



COMPASS

October 2022

# Suffolk County Market Insights

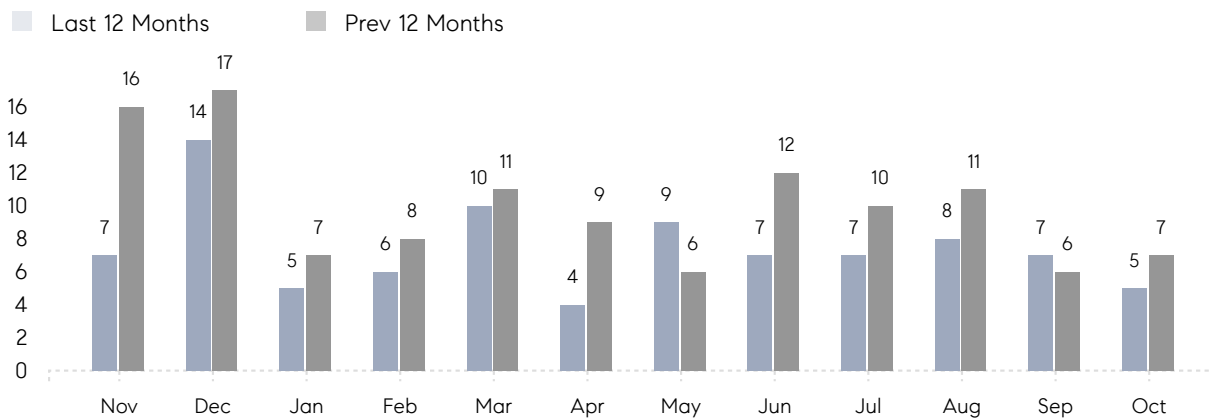
# Center Moriches

SUFFOLK, OCTOBER 2022

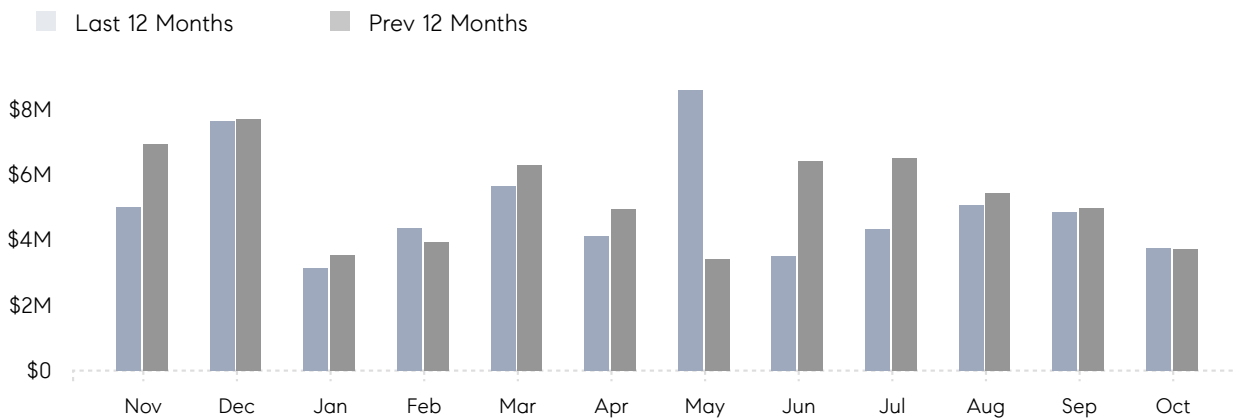
## Property Statistics

		Oct 2022	Oct 2021	% Change
Single-Family	# OF SALES	5	7	-28.6%
	SALES VOLUME	\$3,747,000	\$3,729,390	0.5%
	AVERAGE PRICE	\$749,400	\$532,770	40.7%
	AVERAGE DOM	101	142	-28.9%

### Monthly Sales



### Monthly Total Sales Volume



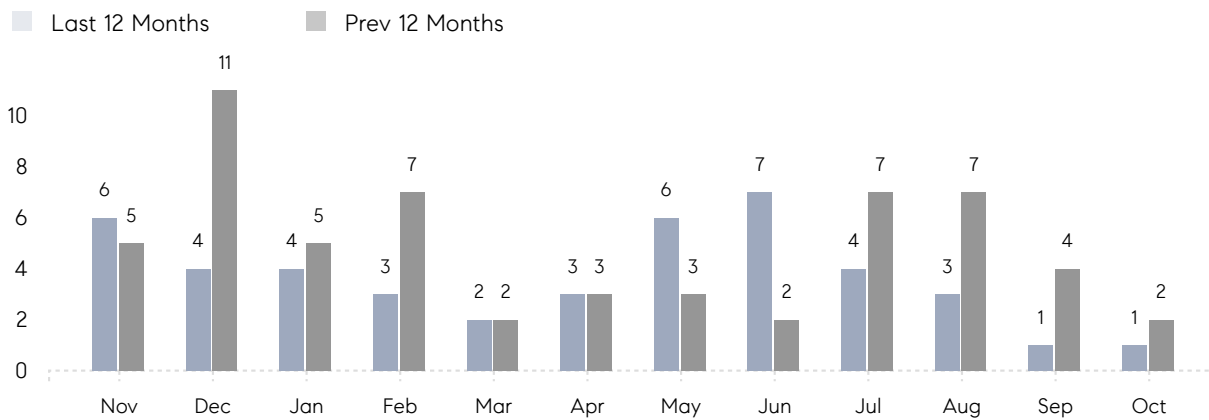
# Cold Spring Harbor

SUFFOLK, OCTOBER 2022

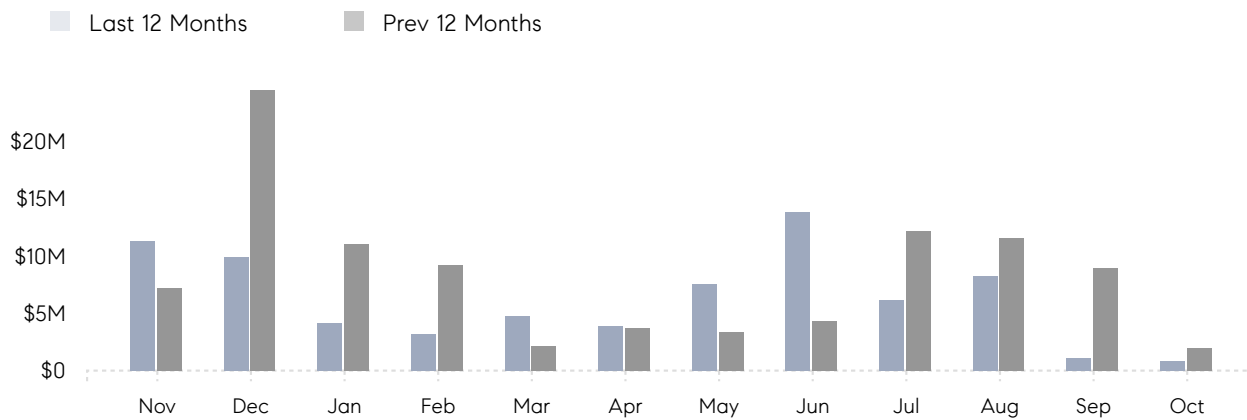
## Property Statistics

		Oct 2022	Oct 2021	% Change
Single-Family	# OF SALES	1	2	-50.0%
	SALES VOLUME	\$830,000	\$1,950,000	-57.4%
	AVERAGE PRICE	\$830,000	\$975,000	-14.9%
	AVERAGE DOM	14	67	-79.1%

### Monthly Sales



### Monthly Total Sales Volume



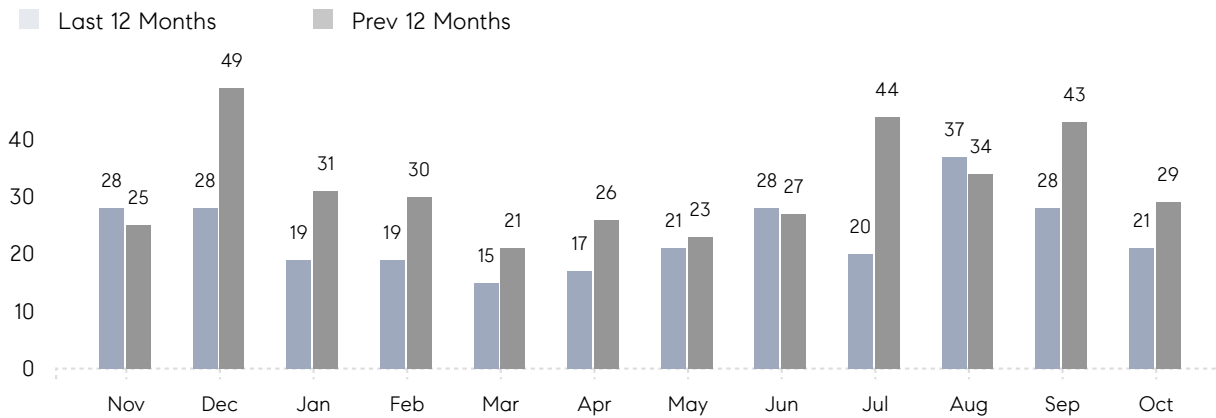
# Commack

SUFFOLK, OCTOBER 2022

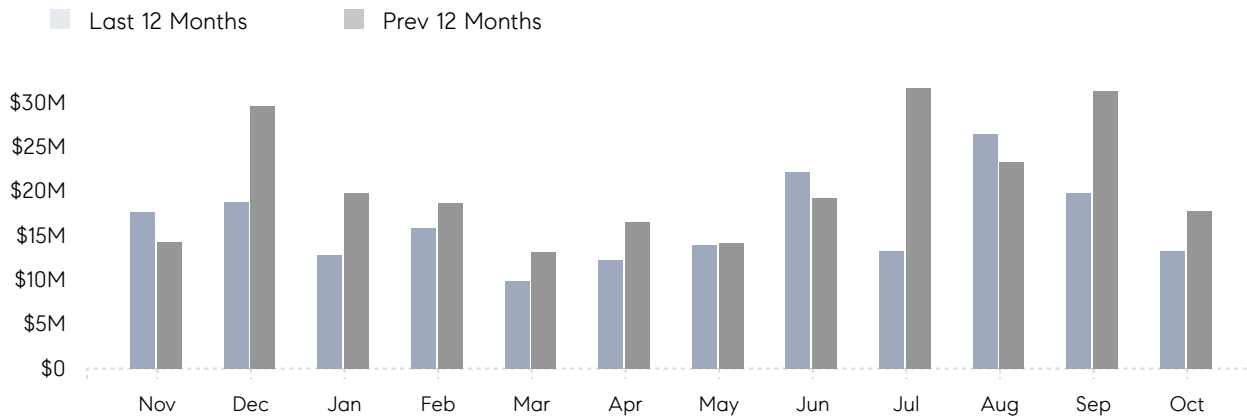
## Property Statistics

		Oct 2022	Oct 2021	% Change
Single-Family	# OF SALES	21	29	-27.6%
	SALES VOLUME	\$13,224,791	\$17,769,762	-25.6%
	AVERAGE PRICE	\$629,752	\$612,750	2.8%
	AVERAGE DOM	33	56	-41.1%

### Monthly Sales



### Monthly Total Sales Volume



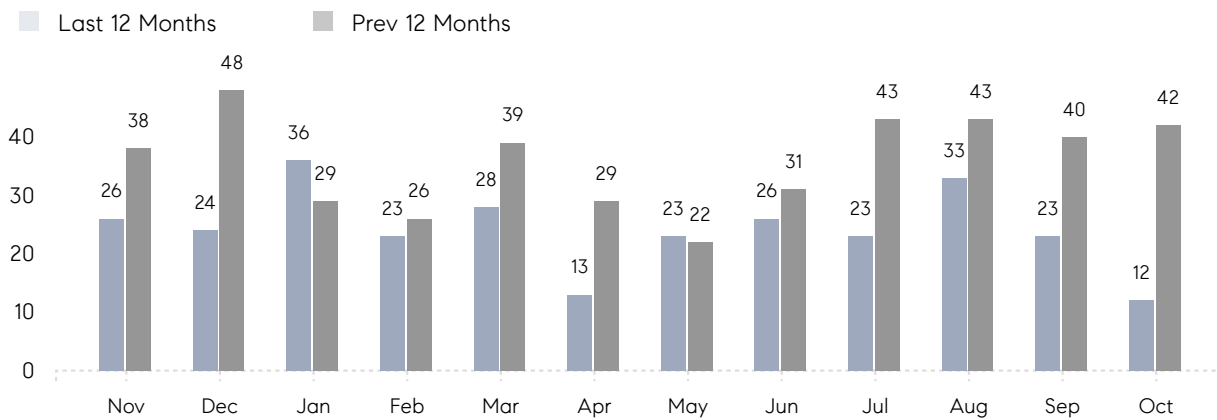
# Dix Hills

SUFFOLK, OCTOBER 2022

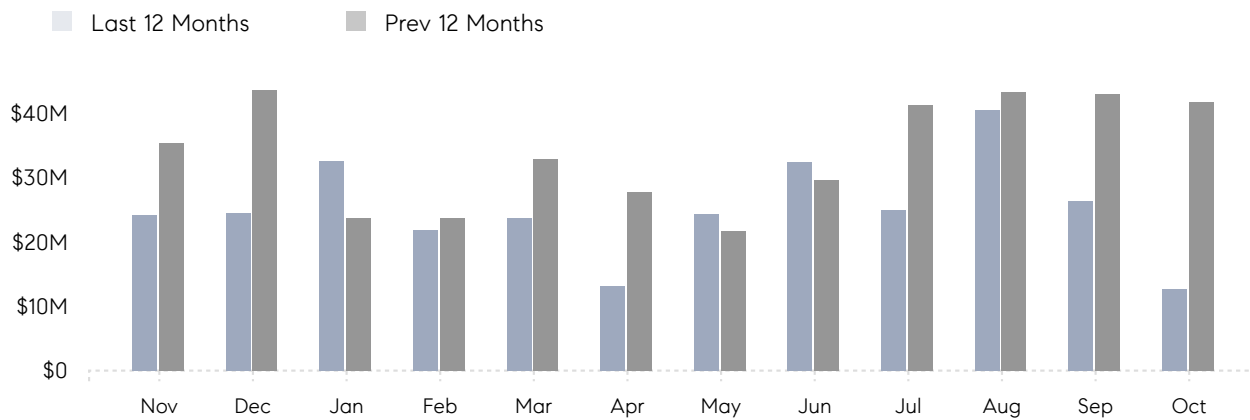
## Property Statistics

		Oct 2022	Oct 2021	% Change
Single-Family	# OF SALES	12	42	-71.4%
	SALES VOLUME	\$12,756,800	\$41,817,000	-69.5%
	AVERAGE PRICE	\$1,063,067	\$995,643	6.8%
	AVERAGE DOM	98	63	55.6%

### Monthly Sales



### Monthly Total Sales Volume



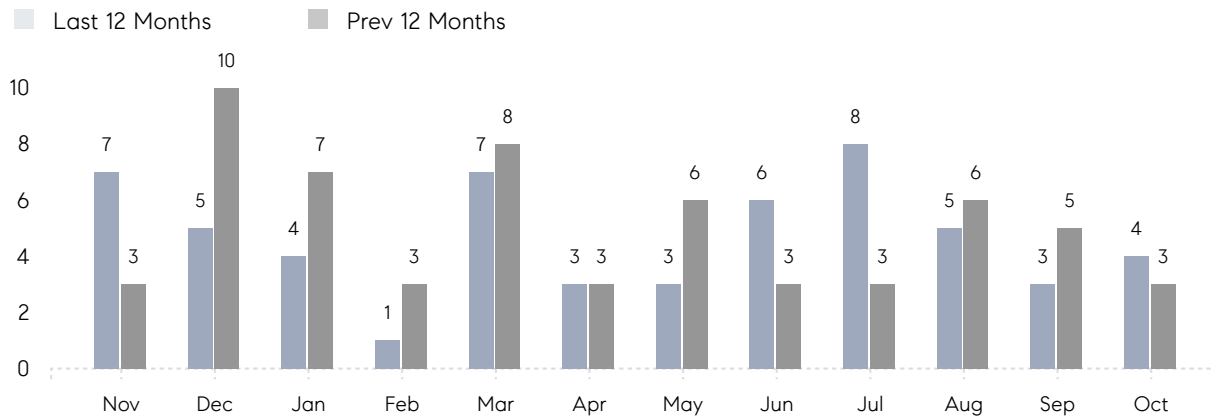
# East Moriches

SUFFOLK, OCTOBER 2022

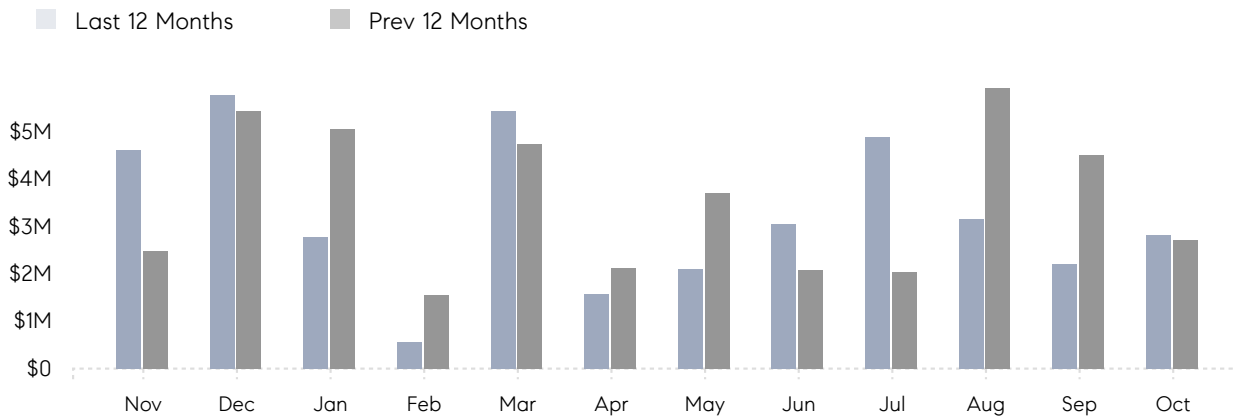
## Property Statistics

		Oct 2022	Oct 2021	% Change
Single-Family	# OF SALES	4	3	33.3%
	SALES VOLUME	\$2,810,000	\$2,706,236	3.8%
	AVERAGE PRICE	\$702,500	\$902,079	-22.1%
	AVERAGE DOM	112	44	154.5%

### Monthly Sales



### Monthly Total Sales Volume



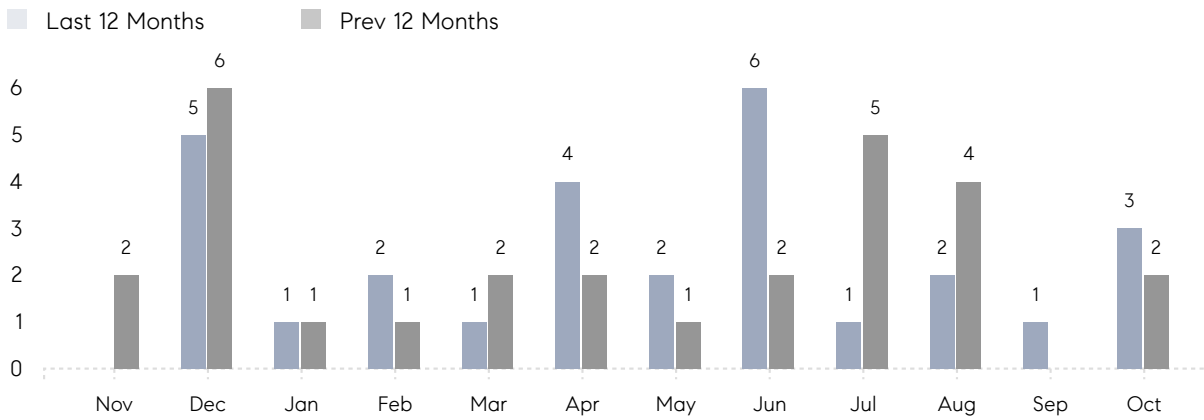
# Fort Salonga

SUFFOLK, OCTOBER 2022

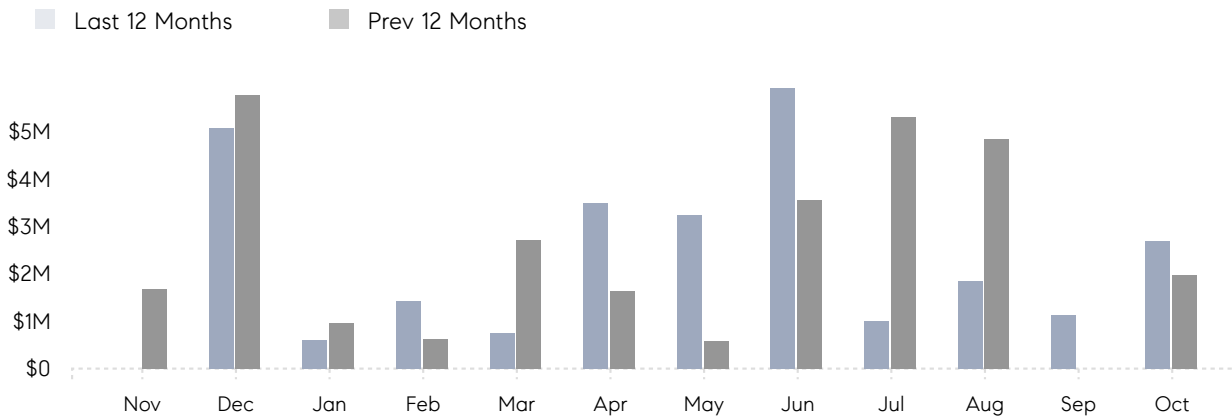
## Property Statistics

		Oct 2022	Oct 2021	% Change
Single-Family	# OF SALES	3	2	50.0%
	SALES VOLUME	\$2,705,000	\$1,985,000	36.3%
	AVERAGE PRICE	\$901,667	\$992,500	-9.2%
	AVERAGE DOM	37	60	-38.3%

### Monthly Sales



### Monthly Total Sales Volume



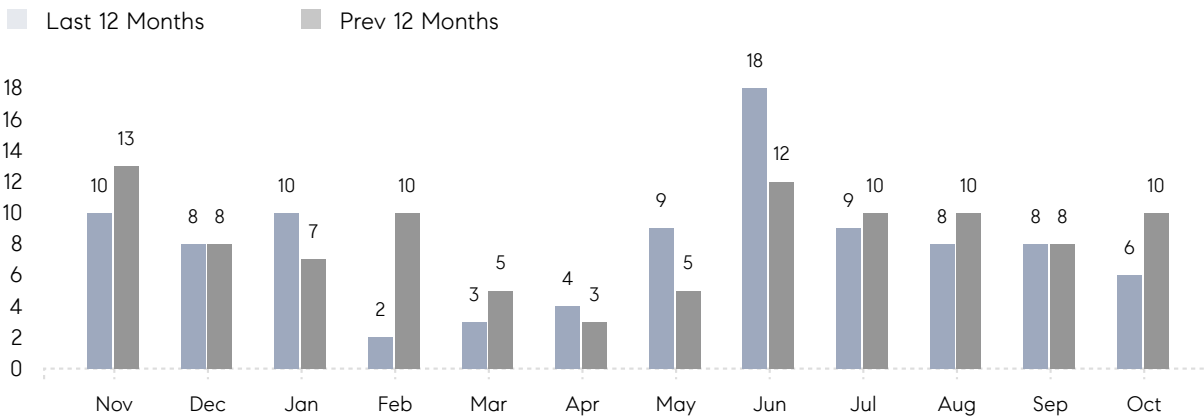
# Greenlawn

SUFFOLK, OCTOBER 2022

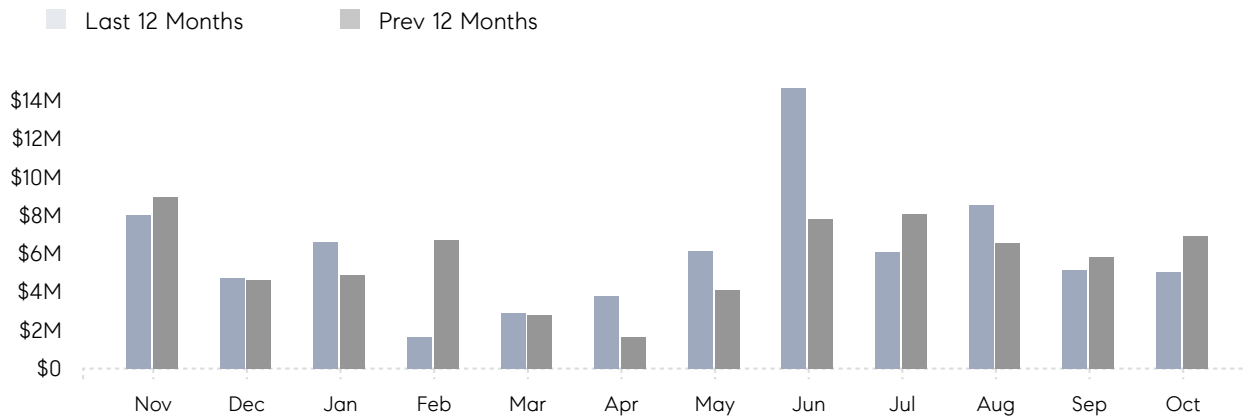
## Property Statistics

		Oct 2022	Oct 2021	% Change
Single-Family	# OF SALES	6	10	-40.0%
	SALES VOLUME	\$5,018,000	\$6,950,500	-27.8%
	AVERAGE PRICE	\$836,333	\$695,050	20.3%
	AVERAGE DOM	34	39	-12.8%

### Monthly Sales



### Monthly Total Sales Volume





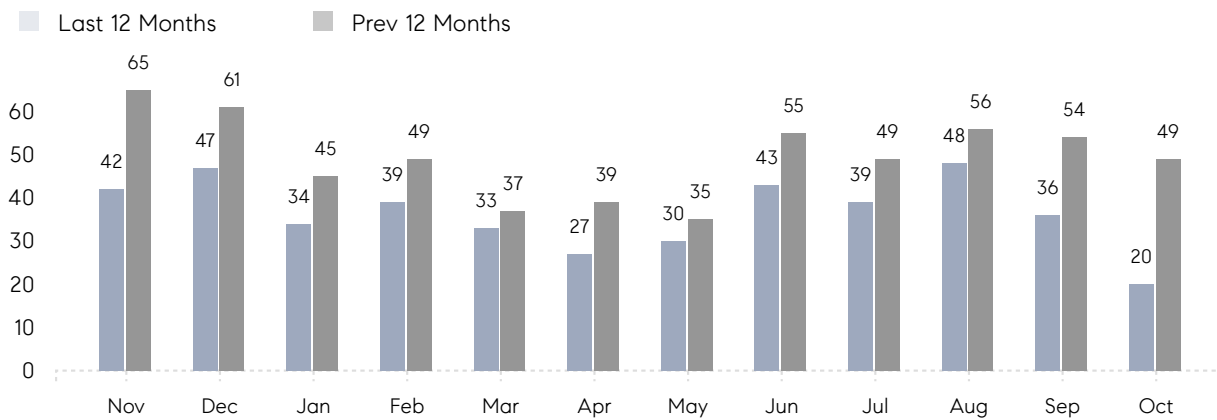
# Huntington

SUFFOLK, OCTOBER 2022

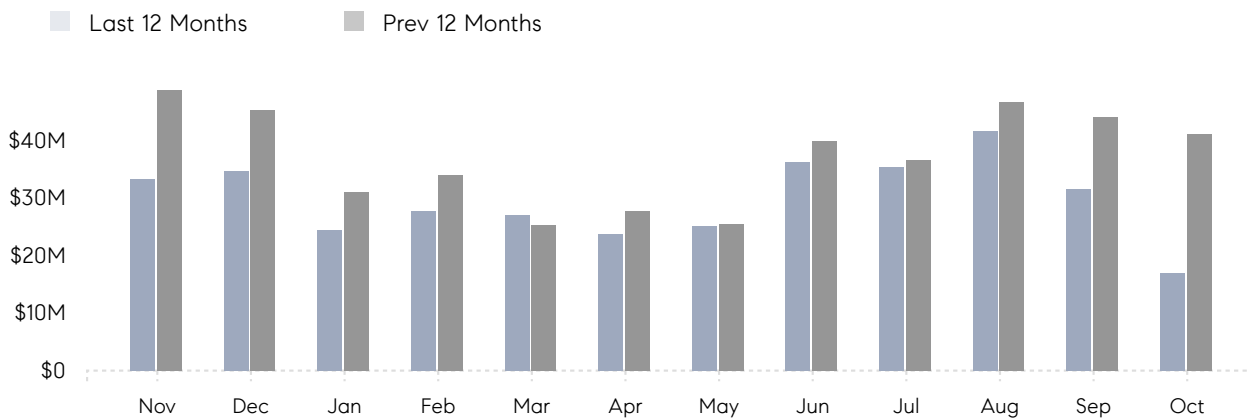
## Property Statistics

		Oct 2022	Oct 2021	% Change
Single-Family	# OF SALES	20	49	-59.2%
	SALES VOLUME	\$17,007,000	\$41,129,899	-58.7%
	AVERAGE PRICE	\$850,350	\$839,386	1.3%
	AVERAGE DOM	42	70	-40.0%

### Monthly Sales



### Monthly Total Sales Volume



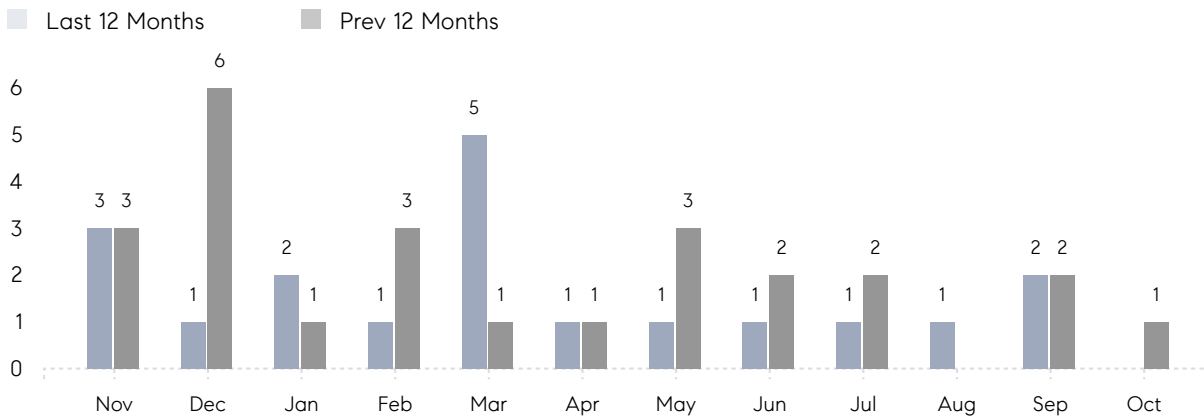
# Huntington Bay

SUFFOLK, OCTOBER 2022

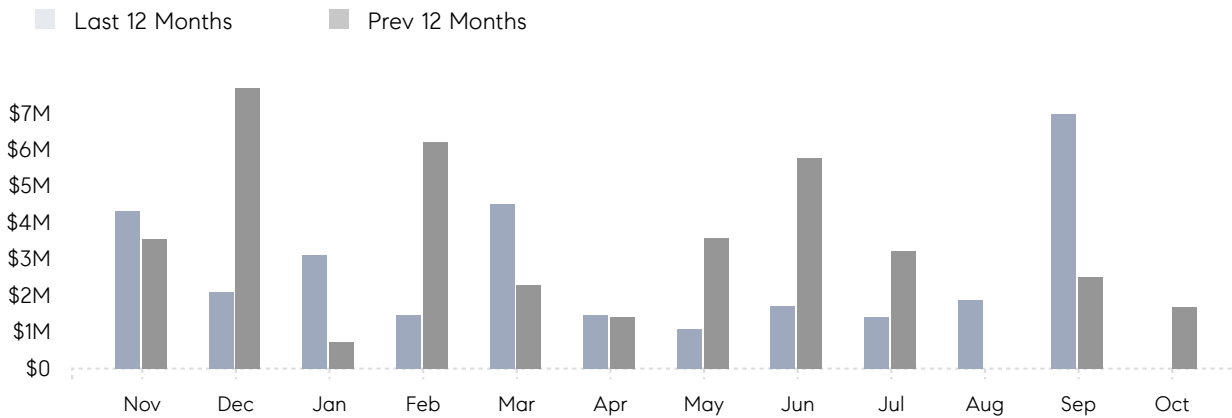
## Property Statistics

		Oct 2022	Oct 2021	% Change
Single-Family	# OF SALES	0	1	0.0%
	SALES VOLUME	\$0	\$1,675,000	-
	AVERAGE PRICE	\$0	\$1,675,000	-
	AVERAGE DOM	0	364	-

### Monthly Sales



### Monthly Total Sales Volume



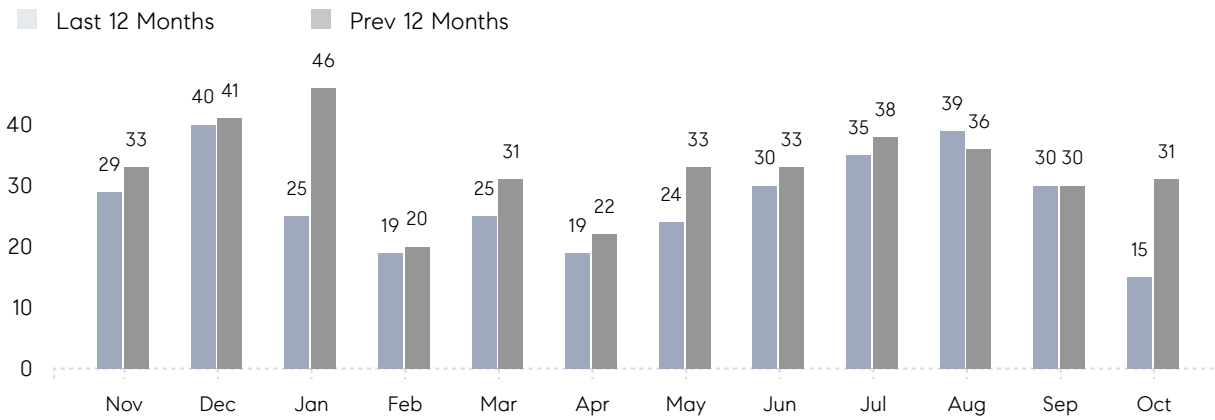
# Huntington Station

SUFFOLK, OCTOBER 2022

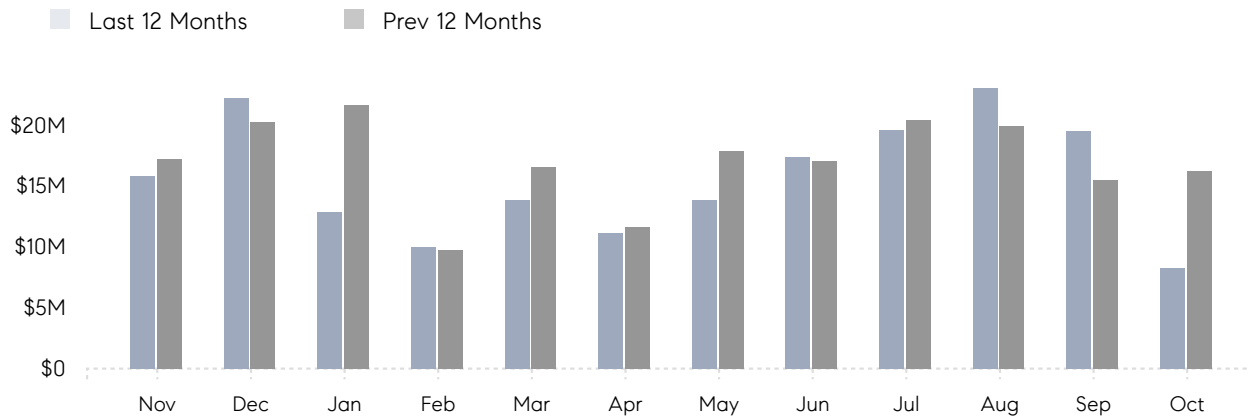
## Property Statistics

		Oct 2022	Oct 2021	% Change
Single-Family	# OF SALES	15	31	-51.6%
	SALES VOLUME	\$8,244,600	\$16,254,131	-49.3%
	AVERAGE PRICE	\$549,640	\$524,327	4.8%
	AVERAGE DOM	35	65	-46.2%

### Monthly Sales



### Monthly Total Sales Volume



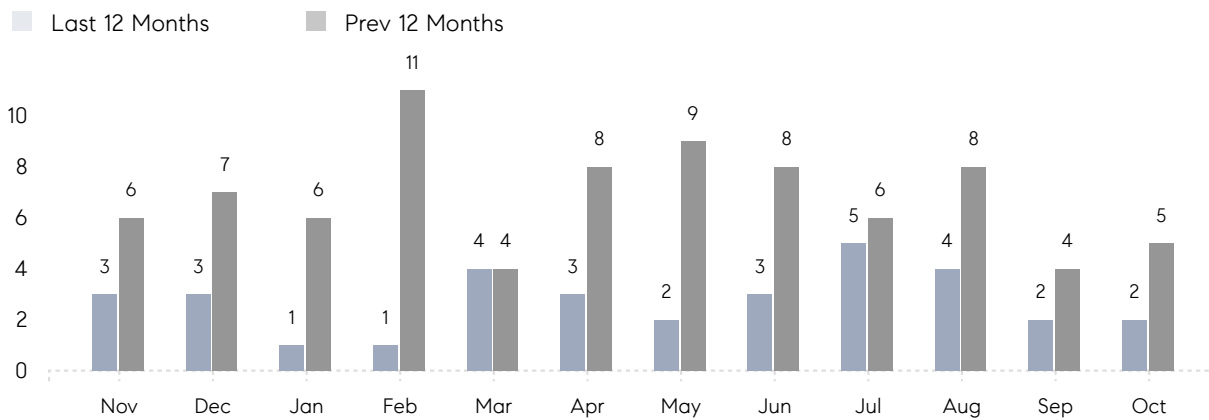
# Lloyd Harbor

SUFFOLK, OCTOBER 2022

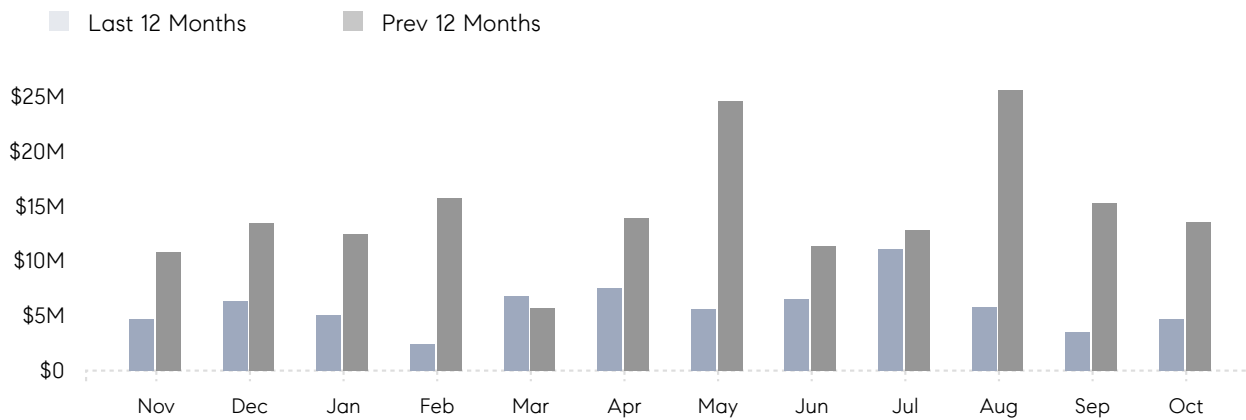
## Property Statistics

		Oct 2022	Oct 2021	% Change
Single-Family	# OF SALES	2	5	-60.0%
	SALES VOLUME	\$4,675,000	\$13,582,000	-65.6%
	AVERAGE PRICE	\$2,337,500	\$2,716,400	-13.9%
	AVERAGE DOM	60	72	-16.7%

### Monthly Sales



### Monthly Total Sales Volume



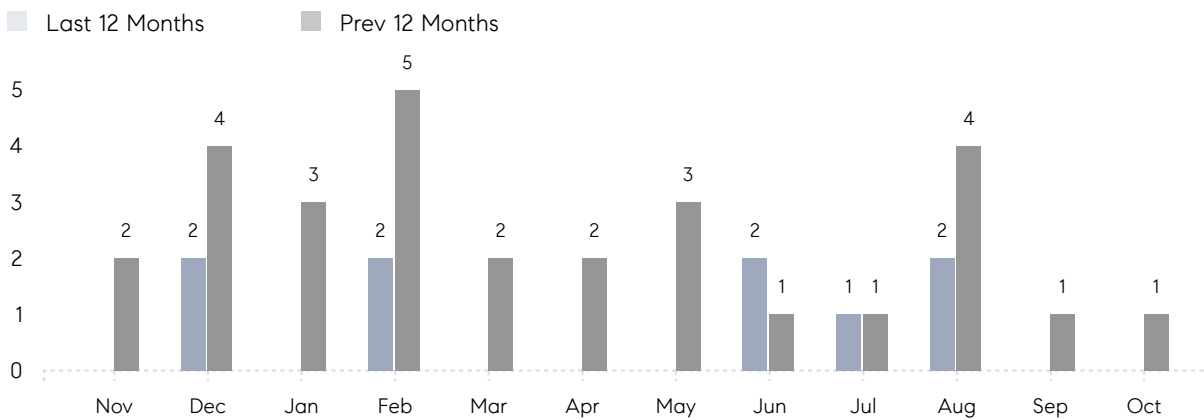
# Lloyd Neck

SUFFOLK, OCTOBER 2022

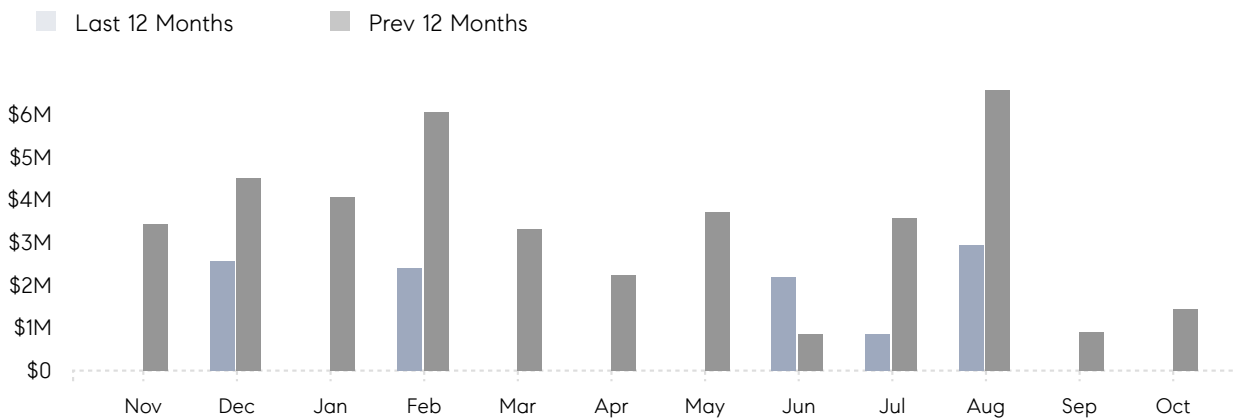
## Property Statistics

		Oct 2022	Oct 2021	% Change
Single-Family	# OF SALES	0	1	0.0%
	SALES VOLUME	\$0	\$1,450,000	-
	AVERAGE PRICE	\$0	\$1,450,000	-
	AVERAGE DOM	0	122	-

### Monthly Sales



### Monthly Total Sales Volume



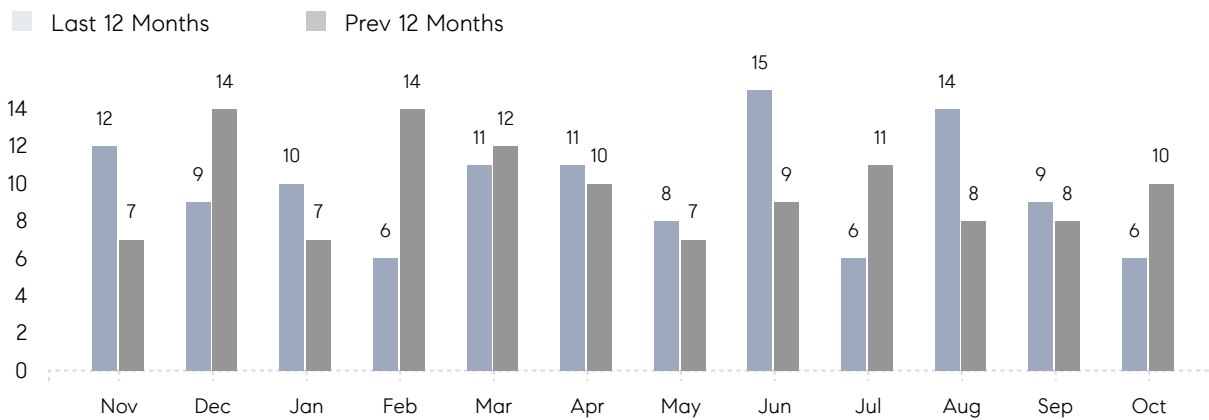
# Manorville

SUFFOLK, OCTOBER 2022

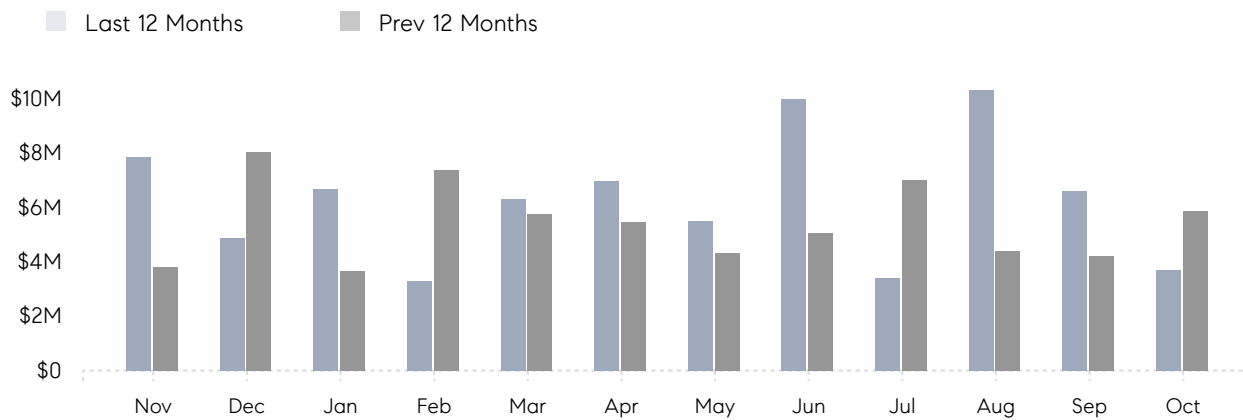
## Property Statistics

		Oct 2022	Oct 2021	% Change
Single-Family	# OF SALES	6	10	-40.0%
	SALES VOLUME	\$3,674,000	\$5,856,000	-37.3%
	AVERAGE PRICE	\$612,333	\$585,600	4.6%
	AVERAGE DOM	35	64	-45.3%

### Monthly Sales



### Monthly Total Sales Volume



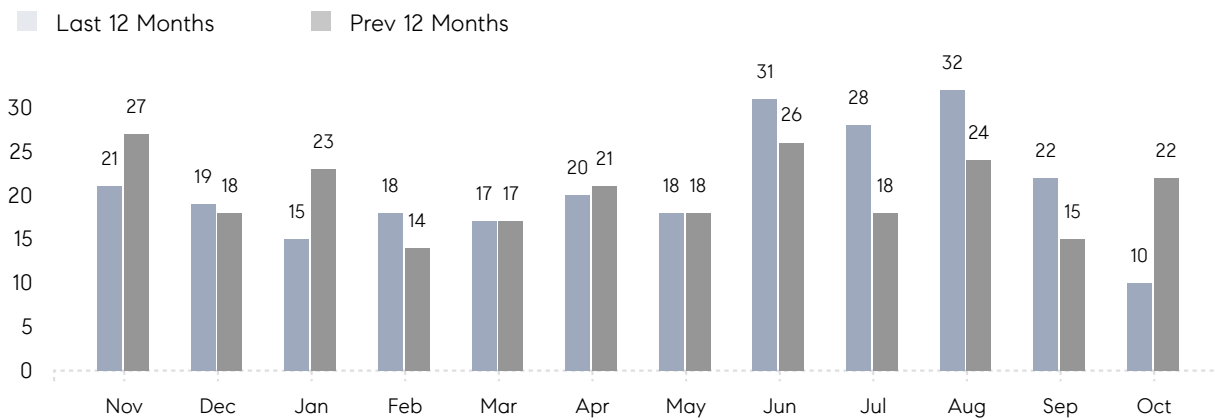
# Mastic

SUFFOLK, OCTOBER 2022

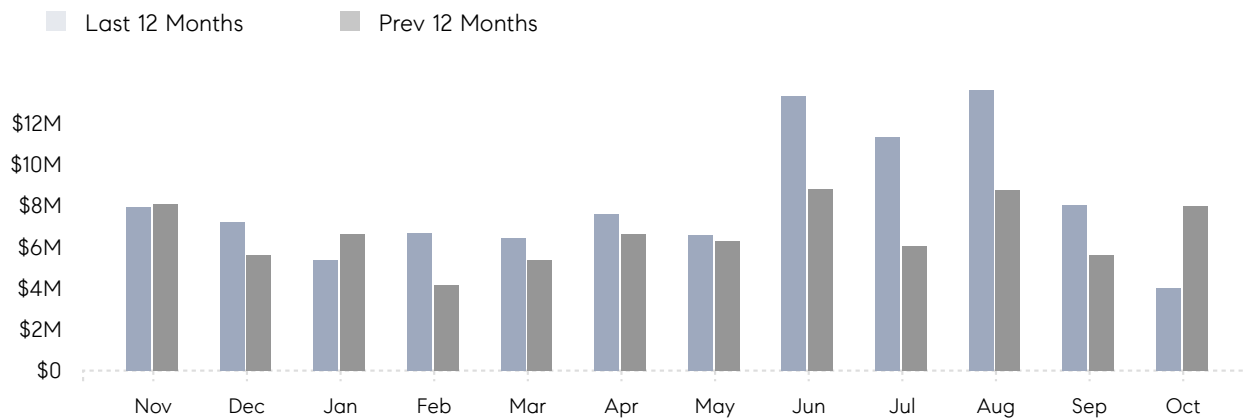
## Property Statistics

		Oct 2022	Oct 2021	% Change
Single-Family	# OF SALES	10	22	-54.5%
	SALES VOLUME	\$4,023,993	\$7,982,937	-49.6%
	AVERAGE PRICE	\$402,399	\$362,861	10.9%
	AVERAGE DOM	41	31	32.3%

### Monthly Sales



### Monthly Total Sales Volume



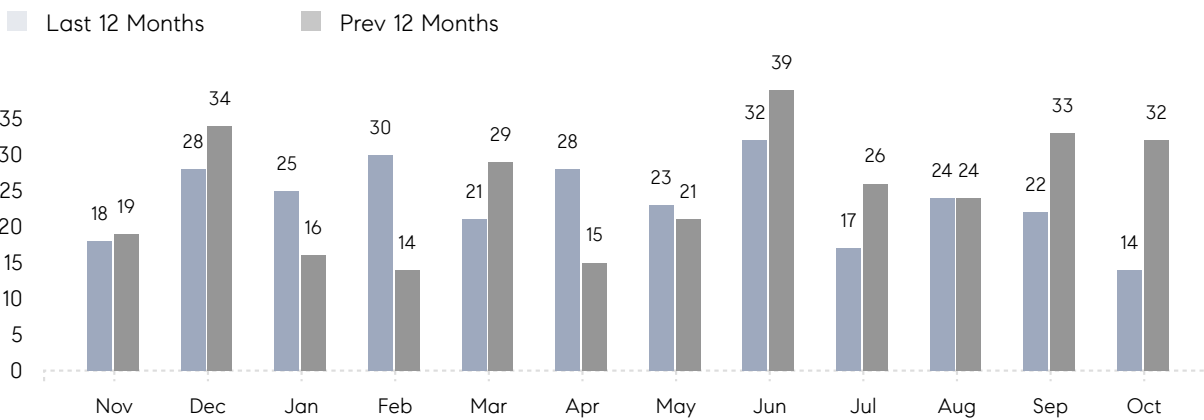
# Mastic Beach

SUFFOLK, OCTOBER 2022

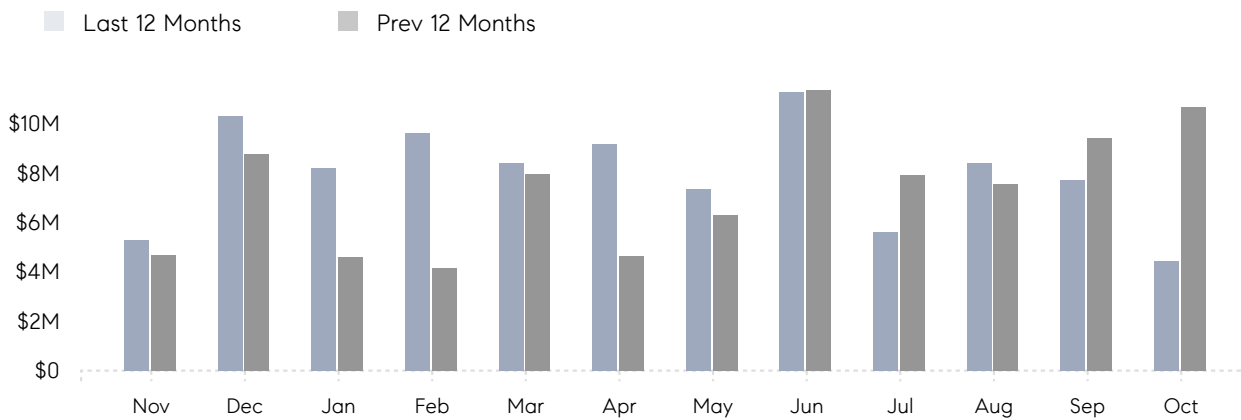
## Property Statistics

		Oct 2022	Oct 2021	% Change
Single-Family	# OF SALES	14	32	-56.2%
	SALES VOLUME	\$4,426,350	\$10,692,756	-58.6%
	AVERAGE PRICE	\$316,168	\$334,149	-5.4%
	AVERAGE DOM	61	58	5.2%

### Monthly Sales



### Monthly Total Sales Volume





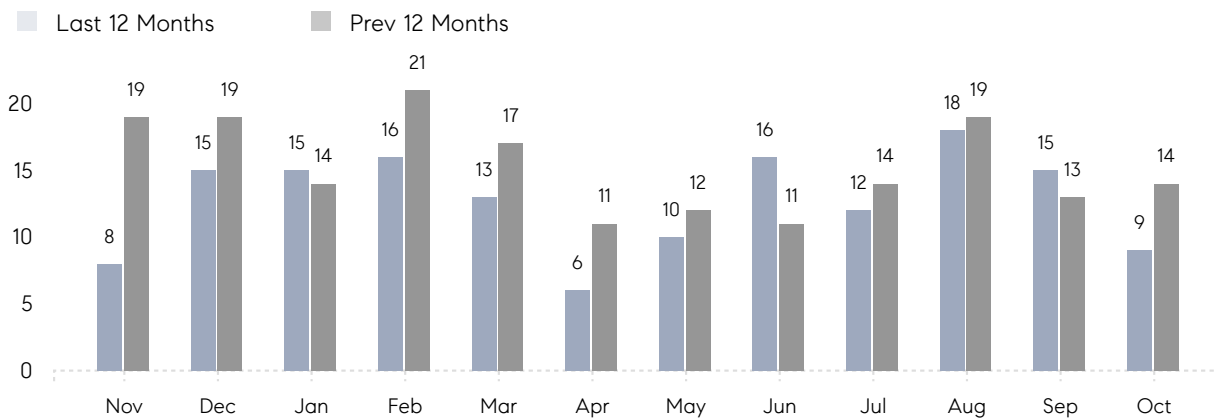
# Melville

SUFFOLK, OCTOBER 2022

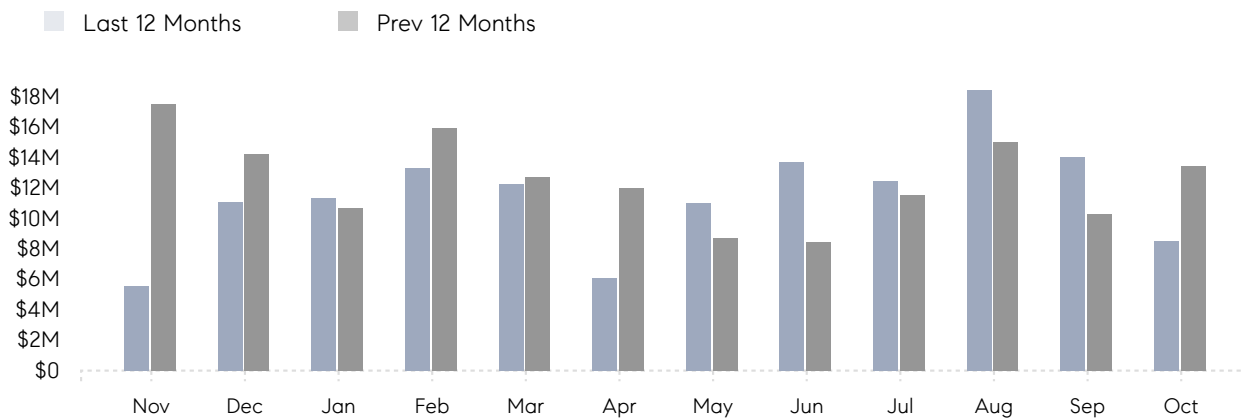
## Property Statistics

		Oct 2022	Oct 2021	% Change
Single-Family	# OF SALES	9	14	-35.7%
	SALES VOLUME	\$8,520,000	\$13,452,500	-36.7%
	AVERAGE PRICE	\$946,667	\$960,893	-1.5%
	AVERAGE DOM	48	58	-17.2%

### Monthly Sales



### Monthly Total Sales Volume



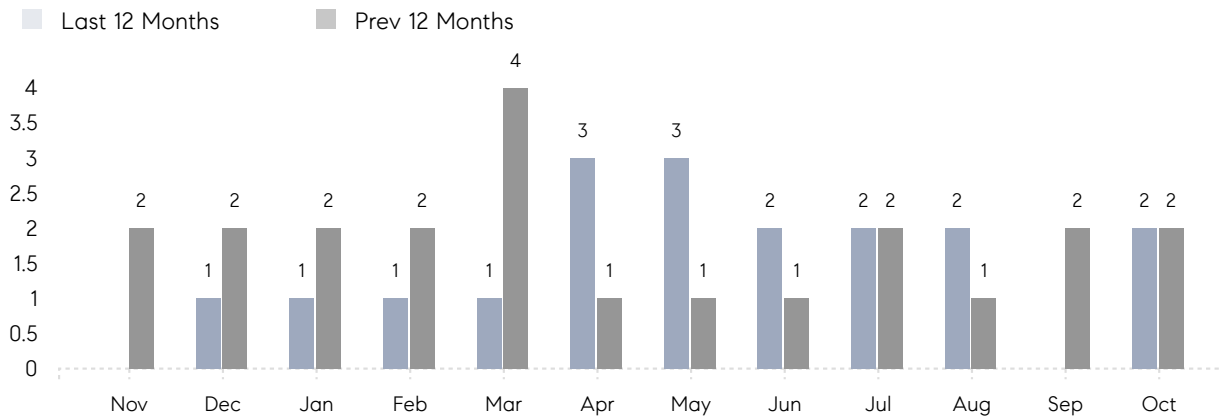
# Moriches

SUFFOLK, OCTOBER 2022

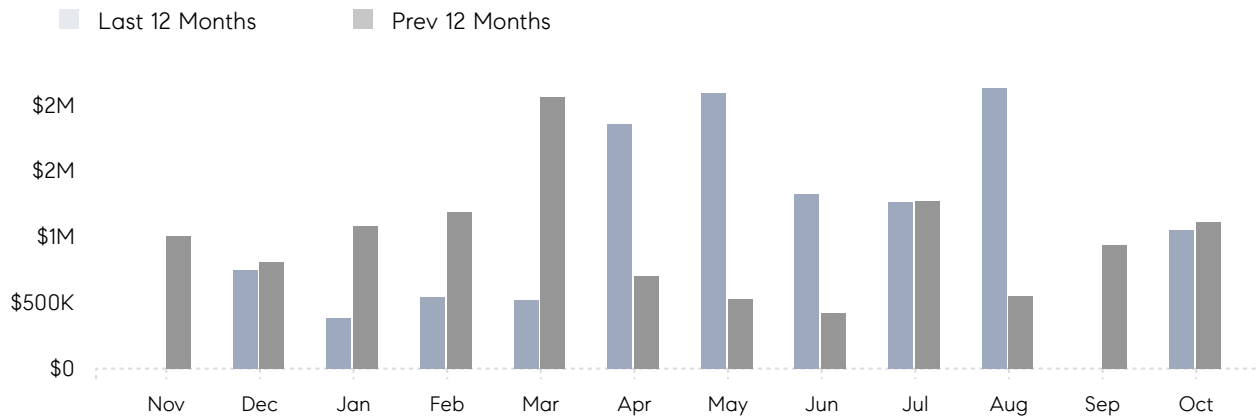
## Property Statistics

		Oct 2022	Oct 2021	% Change
Single-Family	# OF SALES	2	2	0.0%
	SALES VOLUME	\$1,050,000	\$1,114,999	-5.8%
	AVERAGE PRICE	\$525,000	\$557,500	-5.8%
	AVERAGE DOM	29	37	-21.6%

### Monthly Sales



### Monthly Total Sales Volume



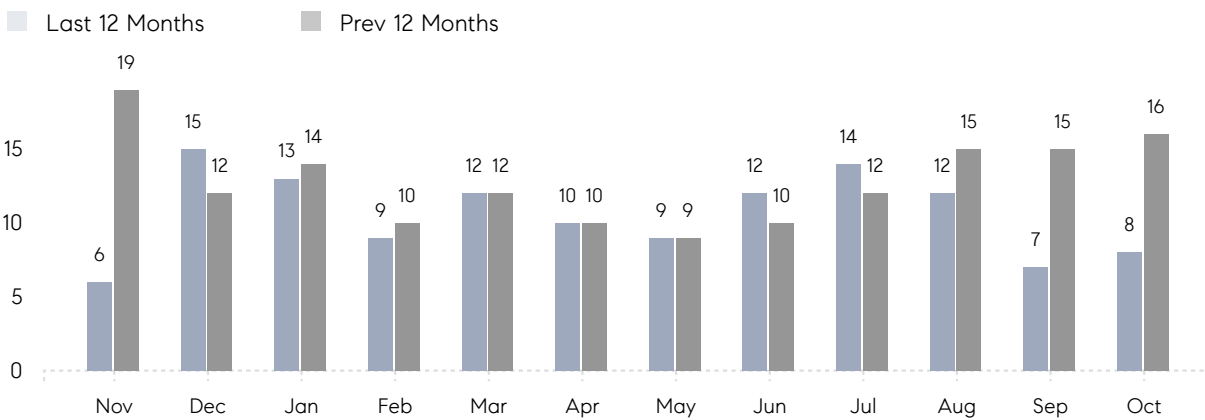
# Mount Sinai

SUFFOLK, OCTOBER 2022

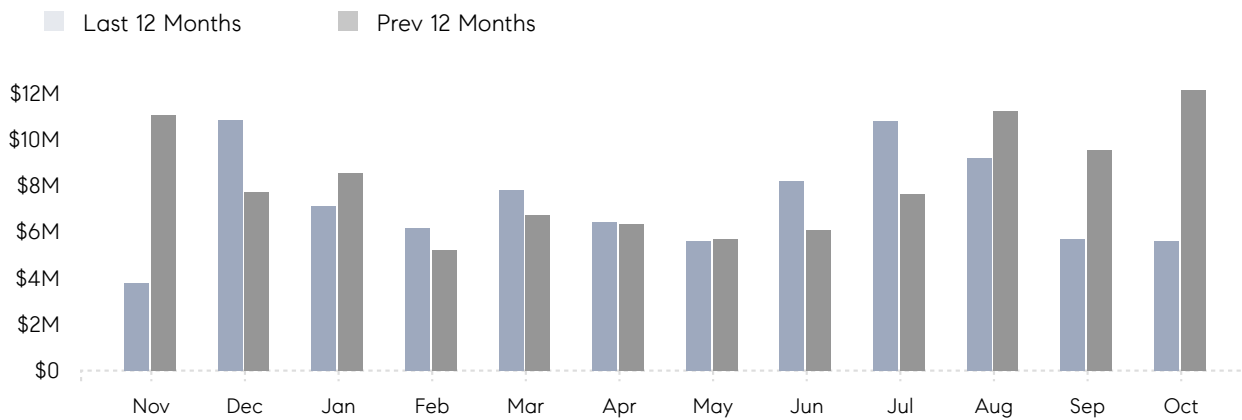
## Property Statistics

		Oct 2022	Oct 2021	% Change
Single-Family	# OF SALES	8	16	-50.0%
	SALES VOLUME	\$5,618,000	\$12,147,601	-53.8%
	AVERAGE PRICE	\$702,250	\$759,225	-7.5%
	AVERAGE DOM	38	48	-20.8%

### Monthly Sales



### Monthly Total Sales Volume



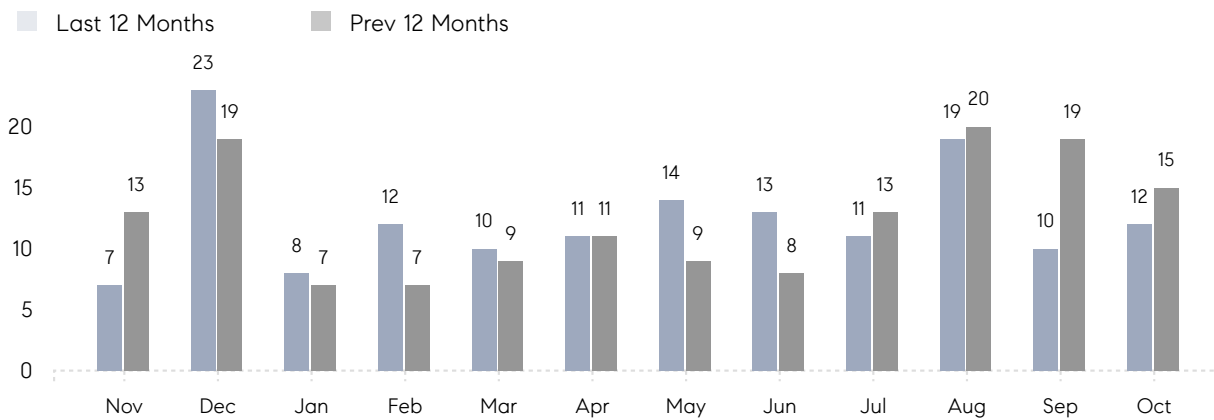
# Nesconset

SUFFOLK, OCTOBER 2022

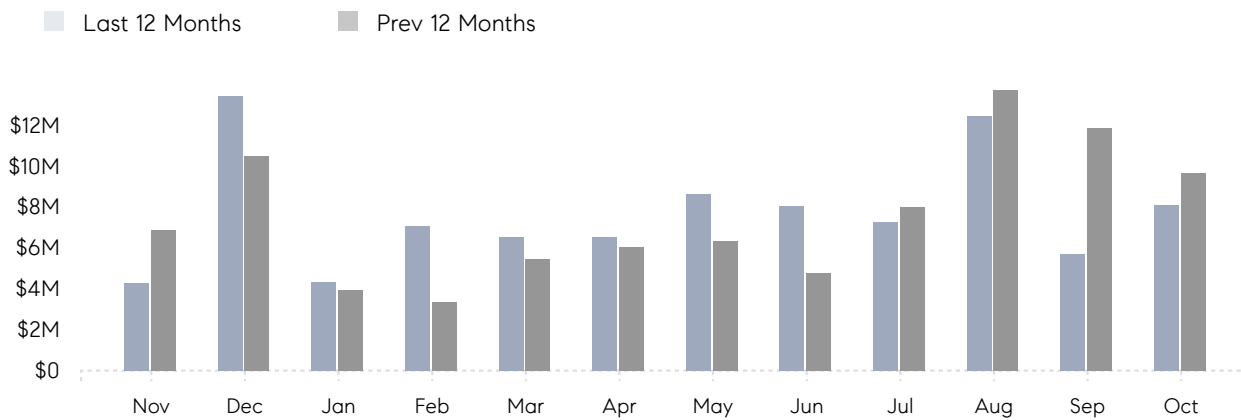
## Property Statistics

		Oct 2022	Oct 2021	% Change
Single-Family	# OF SALES	12	15	-20.0%
	SALES VOLUME	\$8,084,000	\$9,646,405	-16.2%
	AVERAGE PRICE	\$673,667	\$643,094	4.8%
	AVERAGE DOM	52	29	79.3%

### Monthly Sales



### Monthly Total Sales Volume



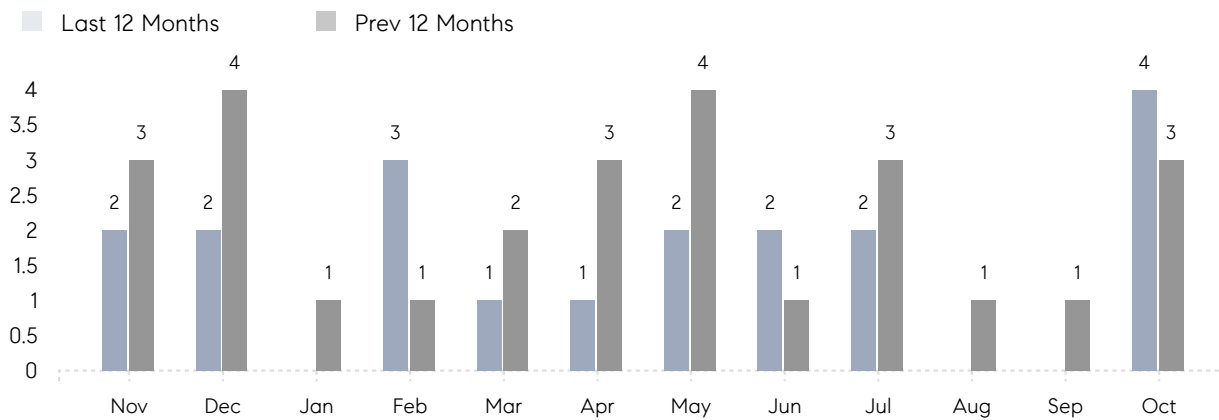
# Nissequogue

SUFFOLK, OCTOBER 2022

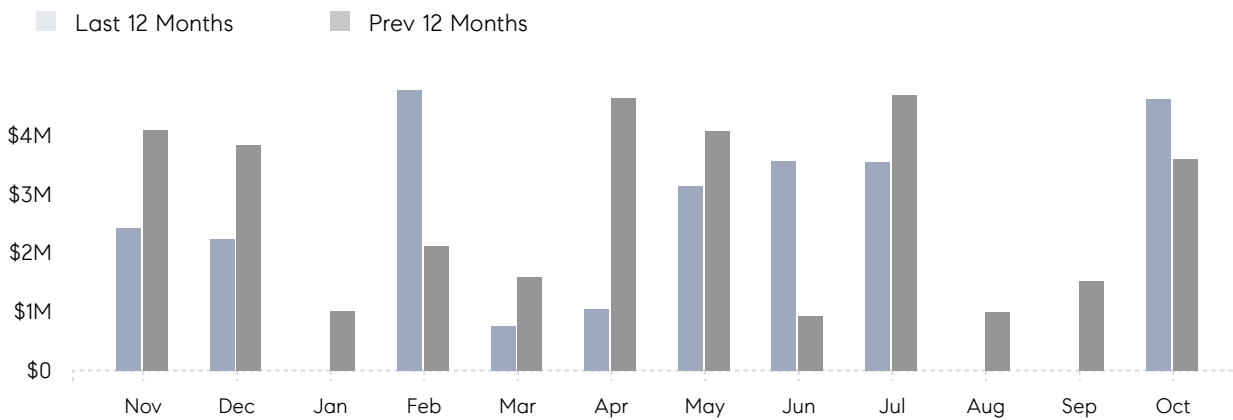
## Property Statistics

		Oct 2022	Oct 2021	% Change
Single-Family	# OF SALES	4	3	33.3%
	SALES VOLUME	\$4,617,000	\$3,597,500	28.3%
	AVERAGE PRICE	\$1,154,250	\$1,199,167	-3.7%
	AVERAGE DOM	97	134	-27.6%

### Monthly Sales



### Monthly Total Sales Volume



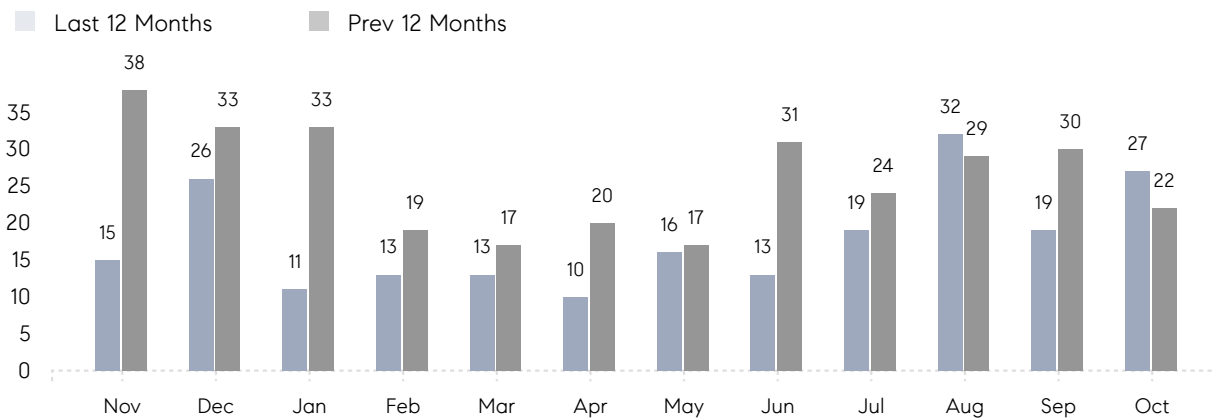
# Northport

SUFFOLK, OCTOBER 2022

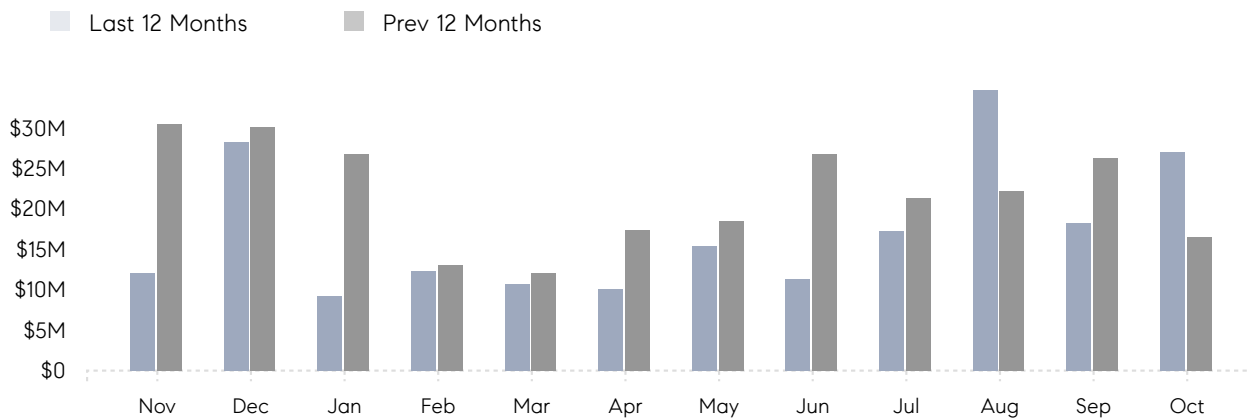
## Property Statistics

		Oct 2022	Oct 2021	% Change
Single-Family	# OF SALES	27	22	22.7%
	SALES VOLUME	\$27,122,420	\$16,510,000	64.3%
	AVERAGE PRICE	\$1,004,534	\$750,455	33.9%
	AVERAGE DOM	42	47	-10.6%

### Monthly Sales



### Monthly Total Sales Volume



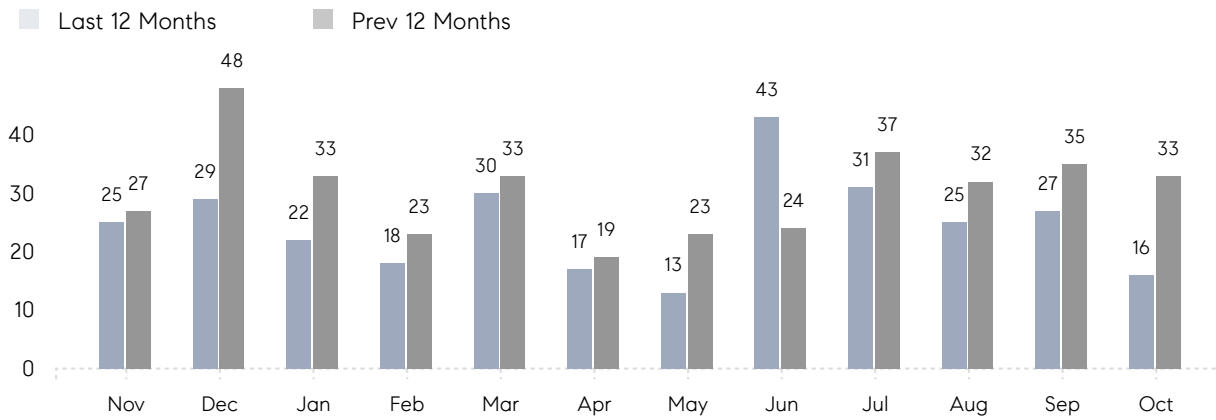
# East Northport

SUFFOLK, OCTOBER 2022

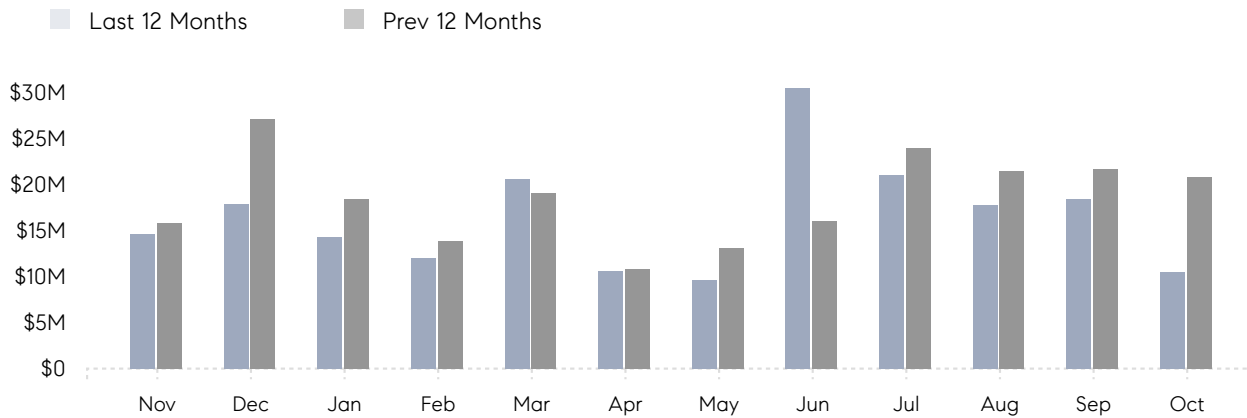
## Property Statistics

		Oct 2022	Oct 2021	% Change
Single-Family	# OF SALES	16	33	-51.5%
	SALES VOLUME	\$10,484,500	\$20,875,500	-49.8%
	AVERAGE PRICE	\$655,281	\$632,591	3.6%
	AVERAGE DOM	36	31	16.1%

### Monthly Sales



### Monthly Total Sales Volume



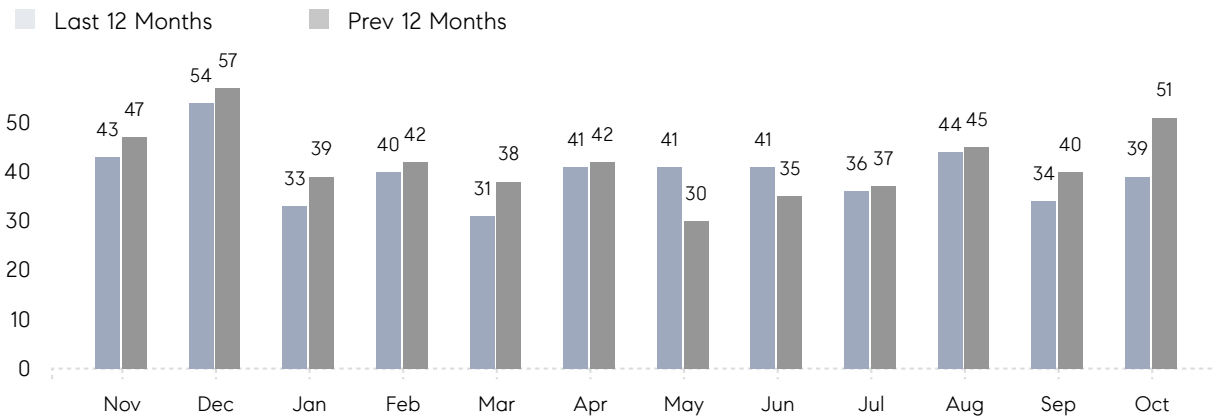
# Patchogue

SUFFOLK, OCTOBER 2022

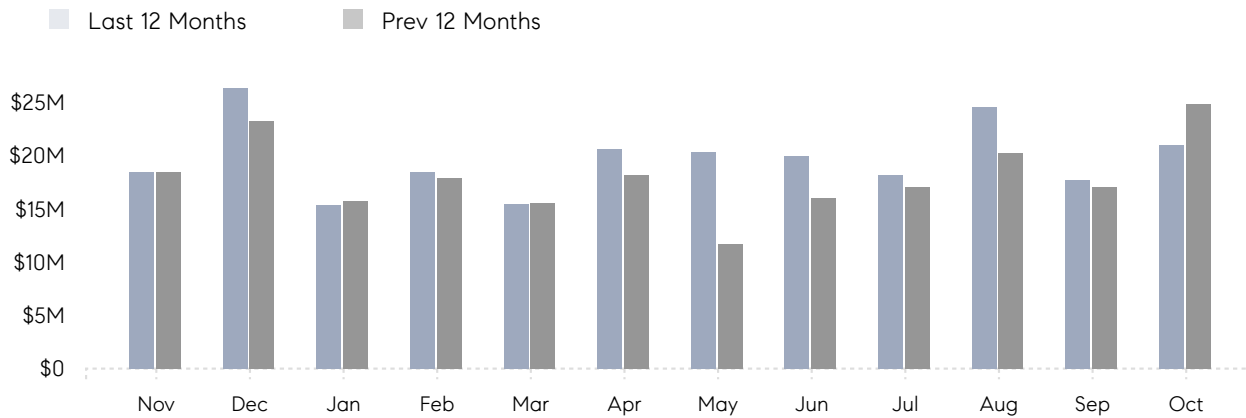
## Property Statistics

		Oct 2022	Oct 2021	% Change
Single-Family	# OF SALES	39	51	-23.5%
	SALES VOLUME	\$20,999,500	\$24,861,230	-15.5%
	AVERAGE PRICE	\$538,449	\$487,475	10.5%
	AVERAGE DOM	64	38	68.4%

### Monthly Sales



### Monthly Total Sales Volume





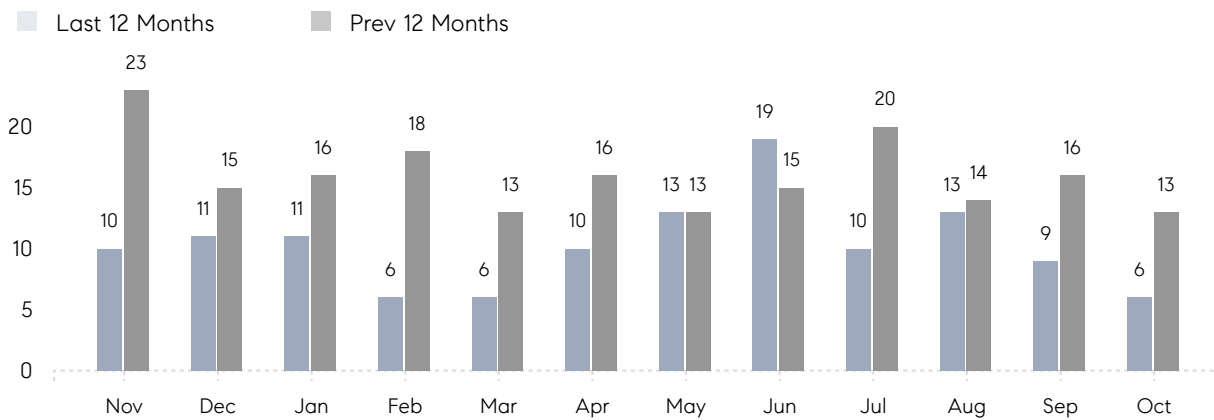
# Saint James

SUFFOLK, OCTOBER 2022

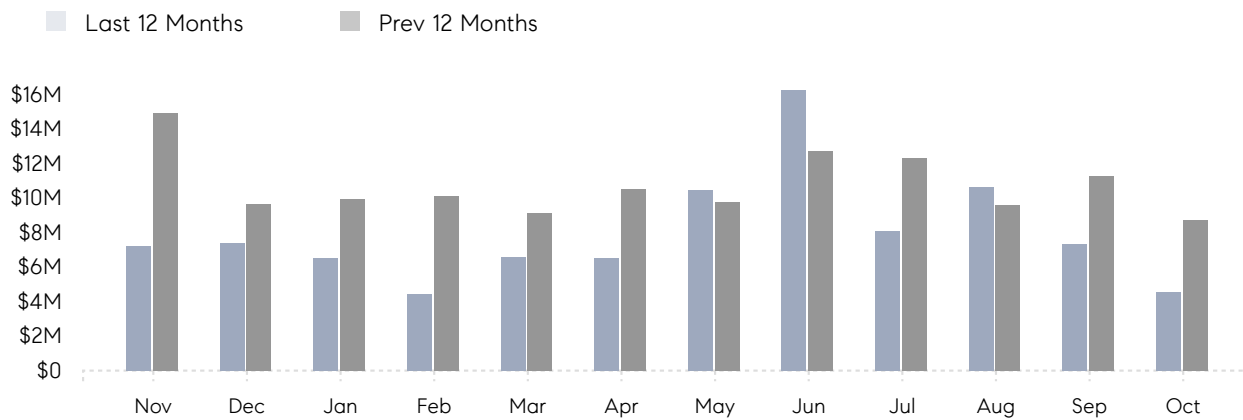
## Property Statistics

		Oct 2022	Oct 2021	% Change
Single-Family	# OF SALES	6	13	-53.8%
	SALES VOLUME	\$4,539,900	\$8,708,000	-47.9%
	AVERAGE PRICE	\$756,650	\$669,846	13.0%
	AVERAGE DOM	32	63	-49.2%

### Monthly Sales



### Monthly Total Sales Volume



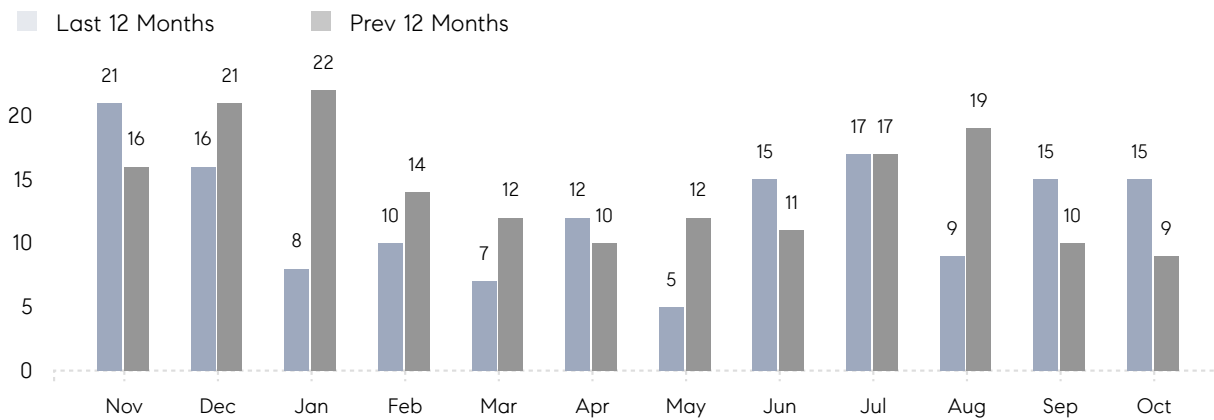
# Sayville

SUFFOLK, OCTOBER 2022

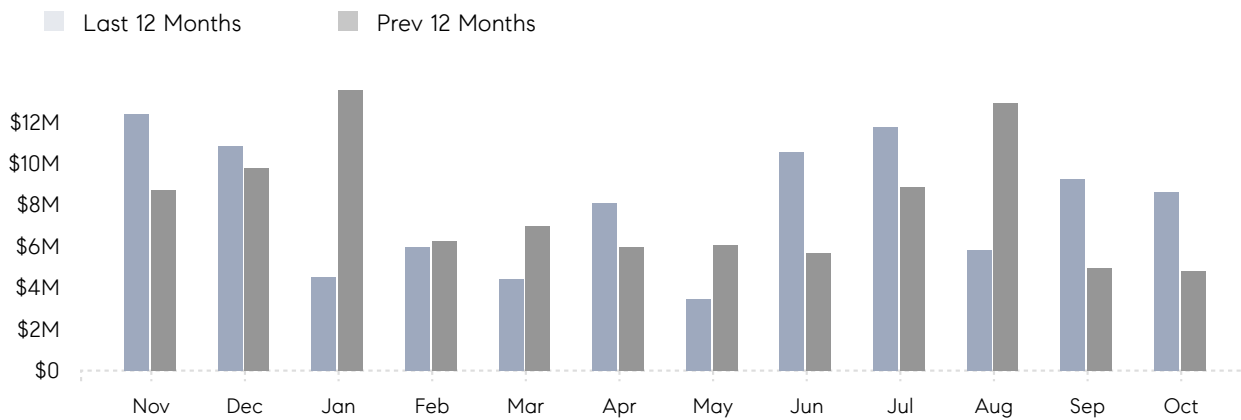
## Property Statistics

		Oct 2022	Oct 2021	% Change
Single-Family	# OF SALES	15	9	66.7%
	SALES VOLUME	\$8,625,481	\$4,829,000	78.6%
	AVERAGE PRICE	\$575,032	\$536,556	7.2%
	AVERAGE DOM	35	24	45.8%

### Monthly Sales



### Monthly Total Sales Volume



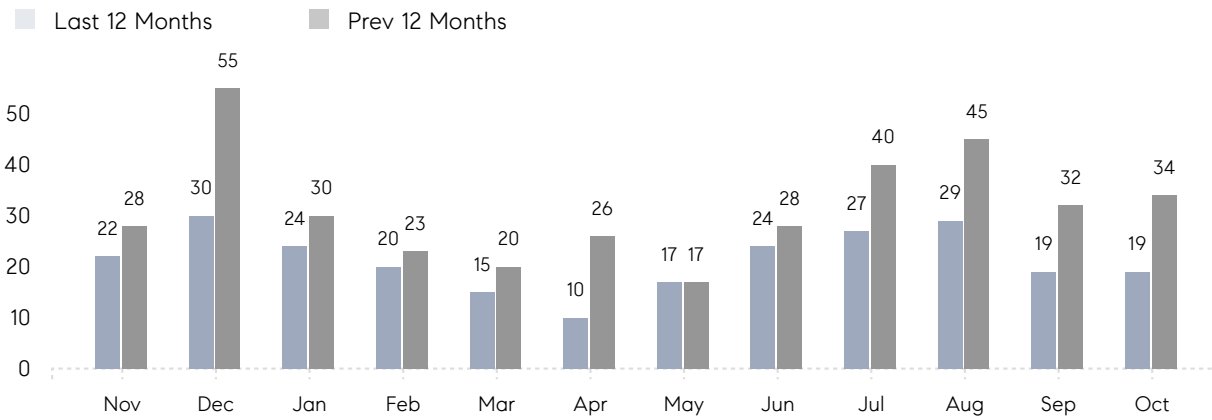
# Setauket

SUFFOLK, OCTOBER 2022

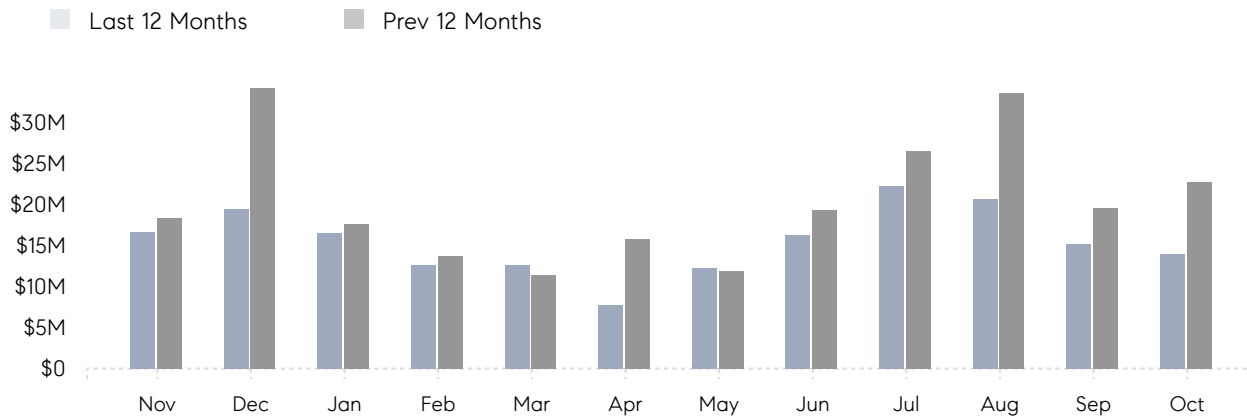
## Property Statistics

		Oct 2022	Oct 2021	% Change
Single-Family	# OF SALES	19	34	-44.1%
	SALES VOLUME	\$13,972,900	\$22,691,638	-38.4%
	AVERAGE PRICE	\$735,416	\$667,401	10.2%
	AVERAGE DOM	54	37	45.9%

### Monthly Sales



### Monthly Total Sales Volume



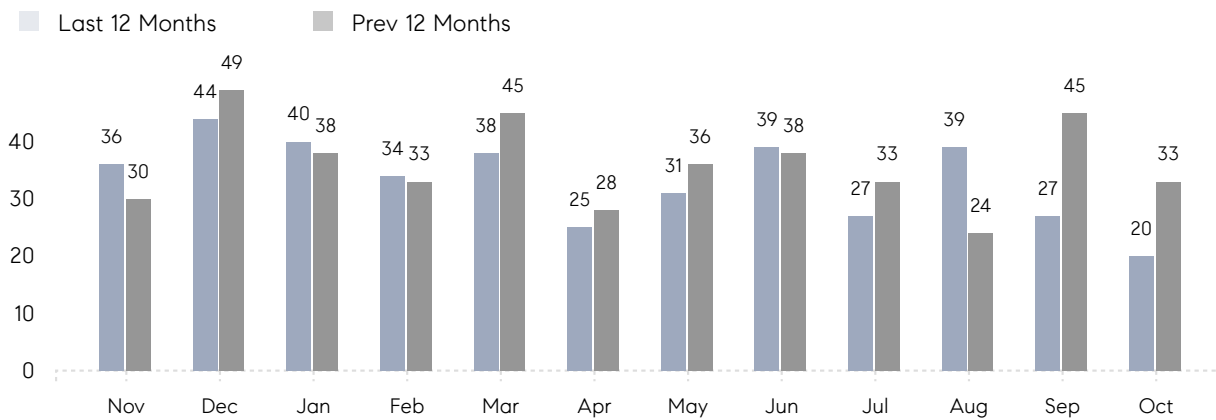
# Shirley

SUFFOLK, OCTOBER 2022

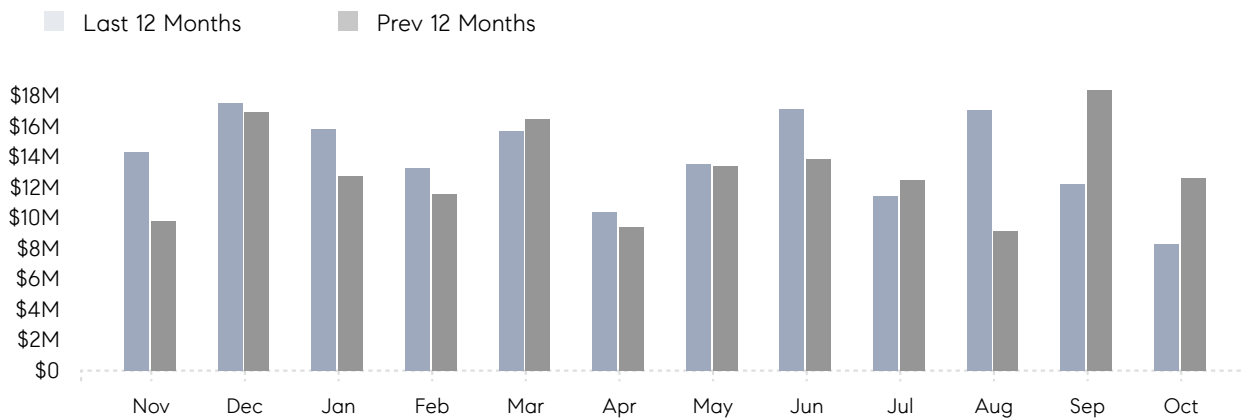
## Property Statistics

		Oct 2022	Oct 2021	% Change
Single-Family	# OF SALES	20	33	-39.4%
	SALES VOLUME	\$8,327,500	\$12,623,899	-34.0%
	AVERAGE PRICE	\$416,375	\$382,542	8.8%
	AVERAGE DOM	45	31	45.2%

### Monthly Sales



### Monthly Total Sales Volume



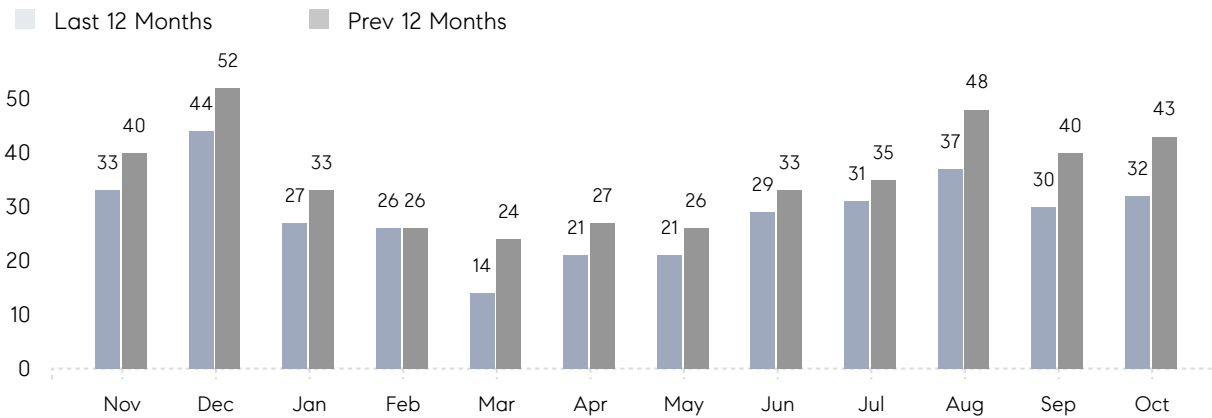
# Smithtown

SUFFOLK, OCTOBER 2022

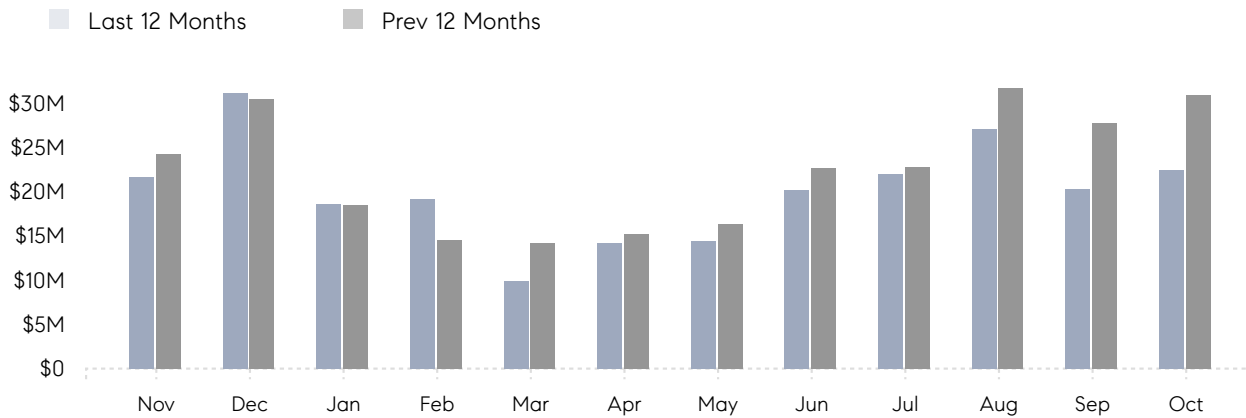
## Property Statistics

		Oct 2022	Oct 2021	% Change
Single-Family	# OF SALES	32	43	-25.6%
	SALES VOLUME	\$22,539,000	\$30,940,761	-27.2%
	AVERAGE PRICE	\$704,344	\$719,553	-2.1%
	AVERAGE DOM	44	43	2.3%

### Monthly Sales



### Monthly Total Sales Volume





# COMPASS

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