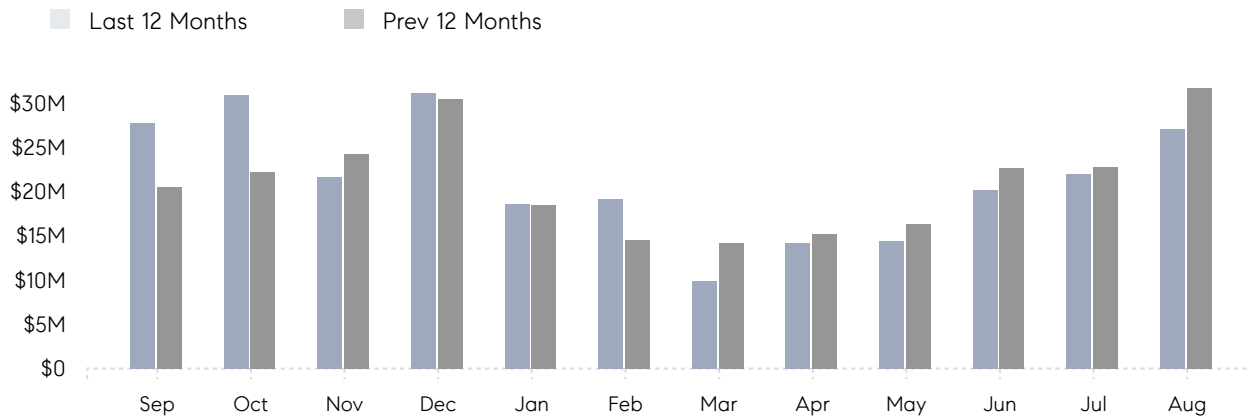
## Property Statistics

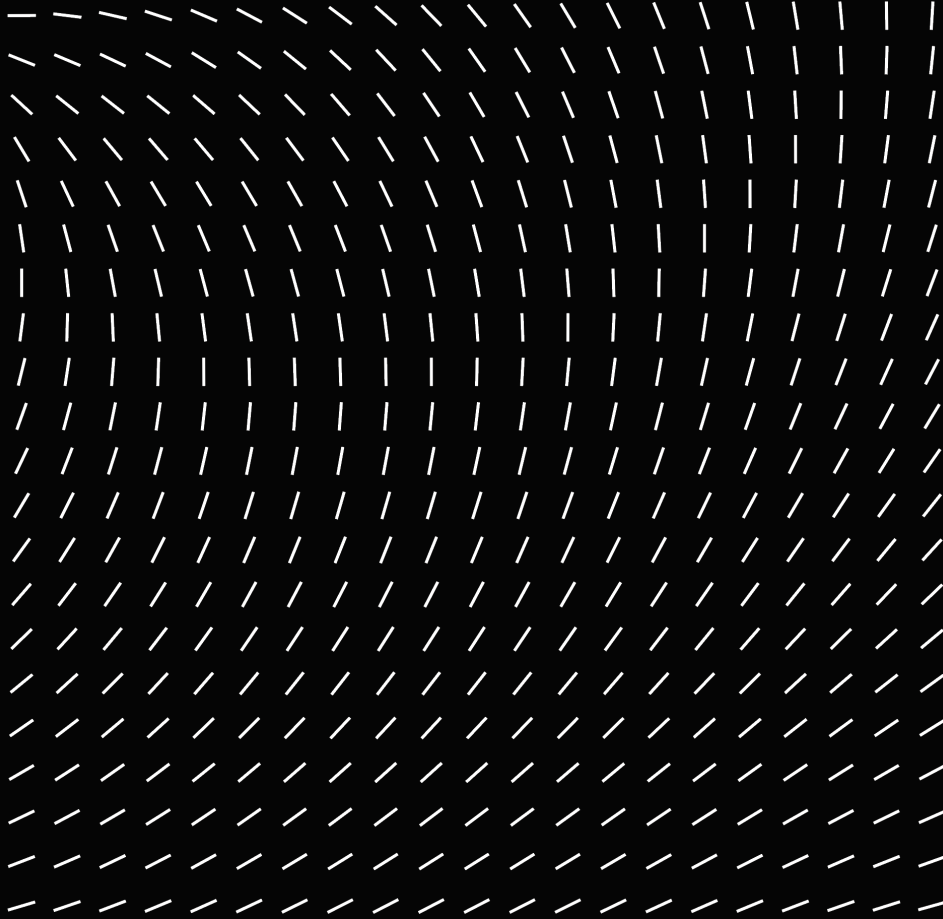
		Aug 2022	Aug 2021	% Change
Single-Family	# OF SALES	37	48	-22.9%
	SALES VOLUME	\$27,091,380	\$31,783,498	-14.8%
	AVERAGE PRICE	\$732,199	\$662,156	10.6%
	AVERAGE DOM	28	32	-12.5%

### Monthly Sales



### Monthly Total Sales Volume





# COMPASS

Compass makes no representations or warranties, express or implied, with respect to future market conditions or prices of residential product at the time the subject property or any competitive property is complete and ready for occupancy or with respect to any report, study, finding, recommendation or other information provided by Compass herein. Moreover, no warranty, express or implied, is made or should be assumed regarding the accuracy, adequacy, completeness, legality, reliability, merchantability or fitness for a particular purpose of any information, in part or whole, contained herein. All material is presented with the understanding that Compass shall not be deemed to provide legal, accounting or other professional services. This is not intended to solicit the purchase or sale of any property. Any and all such warranties are hereby expressly disclaimed. Equal Housing Opportunity.

© Compass. All Rights Reserved. This information may not be copied, used or distributed without Compass' consent.