



COMPASS

November 2022

# Suffolk County Market Insights

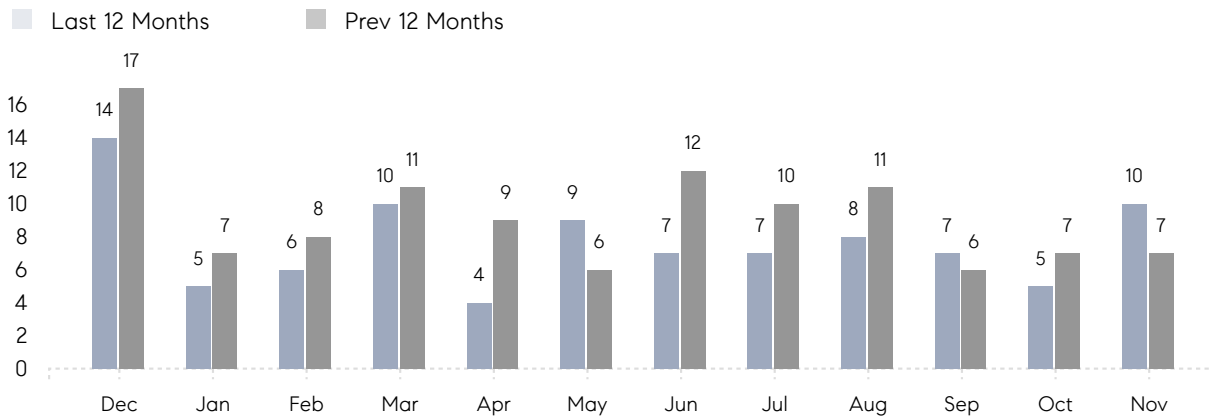
# Center Moriches

SUFFOLK, NOVEMBER 2022

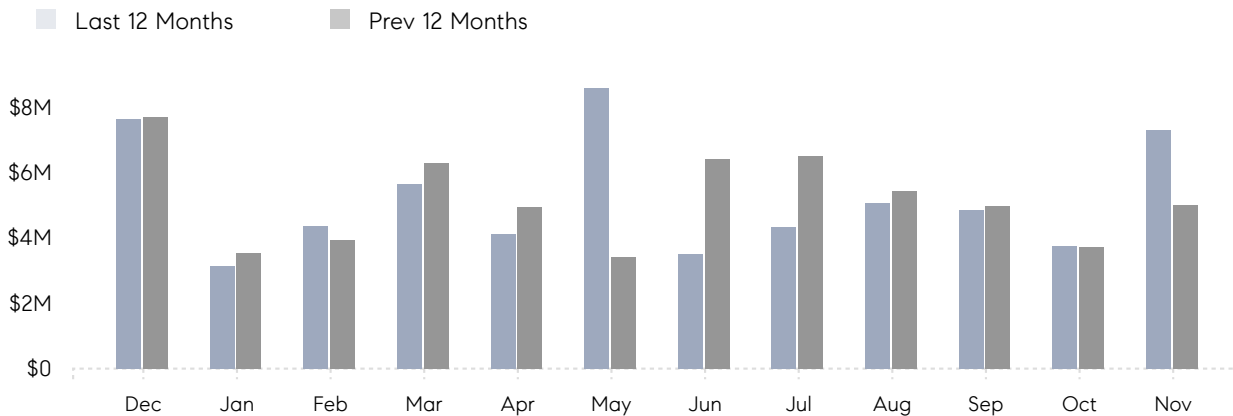
## Property Statistics

		Nov 2022	Nov 2021	% Change
Single-Family	# OF SALES	10	7	42.9%
	SALES VOLUME	\$7,307,999	\$5,023,999	45.5%
	AVERAGE PRICE	\$730,800	\$717,714	1.8%
	AVERAGE DOM	40	57	-29.8%

### Monthly Sales



### Monthly Total Sales Volume



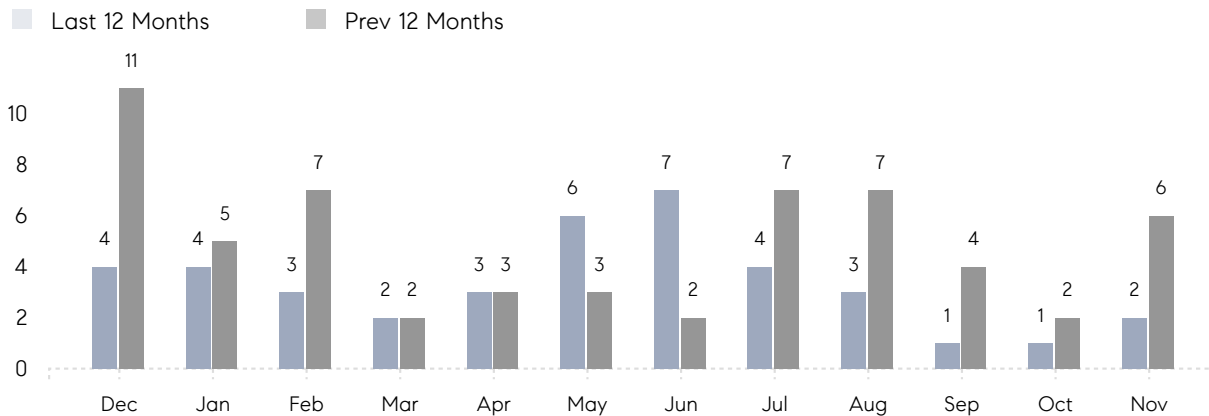
# Cold Spring Harbor

SUFFOLK, NOVEMBER 2022

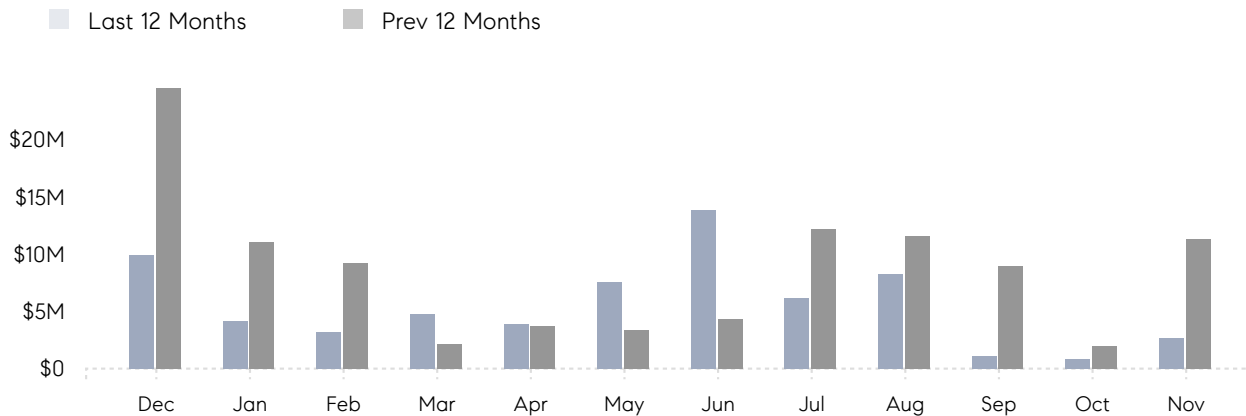
## Property Statistics

		Nov 2022	Nov 2021	% Change
Single-Family	# OF SALES	2	6	-66.7%
	SALES VOLUME	\$2,699,000	\$11,320,000	-76.2%
	AVERAGE PRICE	\$1,349,500	\$1,886,667	-28.5%
	AVERAGE DOM	68	133	-48.9%

### Monthly Sales



### Monthly Total Sales Volume



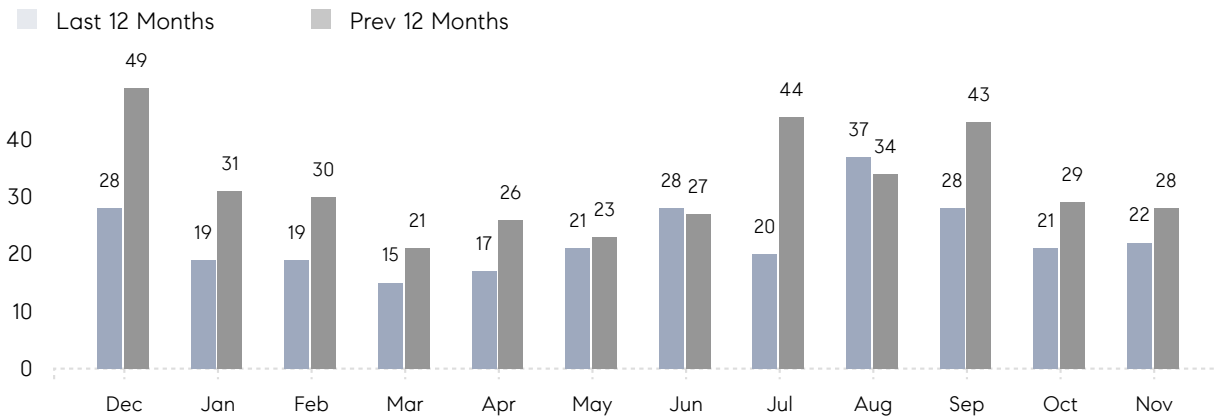
# Commack

SUFFOLK, NOVEMBER 2022

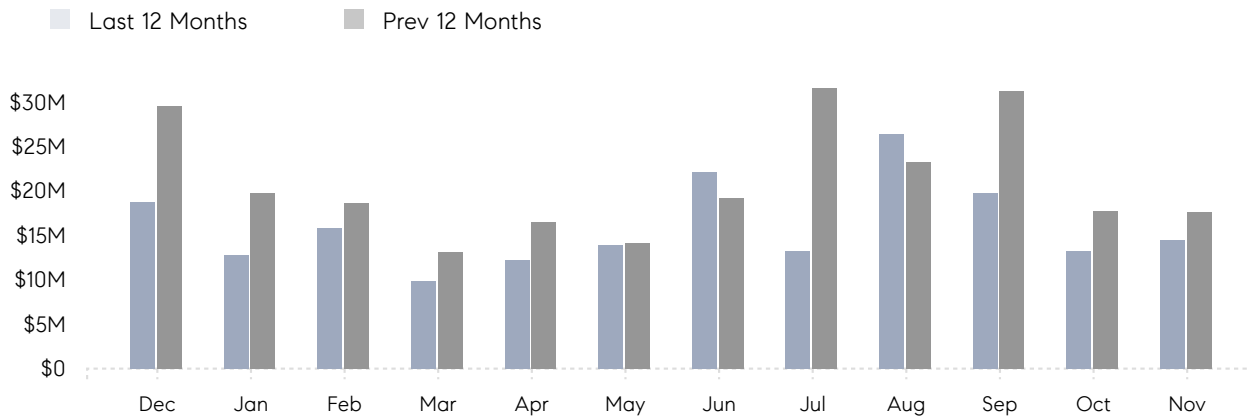
## Property Statistics

		Nov 2022	Nov 2021	% Change
Single-Family	# OF SALES	22	28	-21.4%
	SALES VOLUME	\$14,526,250	\$17,681,000	-17.8%
	AVERAGE PRICE	\$660,284	\$631,464	4.6%
	AVERAGE DOM	38	36	5.6%

### Monthly Sales



### Monthly Total Sales Volume



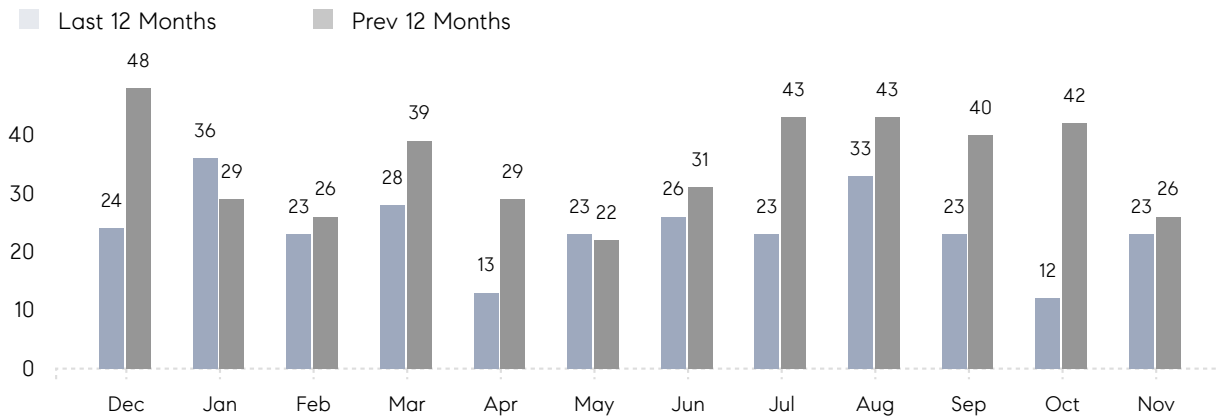
# Dix Hills

SUFFOLK, NOVEMBER 2022

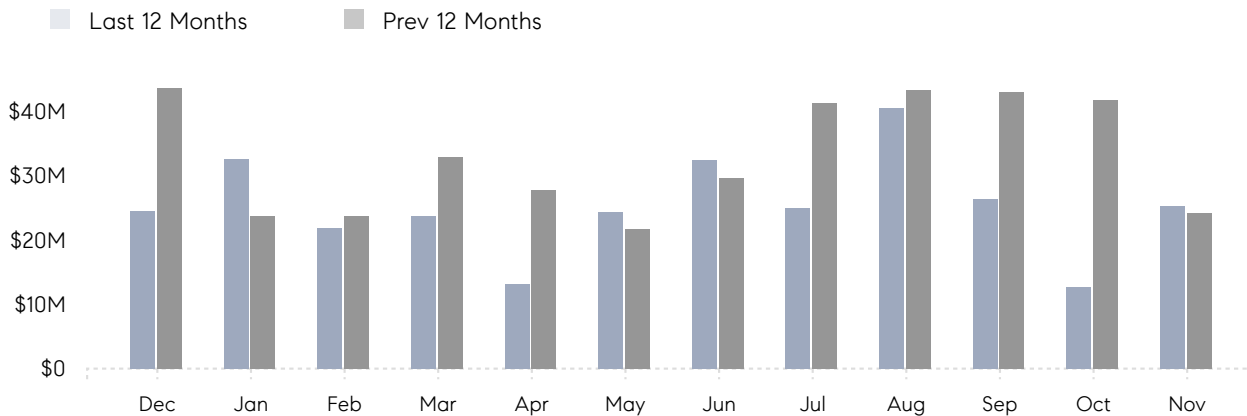
## Property Statistics

		Nov 2022	Nov 2021	% Change
Single-Family	# OF SALES	23	26	-11.5%
	SALES VOLUME	\$25,294,999	\$24,184,500	4.6%
	AVERAGE PRICE	\$1,099,783	\$930,173	18.2%
	AVERAGE DOM	56	47	19.1%

### Monthly Sales



### Monthly Total Sales Volume



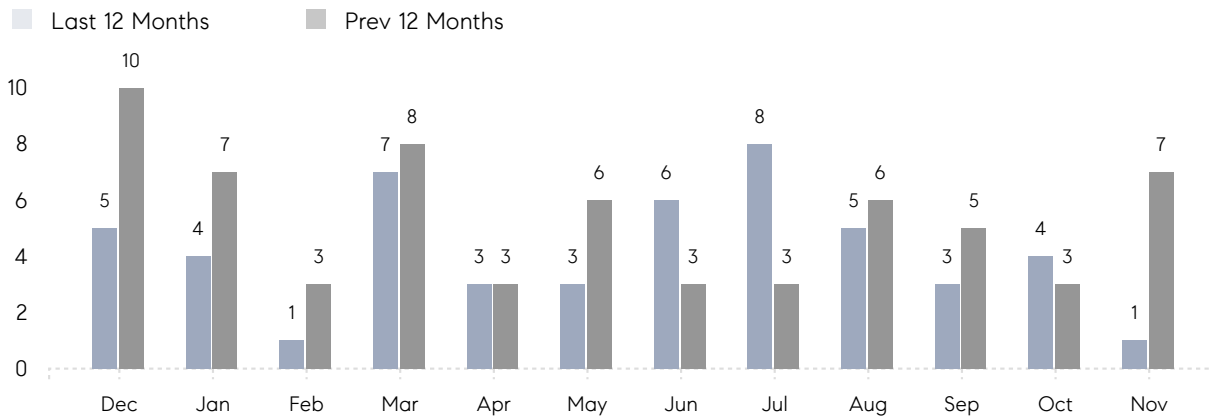
# East Moriches

SUFFOLK, NOVEMBER 2022

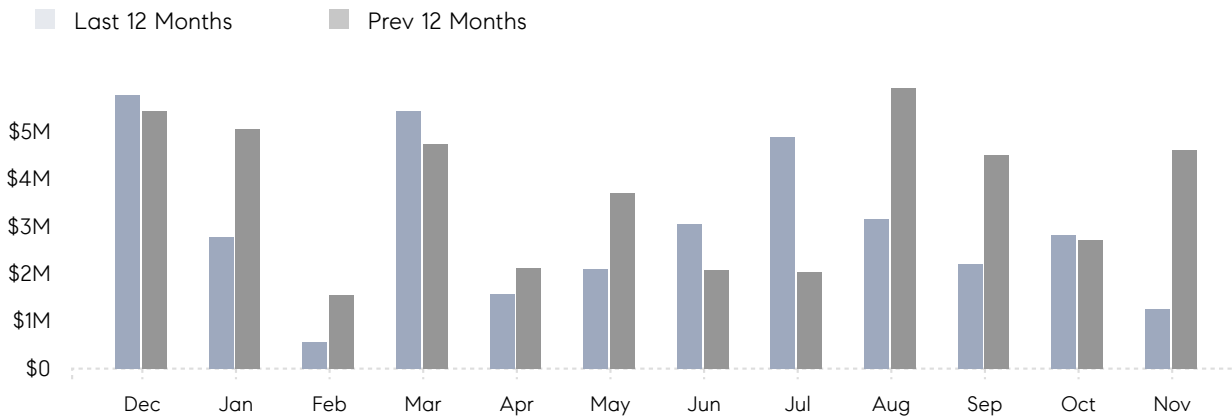
## Property Statistics

		Nov 2022	Nov 2021	% Change
Single-Family	# OF SALES	1	7	-85.7%
	SALES VOLUME	\$1,250,000	\$4,612,490	-72.9%
	AVERAGE PRICE	\$1,250,000	\$658,927	89.7%
	AVERAGE DOM	305	102	199.0%

### Monthly Sales



### Monthly Total Sales Volume



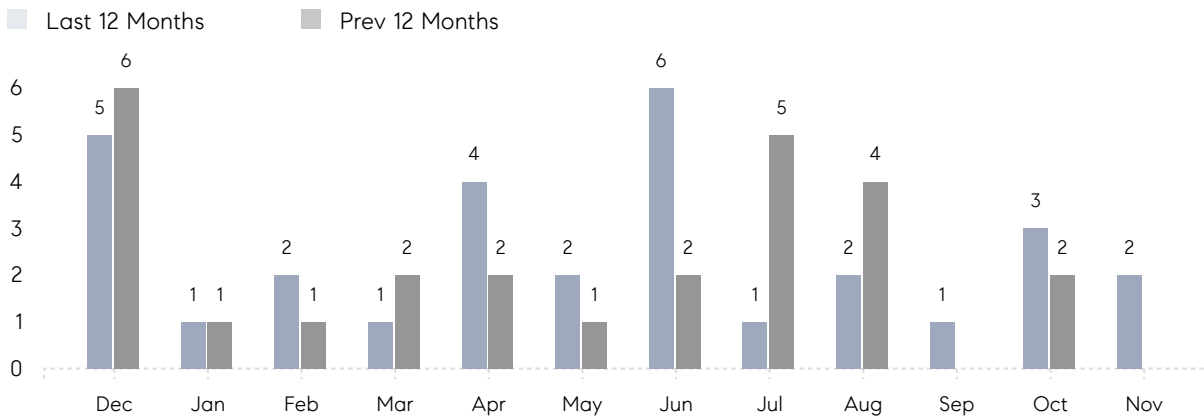
# Fort Salonga

SUFFOLK, NOVEMBER 2022

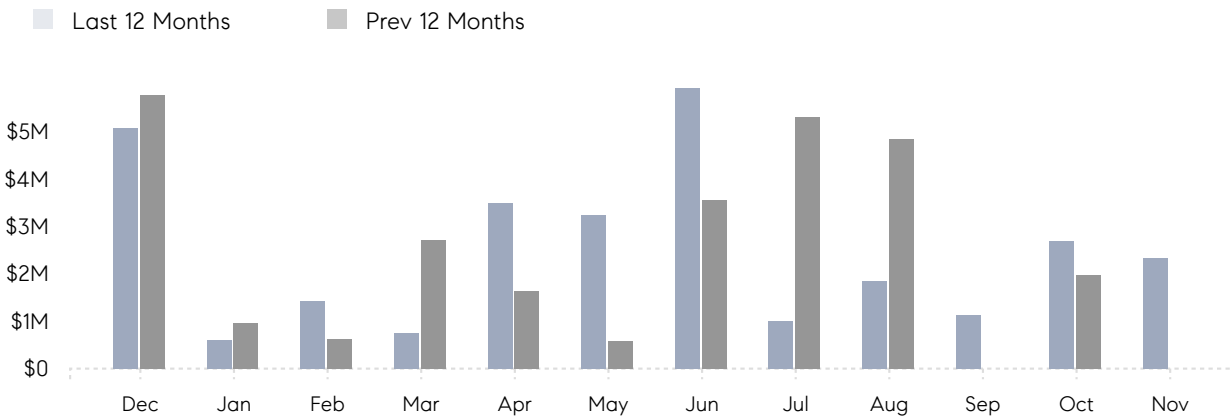
## Property Statistics

		Nov 2022	Nov 2021	% Change
Single-Family	# OF SALES	2	0	0.0%
	SALES VOLUME	\$2,330,000	\$0	-
	AVERAGE PRICE	\$1,165,000	\$0	-
	AVERAGE DOM	39	0	-

### Monthly Sales



### Monthly Total Sales Volume



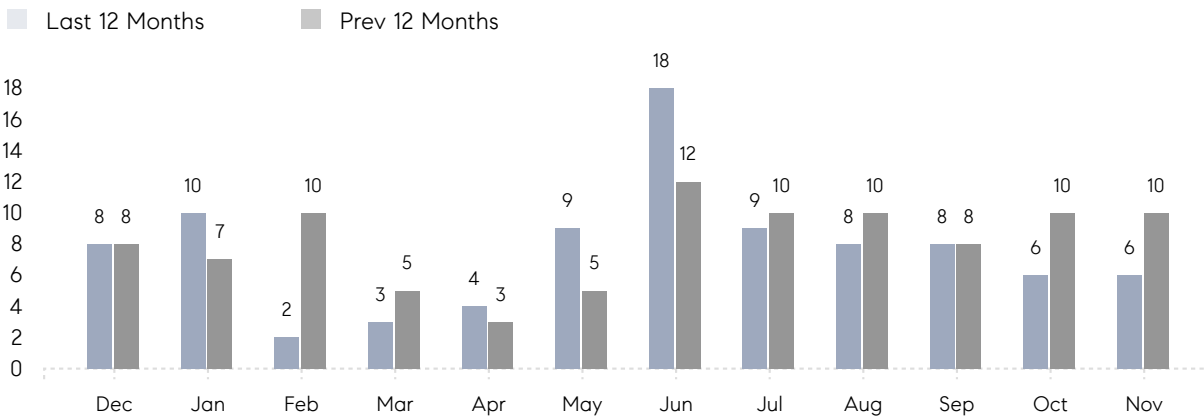
# Greenlawn

SUFFOLK, NOVEMBER 2022

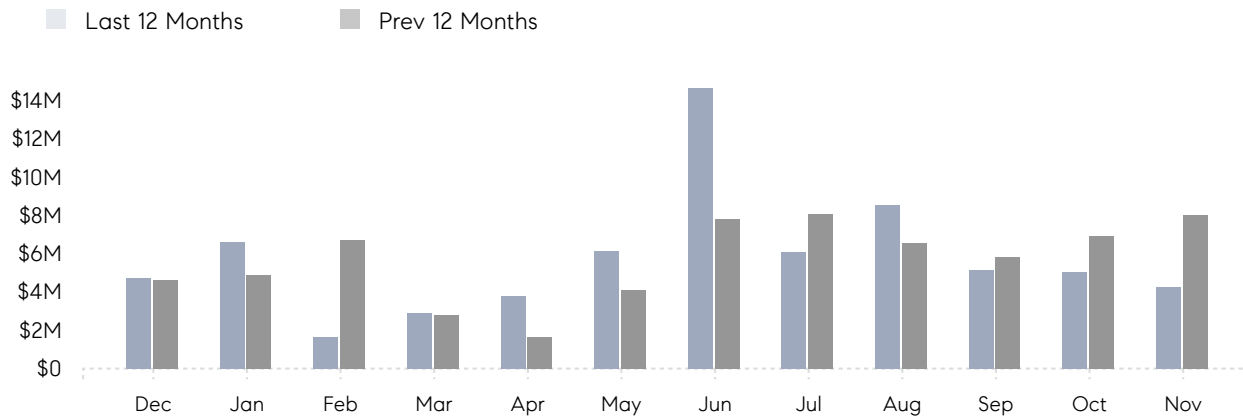
## Property Statistics

		Nov 2022	Nov 2021	% Change
Single-Family	# OF SALES	6	10	-40.0%
	SALES VOLUME	\$4,253,000	\$8,033,912	-47.1%
	AVERAGE PRICE	\$708,833	\$803,391	-11.8%
	AVERAGE DOM	55	30	83.3%

### Monthly Sales



### Monthly Total Sales Volume





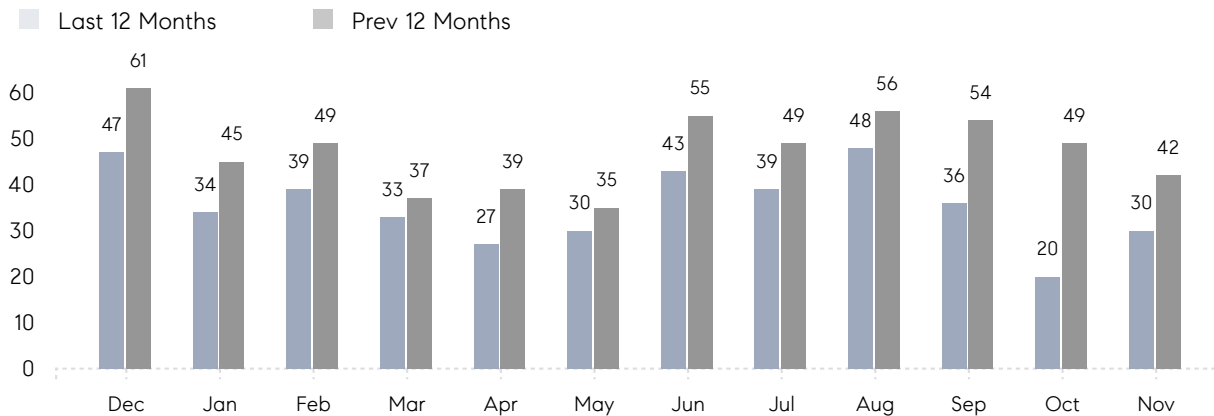
# Huntington

SUFFOLK, NOVEMBER 2022

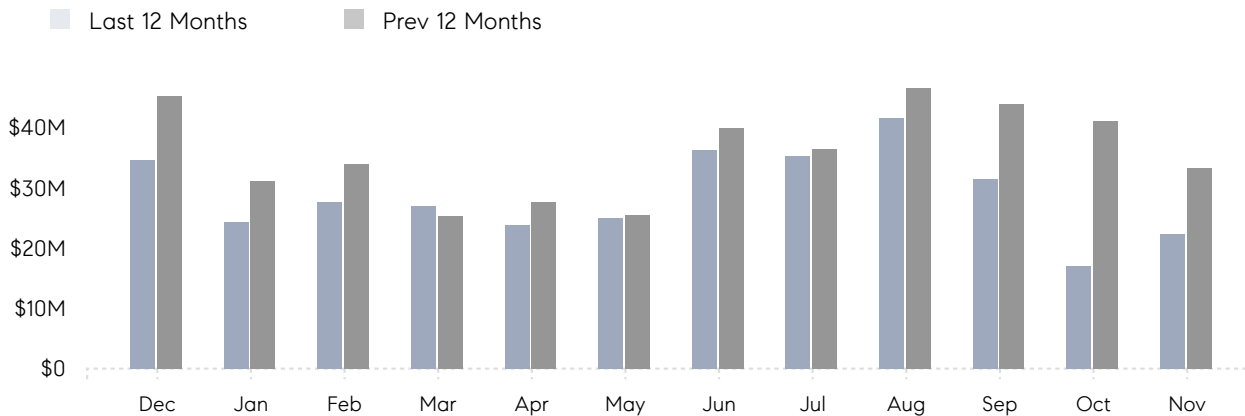
## Property Statistics

		Nov 2022	Nov 2021	% Change
Single-Family	# OF SALES	30	42	-28.6%
	SALES VOLUME	\$22,291,900	\$33,312,888	-33.1%
	AVERAGE PRICE	\$743,063	\$793,164	-6.3%
	AVERAGE DOM	59	50	18.0%

### Monthly Sales



### Monthly Total Sales Volume



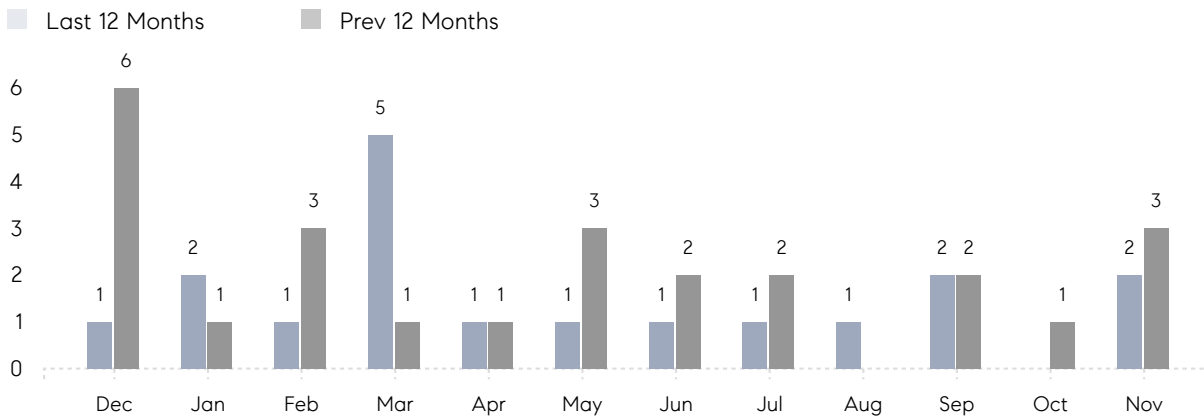
# Huntington Bay

SUFFOLK, NOVEMBER 2022

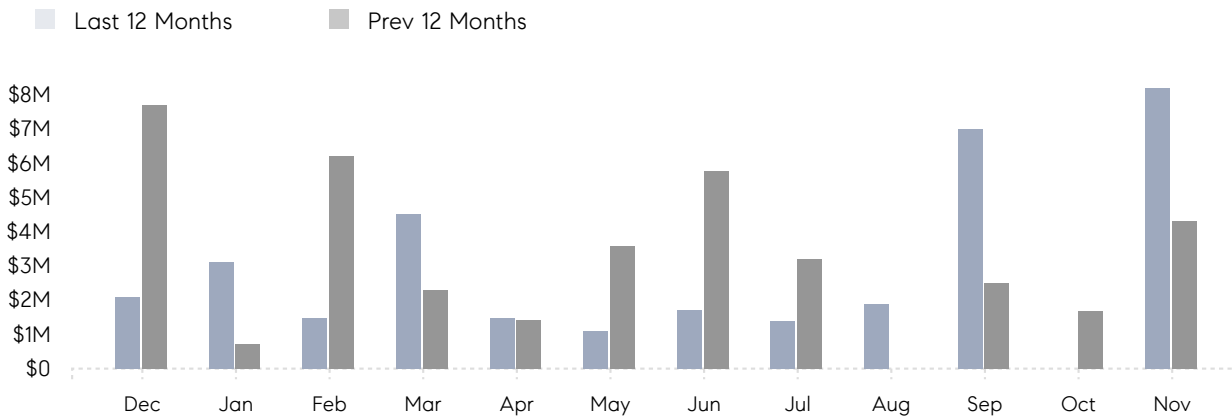
## Property Statistics

		Nov 2022	Nov 2021	% Change
Single-Family	# OF SALES	2	3	-33.3%
	SALES VOLUME	\$8,200,000	\$4,315,000	90.0%
	AVERAGE PRICE	\$4,100,000	\$1,438,333	185.1%
	AVERAGE DOM	120	69	73.9%

### Monthly Sales



### Monthly Total Sales Volume



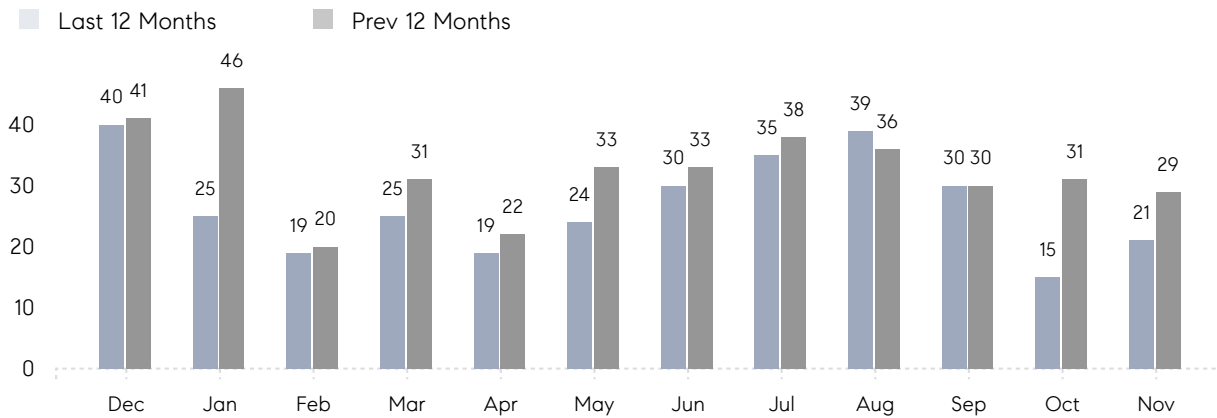
# Huntington Station

SUFFOLK, NOVEMBER 2022

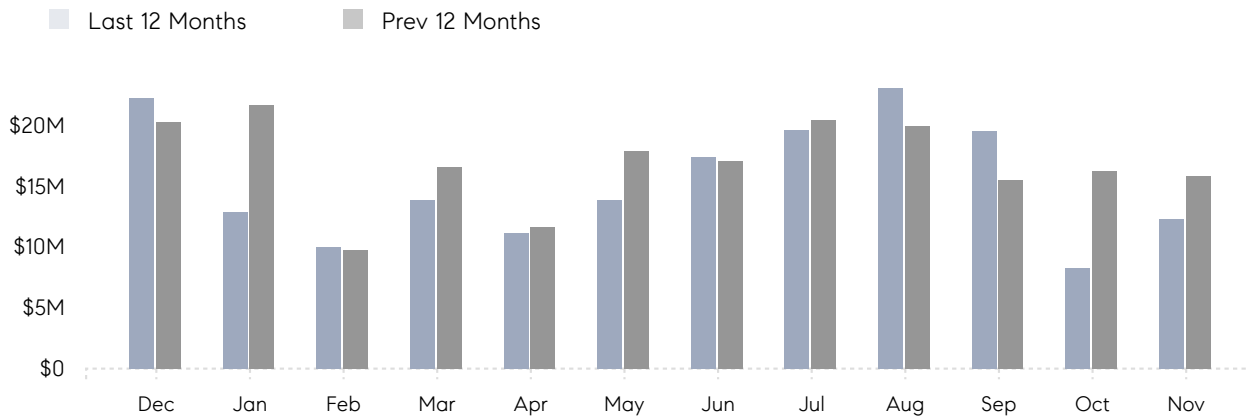
## Property Statistics

		Nov 2022	Nov 2021	% Change
Single-Family	# OF SALES	21	29	-27.6%
	SALES VOLUME	\$12,333,000	\$15,872,000	-22.3%
	AVERAGE PRICE	\$587,286	\$547,310	7.3%
	AVERAGE DOM	41	44	-6.8%

### Monthly Sales



### Monthly Total Sales Volume



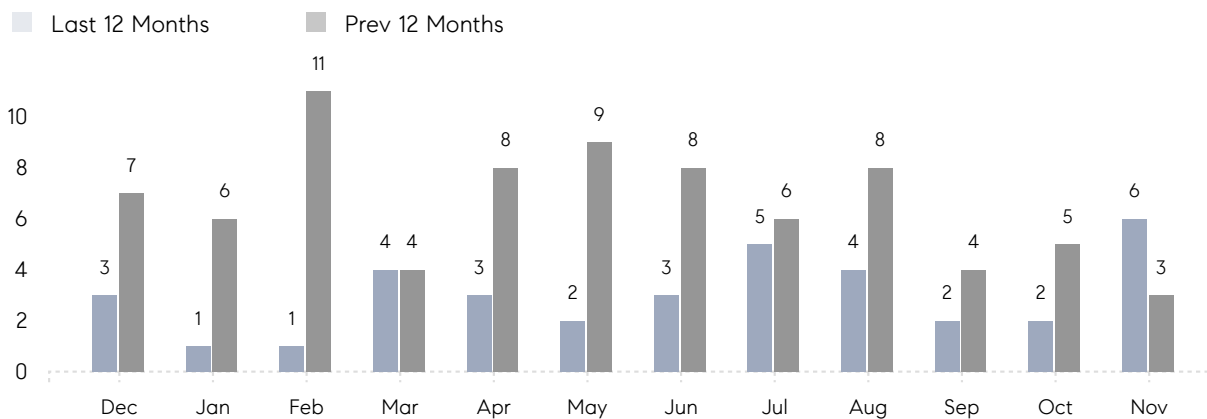
# Lloyd Harbor

SUFFOLK, NOVEMBER 2022

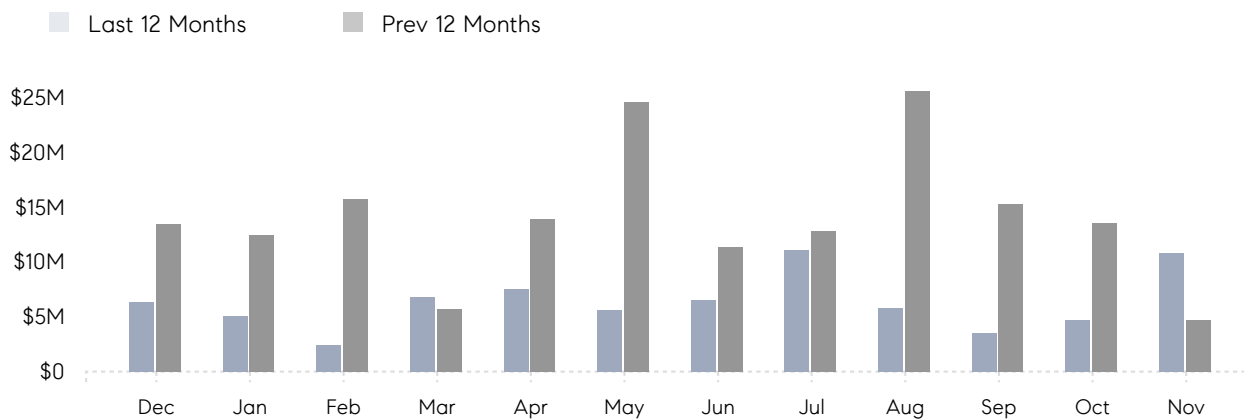
## Property Statistics

		Nov 2022	Nov 2021	% Change
Single-Family	# OF SALES	6	3	100.0%
	SALES VOLUME	\$10,864,000	\$4,675,000	132.4%
	AVERAGE PRICE	\$1,810,667	\$1,558,333	16.2%
	AVERAGE DOM	42	53	-20.8%

### Monthly Sales



### Monthly Total Sales Volume



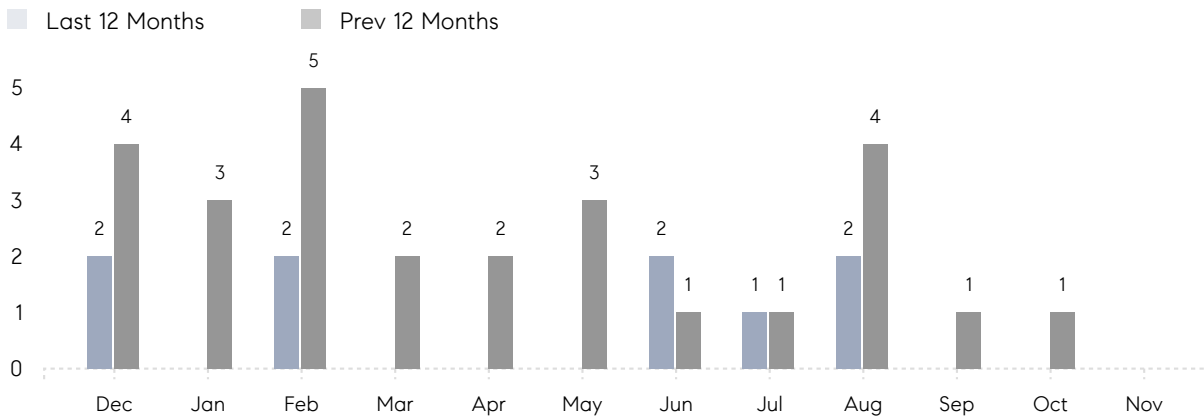
# Lloyd Neck

SUFFOLK, NOVEMBER 2022

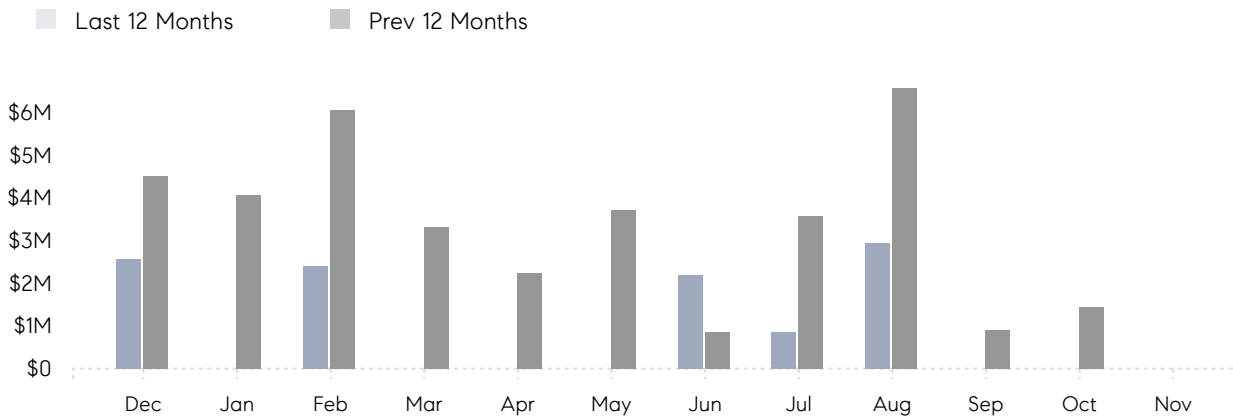
## Property Statistics

		Nov 2022	Nov 2021	% Change
Single-Family	# OF SALES	0	0	0.0%
	SALES VOLUME	\$0	\$0	-
	AVERAGE PRICE	\$0	\$0	-
	AVERAGE DOM	0	0	-

### Monthly Sales



### Monthly Total Sales Volume



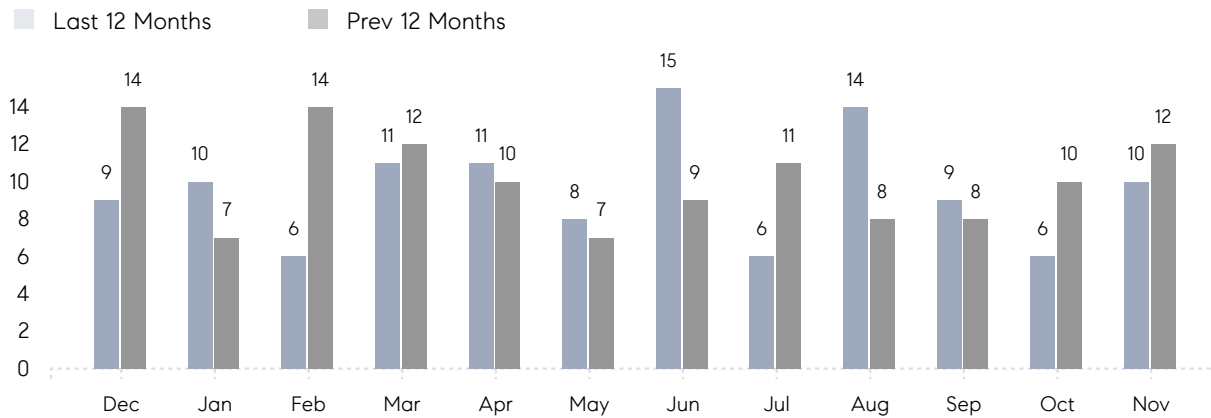
# Manorville

SUFFOLK, NOVEMBER 2022

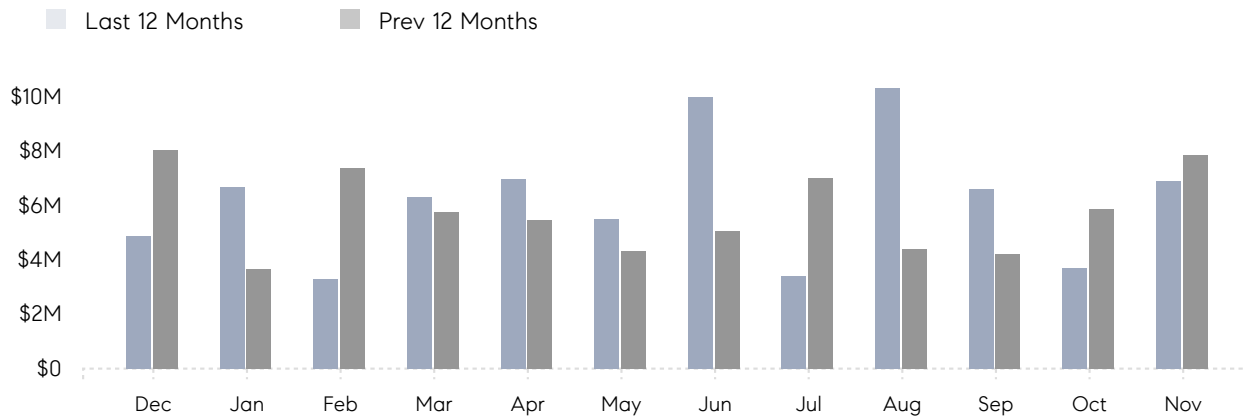
## Property Statistics

		Nov 2022	Nov 2021	% Change
Single-Family	# OF SALES	10	12	-16.7%
	SALES VOLUME	\$6,876,500	\$7,848,000	-12.4%
	AVERAGE PRICE	\$687,650	\$654,000	5.1%
	AVERAGE DOM	66	48	37.5%

### Monthly Sales



### Monthly Total Sales Volume



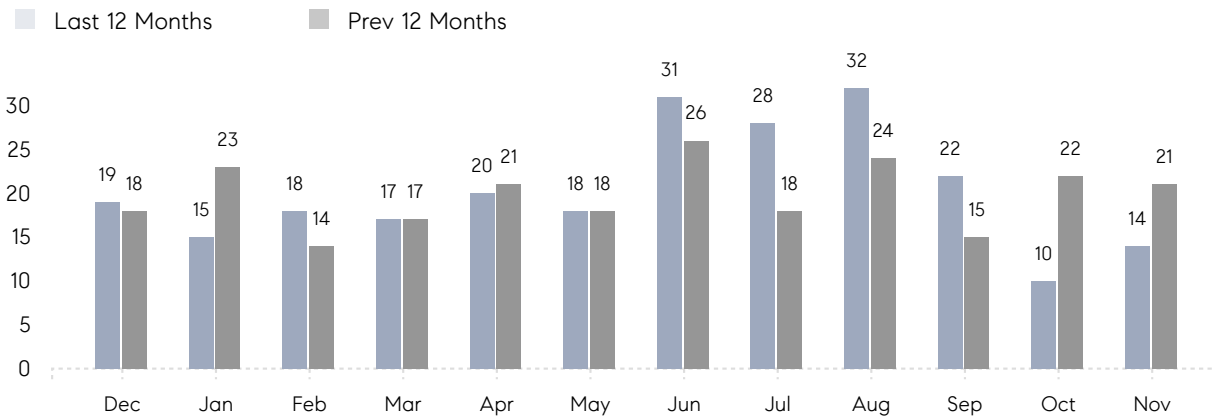
# Mastic

SUFFOLK, NOVEMBER 2022

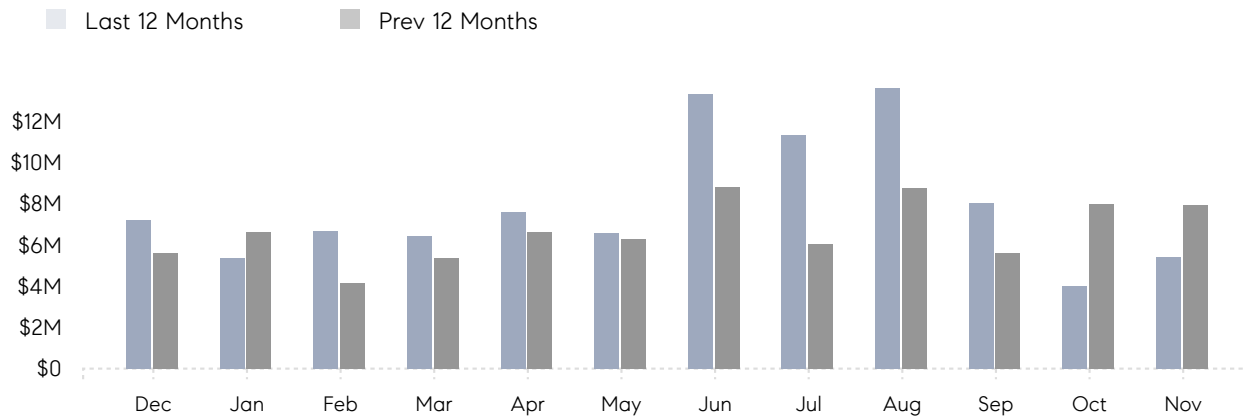
## Property Statistics

		Nov 2022	Nov 2021	% Change
Single-Family	# OF SALES	14	21	-33.3%
	SALES VOLUME	\$5,428,000	\$7,940,100	-31.6%
	AVERAGE PRICE	\$387,714	\$378,100	2.5%
	AVERAGE DOM	42	58	-27.6%

### Monthly Sales



### Monthly Total Sales Volume



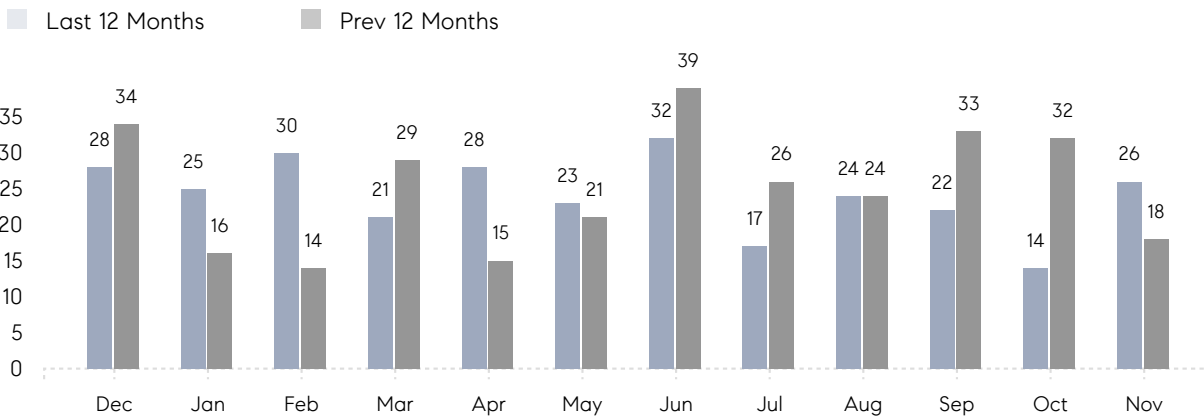
# Mastic Beach

SUFFOLK, NOVEMBER 2022

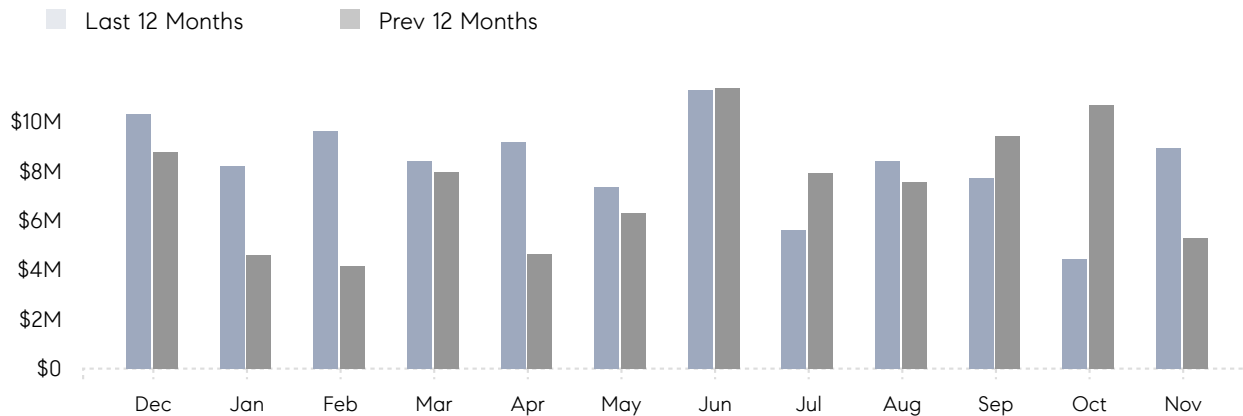
## Property Statistics

		Nov 2022	Nov 2021	% Change
Single-Family	# OF SALES	26	18	44.4%
	SALES VOLUME	\$8,930,000	\$5,296,000	68.6%
	AVERAGE PRICE	\$343,462	\$294,222	16.7%
	AVERAGE DOM	45	56	-19.6%

### Monthly Sales



### Monthly Total Sales Volume





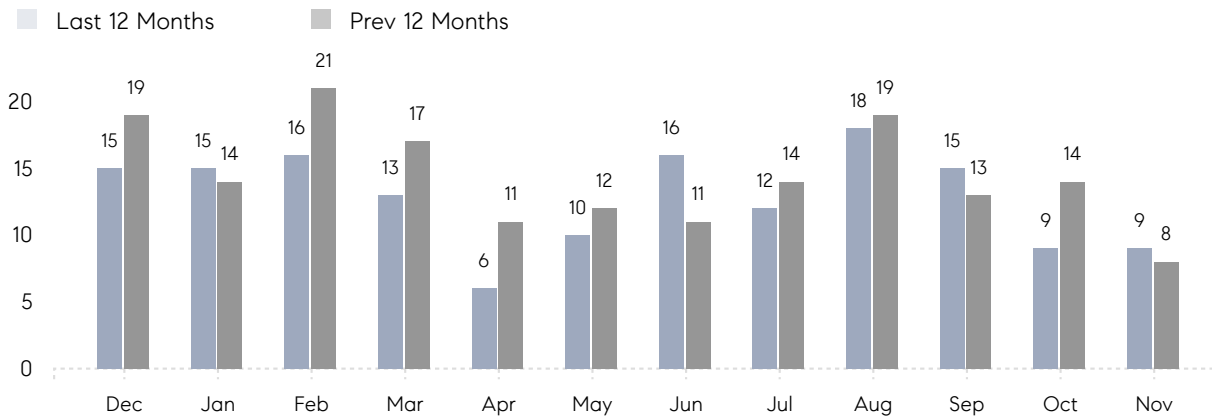
# Melville

SUFFOLK, NOVEMBER 2022

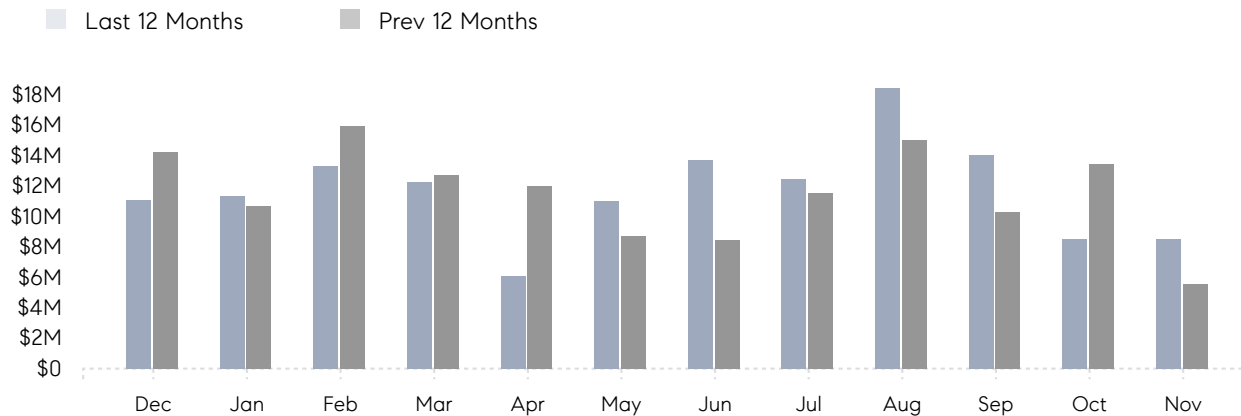
## Property Statistics

		Nov 2022	Nov 2021	% Change
Single-Family	# OF SALES	9	8	12.5%
	SALES VOLUME	\$8,522,500	\$5,545,000	53.7%
	AVERAGE PRICE	\$946,944	\$693,125	36.6%
	AVERAGE DOM	63	40	57.5%

### Monthly Sales



### Monthly Total Sales Volume



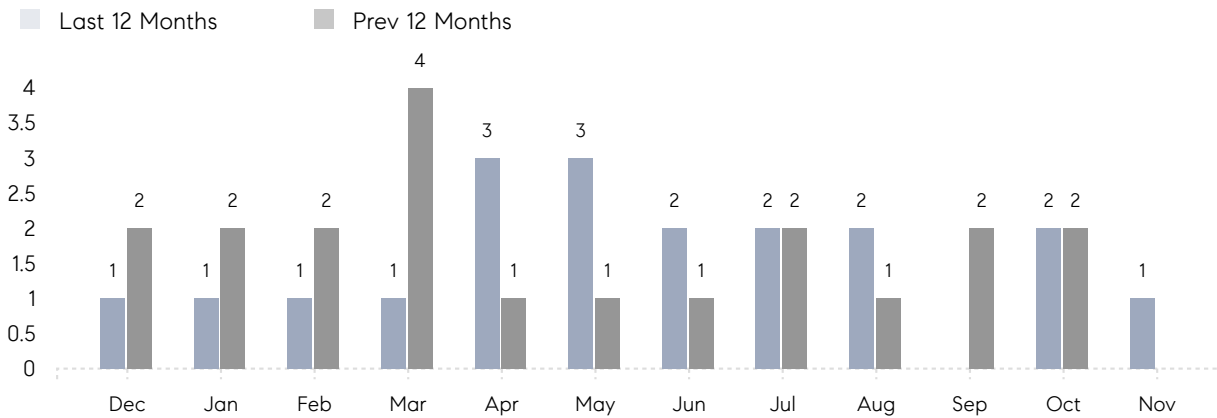
# Moriches

SUFFOLK, NOVEMBER 2022

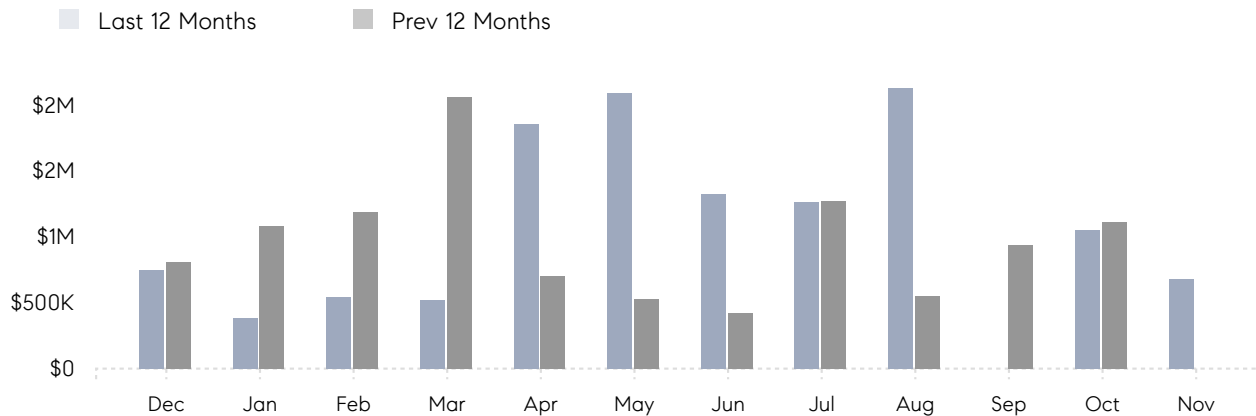
## Property Statistics

		Nov 2022	Nov 2021	% Change
Single-Family	# OF SALES	1	0	0.0%
	SALES VOLUME	\$680,000	\$0	-
	AVERAGE PRICE	\$680,000	\$0	-
	AVERAGE DOM	15	0	-

### Monthly Sales



### Monthly Total Sales Volume



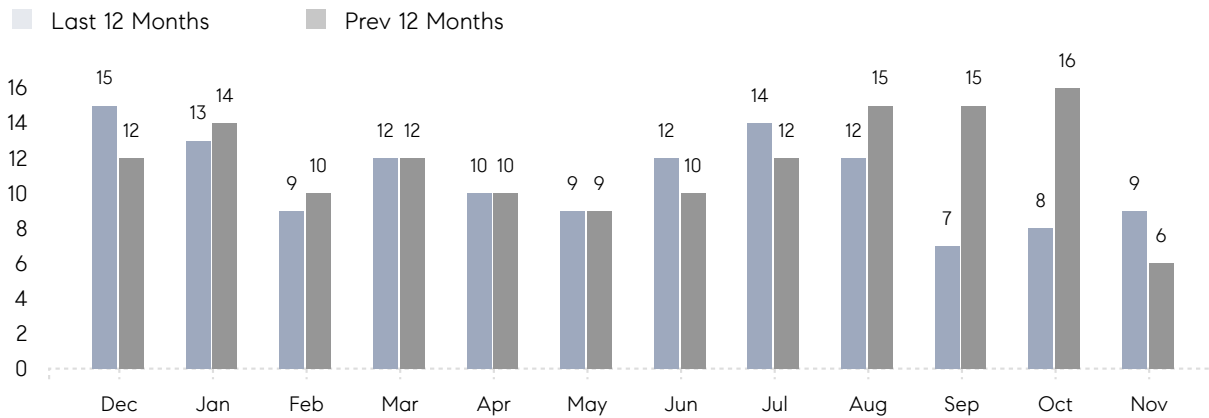
# Mount Sinai

SUFFOLK, NOVEMBER 2022

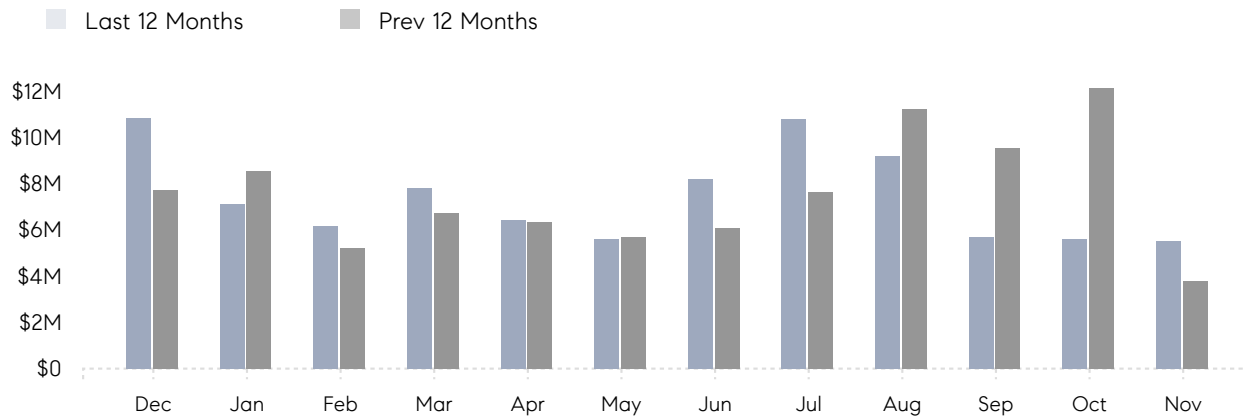
## Property Statistics

		Nov 2022	Nov 2021	% Change
Single-Family	# OF SALES	9	6	50.0%
	SALES VOLUME	\$5,525,000	\$3,809,427	45.0%
	AVERAGE PRICE	\$613,889	\$634,905	-3.3%
	AVERAGE DOM	46	24	91.7%

### Monthly Sales



### Monthly Total Sales Volume



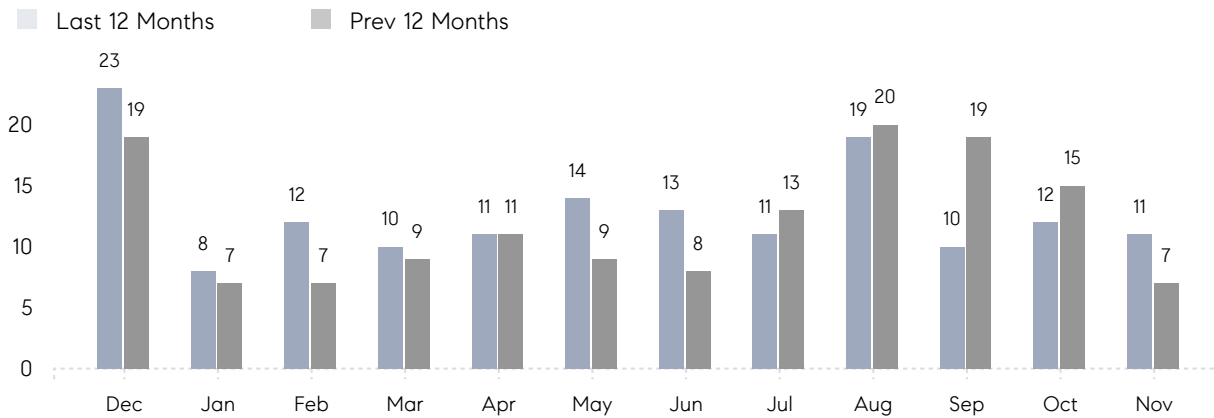
# Nesconset

SUFFOLK, NOVEMBER 2022

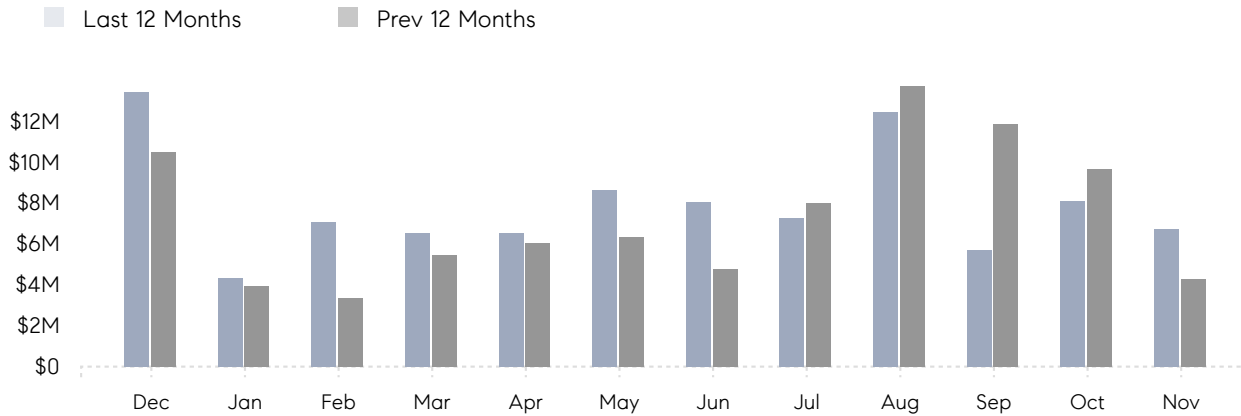
## Property Statistics

		Nov 2022	Nov 2021	% Change
Single-Family	# OF SALES	11	7	57.1%
	SALES VOLUME	\$6,712,399	\$4,281,000	56.8%
	AVERAGE PRICE	\$610,218	\$611,571	-0.2%
	AVERAGE DOM	44	35	25.7%

### Monthly Sales



### Monthly Total Sales Volume



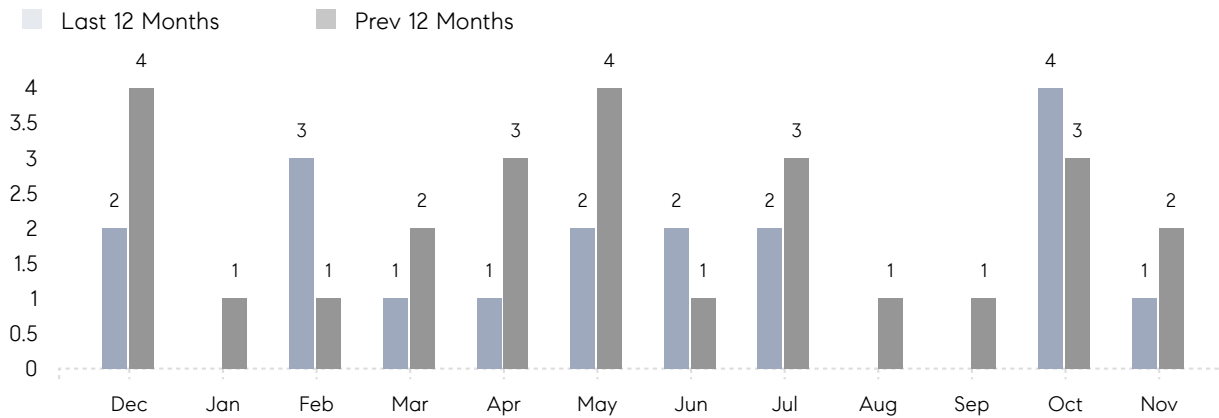
# Nissequogue

SUFFOLK, NOVEMBER 2022

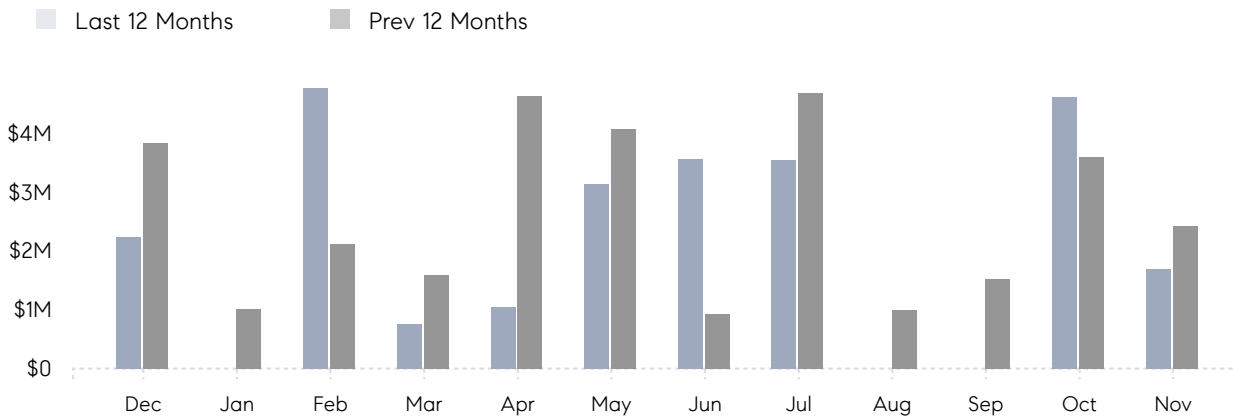
## Property Statistics

		Nov 2022	Nov 2021	% Change
Single-Family	# OF SALES	1	2	-50.0%
	SALES VOLUME	\$1,700,000	\$2,425,000	-29.9%
	AVERAGE PRICE	\$1,700,000	\$1,212,500	40.2%
	AVERAGE DOM	22	24	-8.3%

### Monthly Sales



### Monthly Total Sales Volume



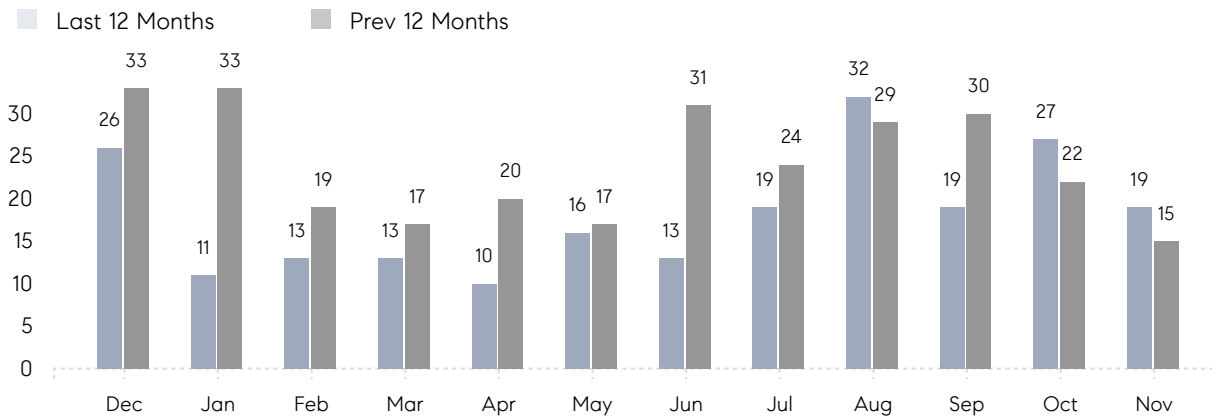
# Northport

SUFFOLK, NOVEMBER 2022

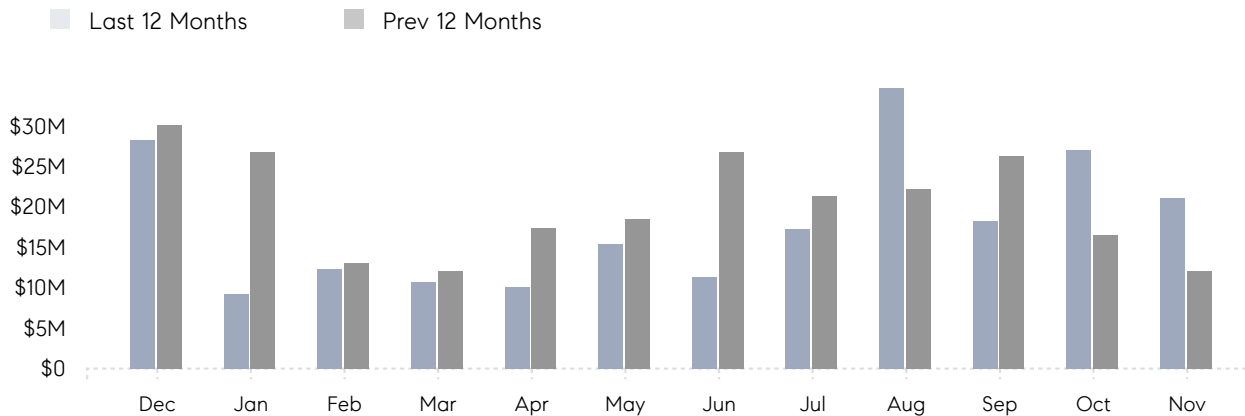
## Property Statistics

		Nov 2022	Nov 2021	% Change
Single-Family	# OF SALES	19	15	26.7%
	SALES VOLUME	\$21,147,000	\$12,029,567	75.8%
	AVERAGE PRICE	\$1,113,000	\$801,971	38.8%
	AVERAGE DOM	55	77	-28.6%

### Monthly Sales



### Monthly Total Sales Volume



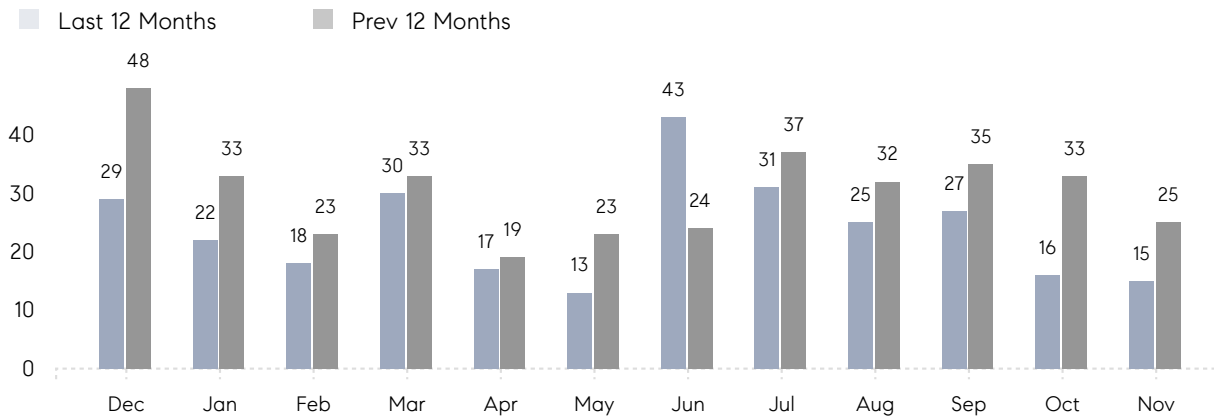
# East Northport

SUFFOLK, NOVEMBER 2022

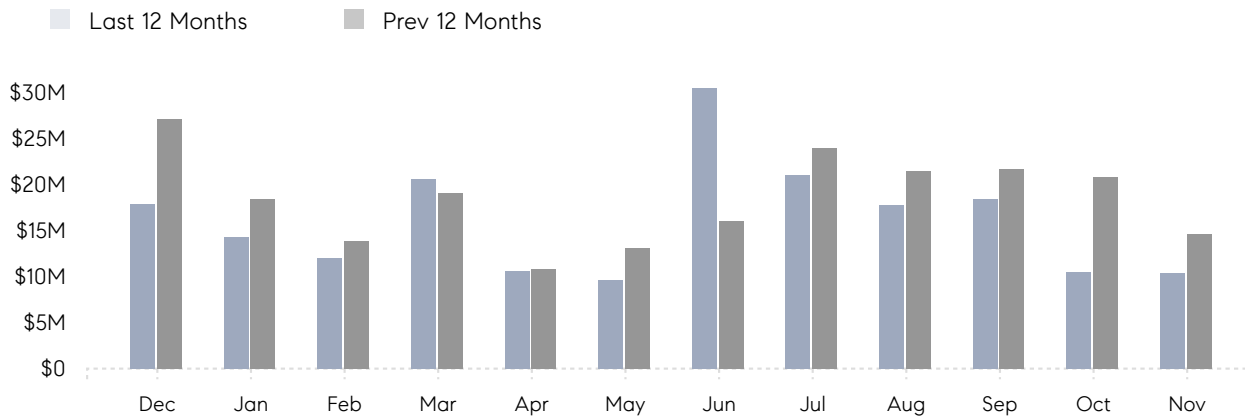
## Property Statistics

		Nov 2022	Nov 2021	% Change
Single-Family	# OF SALES	15	25	-40.0%
	SALES VOLUME	\$10,393,400	\$14,675,000	-29.2%
	AVERAGE PRICE	\$692,893	\$587,000	18.0%
	AVERAGE DOM	37	41	-9.8%

### Monthly Sales



### Monthly Total Sales Volume



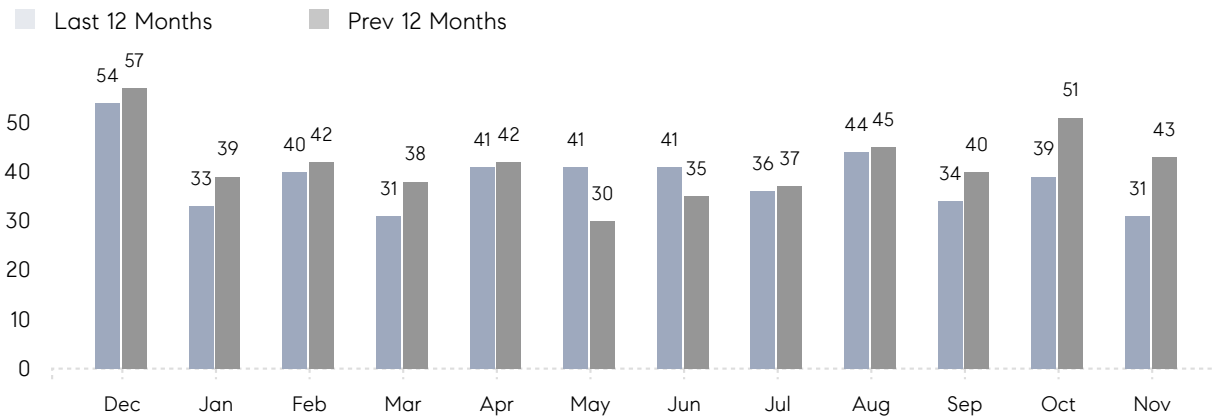
# Patchogue

SUFFOLK, NOVEMBER 2022

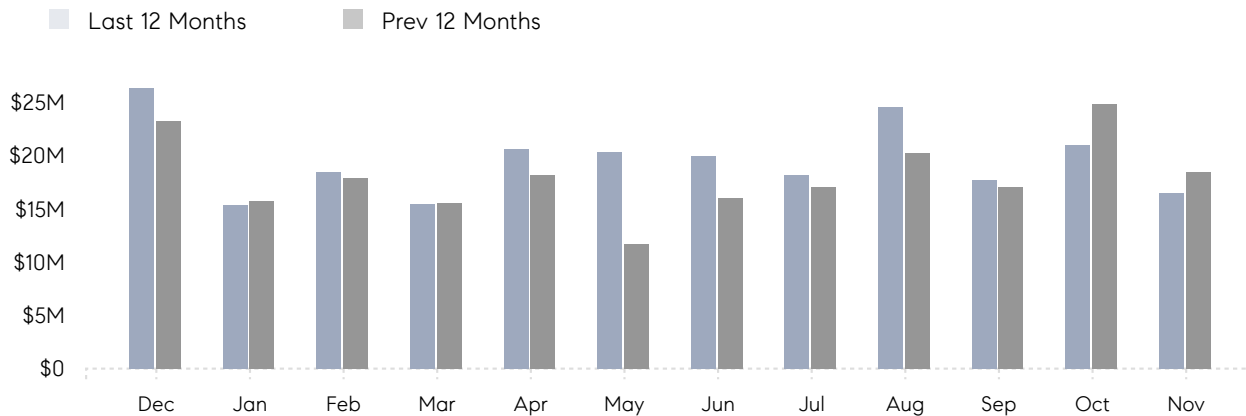
## Property Statistics

		Nov 2022	Nov 2021	% Change
Single-Family	# OF SALES	31	43	-27.9%
	SALES VOLUME	\$16,475,000	\$18,510,490	-11.0%
	AVERAGE PRICE	\$531,452	\$430,477	23.5%
	AVERAGE DOM	48	46	4.3%

### Monthly Sales



### Monthly Total Sales Volume





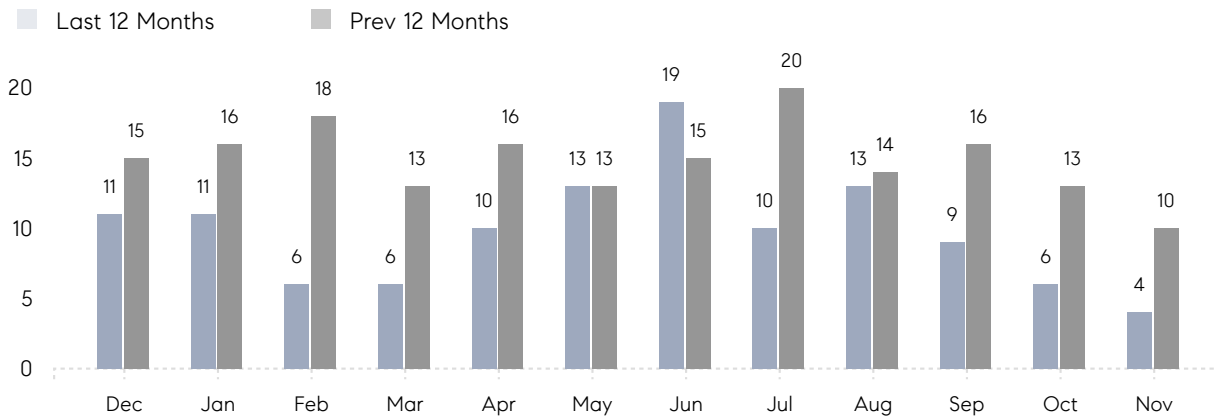
# Saint James

SUFFOLK, NOVEMBER 2022

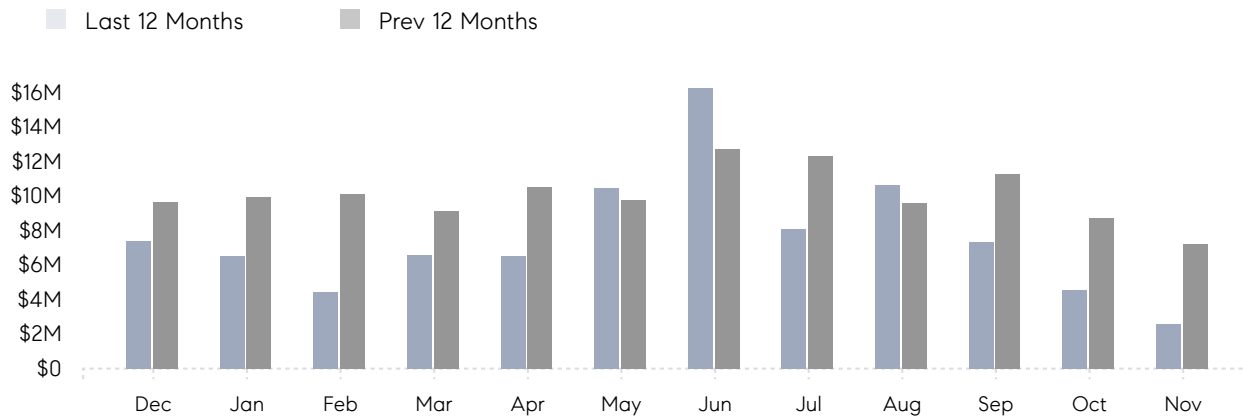
## Property Statistics

		Nov 2022	Nov 2021	% Change
Single-Family	# OF SALES	4	10	-60.0%
	SALES VOLUME	\$2,570,000	\$7,195,000	-64.3%
	AVERAGE PRICE	\$642,500	\$719,500	-10.7%
	AVERAGE DOM	53	40	32.5%

### Monthly Sales



### Monthly Total Sales Volume



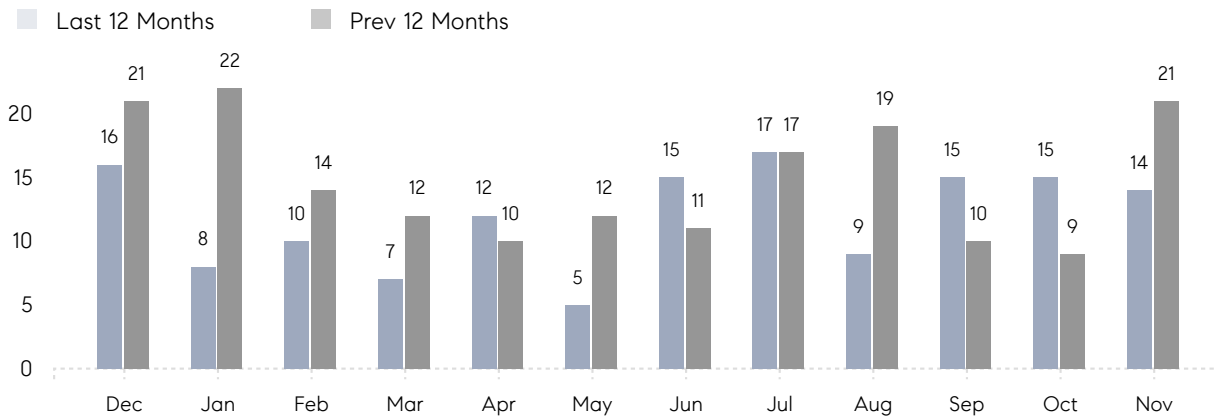
# Sayville

SUFFOLK, NOVEMBER 2022

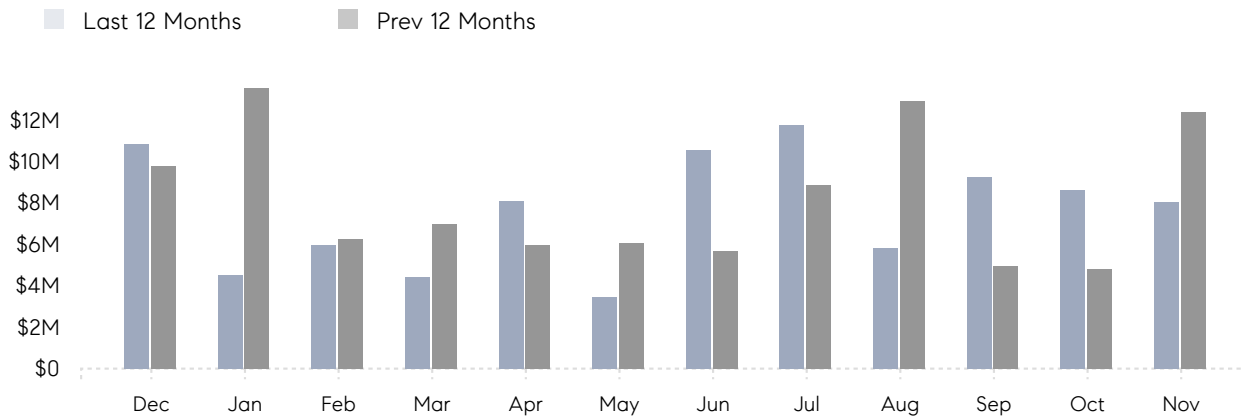
## Property Statistics

		Nov 2022	Nov 2021	% Change
Single-Family	# OF SALES	14	21	-33.3%
	SALES VOLUME	\$8,027,300	\$12,419,623	-35.4%
	AVERAGE PRICE	\$573,379	\$591,411	-3.0%
	AVERAGE DOM	53	34	55.9%

### Monthly Sales



### Monthly Total Sales Volume



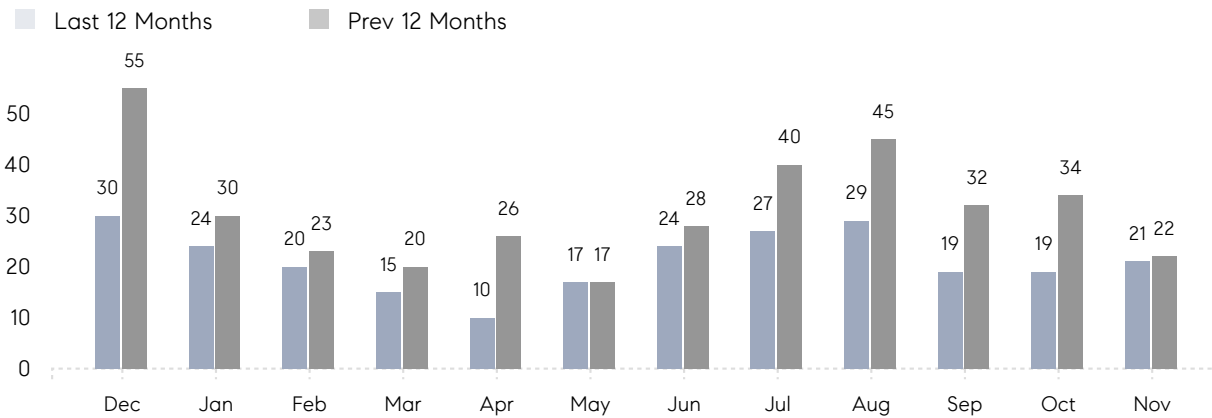
# Setauket

SUFFOLK, NOVEMBER 2022

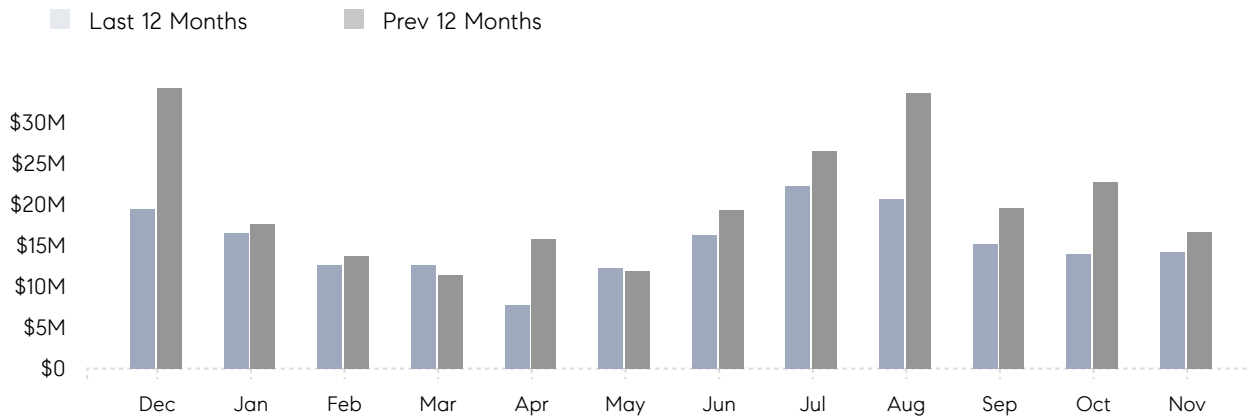
## Property Statistics

		Nov 2022	Nov 2021	% Change
Single-Family	# OF SALES	21	22	-4.5%
	SALES VOLUME	\$14,169,500	\$16,675,534	-15.0%
	AVERAGE PRICE	\$674,738	\$757,979	-11.0%
	AVERAGE DOM	81	50	62.0%

### Monthly Sales



### Monthly Total Sales Volume



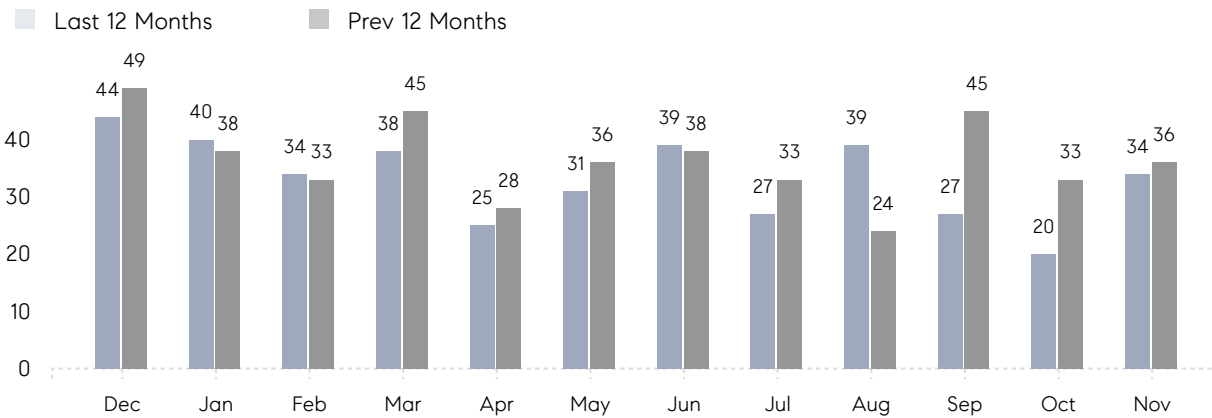
# Shirley

SUFFOLK, NOVEMBER 2022

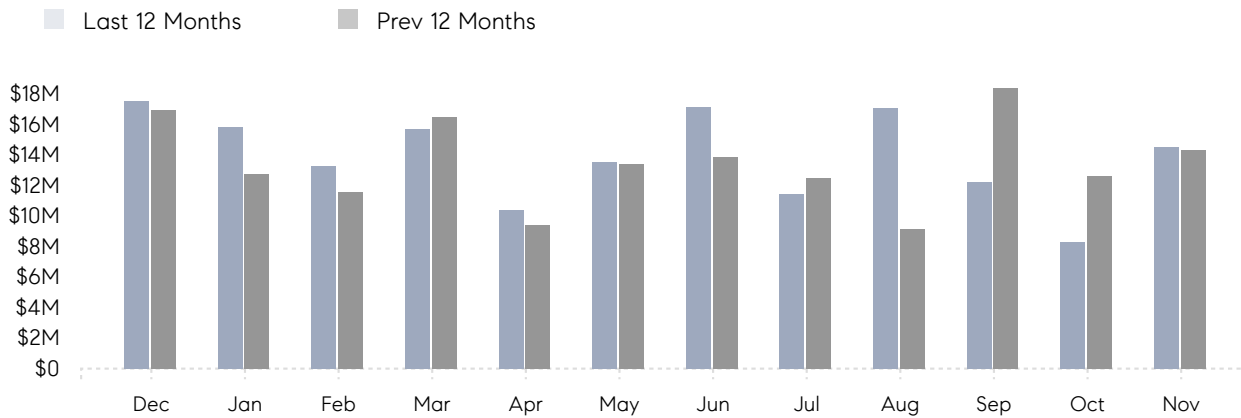
## Property Statistics

		Nov 2022	Nov 2021	% Change
Single-Family	# OF SALES	34	36	-5.6%
	SALES VOLUME	\$14,498,499	\$14,348,000	1.0%
	AVERAGE PRICE	\$426,426	\$398,556	7.0%
	AVERAGE DOM	68	40	70.0%

### Monthly Sales



### Monthly Total Sales Volume



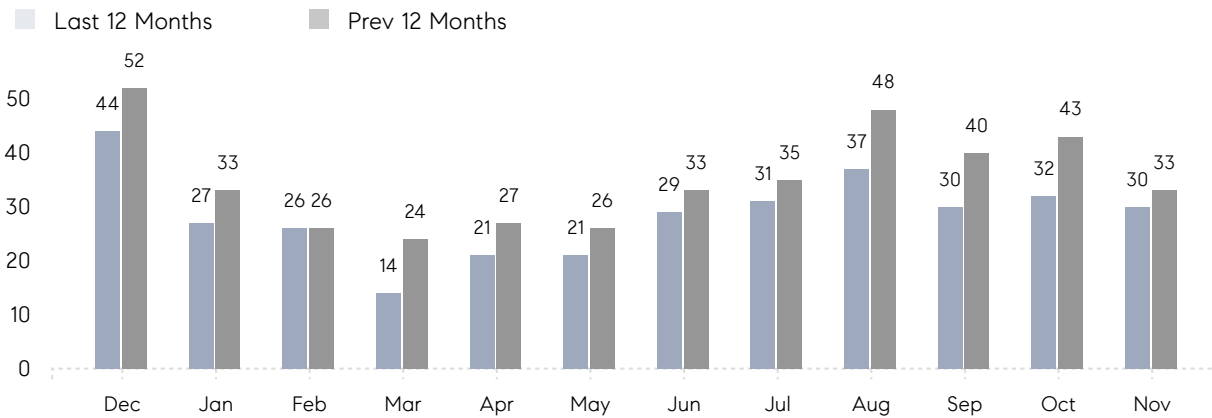
# Smithtown

SUFFOLK, NOVEMBER 2022

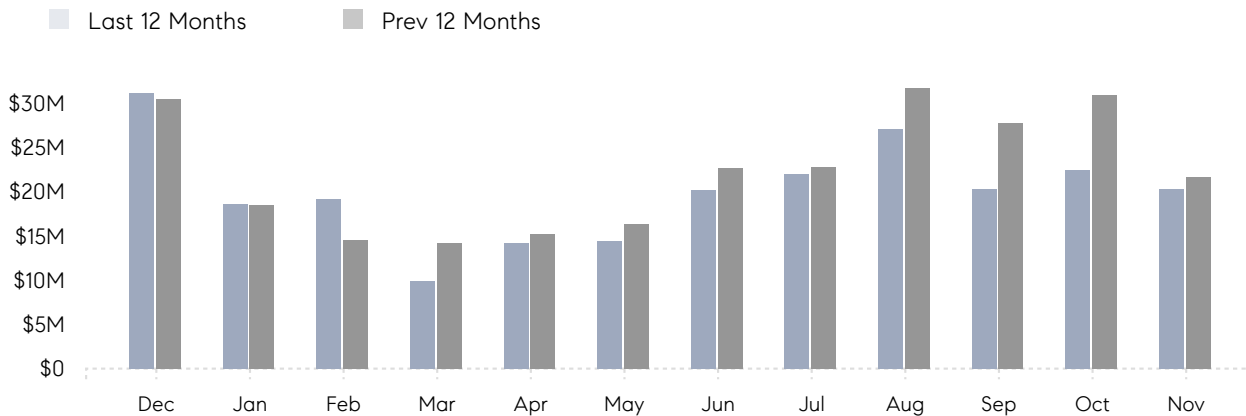
## Property Statistics

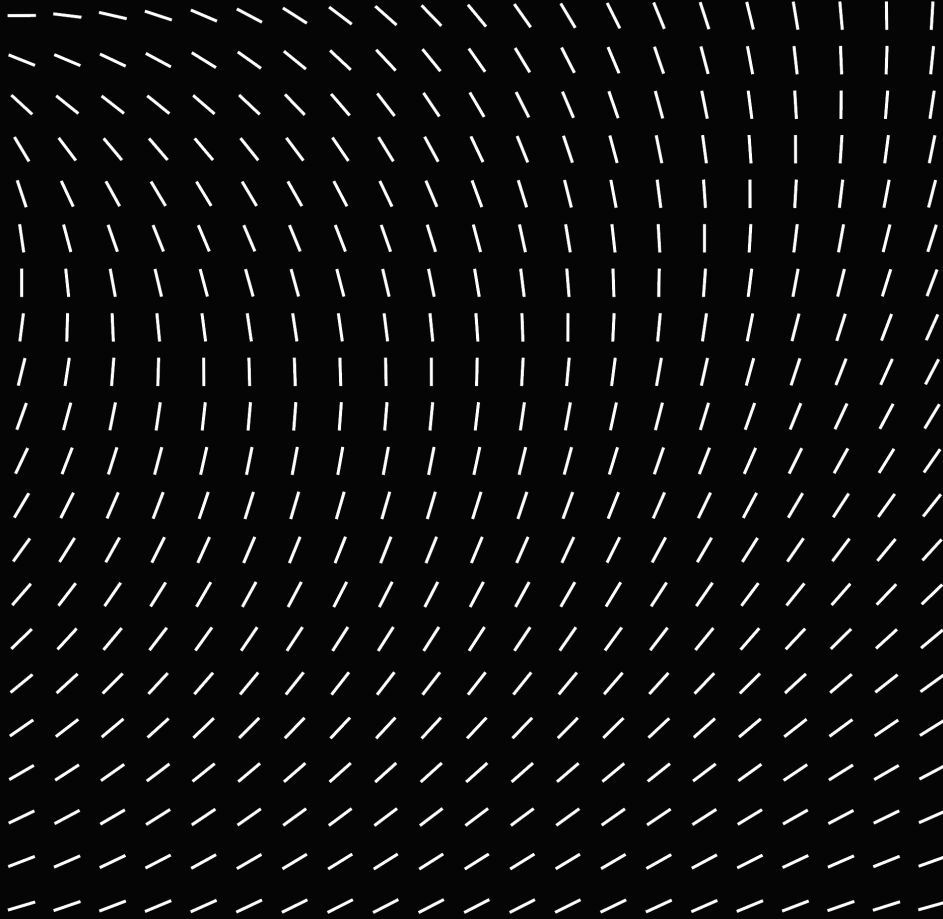
		Nov 2022	Nov 2021	% Change
Single-Family	# OF SALES	30	33	-9.1%
	SALES VOLUME	\$20,392,050	\$21,722,900	-6.1%
	AVERAGE PRICE	\$679,735	\$658,270	3.3%
	AVERAGE DOM	65	45	44.4%

### Monthly Sales



### Monthly Total Sales Volume





# COMPASS

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