



COMPASS

March 2022

Suffolk County Market Insights

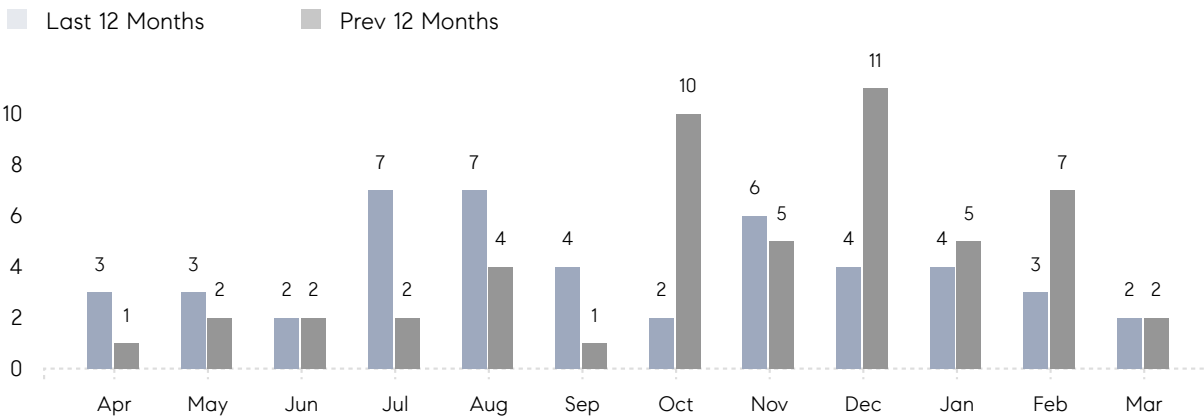
Cold Spring Harbor

SUFFOLK, MARCH 2022

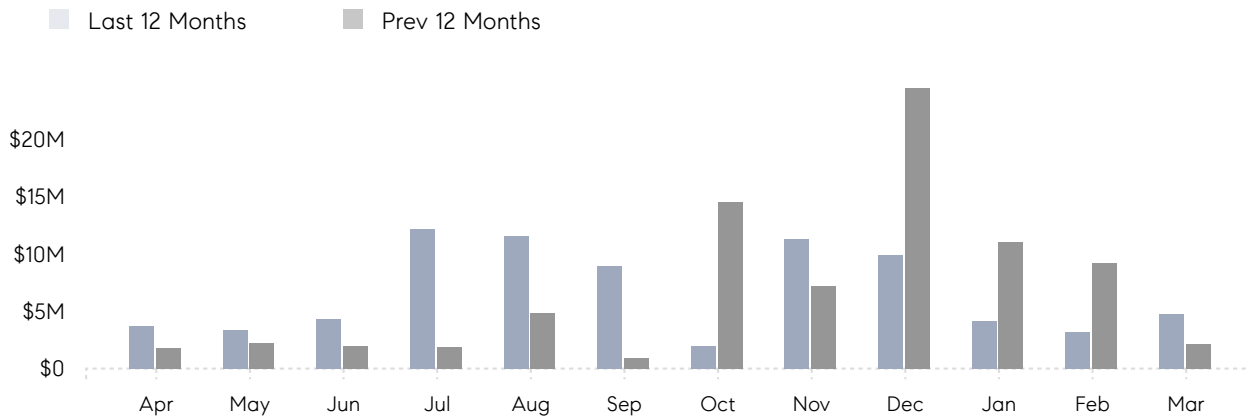
Property Statistics

		Mar 2022	Mar 2021	% Change
Single-Family	# OF SALES	2	2	0.0%
	SALES VOLUME	\$4,770,000	\$2,179,000	118.9%
	AVERAGE PRICE	\$2,385,000	\$1,089,500	118.9%
	AVERAGE DOM	75	23	226.1%

Monthly Sales



Monthly Total Sales Volume



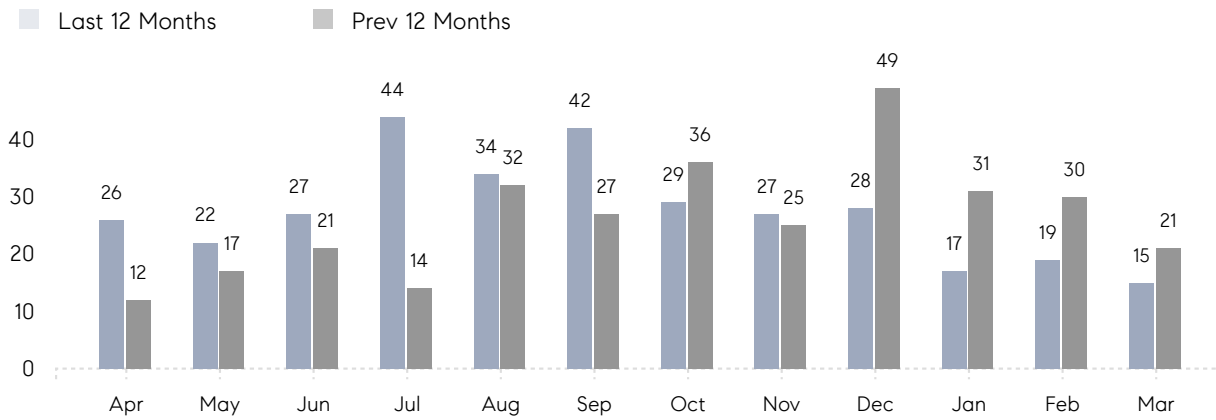
Commack

SUFFOLK, MARCH 2022

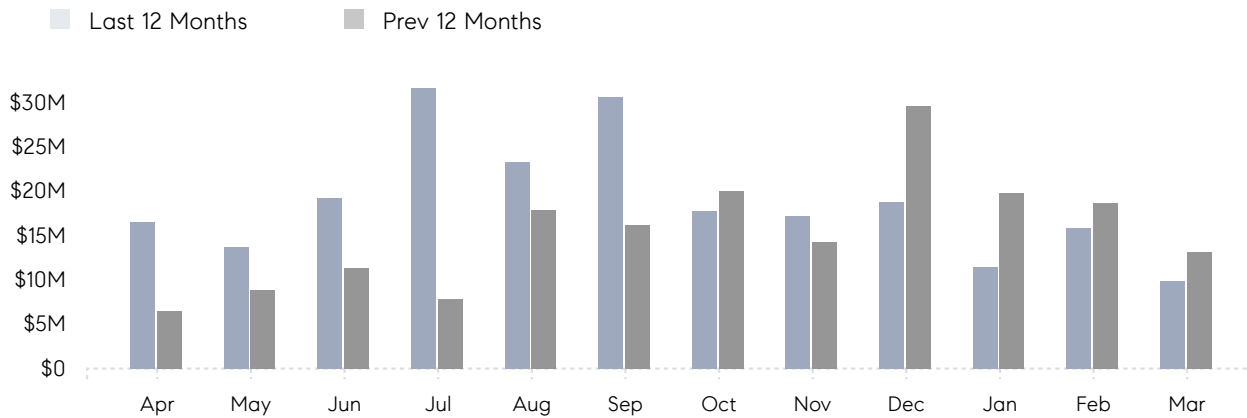
Property Statistics

		Mar 2022	Mar 2021	% Change
Single-Family	# OF SALES	15	21	-28.6%
	SALES VOLUME	\$9,911,500	\$13,153,994	-24.7%
	AVERAGE PRICE	\$660,767	\$626,381	5.5%
	AVERAGE DOM	62	74	-16.2%

Monthly Sales



Monthly Total Sales Volume



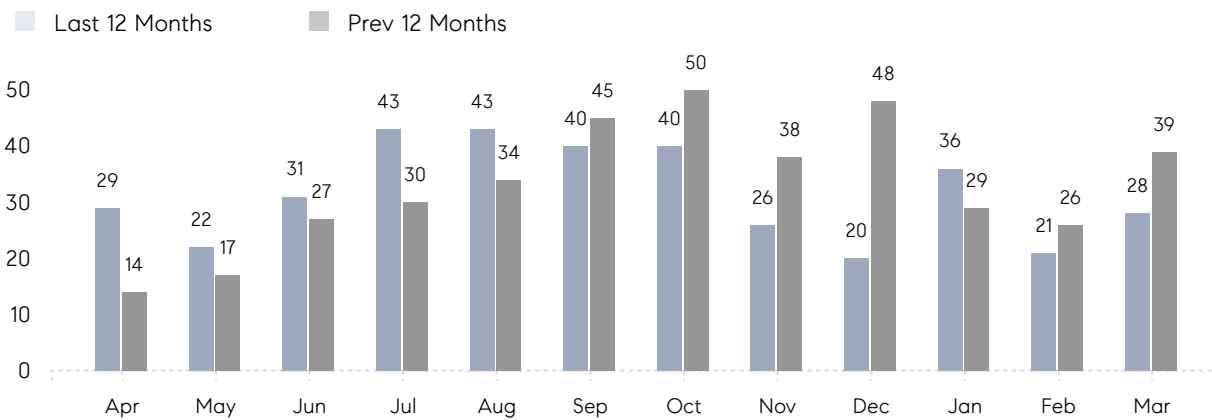
Dix Hills

SUFFOLK, MARCH 2022

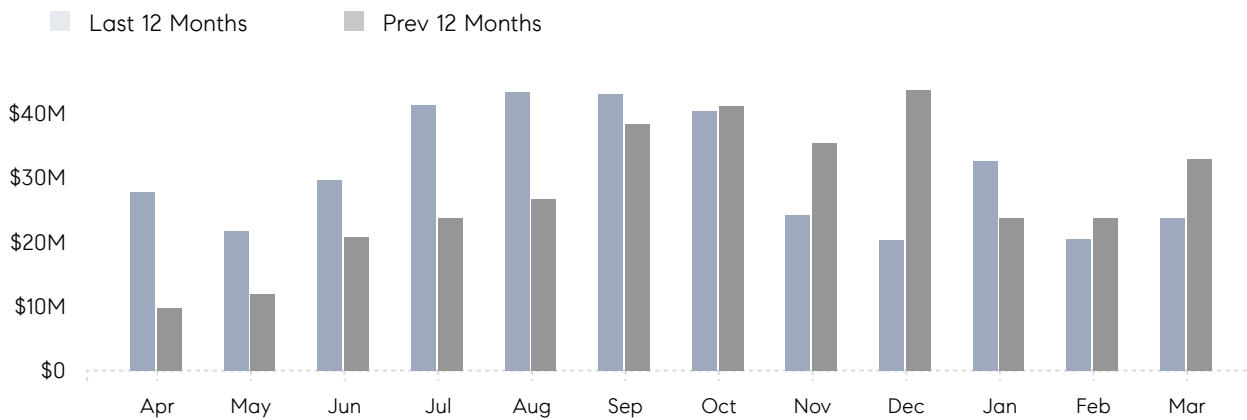
Property Statistics

		Mar 2022	Mar 2021	% Change
Single-Family	# OF SALES	28	39	-28.2%
	SALES VOLUME	\$23,785,833	\$32,997,000	-27.9%
	AVERAGE PRICE	\$849,494	\$846,077	0.4%
	AVERAGE DOM	58	98	-40.8%

Monthly Sales



Monthly Total Sales Volume



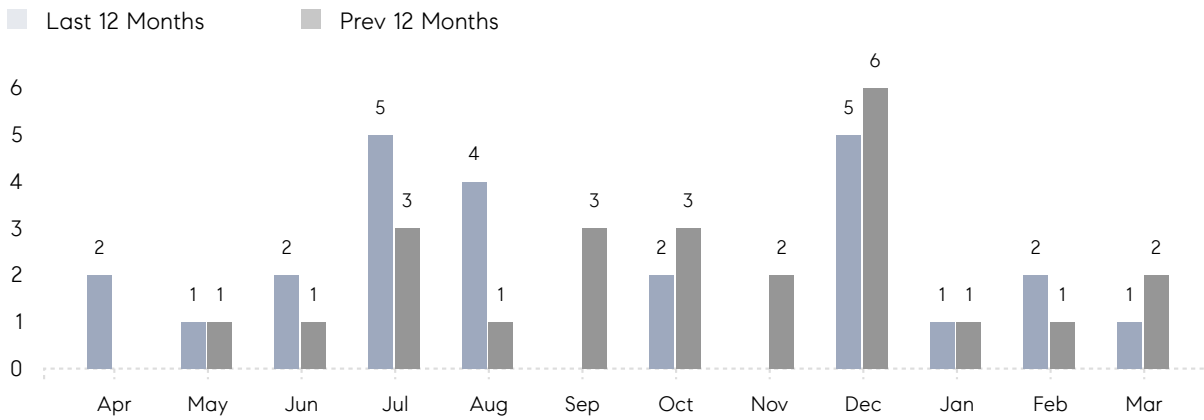
Fort Salonga

SUFFOLK, MARCH 2022

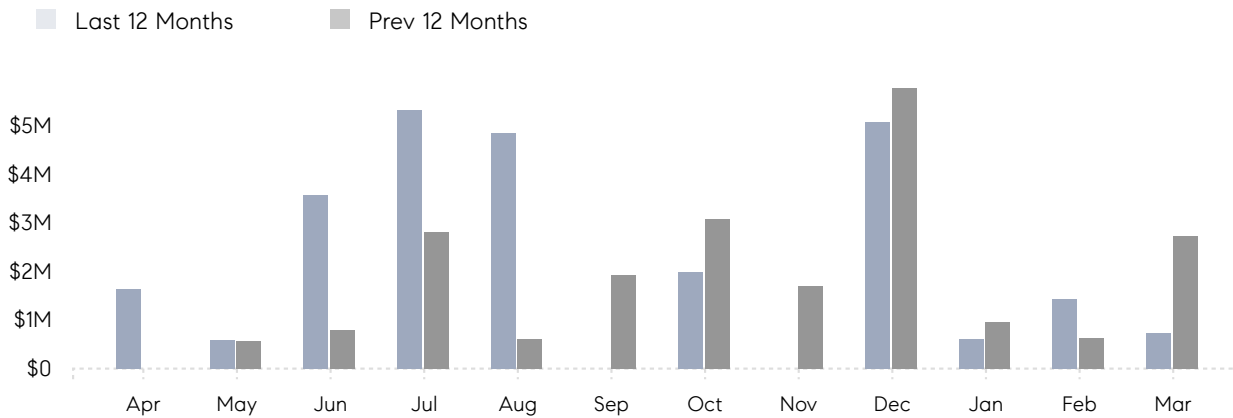
Property Statistics

		Mar 2022	Mar 2021	% Change
Single-Family	# OF SALES	1	2	-50.0%
	SALES VOLUME	\$740,000	\$2,724,999	-72.8%
	AVERAGE PRICE	\$740,000	\$1,362,500	-45.7%
	AVERAGE DOM	13	66	-80.3%

Monthly Sales



Monthly Total Sales Volume



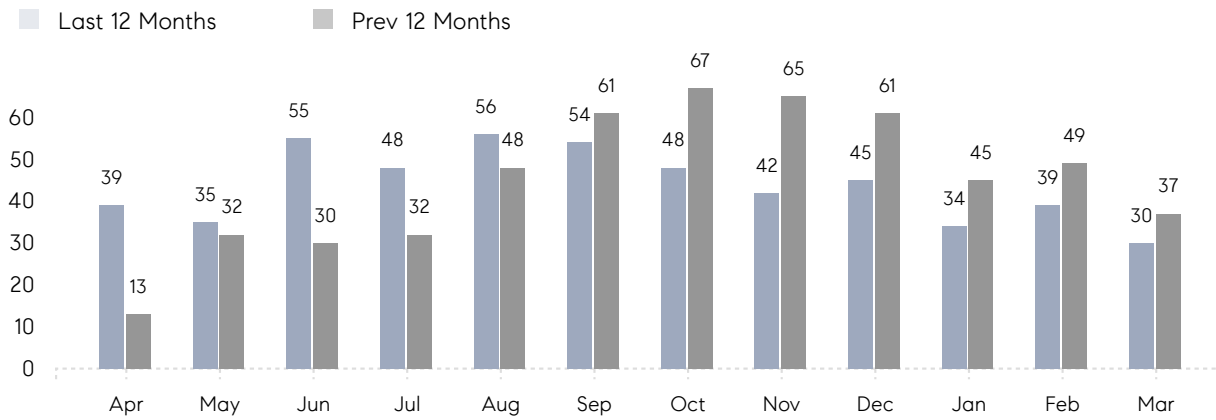
Huntington

SUFFOLK, MARCH 2022

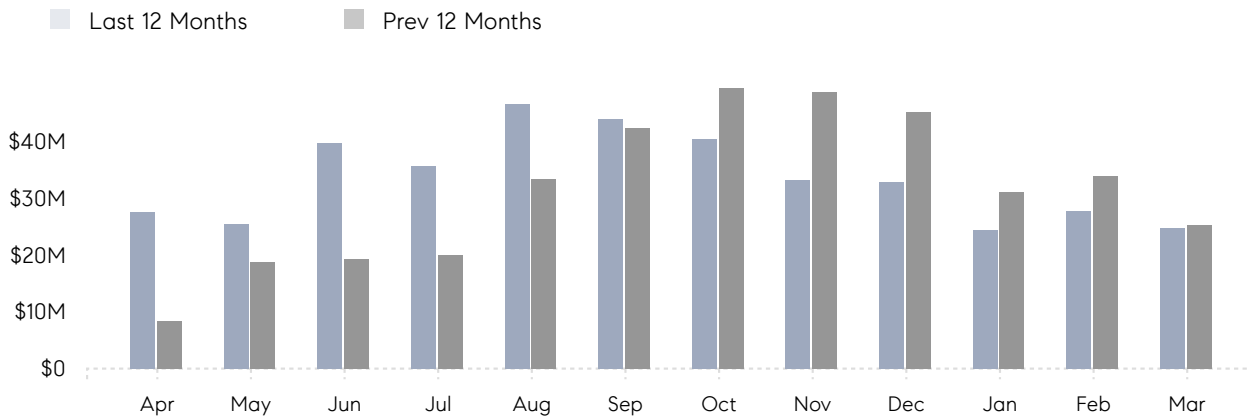
Property Statistics

		Mar 2022	Mar 2021	% Change
Single-Family	# OF SALES	30	37	-18.9%
	SALES VOLUME	\$24,907,500	\$25,363,899	-1.8%
	AVERAGE PRICE	\$830,250	\$685,511	21.1%
	AVERAGE DOM	41	57	-28.1%

Monthly Sales



Monthly Total Sales Volume



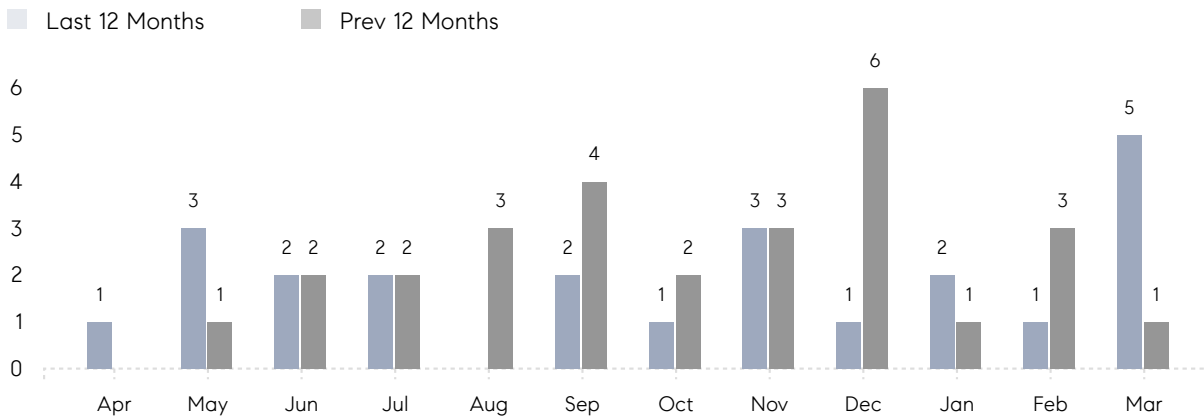
Huntington Bay

SUFFOLK, MARCH 2022

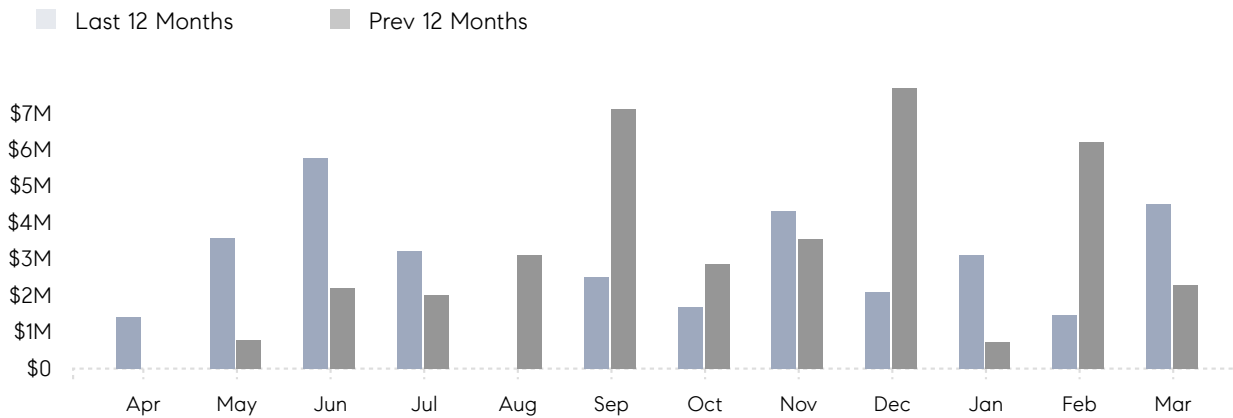
Property Statistics

		Mar 2022	Mar 2021	% Change
Single-Family	# OF SALES	5	1	400.0%
	SALES VOLUME	\$4,506,998	\$2,300,000	96.0%
	AVERAGE PRICE	\$901,400	\$2,300,000	-60.8%
	AVERAGE DOM	51	364	-86.0%

Monthly Sales



Monthly Total Sales Volume



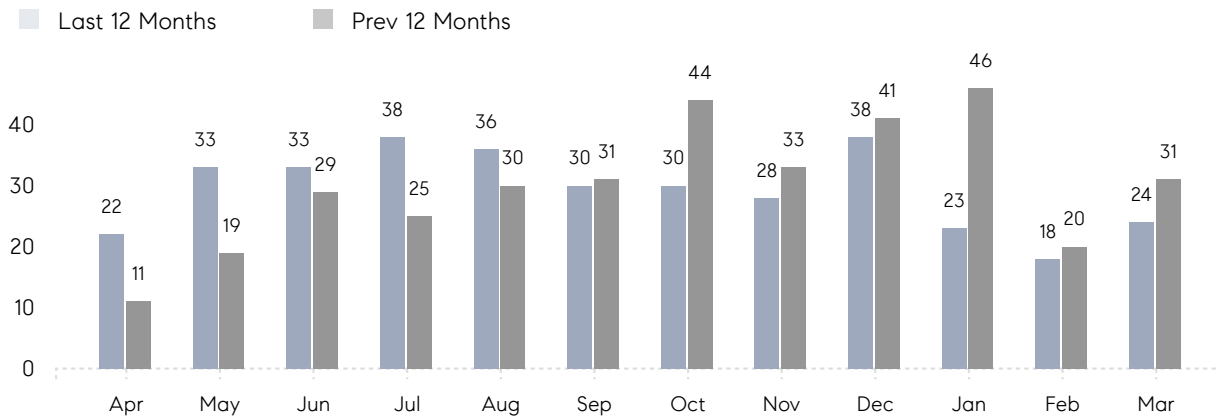
Huntington Station

SUFFOLK, MARCH 2022

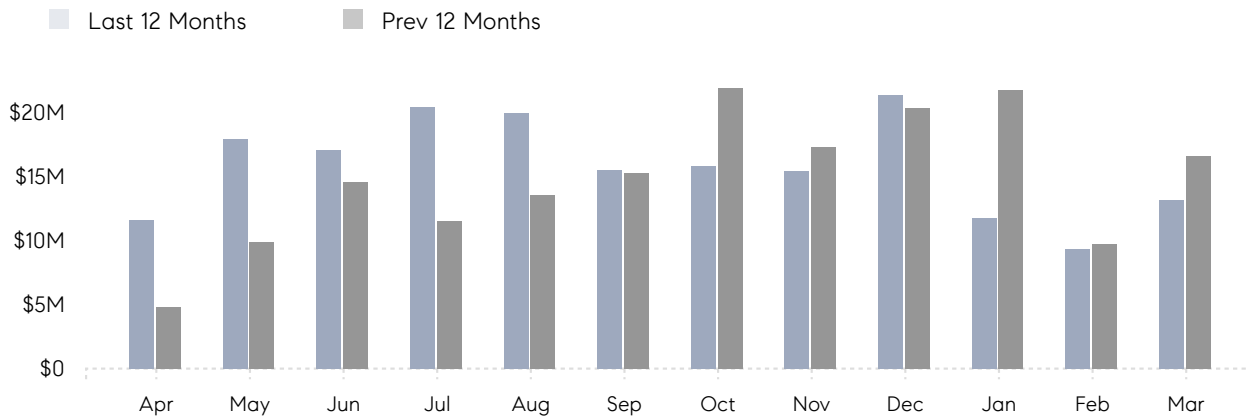
Property Statistics

		Mar 2022	Mar 2021	% Change
Single-Family	# OF SALES	24	31	-22.6%
	SALES VOLUME	\$13,152,500	\$16,549,000	-20.5%
	AVERAGE PRICE	\$548,021	\$533,839	2.7%
	AVERAGE DOM	31	70	-55.7%

Monthly Sales



Monthly Total Sales Volume



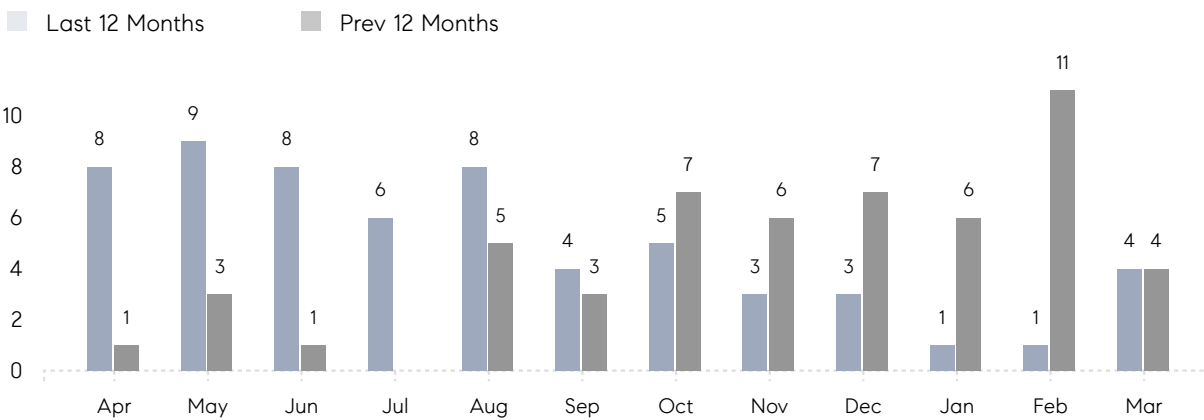
Lloyd Harbor

SUFFOLK, MARCH 2022

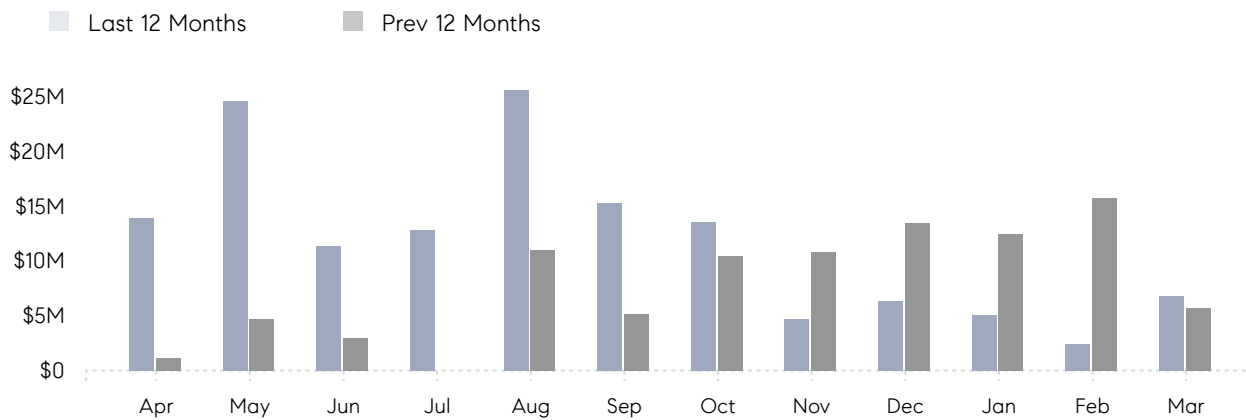
Property Statistics

		Mar 2022	Mar 2021	% Change
Single-Family	# OF SALES	4	4	0.0%
	SALES VOLUME	\$6,810,000	\$5,671,000	20.1%
	AVERAGE PRICE	\$1,702,500	\$1,417,750	20.1%
	AVERAGE DOM	59	104	-43.3%

Monthly Sales



Monthly Total Sales Volume



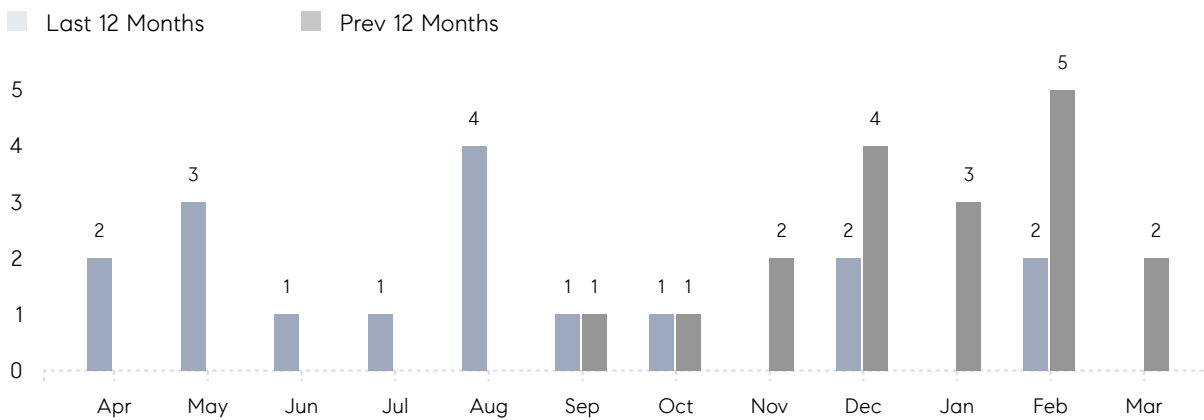
Lloyd Neck

SUFFOLK, MARCH 2022

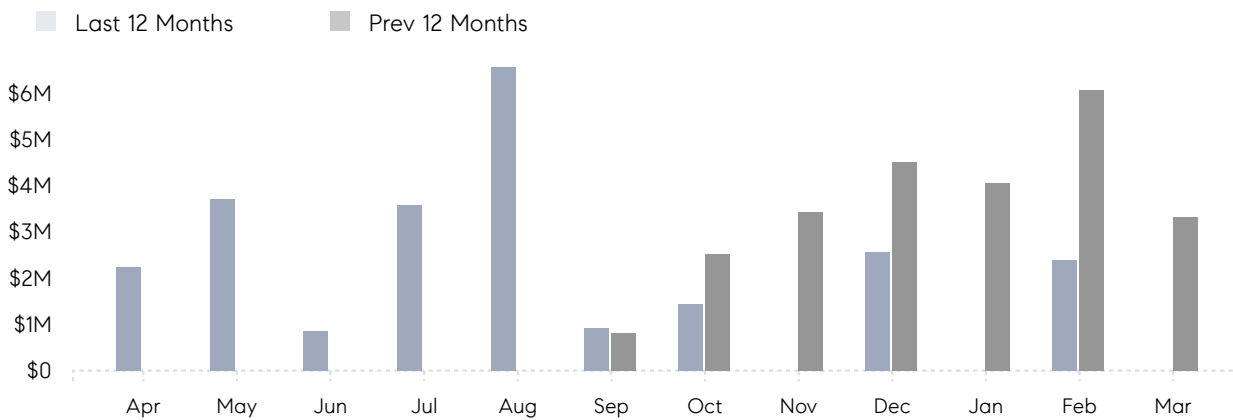
Property Statistics

		Mar 2022	Mar 2021	% Change
Single-Family	# OF SALES	0	2	0.0%
	SALES VOLUME	\$0	\$3,330,000	-
	AVERAGE PRICE	\$0	\$1,665,000	-
	AVERAGE DOM	0	139	-

Monthly Sales



Monthly Total Sales Volume



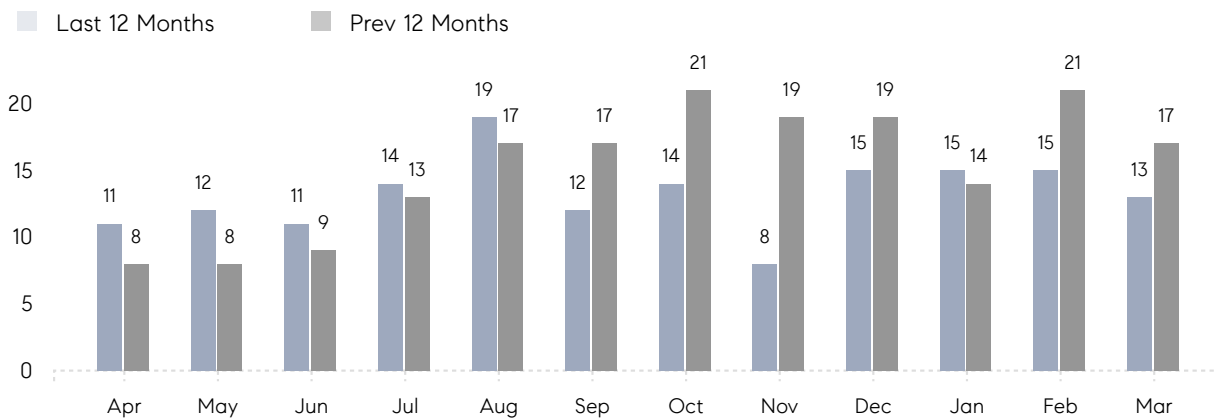
Melville

SUFFOLK, MARCH 2022

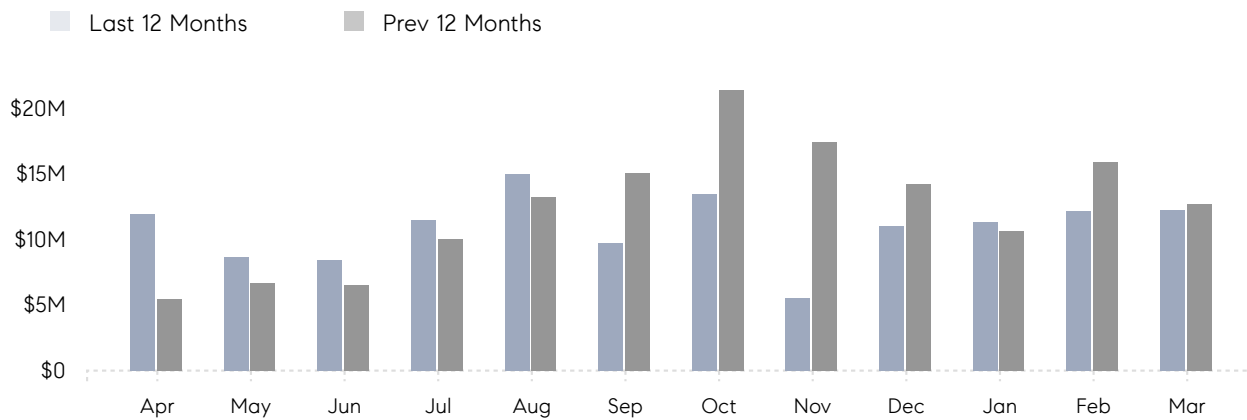
Property Statistics

		Mar 2022	Mar 2021	% Change
Single-Family	# OF SALES	13	17	-23.5%
	SALES VOLUME	\$12,269,000	\$12,698,499	-3.4%
	AVERAGE PRICE	\$943,769	\$746,971	26.3%
	AVERAGE DOM	84	70	20.0%

Monthly Sales



Monthly Total Sales Volume



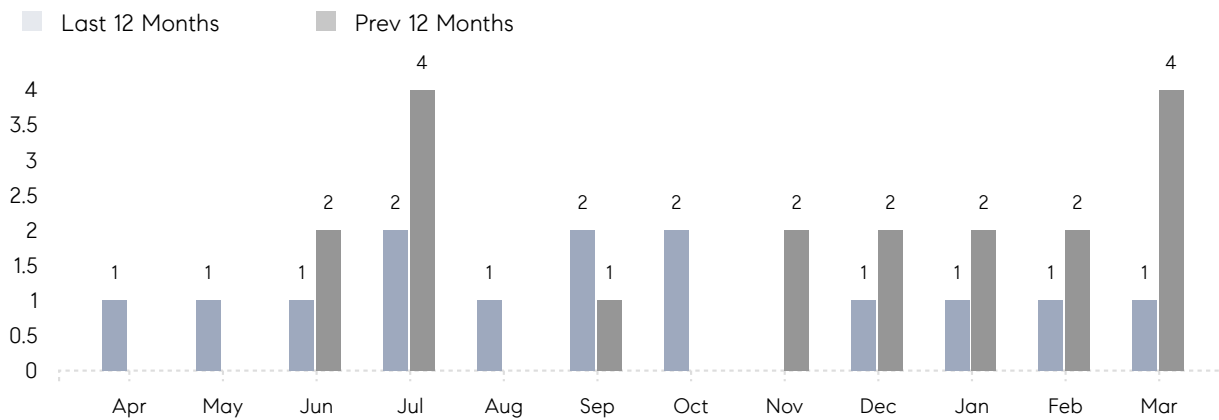
Moriches

SUFFOLK, MARCH 2022

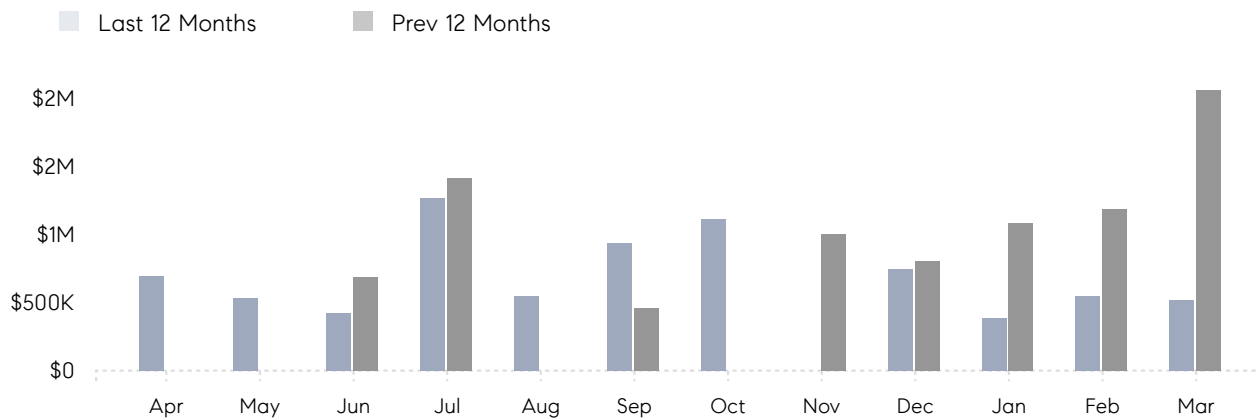
Property Statistics

		Mar 2022	Mar 2021	% Change
Single-Family	# OF SALES	1	4	-75.0%
	SALES VOLUME	\$520,000	\$2,064,000	-74.8%
	AVERAGE PRICE	\$520,000	\$516,000	0.8%
	AVERAGE DOM	11	93	-88.2%

Monthly Sales



Monthly Total Sales Volume



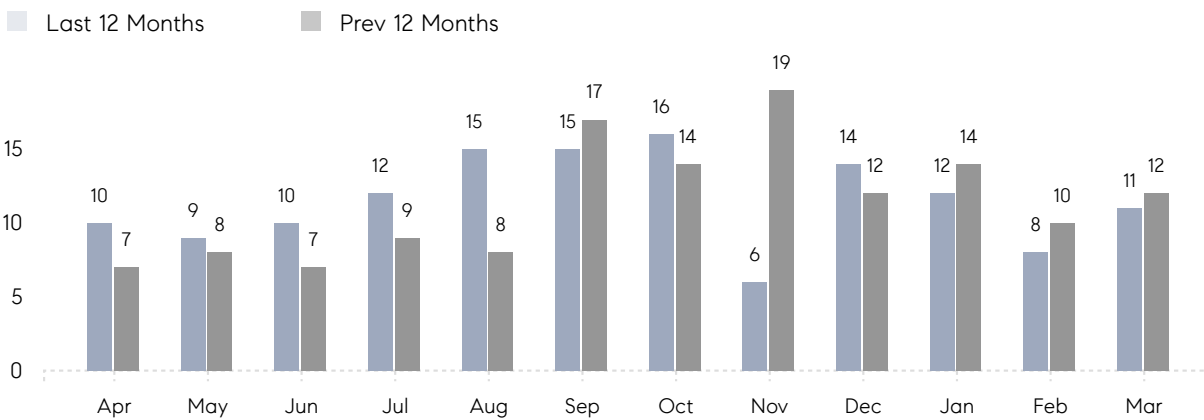
Mount Sinai

SUFFOLK, MARCH 2022

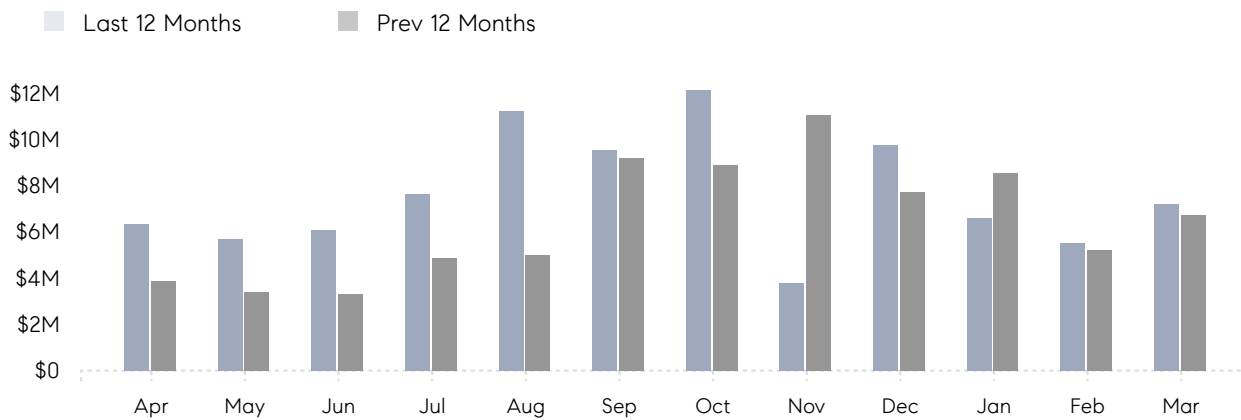
Property Statistics

		Mar 2022	Mar 2021	% Change
Single-Family	# OF SALES	11	12	-8.3%
	SALES VOLUME	\$7,201,500	\$6,749,000	6.7%
	AVERAGE PRICE	\$654,682	\$562,417	16.4%
	AVERAGE DOM	50	37	35.1%

Monthly Sales



Monthly Total Sales Volume



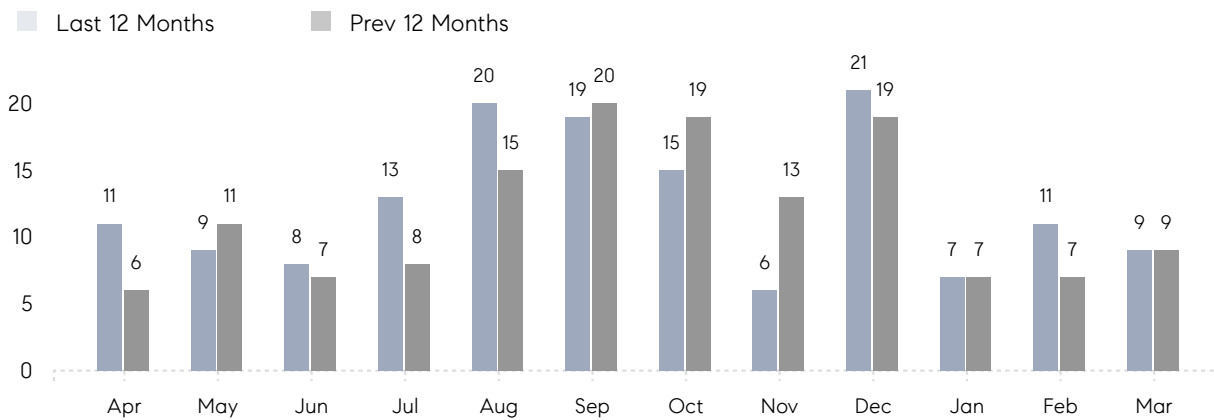
Nesconset

SUFFOLK, MARCH 2022

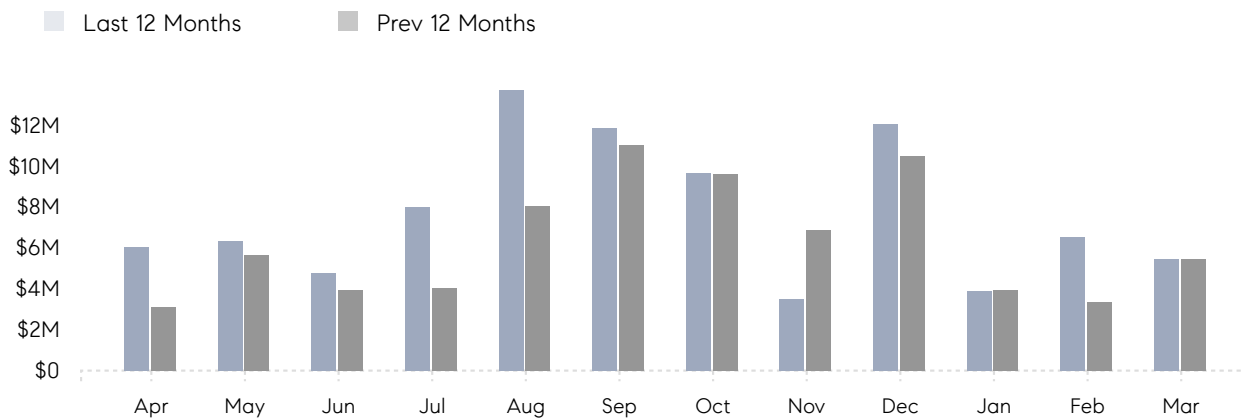
Property Statistics

		Mar 2022	Mar 2021	% Change
Single-Family	# OF SALES	9	9	0.0%
	SALES VOLUME	\$5,468,000	\$5,450,989	0.3%
	AVERAGE PRICE	\$607,556	\$605,665	0.3%
	AVERAGE DOM	67	39	71.8%

Monthly Sales



Monthly Total Sales Volume



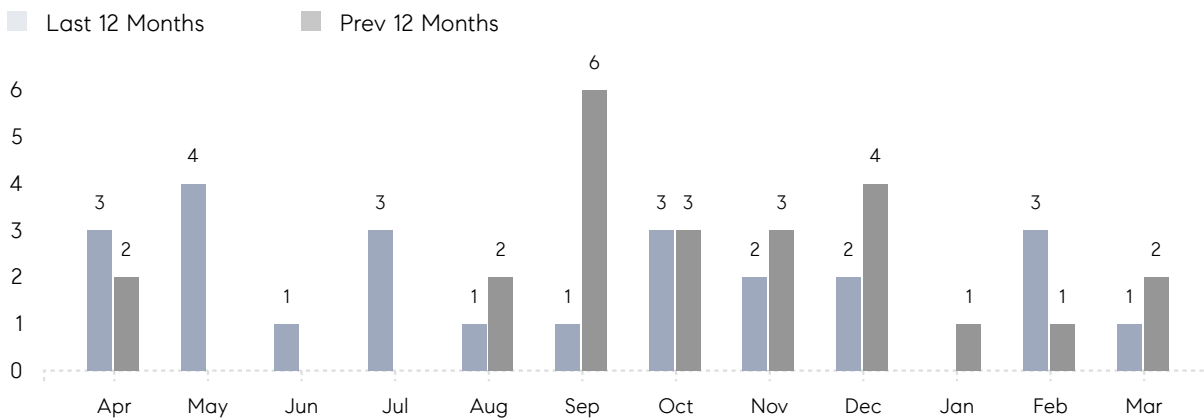
Nissequogue

SUFFOLK, MARCH 2022

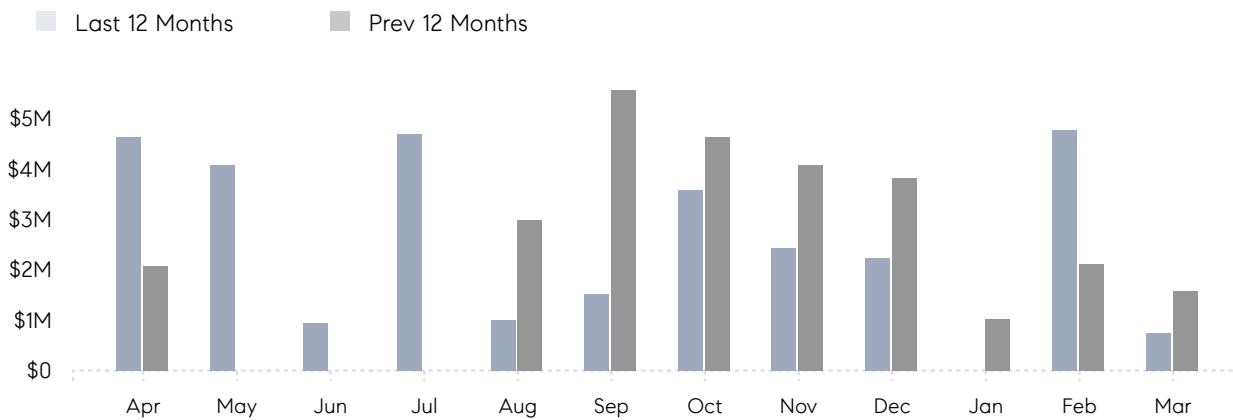
Property Statistics

		Mar 2022	Mar 2021	% Change
Single-Family	# OF SALES	1	2	-50.0%
	SALES VOLUME	\$750,000	\$1,585,000	-52.7%
	AVERAGE PRICE	\$750,000	\$792,500	-5.4%
	AVERAGE DOM	27	81	-66.7%

Monthly Sales



Monthly Total Sales Volume



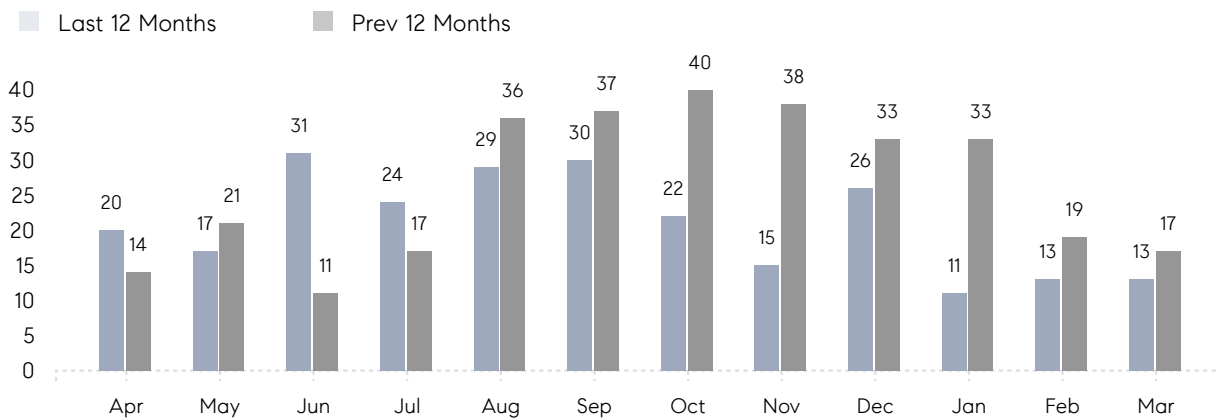
Northport

SUFFOLK, MARCH 2022

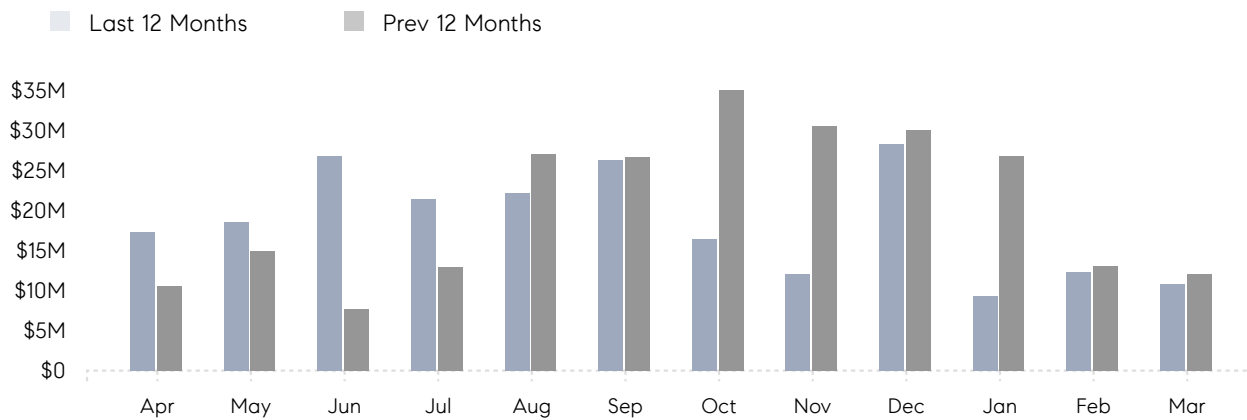
Property Statistics

		Mar 2022	Mar 2021	% Change
Single-Family	# OF SALES	13	17	-23.5%
	SALES VOLUME	\$10,773,500	\$12,074,500	-10.8%
	AVERAGE PRICE	\$828,731	\$710,265	16.7%
	AVERAGE DOM	42	49	-14.3%

Monthly Sales



Monthly Total Sales Volume



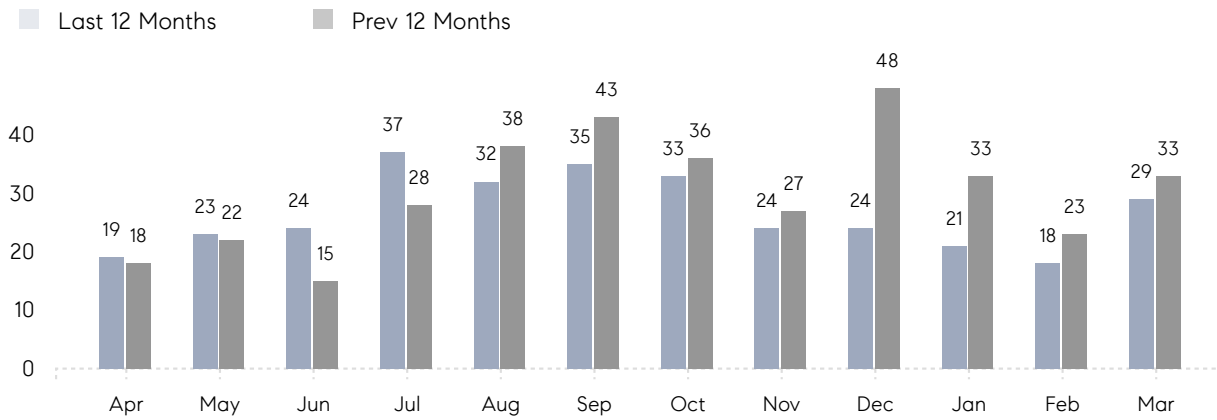
East Northport

SUFFOLK, MARCH 2022

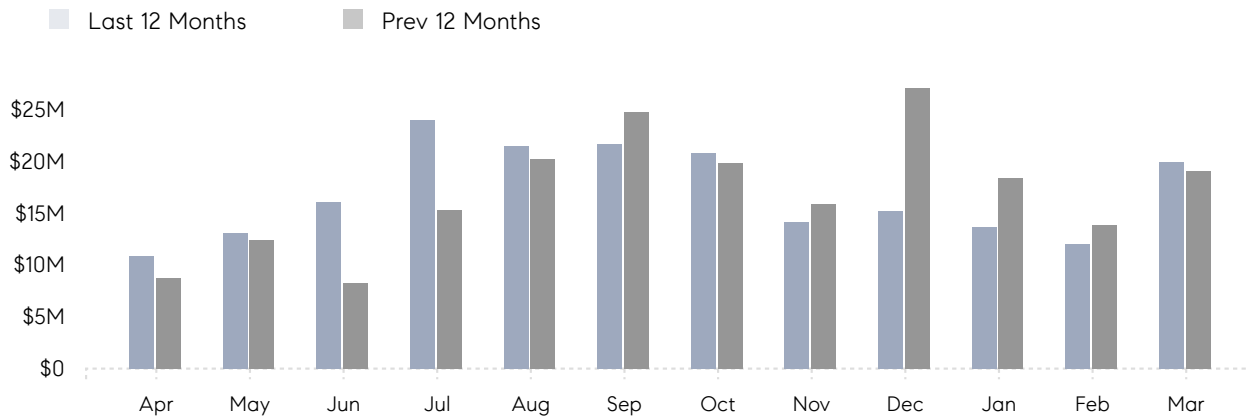
Property Statistics

		Mar 2022	Mar 2021	% Change
Single-Family	# OF SALES	29	33	-12.1%
	SALES VOLUME	\$19,995,500	\$19,083,500	4.8%
	AVERAGE PRICE	\$689,500	\$578,288	19.2%
	AVERAGE DOM	37	46	-19.6%

Monthly Sales



Monthly Total Sales Volume



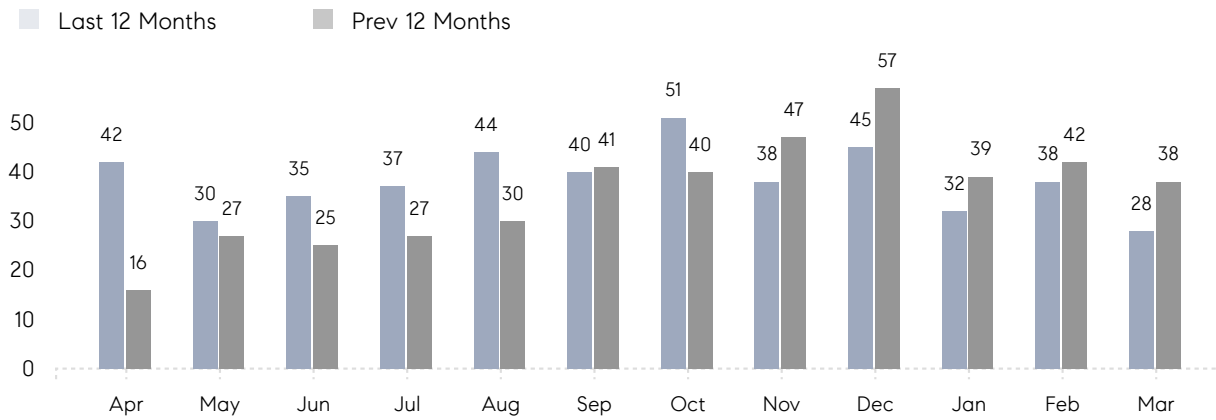
Patchogue

SUFFOLK, MARCH 2022

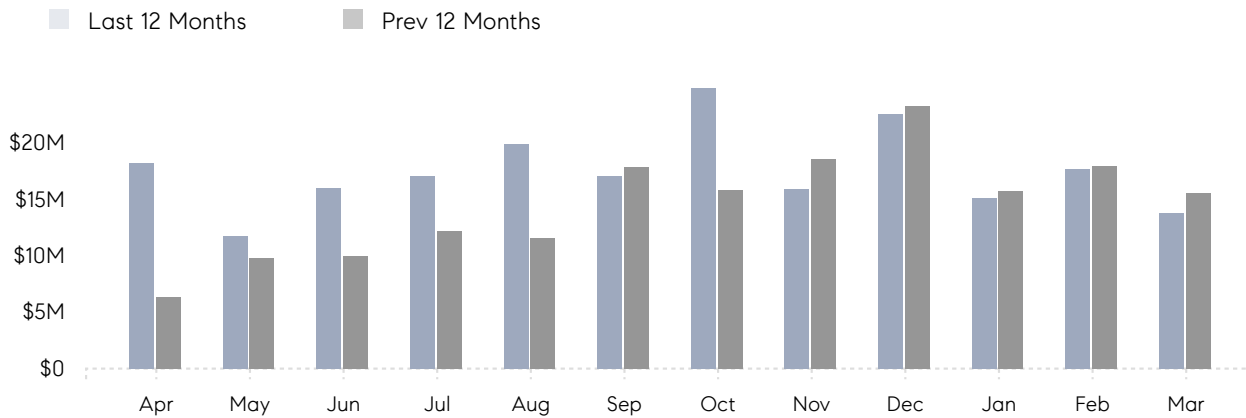
Property Statistics

		Mar 2022	Mar 2021	% Change
Single-Family	# OF SALES	28	38	-26.3%
	SALES VOLUME	\$13,782,500	\$15,572,490	-11.5%
	AVERAGE PRICE	\$492,232	\$409,802	20.1%
	AVERAGE DOM	45	50	-10.0%

Monthly Sales



Monthly Total Sales Volume



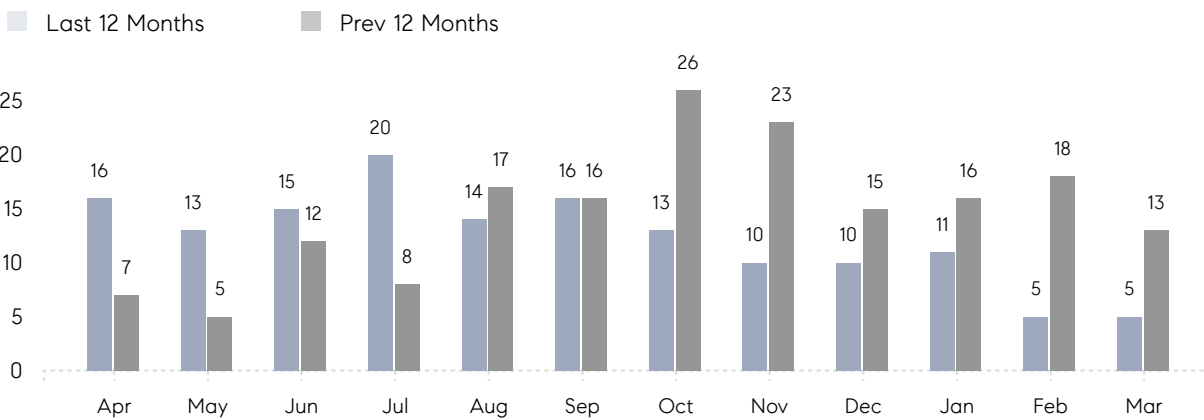
Saint James

SUFFOLK, MARCH 2022

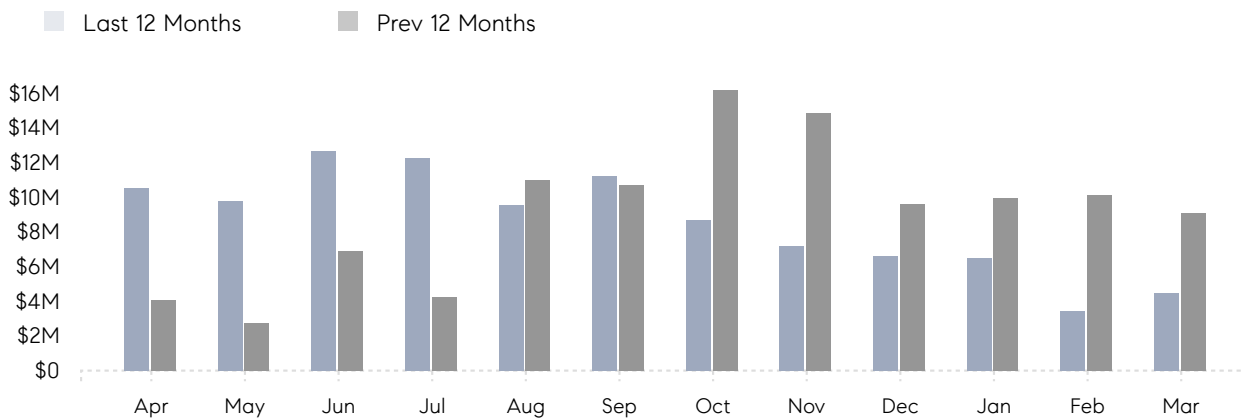
Property Statistics

		Mar 2022	Mar 2021	% Change
Single-Family	# OF SALES	5	13	-61.5%
	SALES VOLUME	\$4,460,000	\$9,109,000	-51.0%
	AVERAGE PRICE	\$892,000	\$700,692	27.3%
	AVERAGE DOM	125	84	48.8%

Monthly Sales



Monthly Total Sales Volume



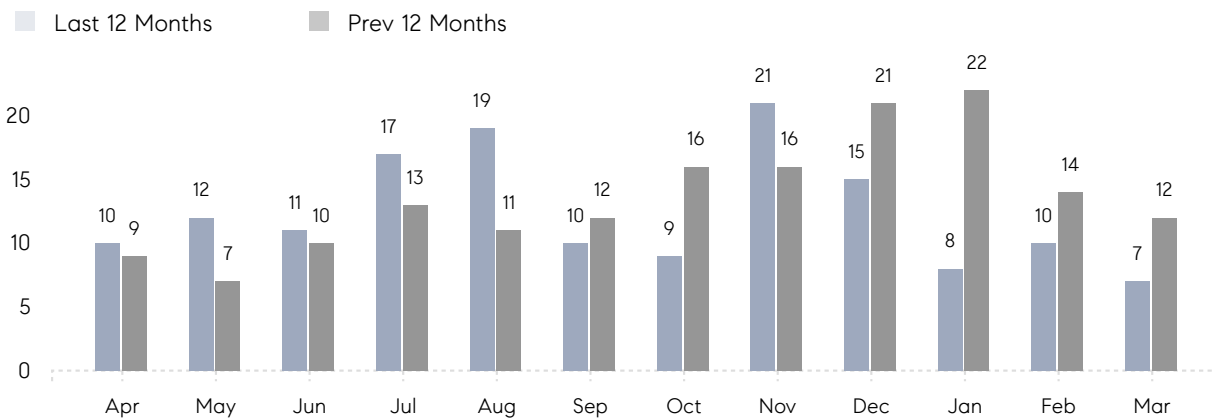
Sayville

SUFFOLK, MARCH 2022

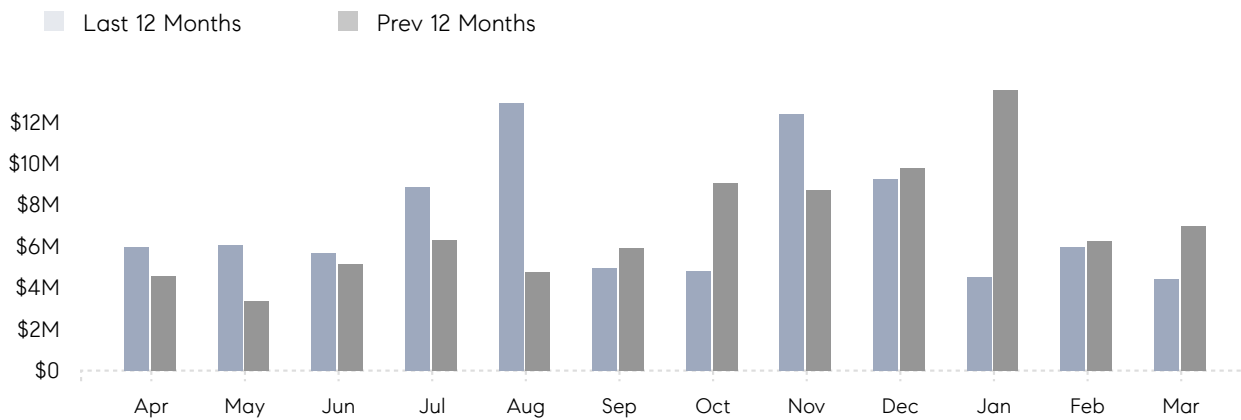
Property Statistics

		Mar 2022	Mar 2021	% Change
Single-Family	# OF SALES	7	12	-41.7%
	SALES VOLUME	\$4,443,499	\$6,969,500	-36.2%
	AVERAGE PRICE	\$634,786	\$580,792	9.3%
	AVERAGE DOM	20	38	-47.4%

Monthly Sales



Monthly Total Sales Volume



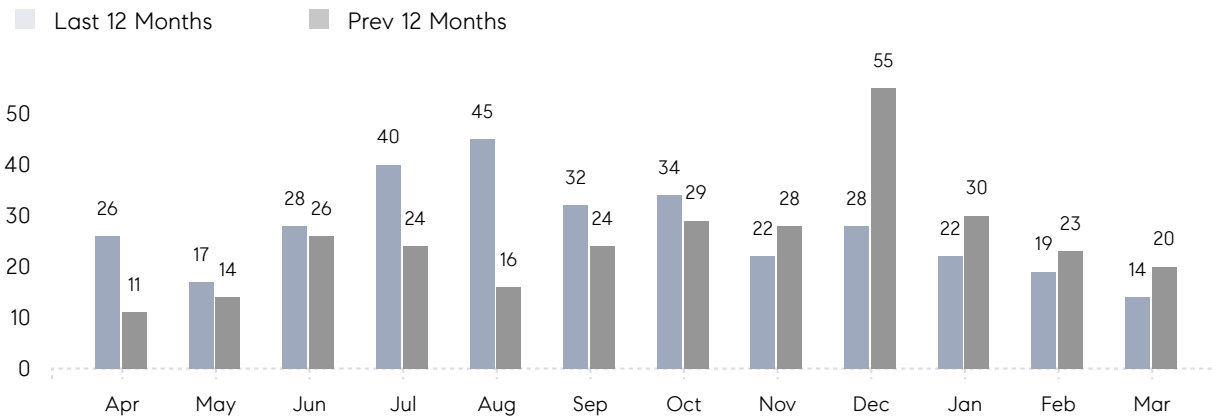
Setauket

SUFFOLK, MARCH 2022

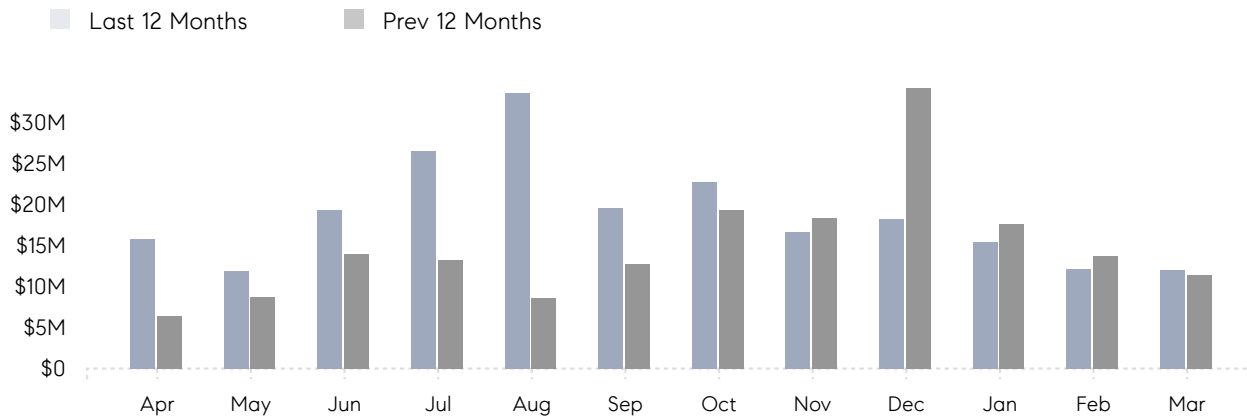
Property Statistics

		Mar 2022	Mar 2021	% Change
Single-Family	# OF SALES	14	20	-30.0%
	SALES VOLUME	\$11,982,515	\$11,433,000	4.8%
	AVERAGE PRICE	\$855,894	\$571,650	49.7%
	AVERAGE DOM	50	57	-12.3%

Monthly Sales



Monthly Total Sales Volume



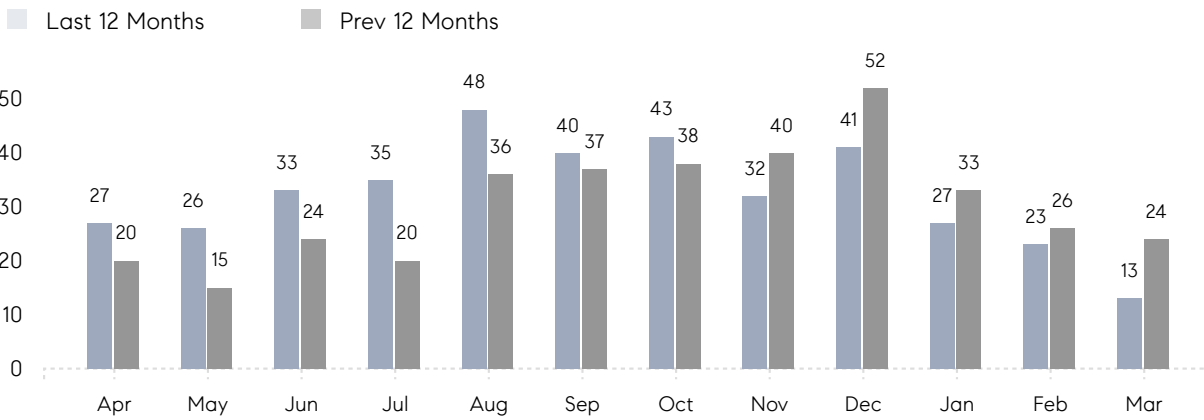
Smithtown

SUFFOLK, MARCH 2022

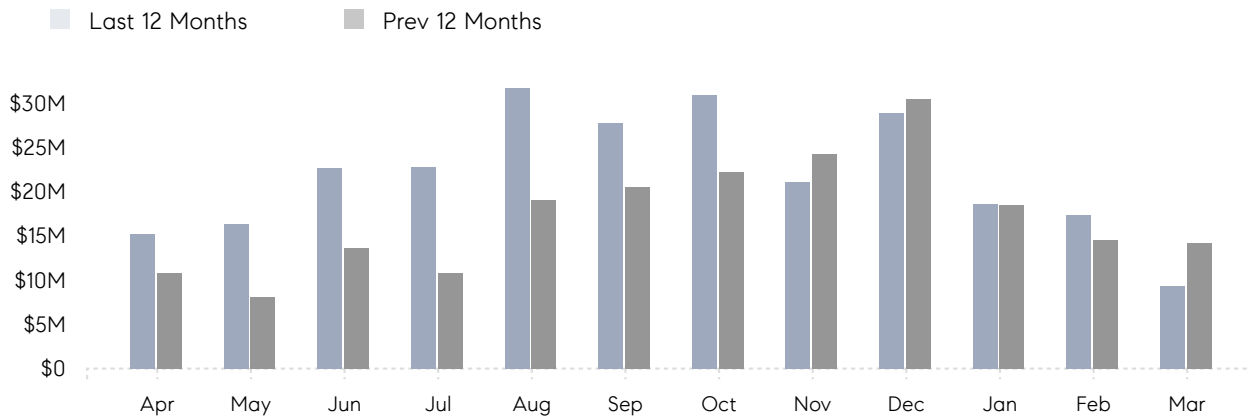
Property Statistics

		Mar 2022	Mar 2021	% Change
Single-Family	# OF SALES	13	24	-45.8%
	SALES VOLUME	\$9,330,000	\$14,213,000	-34.4%
	AVERAGE PRICE	\$717,692	\$592,208	21.2%
	AVERAGE DOM	60	56	7.1%

Monthly Sales



Monthly Total Sales Volume





COMPASS

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