



COMPASS

December 2021

Suffolk County Market Insights

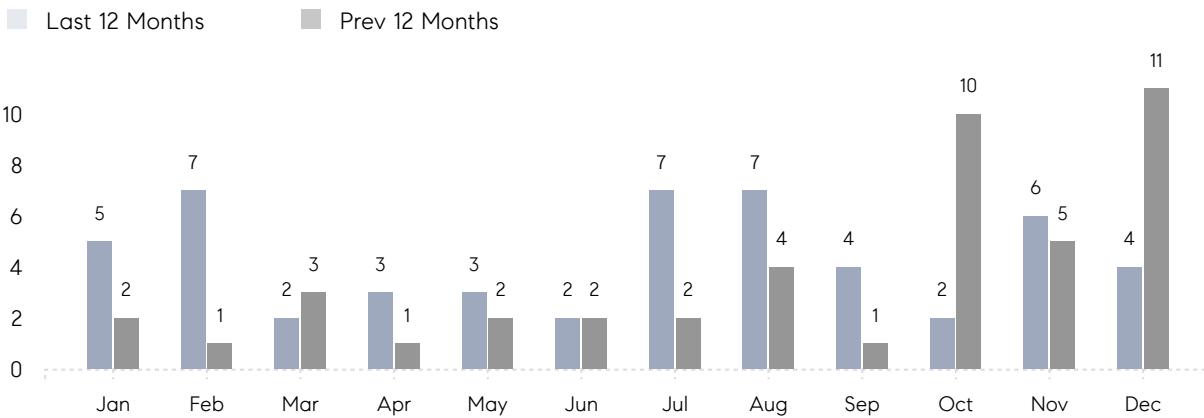
Cold Spring Harbor

SUFFOLK, DECEMBER 2021

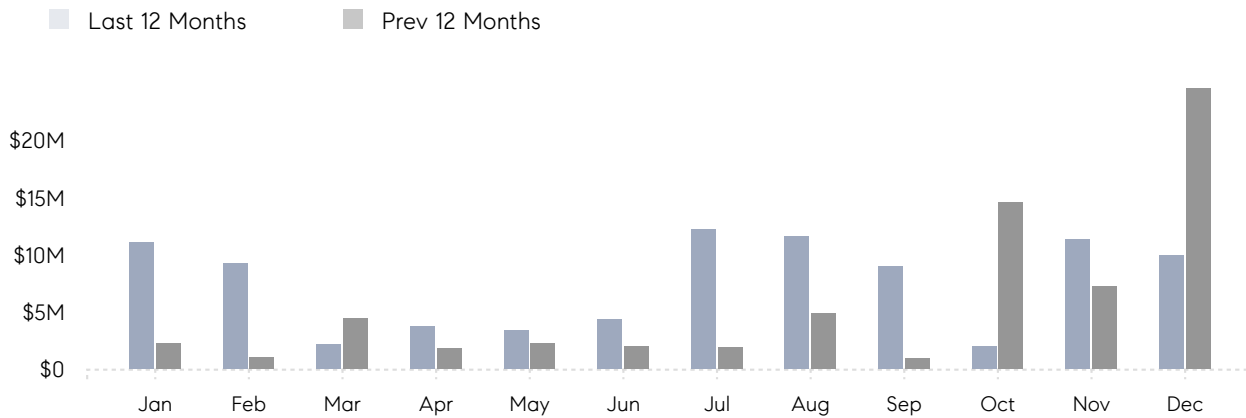
Property Statistics

		Dec 2021	Dec 2020	% Change
Single-Family	# OF SALES	4	11	-63.6%
	SALES VOLUME	\$9,964,000	\$24,550,000	-59.4%
	AVERAGE PRICE	\$2,491,000	\$2,231,818	11.6%
	AVERAGE DOM	64	128	-50.0%

Monthly Sales



Monthly Total Sales Volume



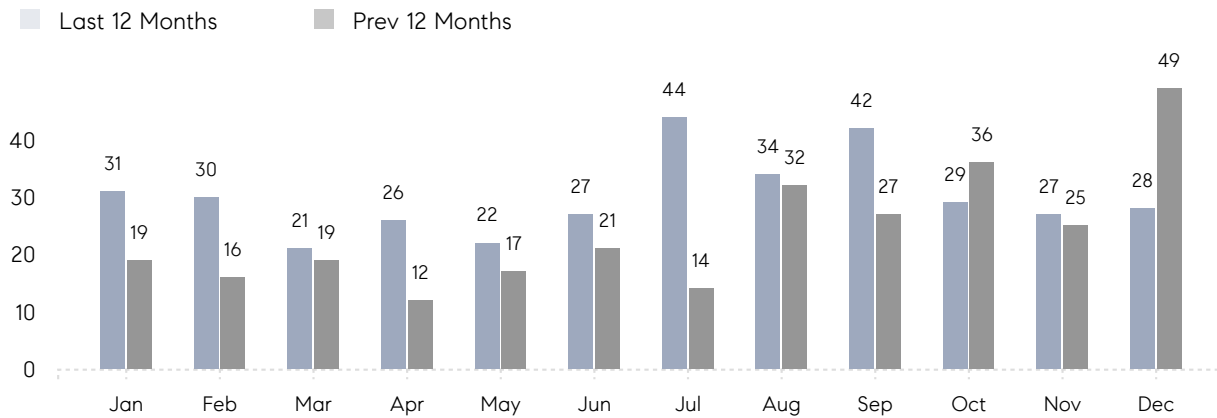
Commack

SUFFOLK, DECEMBER 2021

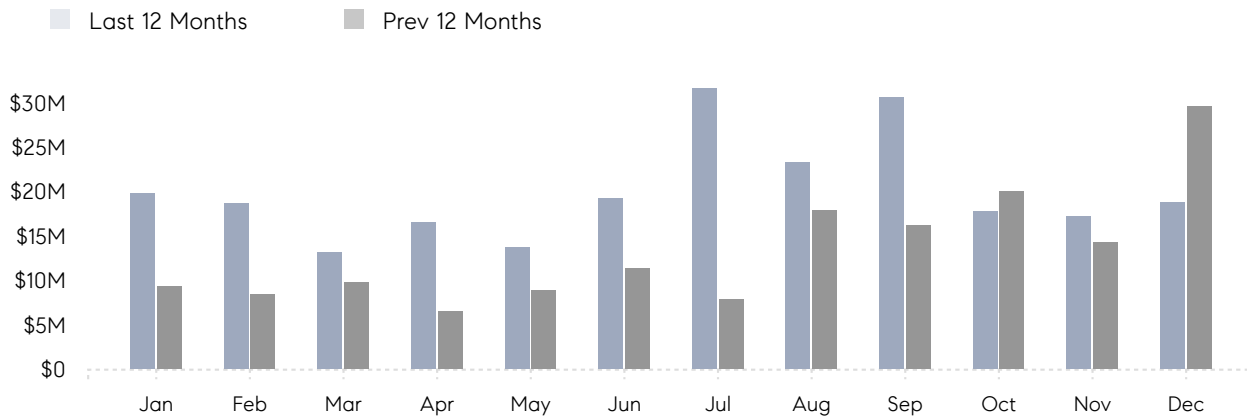
Property Statistics

		Dec 2021	Dec 2020	% Change
Single-Family	# OF SALES	28	49	-42.9%
	SALES VOLUME	\$18,794,277	\$29,607,160	-36.5%
	AVERAGE PRICE	\$671,224	\$604,228	11.1%
	AVERAGE DOM	40	35	14.3%

Monthly Sales



Monthly Total Sales Volume



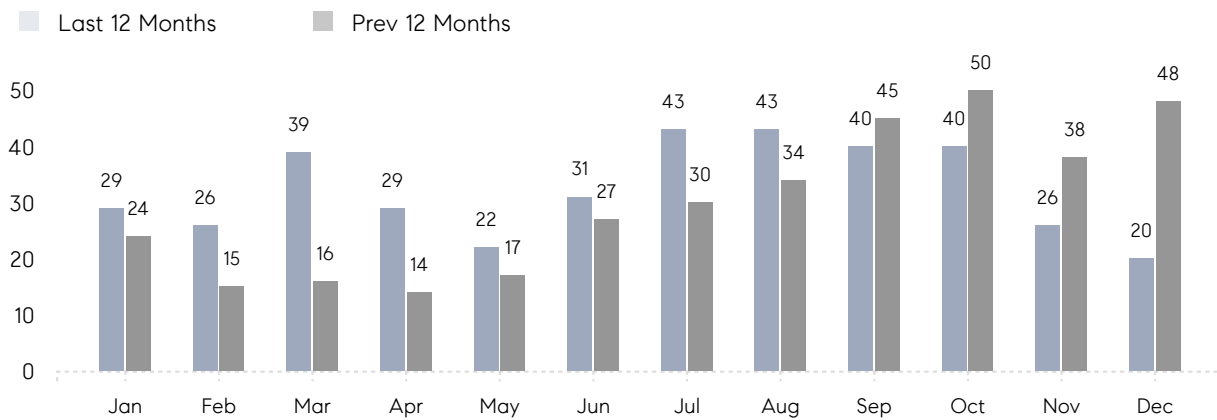
Dix Hills

SUFFOLK, DECEMBER 2021

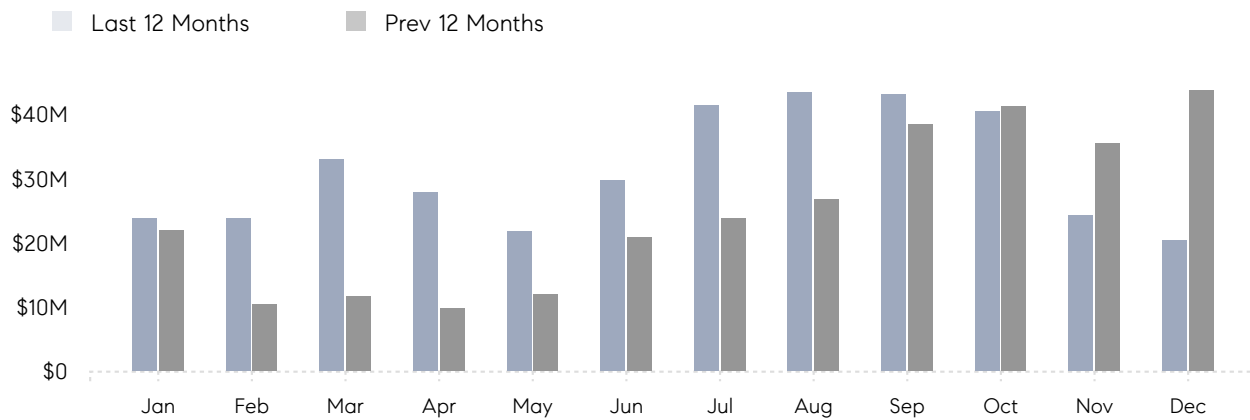
Property Statistics

		Dec 2021	Dec 2020	% Change
Single-Family	# OF SALES	20	48	-58.3%
	SALES VOLUME	\$20,421,500	\$43,734,374	-53.3%
	AVERAGE PRICE	\$1,021,075	\$911,133	12.1%
	AVERAGE DOM	48	45	6.7%

Monthly Sales



Monthly Total Sales Volume



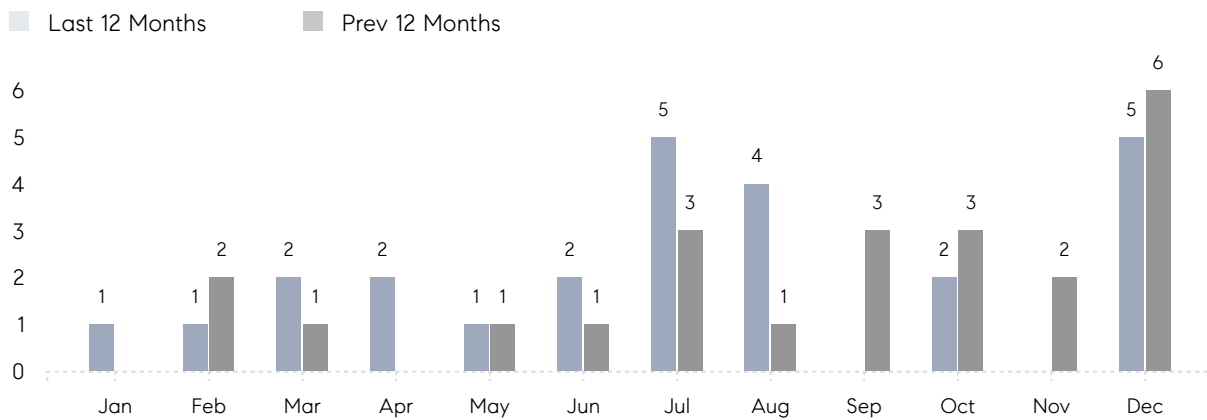
Fort Salonga

SUFFOLK, DECEMBER 2021

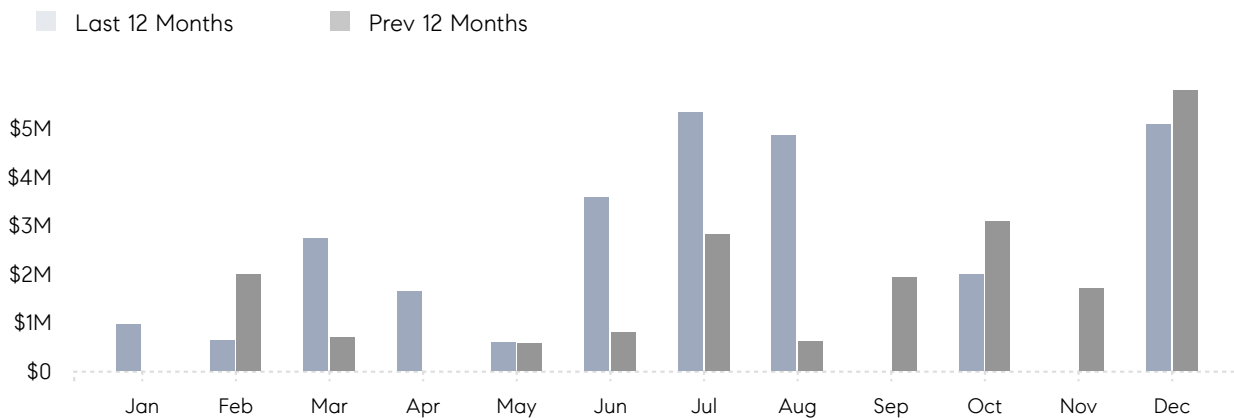
Property Statistics

		Dec 2021	Dec 2020	% Change
Single-Family	# OF SALES	5	6	-16.7%
	SALES VOLUME	\$5,075,000	\$5,774,999	-12.1%
	AVERAGE PRICE	\$1,015,000	\$962,500	5.5%
	AVERAGE DOM	45	57	-21.1%

Monthly Sales



Monthly Total Sales Volume



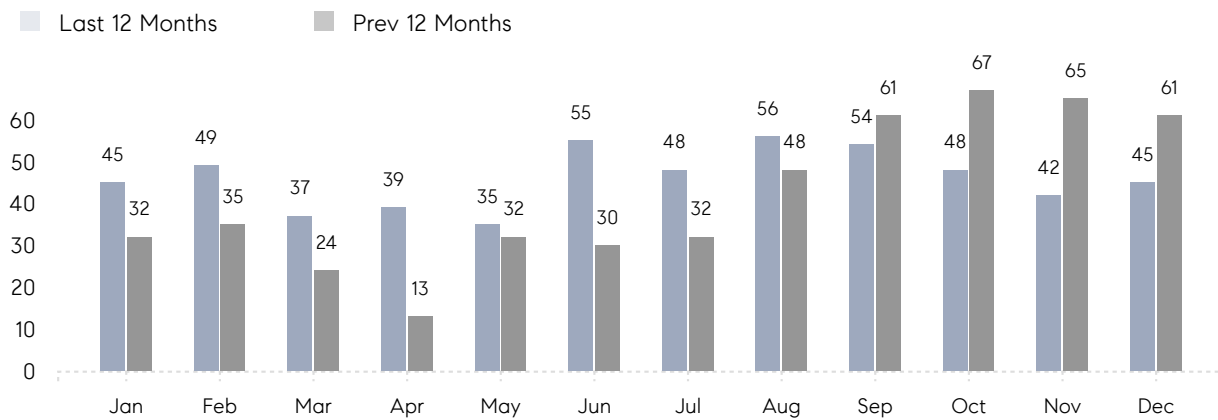
Huntington

SUFFOLK, DECEMBER 2021

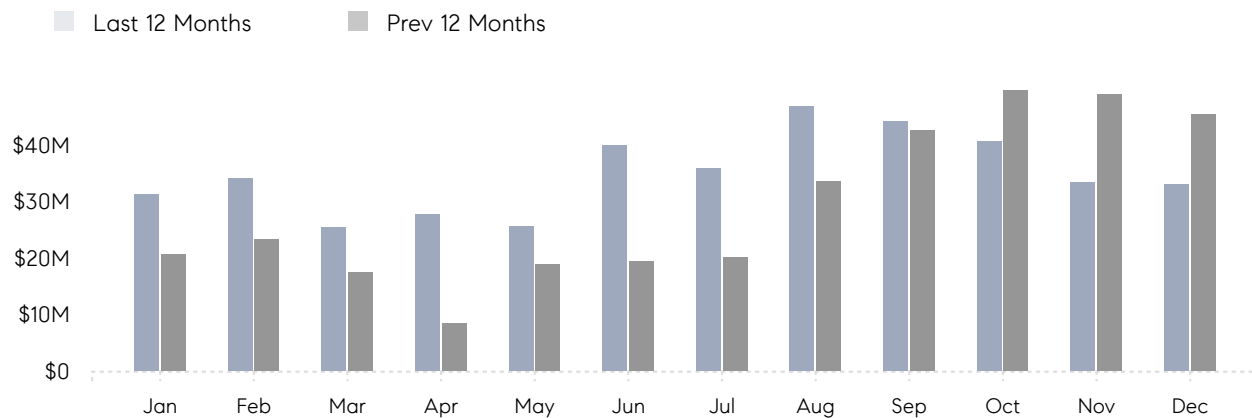
Property Statistics

		Dec 2021	Dec 2020	% Change
Single-Family	# OF SALES	45	61	-26.2%
	SALES VOLUME	\$32,887,999	\$45,382,479	-27.5%
	AVERAGE PRICE	\$730,844	\$743,975	-1.8%
	AVERAGE DOM	62	55	12.7%

Monthly Sales



Monthly Total Sales Volume



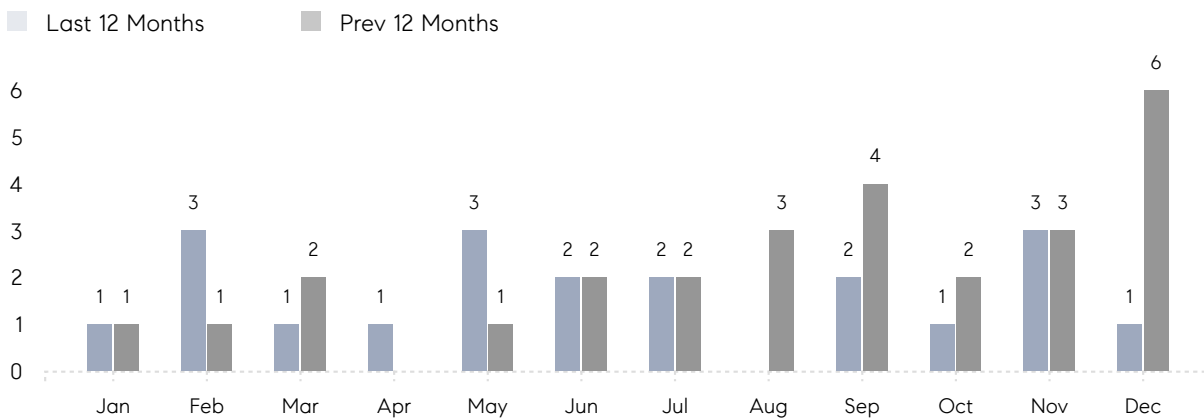
Huntington Bay

SUFFOLK, DECEMBER 2021

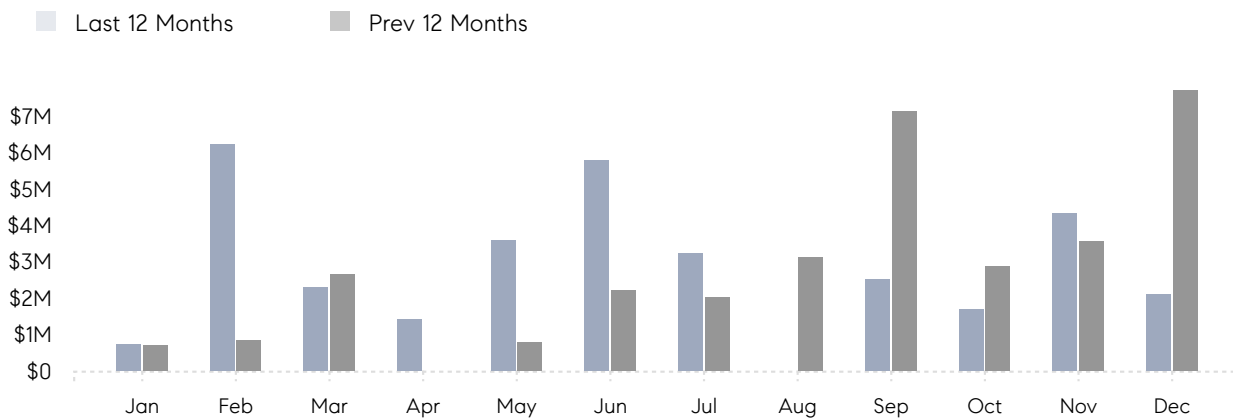
Property Statistics

		Dec 2021	Dec 2020	% Change
Single-Family	# OF SALES	1	6	-83.3%
	SALES VOLUME	\$2,100,000	\$7,689,000	-72.7%
	AVERAGE PRICE	\$2,100,000	\$1,281,500	63.9%
	AVERAGE DOM	42	108	-61.1%

Monthly Sales



Monthly Total Sales Volume



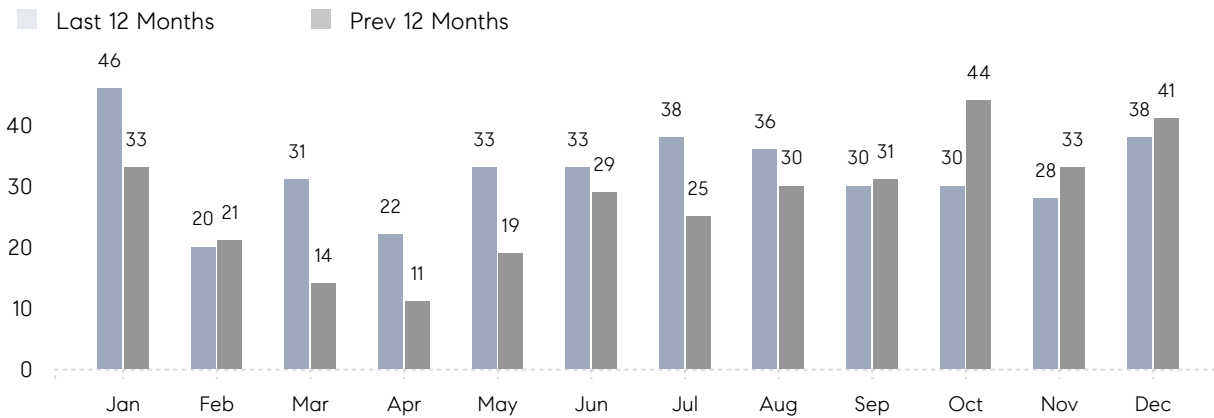
Huntington Station

SUFFOLK, DECEMBER 2021

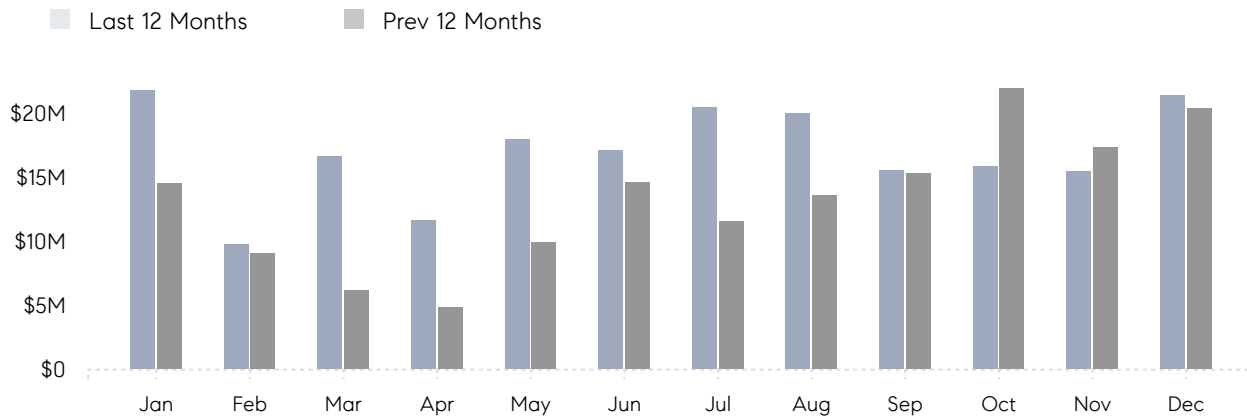
Property Statistics

		Dec 2021	Dec 2020	% Change
Single-Family	# OF SALES	38	41	-7.3%
	SALES VOLUME	\$21,302,000	\$20,312,000	4.9%
	AVERAGE PRICE	\$560,579	\$495,415	13.2%
	AVERAGE DOM	30	33	-9.1%

Monthly Sales



Monthly Total Sales Volume



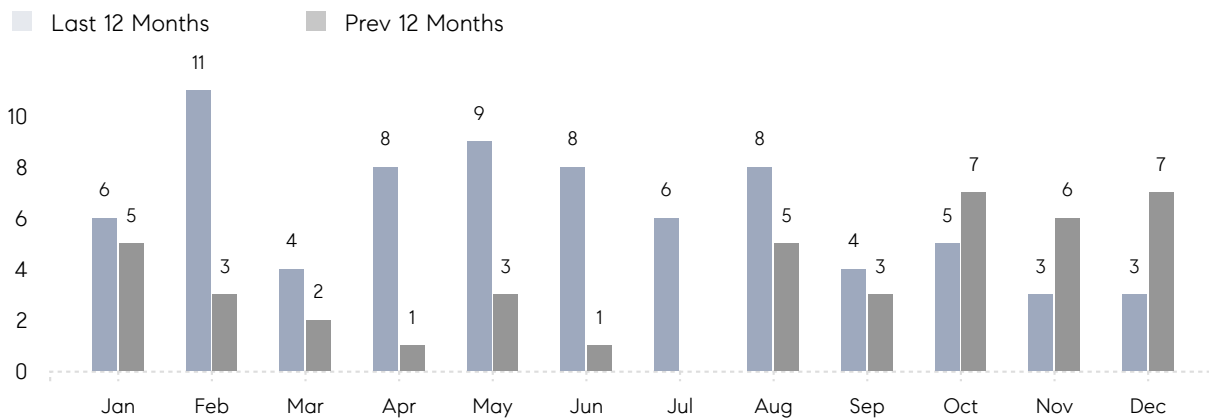
Lloyd Harbor

SUFFOLK, DECEMBER 2021

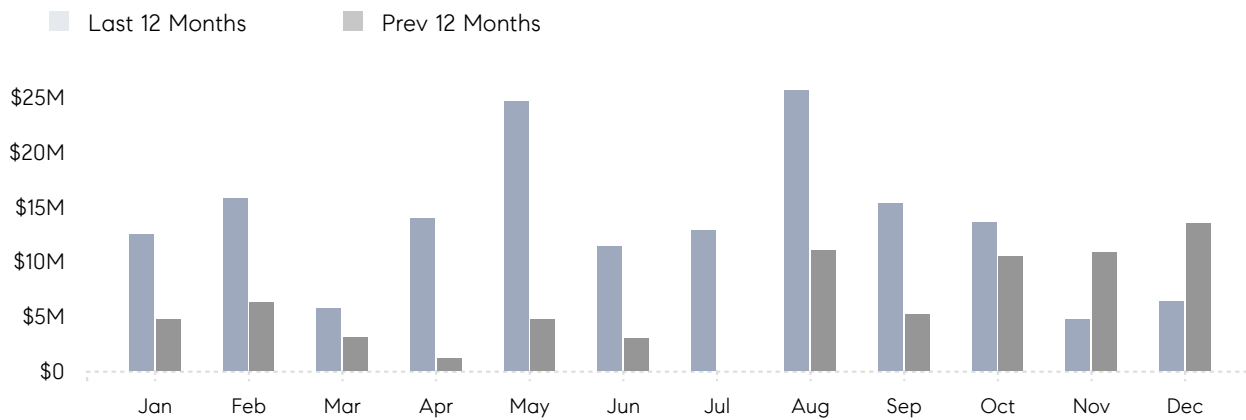
Property Statistics

		Dec 2021	Dec 2020	% Change
Single-Family	# OF SALES	3	7	-57.1%
	SALES VOLUME	\$6,350,000	\$13,434,000	-52.7%
	AVERAGE PRICE	\$2,116,667	\$1,919,143	10.3%
	AVERAGE DOM	36	100	-64.0%

Monthly Sales



Monthly Total Sales Volume



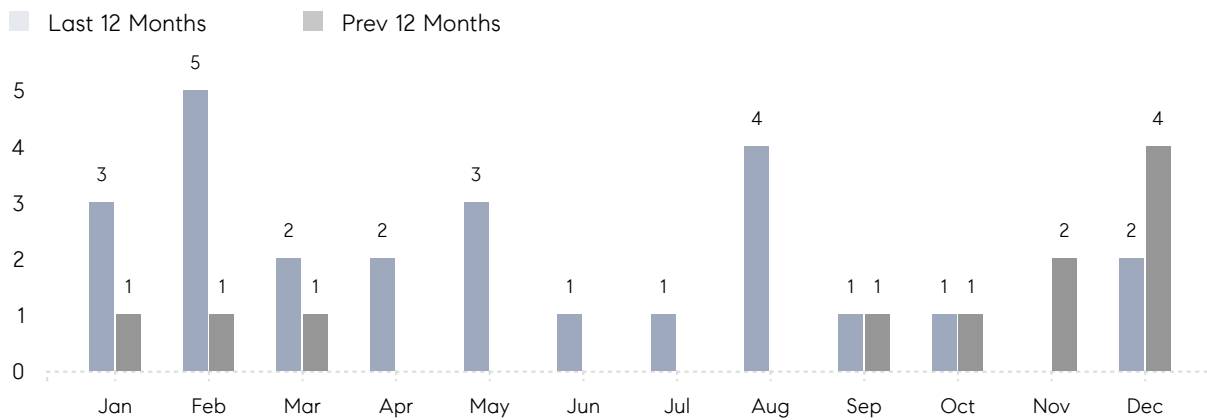
Lloyd Neck

SUFFOLK, DECEMBER 2021

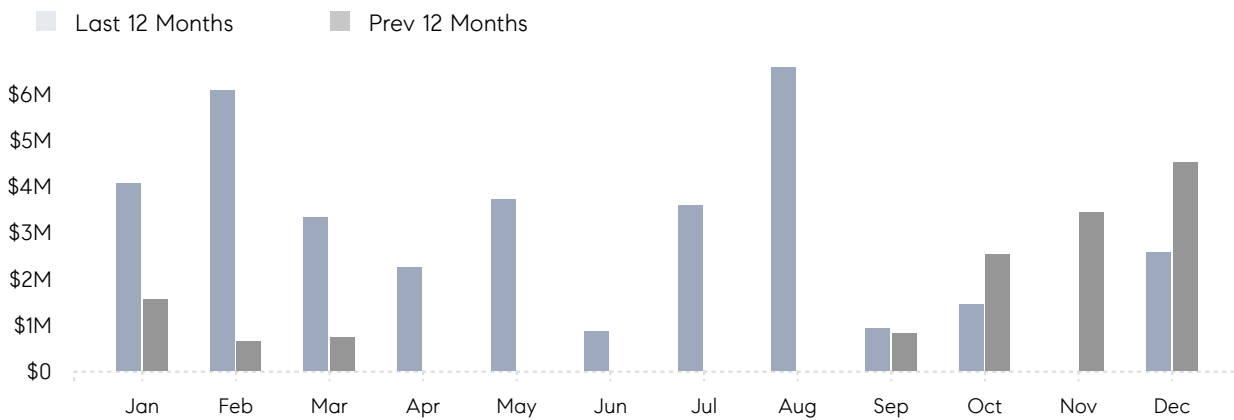
Property Statistics

		Dec 2021	Dec 2020	% Change
Single-Family	# OF SALES	2	4	-50.0%
	SALES VOLUME	\$2,574,000	\$4,517,000	-43.0%
	AVERAGE PRICE	\$1,287,000	\$1,129,250	14.0%
	AVERAGE DOM	34	183	-81.4%

Monthly Sales



Monthly Total Sales Volume



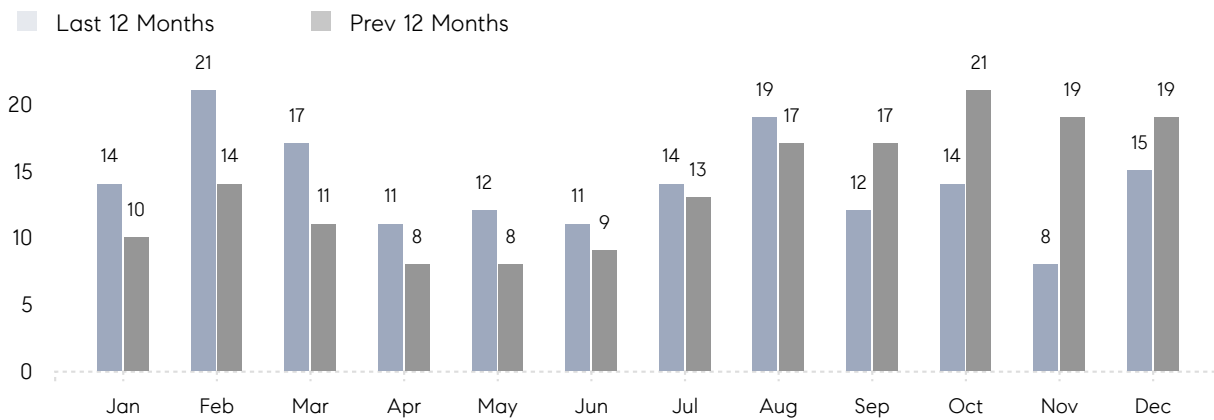
Melville

SUFFOLK, DECEMBER 2021

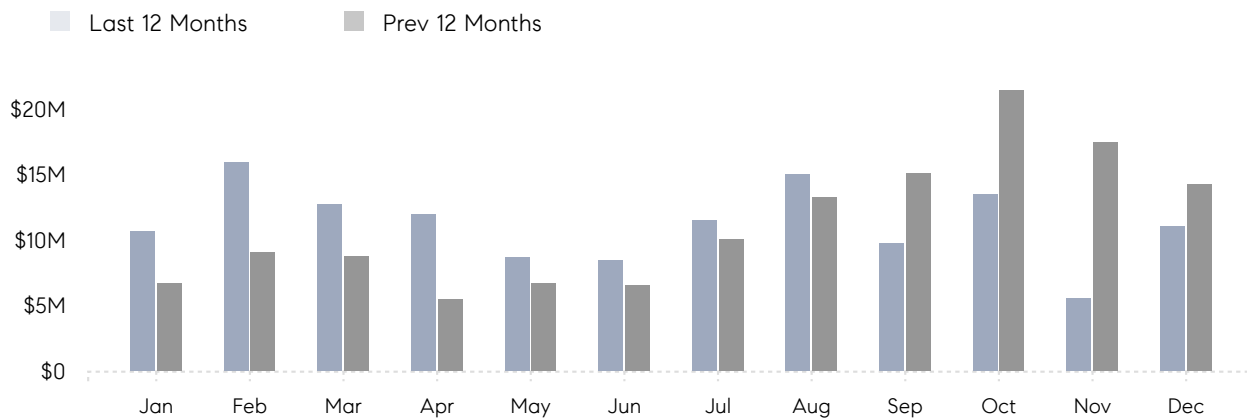
Property Statistics

		Dec 2021	Dec 2020	% Change
Single-Family	# OF SALES	15	19	-21.1%
	SALES VOLUME	\$11,038,000	\$14,206,000	-22.3%
	AVERAGE PRICE	\$735,867	\$747,684	-1.6%
	AVERAGE DOM	29	60	-51.7%

Monthly Sales



Monthly Total Sales Volume



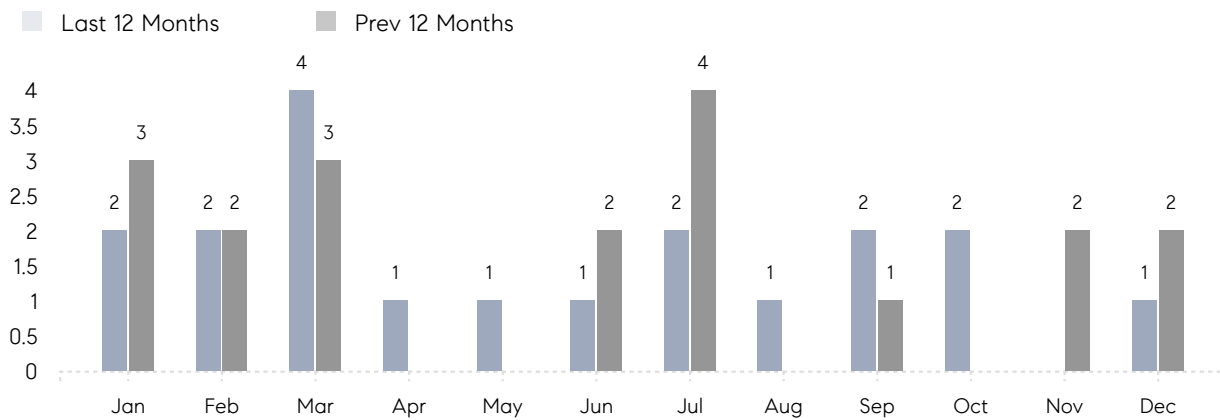
Moriches

SUFFOLK, DECEMBER 2021

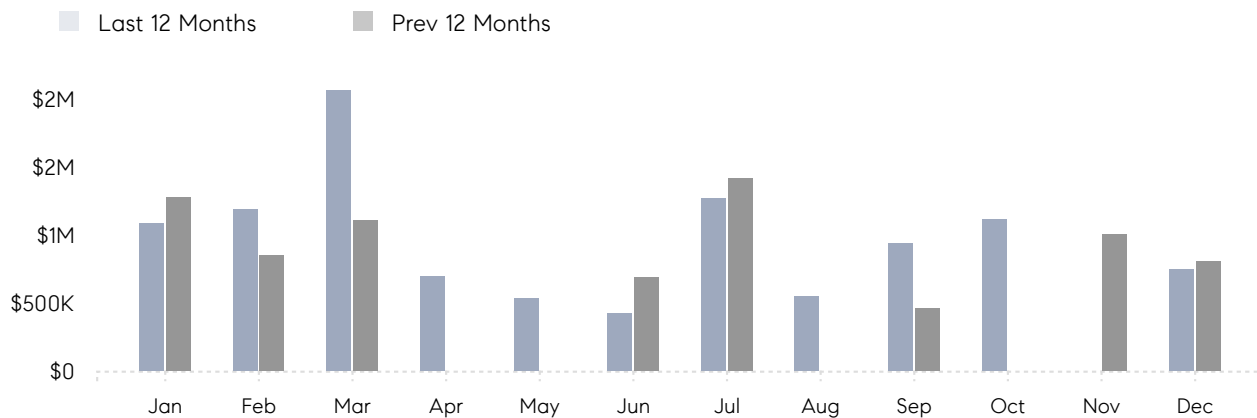
Property Statistics

		Dec 2021	Dec 2020	% Change
Single-Family	# OF SALES	1	2	-50.0%
	SALES VOLUME	\$749,000	\$806,650	-7.1%
	AVERAGE PRICE	\$749,000	\$403,325	85.7%
	AVERAGE DOM	4	42	-90.5%

Monthly Sales



Monthly Total Sales Volume



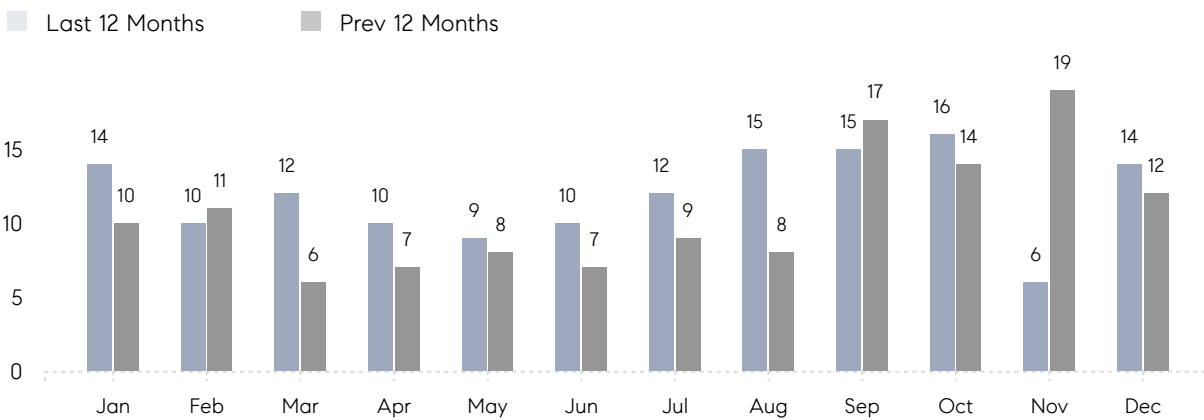
Mount Sinai

SUFFOLK, DECEMBER 2021

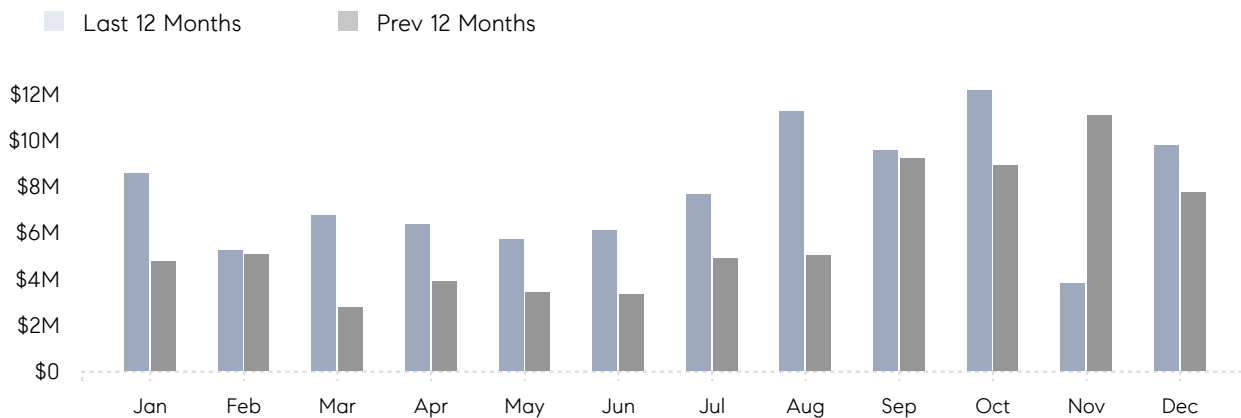
Property Statistics

		Dec 2021	Dec 2020	% Change
Single-Family	# OF SALES	14	12	16.7%
	SALES VOLUME	\$9,782,995	\$7,750,386	26.2%
	AVERAGE PRICE	\$698,785	\$645,866	8.2%
	AVERAGE DOM	52	56	-7.1%

Monthly Sales



Monthly Total Sales Volume



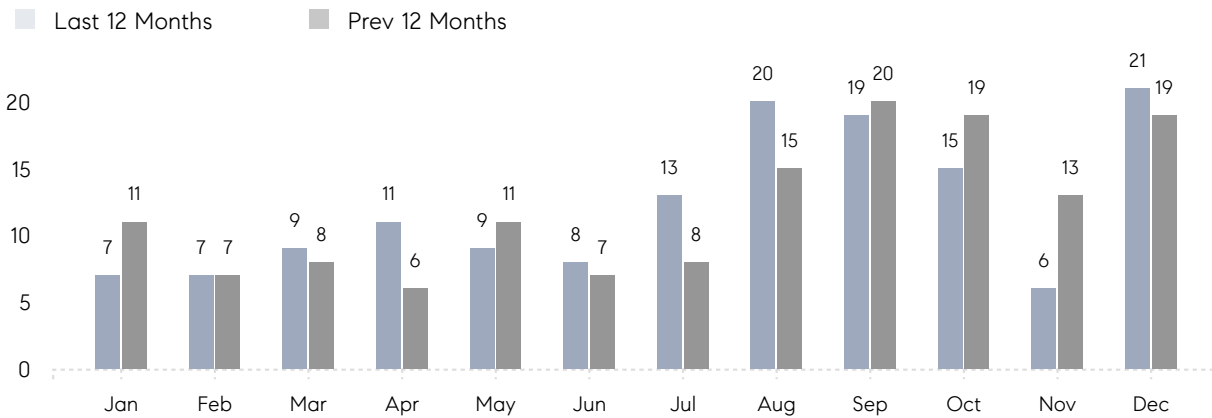
Nesconset

SUFFOLK, DECEMBER 2021

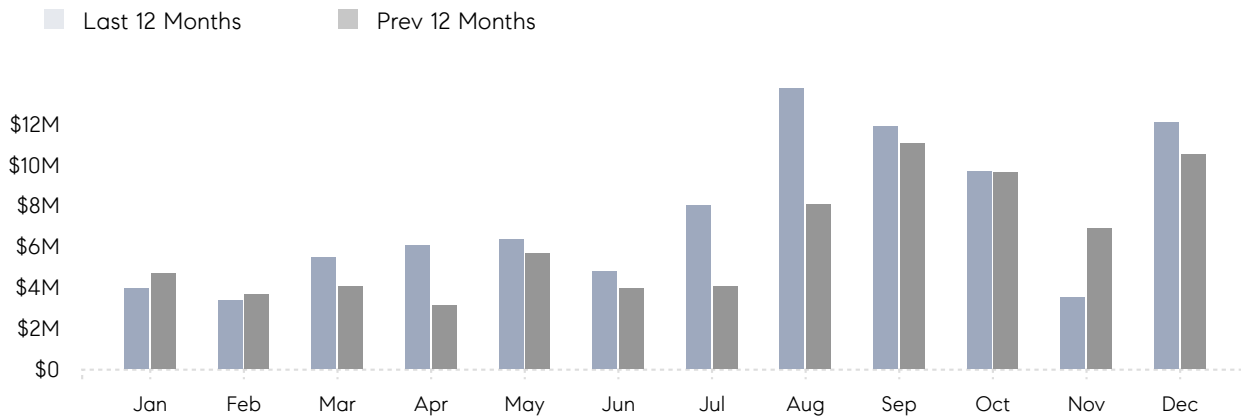
Property Statistics

		Dec 2021	Dec 2020	% Change
Single-Family	# OF SALES	21	19	10.5%
	SALES VOLUME	\$12,047,022	\$10,508,350	14.6%
	AVERAGE PRICE	\$573,668	\$553,071	3.7%
	AVERAGE DOM	58	35	65.7%

Monthly Sales



Monthly Total Sales Volume



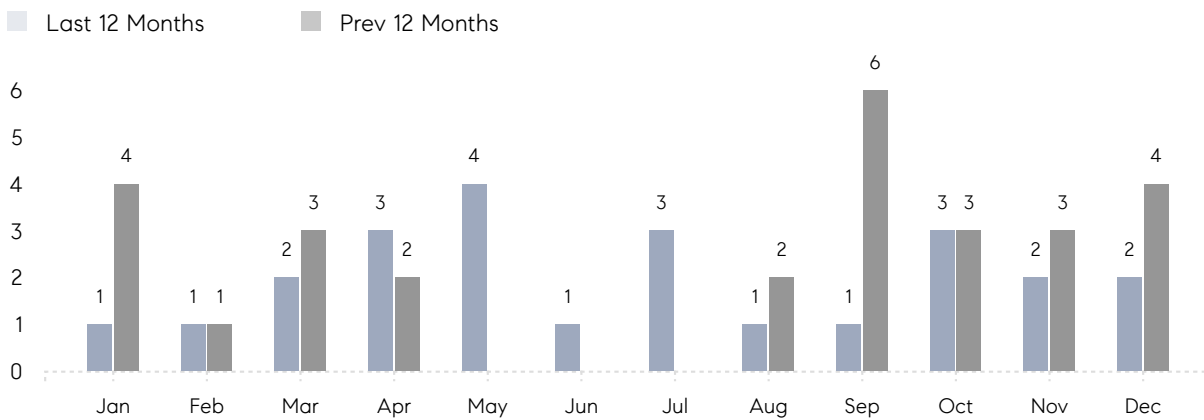
Nissequogue

SUFFOLK, DECEMBER 2021

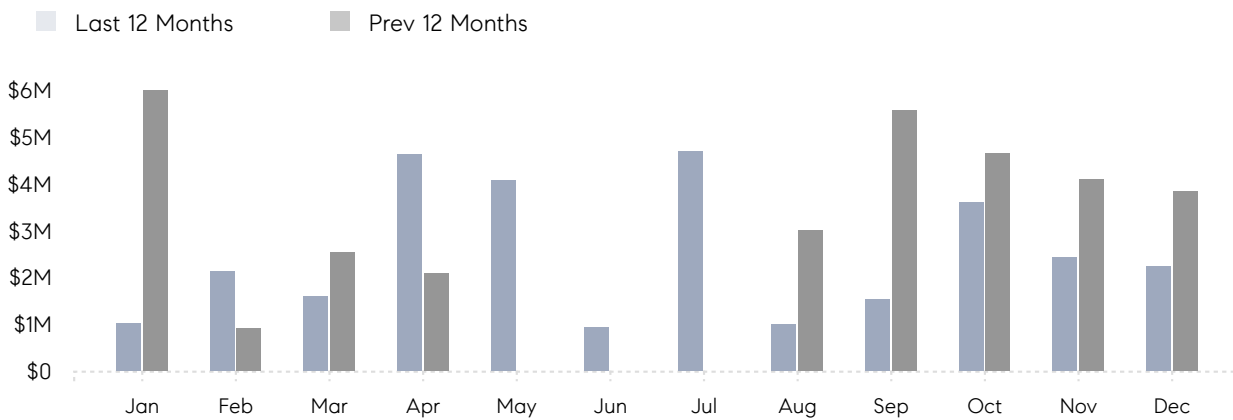
Property Statistics

		Dec 2021	Dec 2020	% Change
Single-Family	# OF SALES	2	4	-50.0%
	SALES VOLUME	\$2,235,000	\$3,832,500	-41.7%
	AVERAGE PRICE	\$1,117,500	\$958,125	16.6%
	AVERAGE DOM	38	60	-36.7%

Monthly Sales



Monthly Total Sales Volume



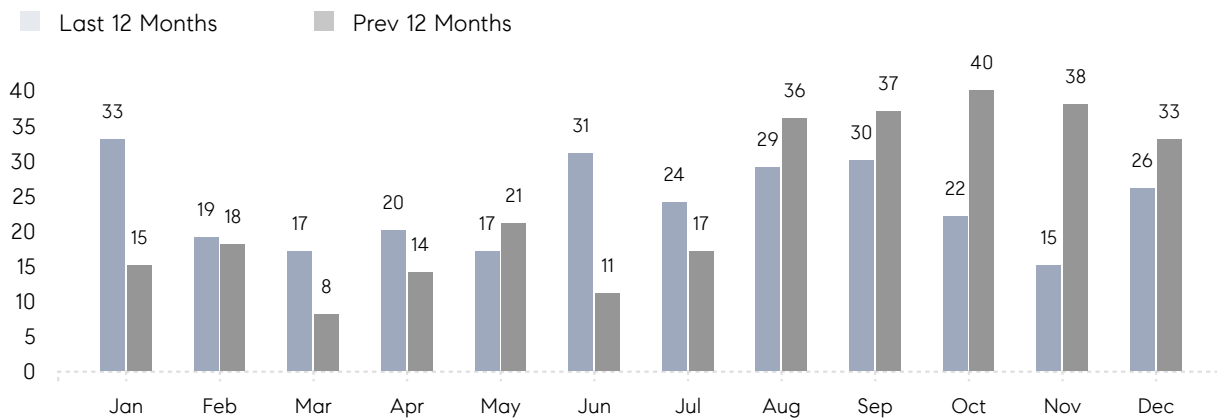
Northport

SUFFOLK, DECEMBER 2021

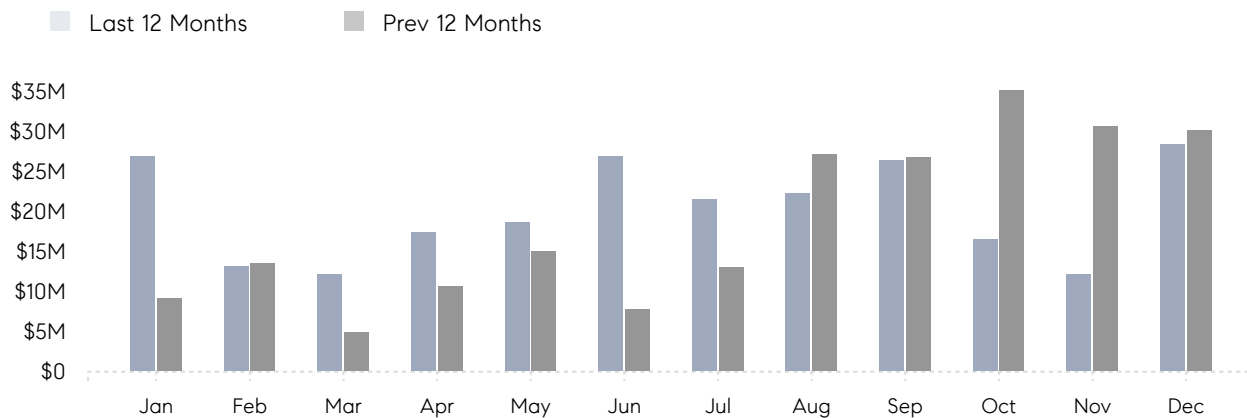
Property Statistics

		Dec 2021	Dec 2020	% Change
Single-Family	# OF SALES	26	33	-21.2%
	SALES VOLUME	\$28,299,250	\$30,136,000	-6.1%
	AVERAGE PRICE	\$1,088,433	\$913,212	19.2%
	AVERAGE DOM	78	80	-2.5%

Monthly Sales



Monthly Total Sales Volume



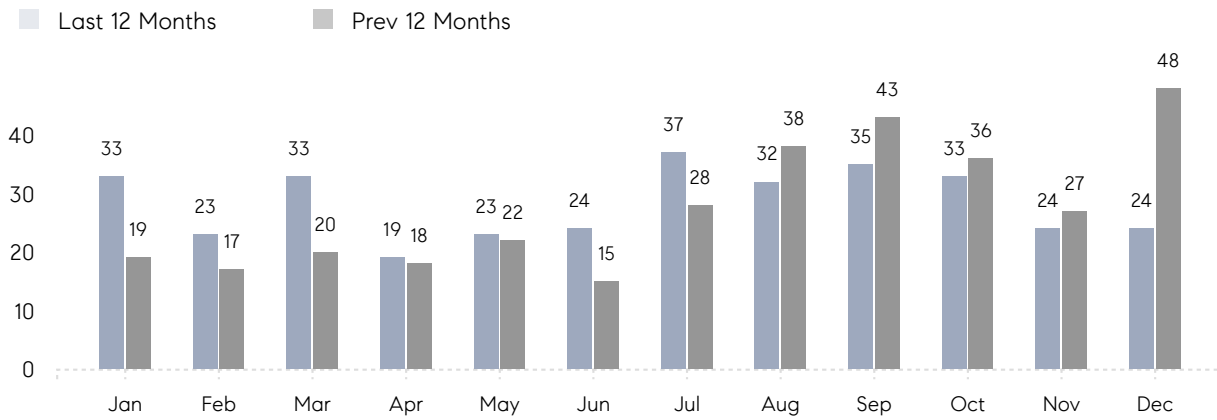
East Northport

SUFFOLK, DECEMBER 2021

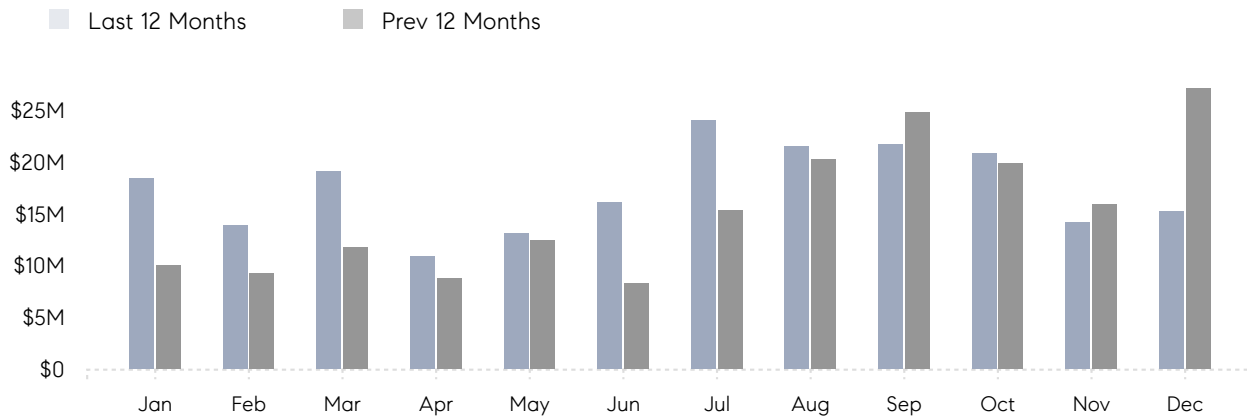
Property Statistics

		Dec 2021	Dec 2020	% Change
Single-Family	# OF SALES	24	48	-50.0%
	SALES VOLUME	\$15,227,550	\$27,113,500	-43.8%
	AVERAGE PRICE	\$634,481	\$564,865	12.3%
	AVERAGE DOM	41	37	10.8%

Monthly Sales



Monthly Total Sales Volume



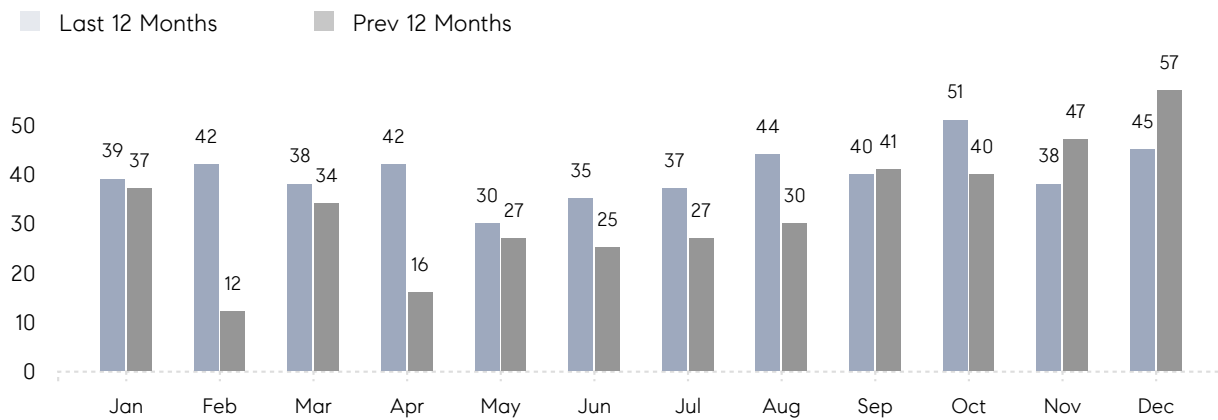
Patchogue

SUFFOLK, DECEMBER 2021

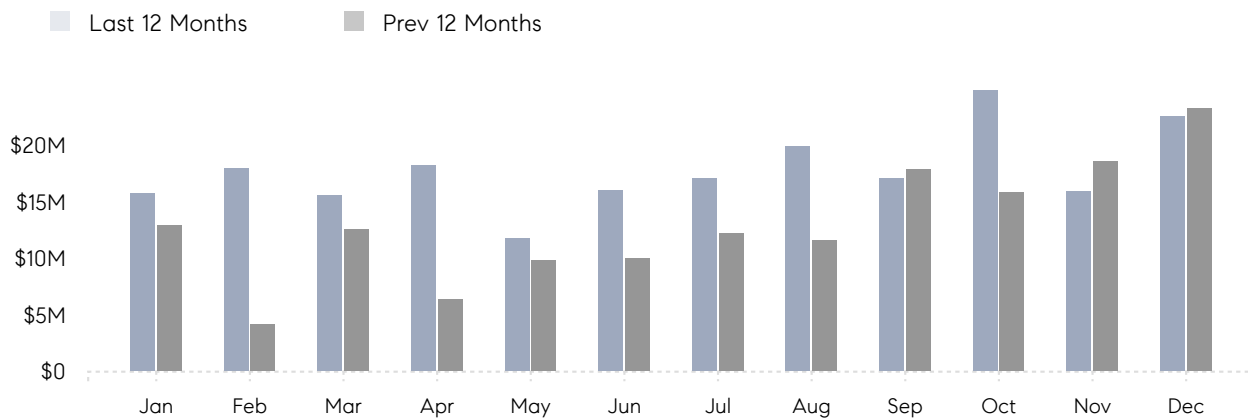
Property Statistics

		Dec 2021	Dec 2020	% Change
Single-Family	# OF SALES	45	57	-21.1%
	SALES VOLUME	\$22,599,700	\$23,264,090	-2.9%
	AVERAGE PRICE	\$502,216	\$408,142	23.0%
	AVERAGE DOM	45	50	-10.0%

Monthly Sales



Monthly Total Sales Volume



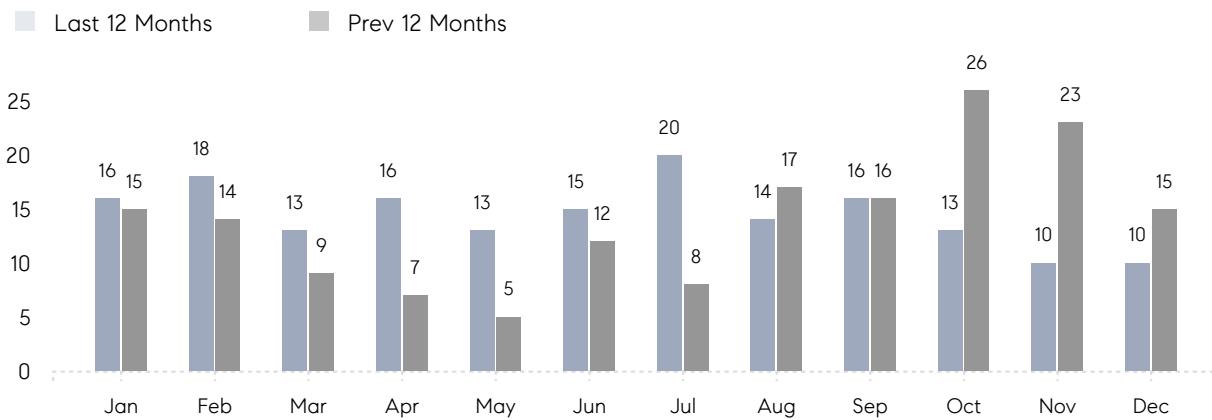
Saint James

SUFFOLK, DECEMBER 2021

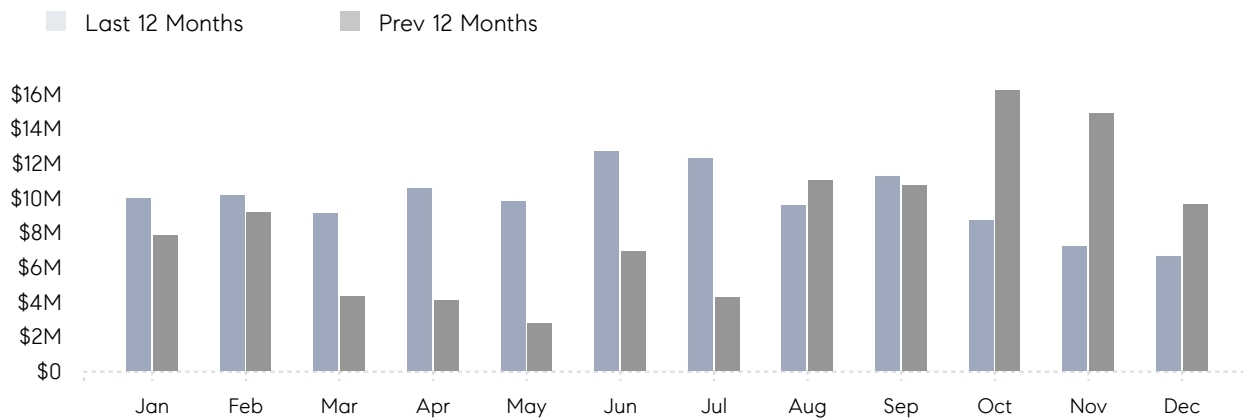
Property Statistics

		Dec 2021	Dec 2020	% Change
Single-Family	# OF SALES	10	15	-33.3%
	SALES VOLUME	\$6,616,500	\$9,615,000	-31.2%
	AVERAGE PRICE	\$661,650	\$641,000	3.2%
	AVERAGE DOM	43	69	-37.7%

Monthly Sales



Monthly Total Sales Volume



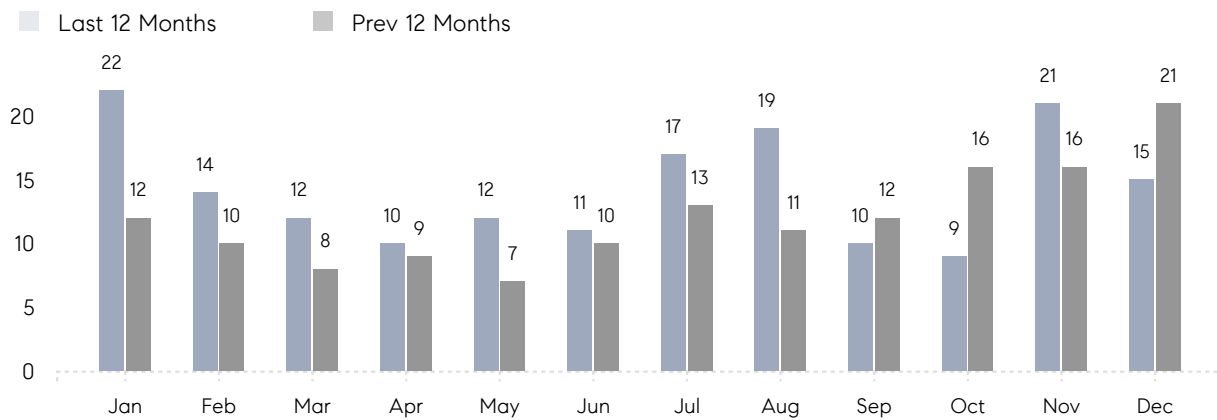
Sayville

SUFFOLK, DECEMBER 2021

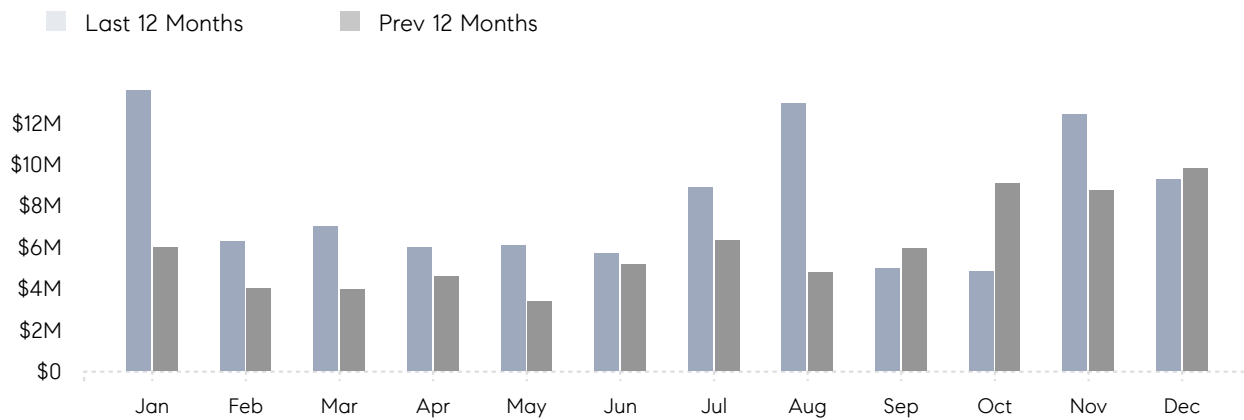
Property Statistics

		Dec 2021	Dec 2020	% Change
Single-Family	# OF SALES	15	21	-28.6%
	SALES VOLUME	\$9,257,500	\$9,810,100	-5.6%
	AVERAGE PRICE	\$617,167	\$467,148	32.1%
	AVERAGE DOM	35	47	-25.5%

Monthly Sales



Monthly Total Sales Volume



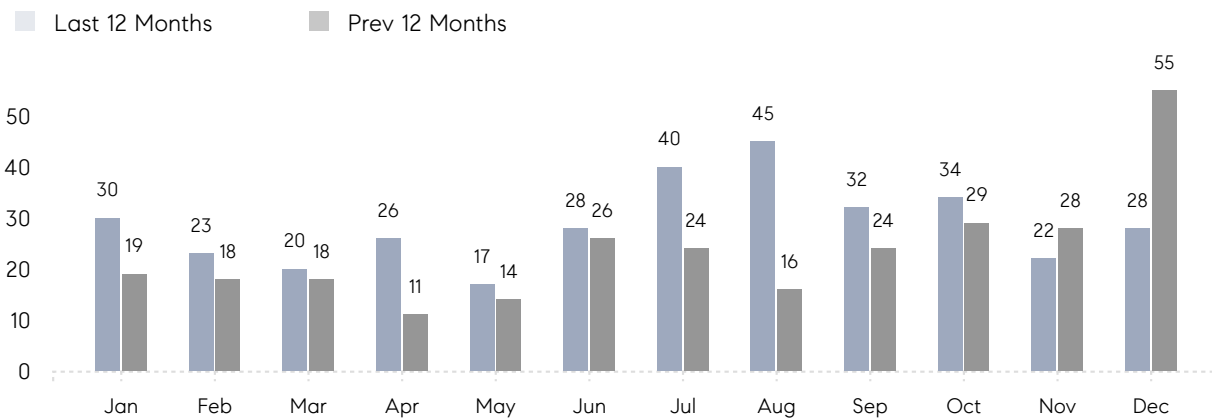
Setauket

SUFFOLK, DECEMBER 2021

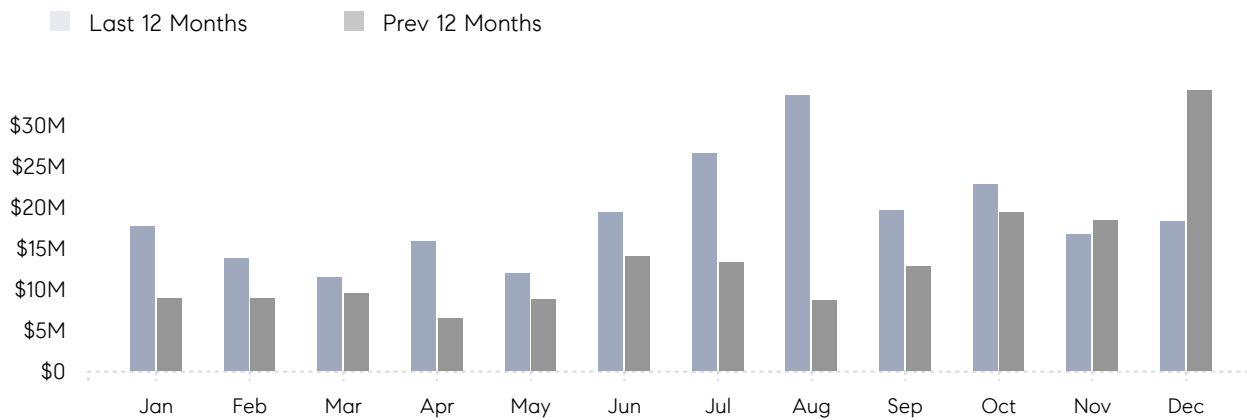
Property Statistics

		Dec 2021	Dec 2020	% Change
Single-Family	# OF SALES	28	55	-49.1%
	SALES VOLUME	\$18,247,900	\$34,156,800	-46.6%
	AVERAGE PRICE	\$651,711	\$621,033	4.9%
	AVERAGE DOM	44	50	-12.0%

Monthly Sales



Monthly Total Sales Volume



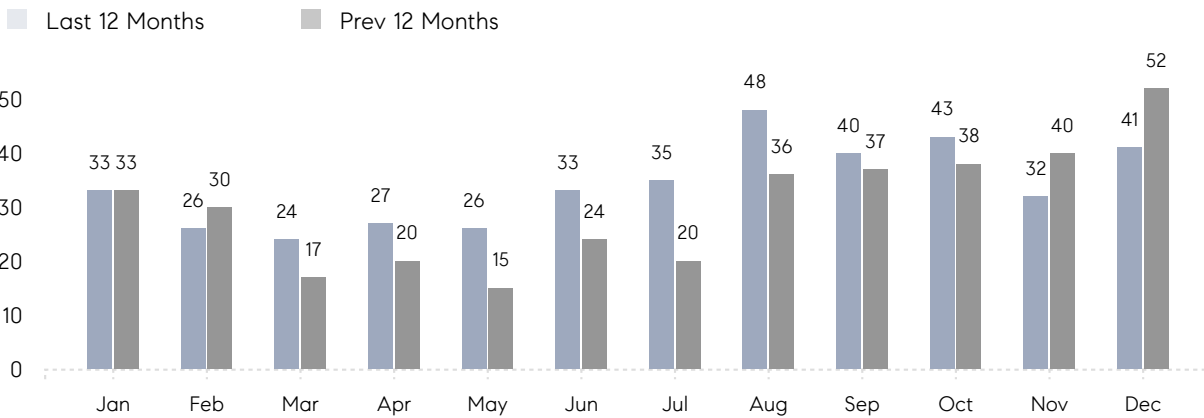
Smithtown

SUFFOLK, DECEMBER 2021

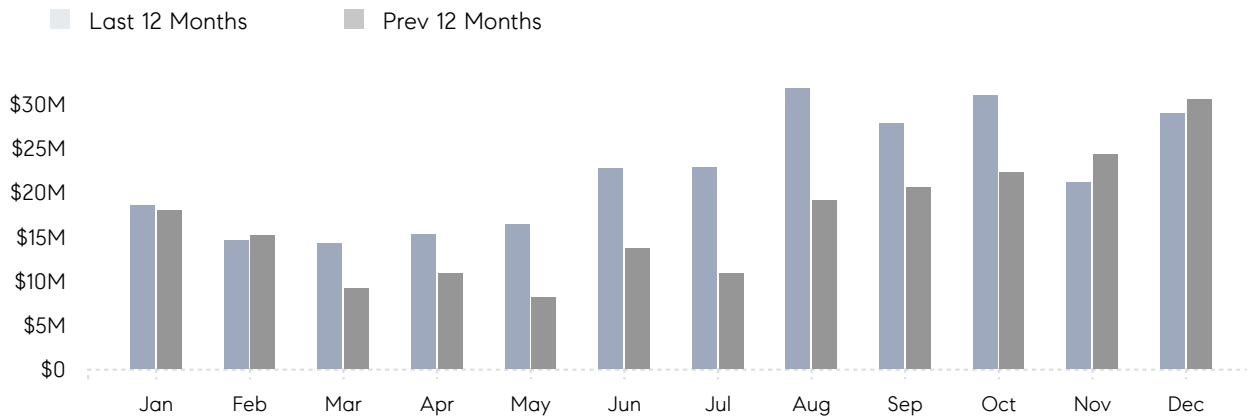
Property Statistics

		Dec 2021	Dec 2020	% Change
Single-Family	# OF SALES	41	52	-21.2%
	SALES VOLUME	\$29,006,250	\$30,493,889	-4.9%
	AVERAGE PRICE	\$707,470	\$586,421	20.6%
	AVERAGE DOM	37	55	-32.7%

Monthly Sales



Monthly Total Sales Volume





COMPASS

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