



COMPASS

February 2023

Suffolk County Market Insights

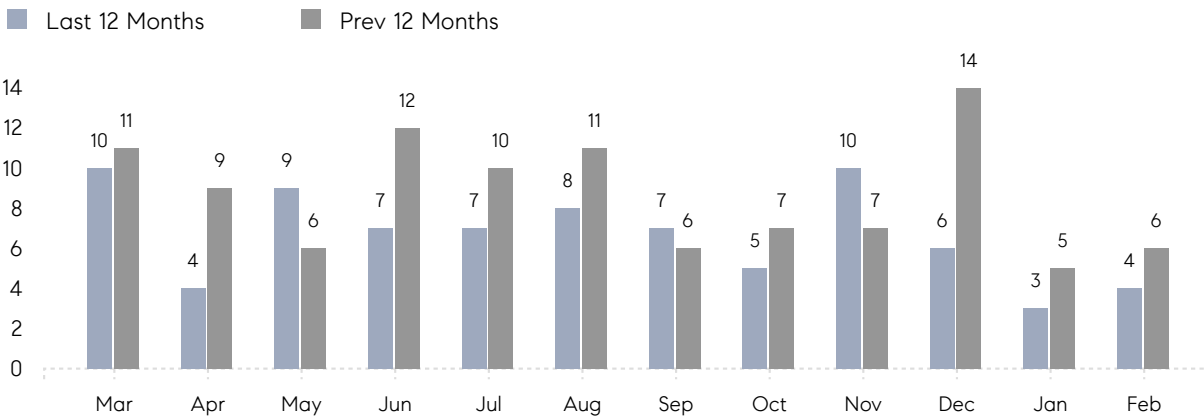
Center Moriches

SUFFOLK, FEBRUARY 2023

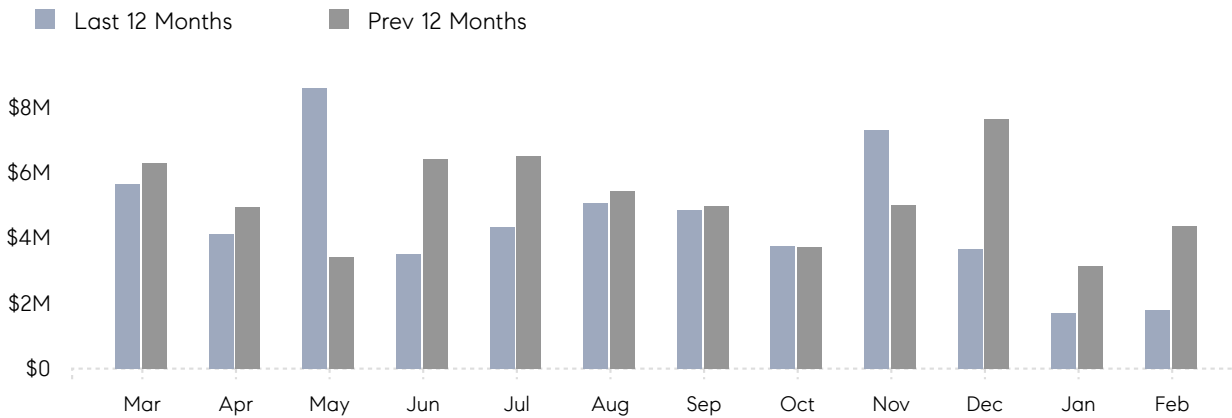
Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	4	6	-33.3%
	SALES VOLUME	\$1,785,990	\$4,379,000	-59.2%
	AVERAGE PRICE	\$446,498	\$729,833	-38.8%
	AVERAGE DOM	72	76	-5.3%

Monthly Sales



Monthly Total Sales Volume



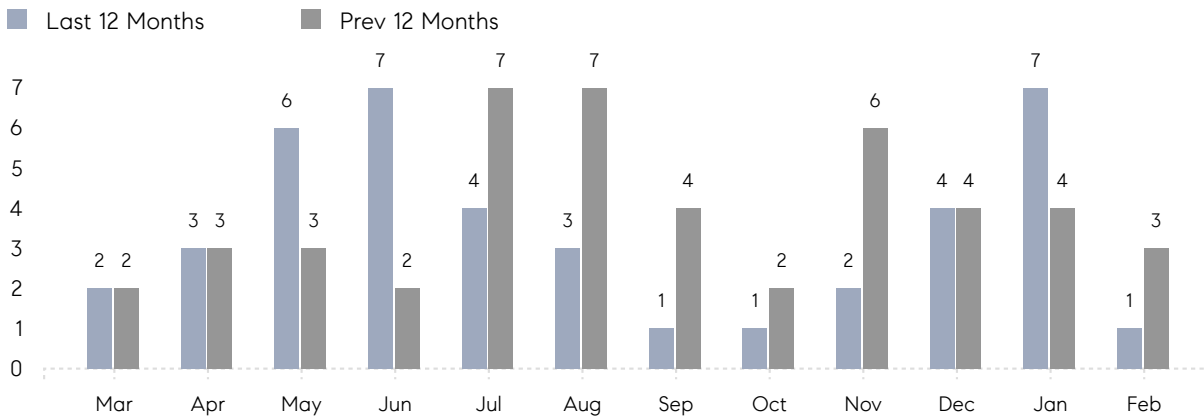
Cold Spring Harbor

SUFFOLK, FEBRUARY 2023

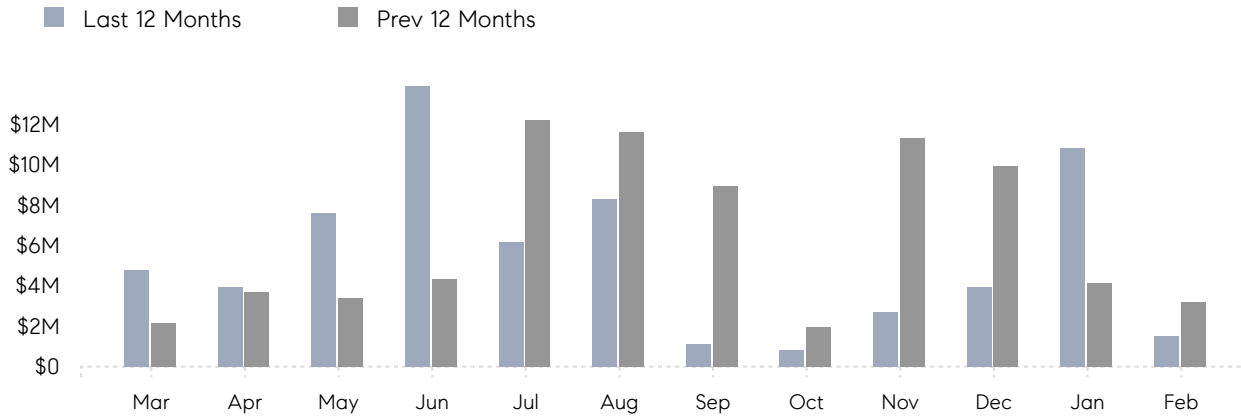
Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	1	3	-66.7%
	SALES VOLUME	\$1,530,000	\$3,187,500	-52.0%
	AVERAGE PRICE	\$1,530,000	\$1,062,500	44.0%
	AVERAGE DOM	10	129	-92.2%

Monthly Sales



Monthly Total Sales Volume



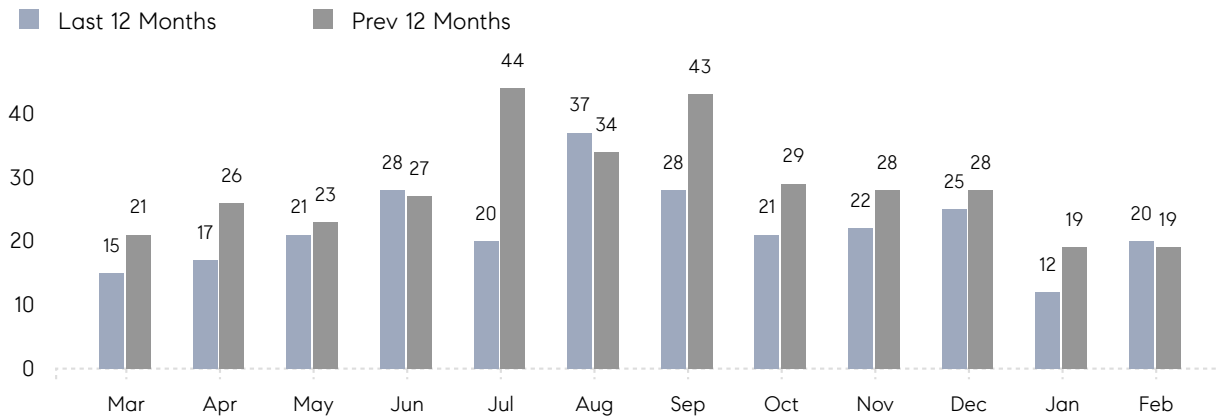
Commack

SUFFOLK, FEBRUARY 2023

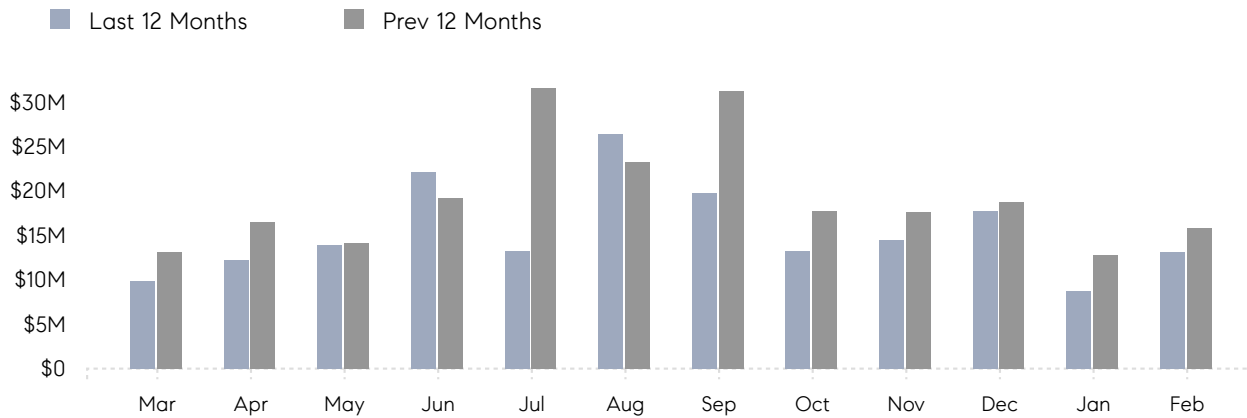
Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	20	19	5.3%
	SALES VOLUME	\$13,074,700	\$15,878,490	-17.7%
	AVERAGE PRICE	\$653,735	\$835,710	-21.8%
	AVERAGE DOM	40	32	25.0%

Monthly Sales



Monthly Total Sales Volume



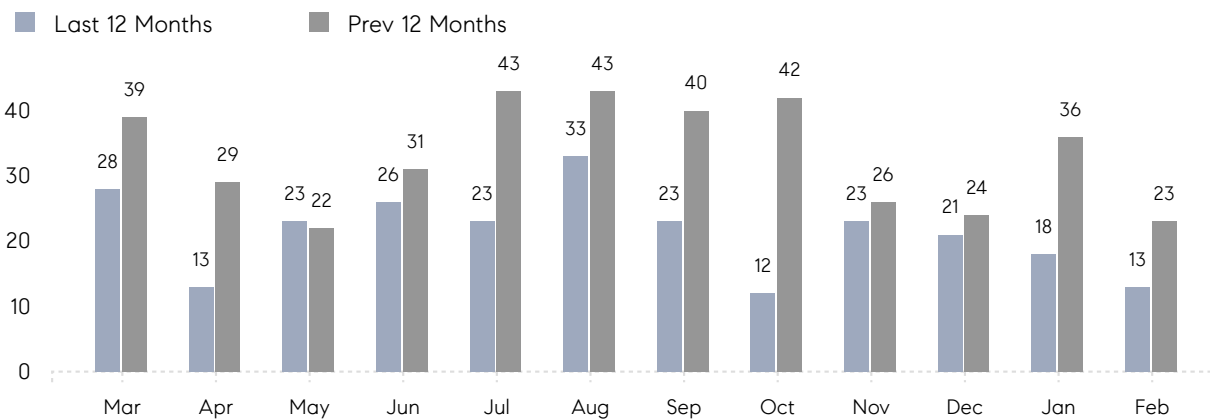
Dix Hills

SUFFOLK, FEBRUARY 2023

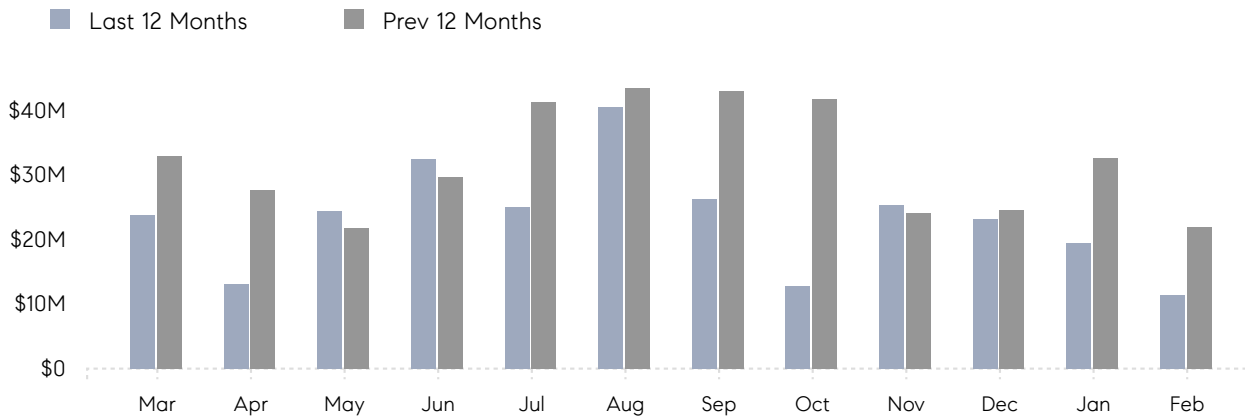
Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	13	23	-43.5%
	SALES VOLUME	\$11,420,500	\$21,935,566	-47.9%
	AVERAGE PRICE	\$878,500	\$953,720	-7.9%
	AVERAGE DOM	50	94	-46.8%

Monthly Sales



Monthly Total Sales Volume



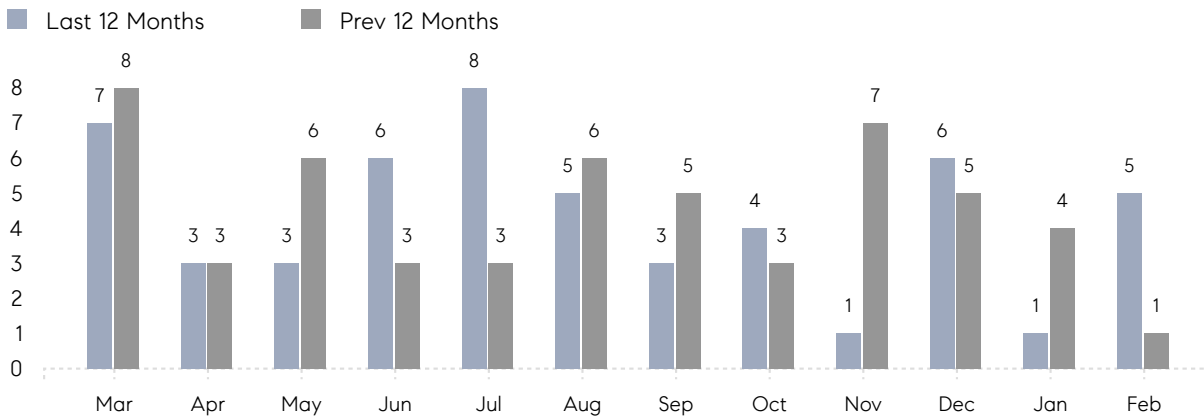
East Moriches

SUFFOLK, FEBRUARY 2023

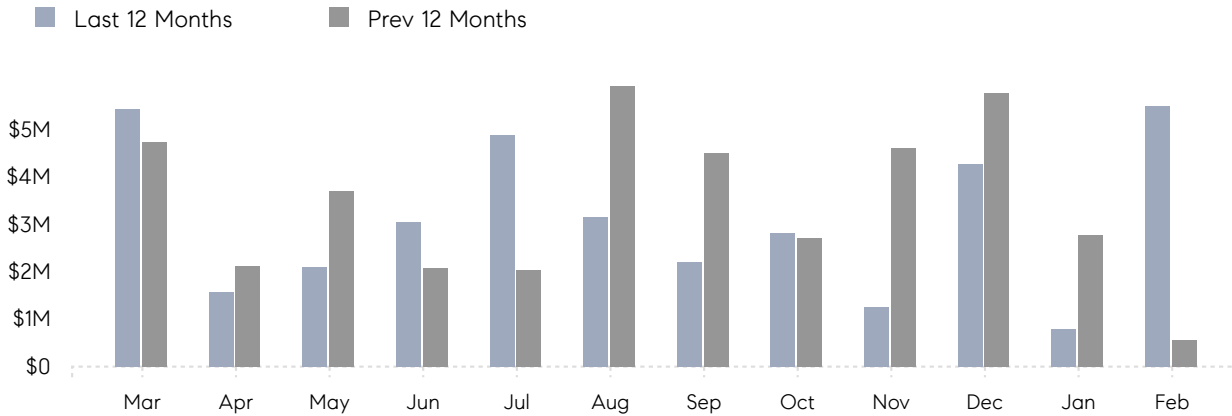
Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	5	1	400.0%
	SALES VOLUME	\$5,490,000	\$549,000	900.0%
	AVERAGE PRICE	\$1,098,000	\$549,000	100.0%
	AVERAGE DOM	80	36	122.2%

Monthly Sales



Monthly Total Sales Volume



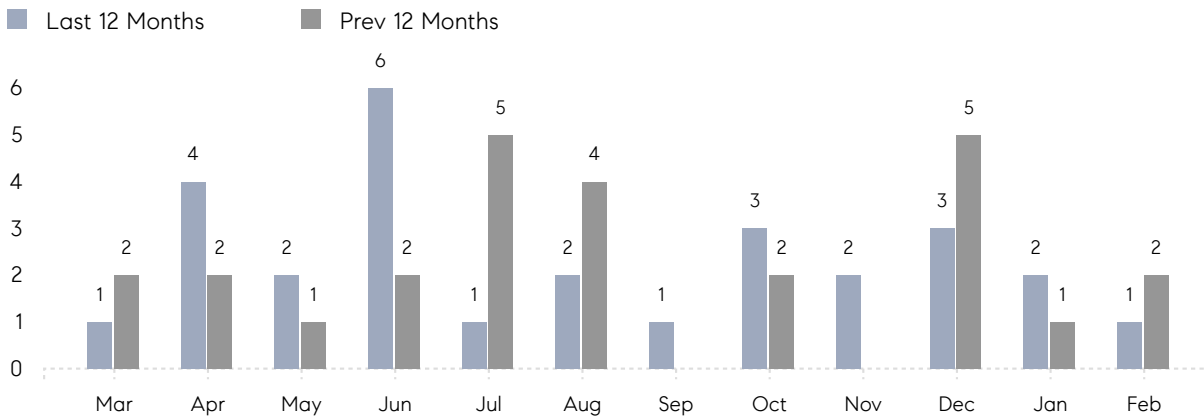
Fort Salonga

SUFFOLK, FEBRUARY 2023

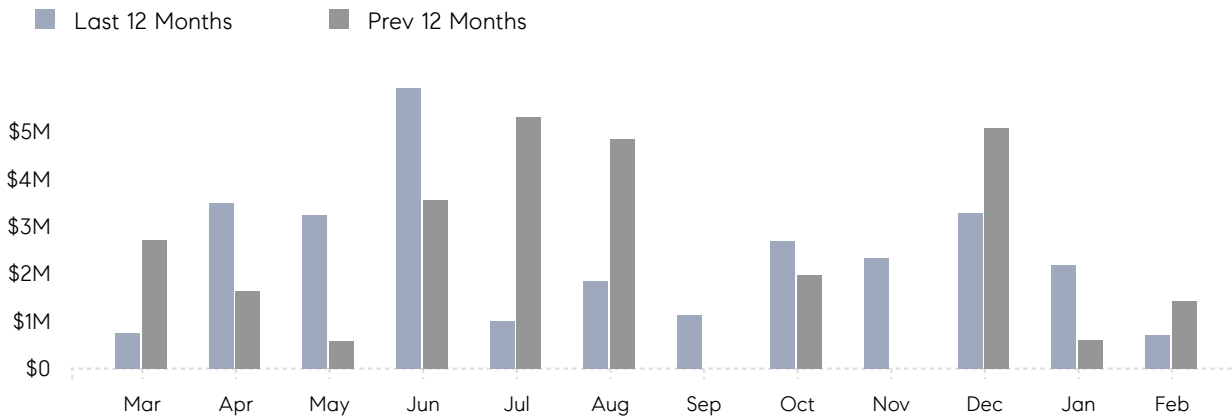
Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	1	2	-50.0%
	SALES VOLUME	\$700,000	\$1,434,990	-51.2%
	AVERAGE PRICE	\$700,000	\$717,495	-2.4%
	AVERAGE DOM	158	140	12.9%

Monthly Sales



Monthly Total Sales Volume



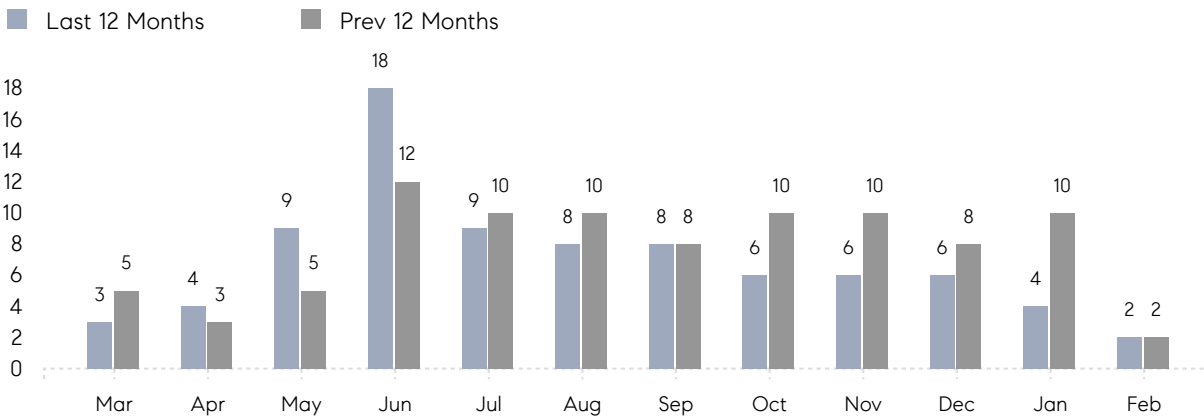
Greenlawn

SUFFOLK, FEBRUARY 2023

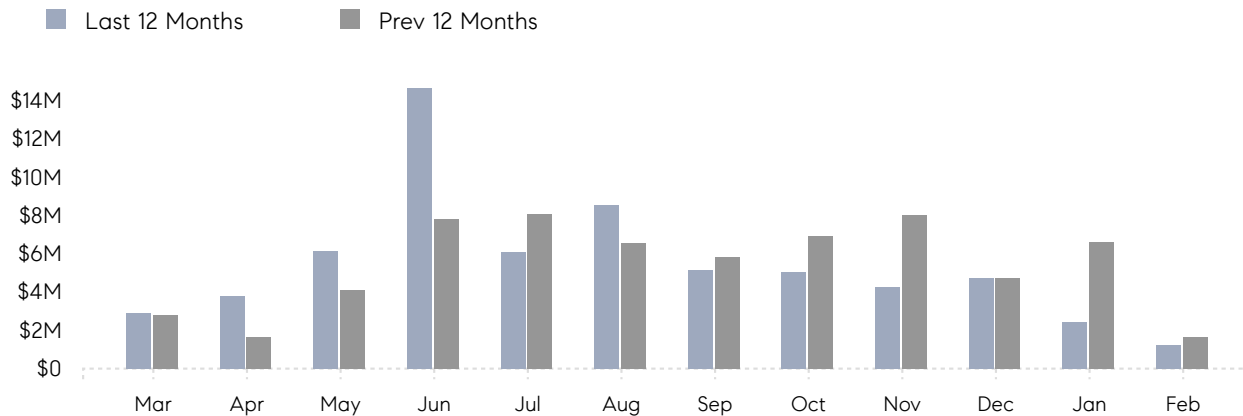
Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	2	2	0.0%
	SALES VOLUME	\$1,213,000	\$1,655,000	-26.7%
	AVERAGE PRICE	\$606,500	\$827,500	-26.7%
	AVERAGE DOM	169	20	745.0%

Monthly Sales



Monthly Total Sales Volume



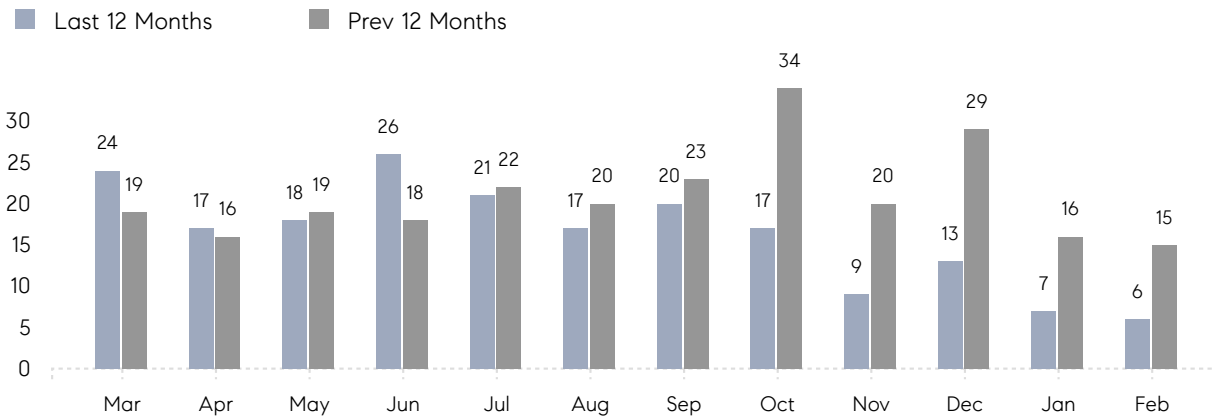
Holbrook

SUFFOLK, FEBRUARY 2023

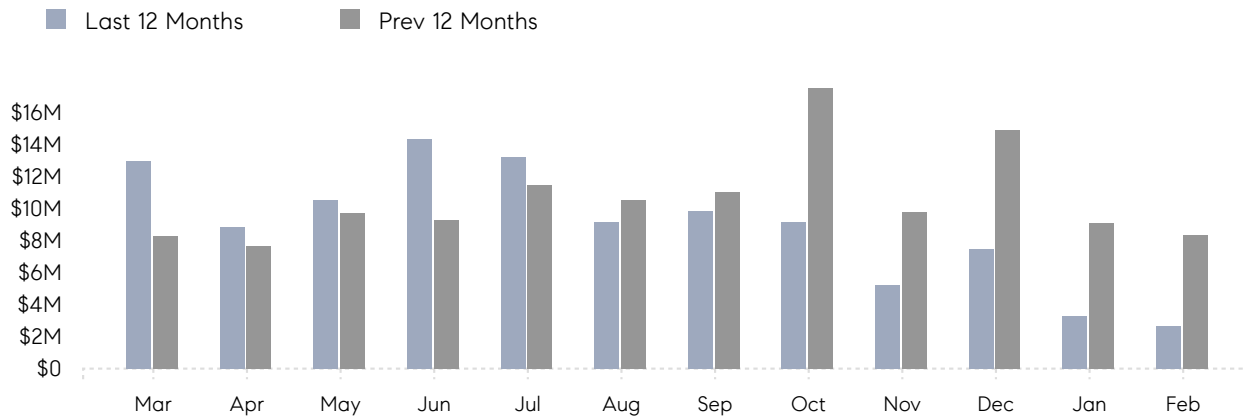
Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	6	15	-60.0%
	SALES VOLUME	\$2,676,000	\$8,352,000	-68.0%
	AVERAGE PRICE	\$446,000	\$556,800	-19.9%
	AVERAGE DOM	44	22	100.0%

Monthly Sales



Monthly Total Sales Volume



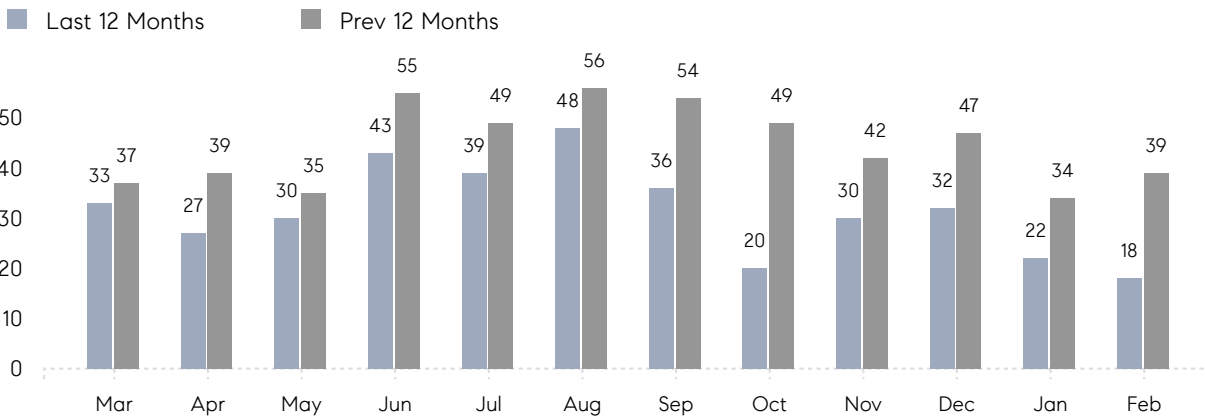
Huntington

SUFFOLK, FEBRUARY 2023

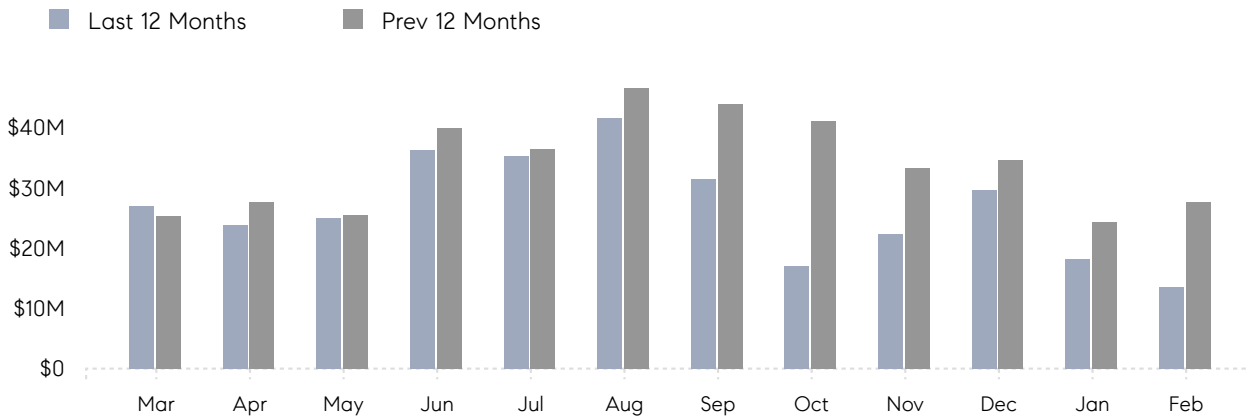
Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	18	39	-53.8%
	SALES VOLUME	\$13,626,500	\$27,768,150	-50.9%
	AVERAGE PRICE	\$757,028	\$712,004	6.3%
	AVERAGE DOM	52	50	4.0%

Monthly Sales



Monthly Total Sales Volume



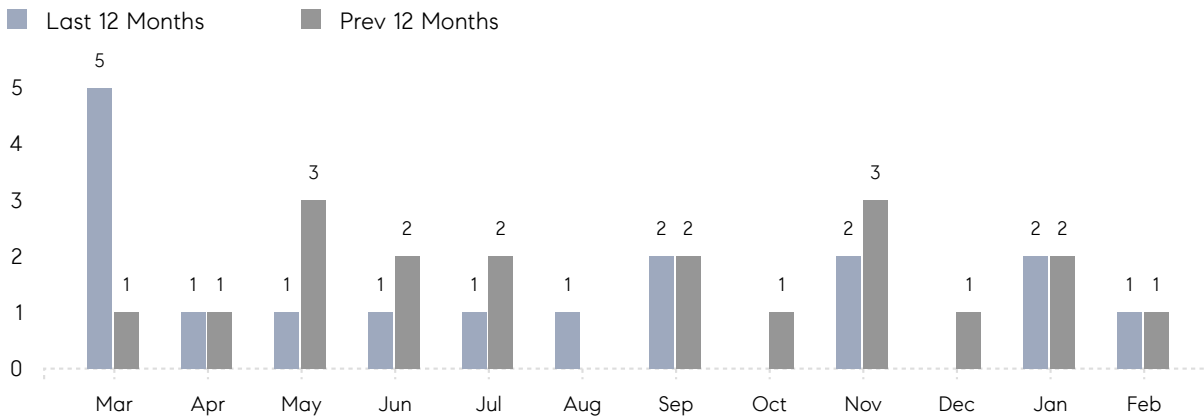
Huntington Bay

SUFFOLK, FEBRUARY 2023

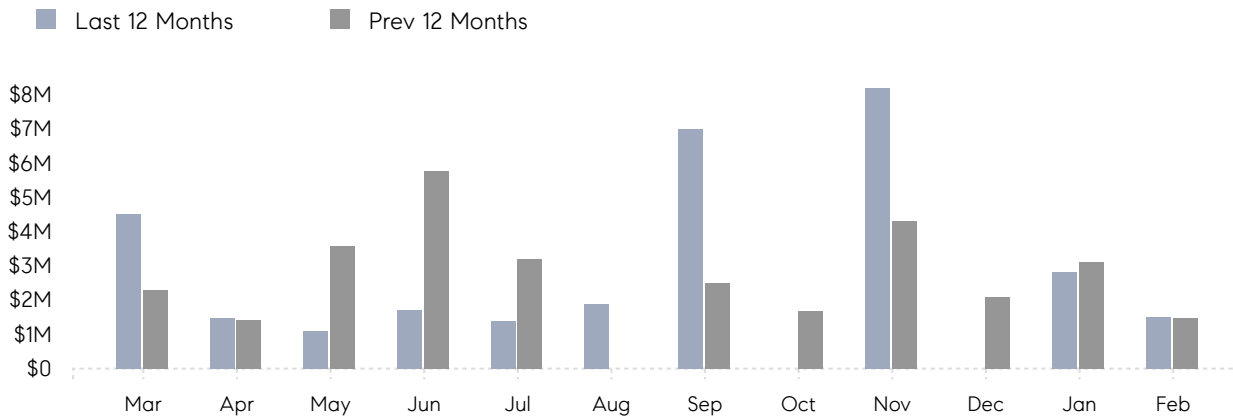
Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	1	1	0.0%
	SALES VOLUME	\$1,499,900	\$1,480,000	1.3%
	AVERAGE PRICE	\$1,499,900	\$1,480,000	1.3%
	AVERAGE DOM	18	36	-50.0%

Monthly Sales



Monthly Total Sales Volume



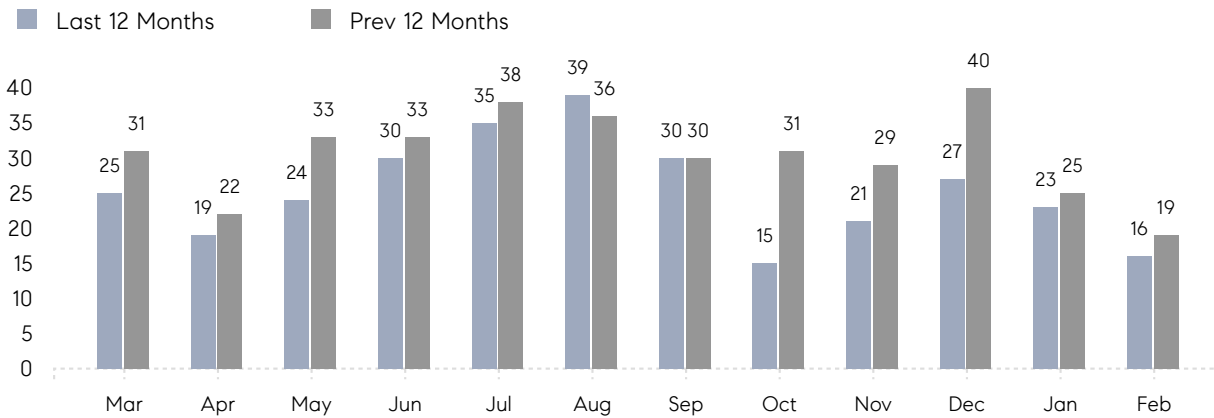
Huntington Station

SUFFOLK, FEBRUARY 2023

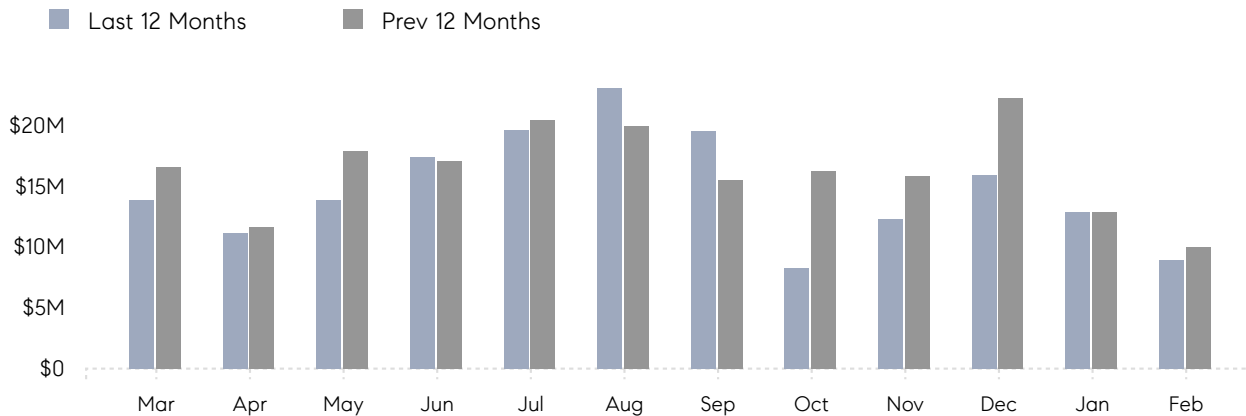
Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	16	19	-15.8%
	SALES VOLUME	\$8,889,000	\$9,990,500	-11.0%
	AVERAGE PRICE	\$555,563	\$525,816	5.7%
	AVERAGE DOM	62	67	-7.5%

Monthly Sales



Monthly Total Sales Volume



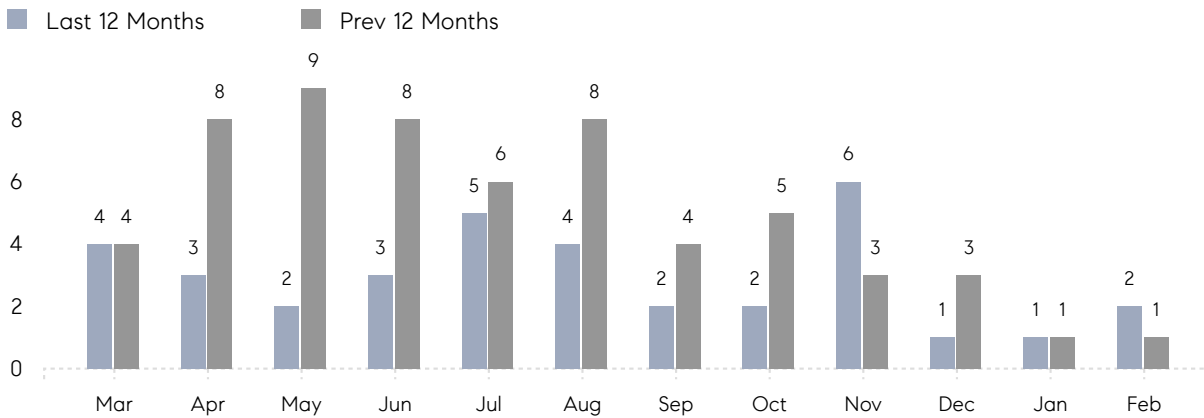
Lloyd Harbor

SUFFOLK, FEBRUARY 2023

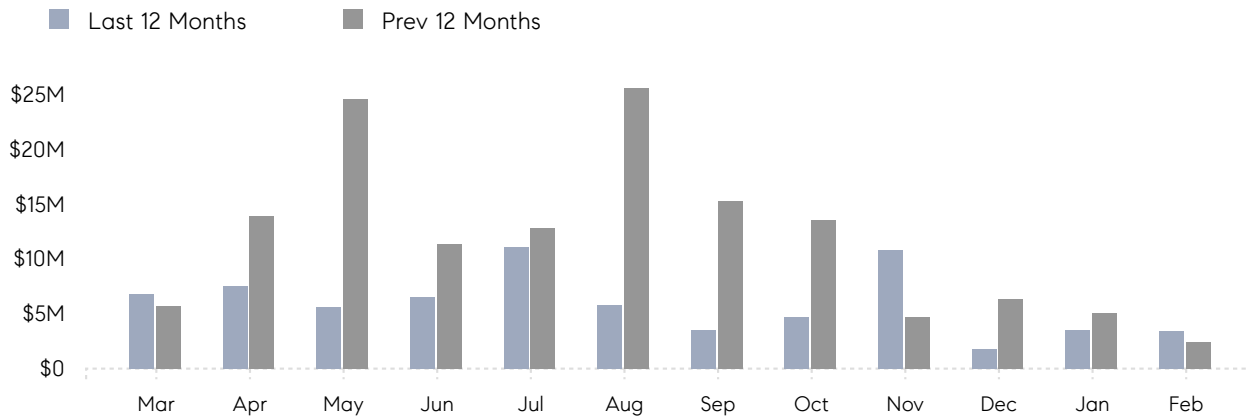
Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	2	1	100.0%
	SALES VOLUME	\$3,462,000	\$2,395,000	44.6%
	AVERAGE PRICE	\$1,731,000	\$2,395,000	-27.7%
	AVERAGE DOM	5	32	-84.4%

Monthly Sales



Monthly Total Sales Volume



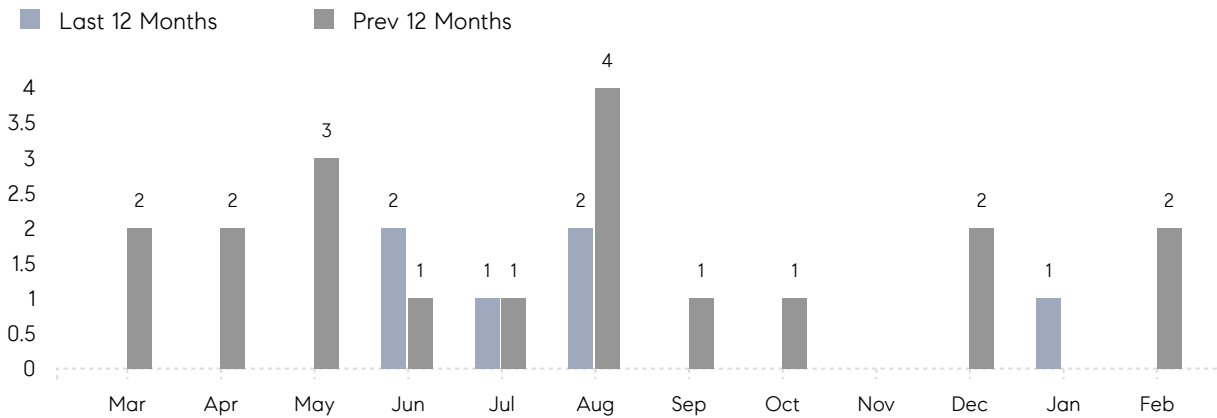
Lloyd Neck

SUFFOLK, FEBRUARY 2023

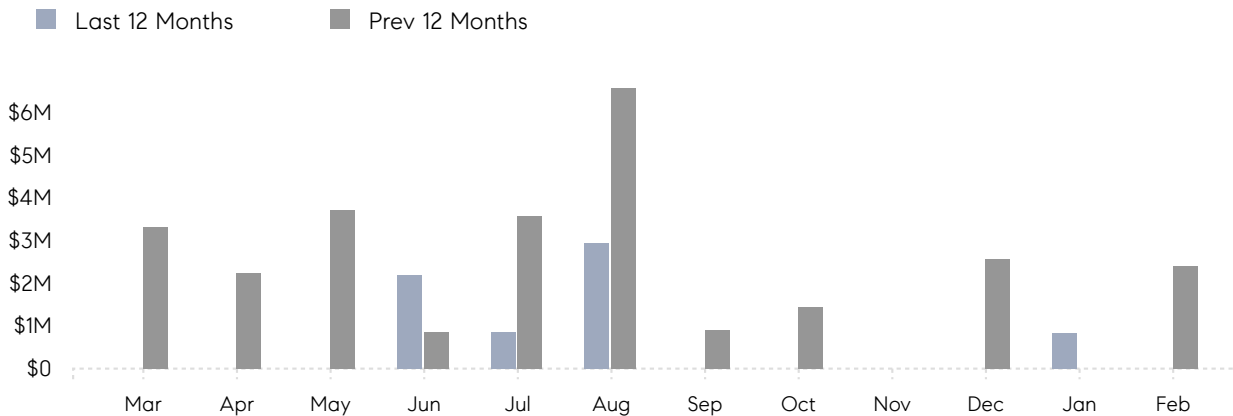
Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	0	2	0.0%
	SALES VOLUME	\$0	\$2,399,000	-
	AVERAGE PRICE	\$0	\$1,199,500	-
	AVERAGE DOM	0	11	-

Monthly Sales



Monthly Total Sales Volume



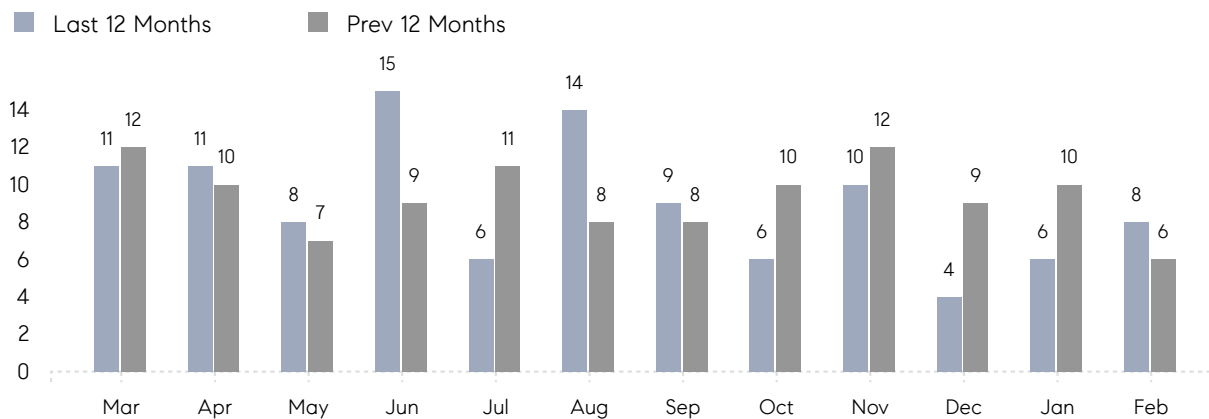
Manorville

SUFFOLK, FEBRUARY 2023

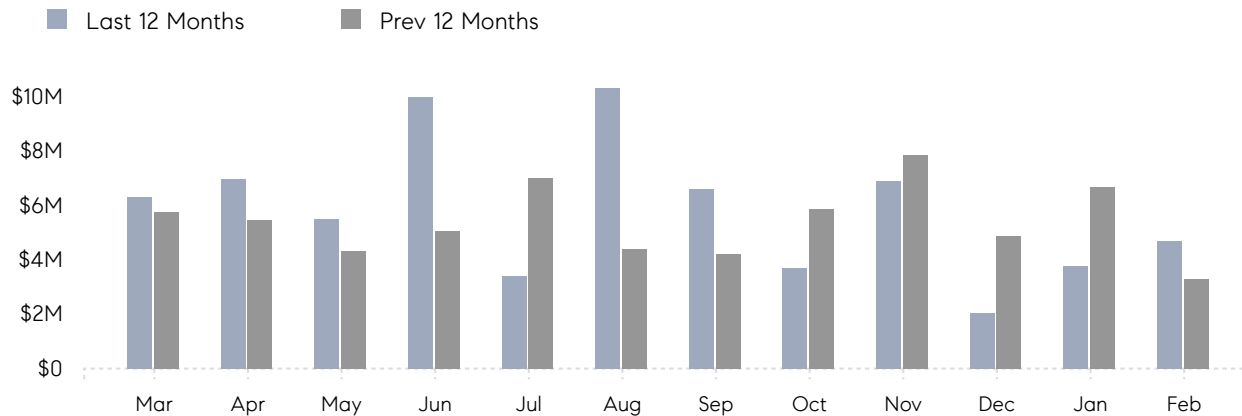
Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	8	6	33.3%
	SALES VOLUME	\$4,694,000	\$3,276,500	43.3%
	AVERAGE PRICE	\$586,750	\$546,083	7.4%
	AVERAGE DOM	61	74	-17.6%

Monthly Sales



Monthly Total Sales Volume



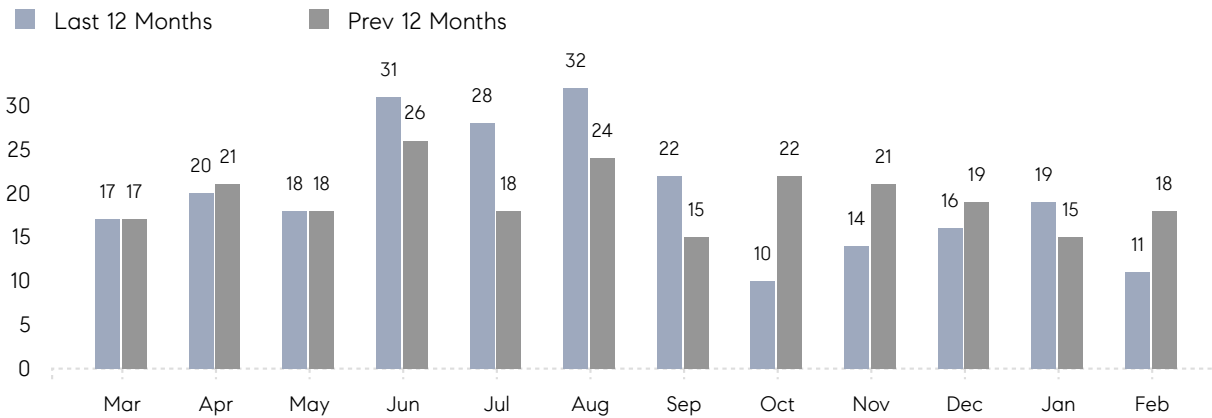
Mastic

SUFFOLK, FEBRUARY 2023

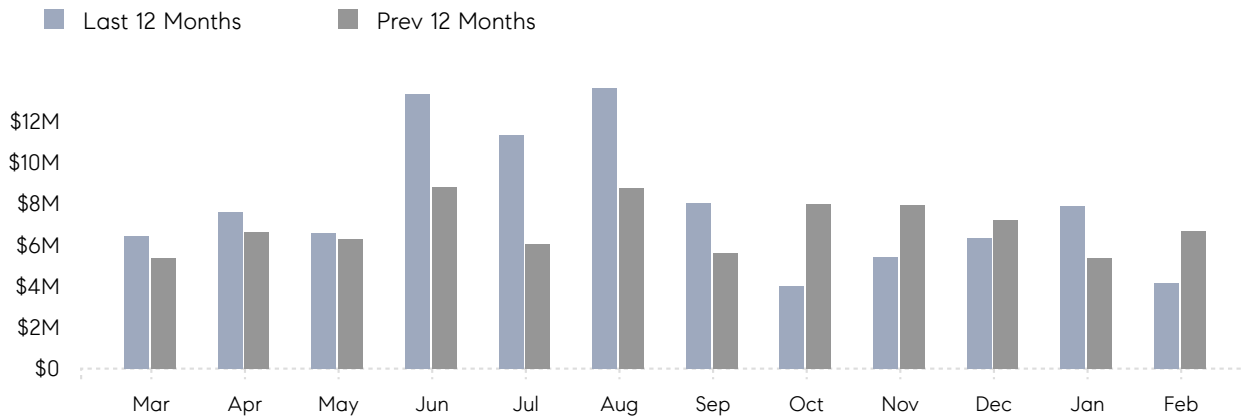
Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	11	18	-38.9%
	SALES VOLUME	\$4,179,500	\$6,679,500	-37.4%
	AVERAGE PRICE	\$379,955	\$371,083	2.4%
	AVERAGE DOM	51	46	10.9%

Monthly Sales



Monthly Total Sales Volume



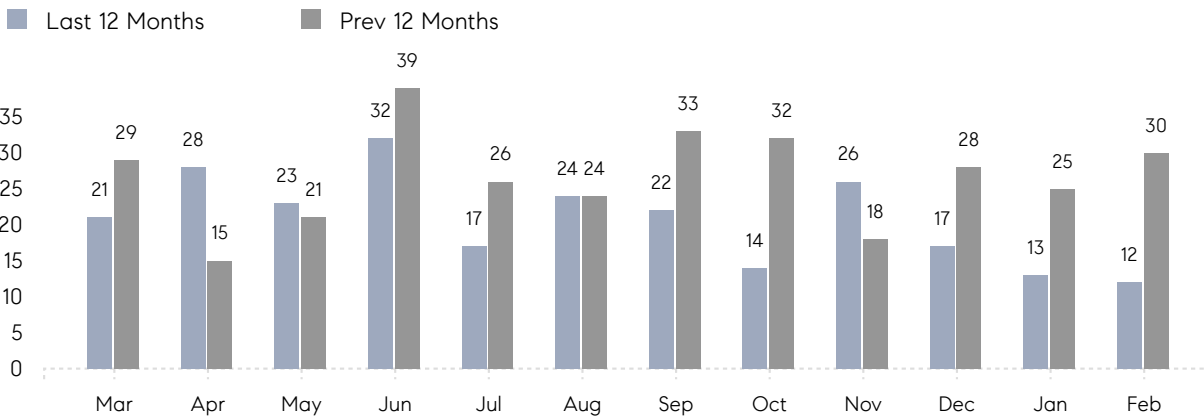
Mastic Beach

SUFFOLK, FEBRUARY 2023

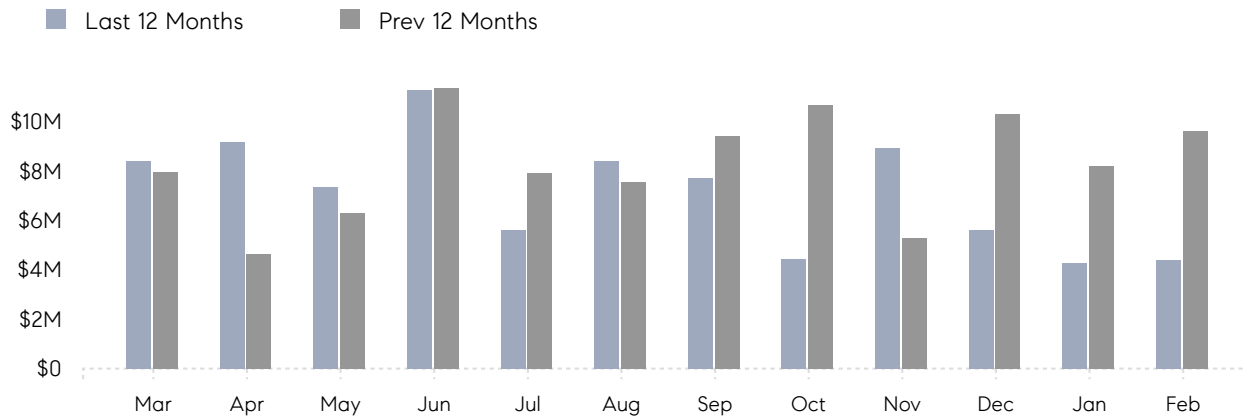
Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	12	30	-60.0%
	SALES VOLUME	\$4,416,340	\$9,635,500	-54.2%
	AVERAGE PRICE	\$368,028	\$321,183	14.6%
	AVERAGE DOM	61	69	-11.6%

Monthly Sales



Monthly Total Sales Volume



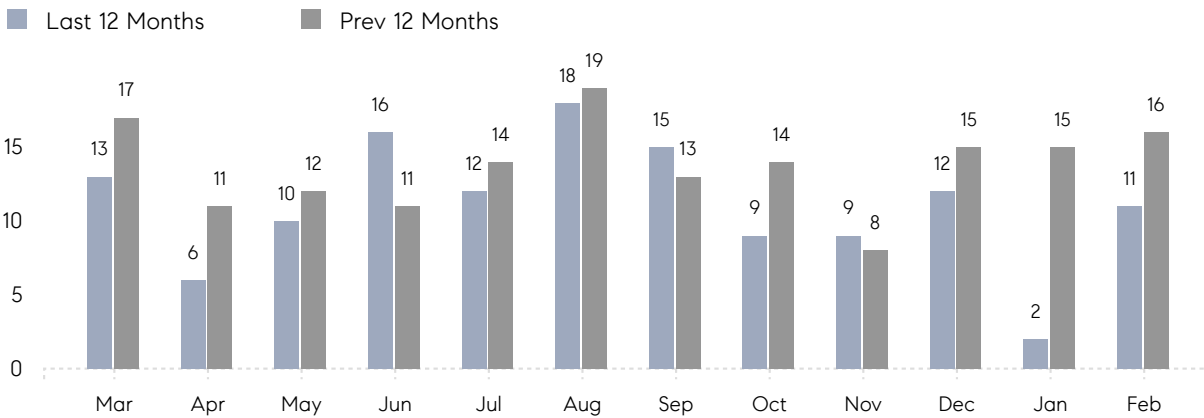
Melville

SUFFOLK, FEBRUARY 2023

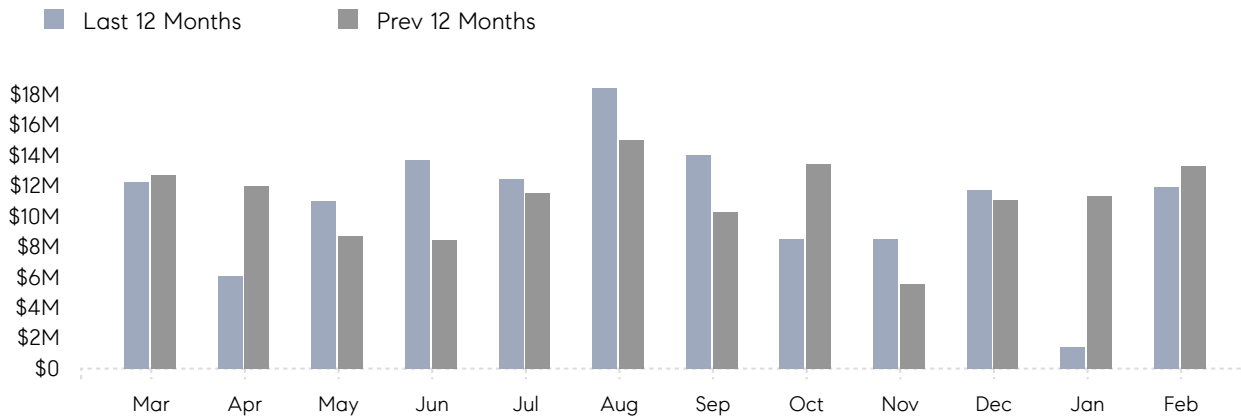
Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	11	16	-31.2%
	SALES VOLUME	\$11,936,500	\$13,263,850	-10.0%
	AVERAGE PRICE	\$1,085,136	\$828,991	30.9%
	AVERAGE DOM	84	59	42.4%

Monthly Sales



Monthly Total Sales Volume



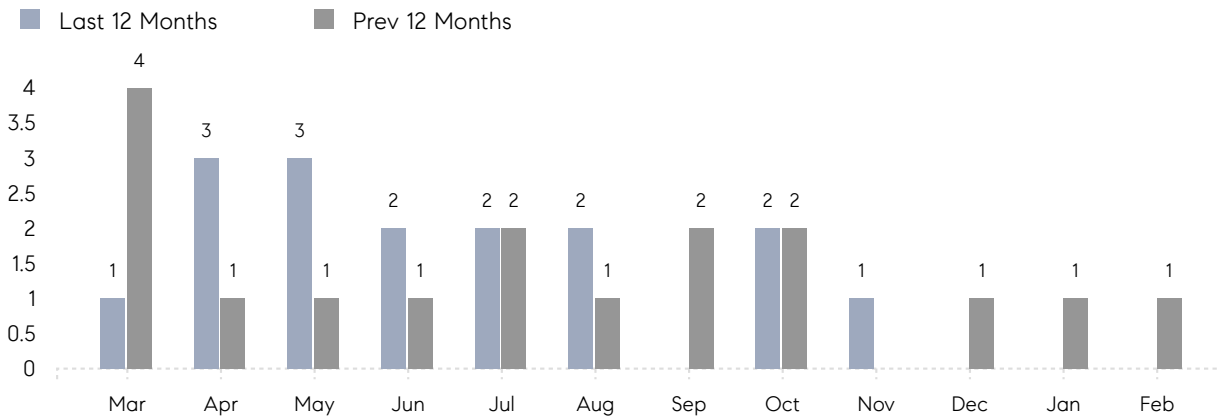
Moriches

SUFFOLK, FEBRUARY 2023

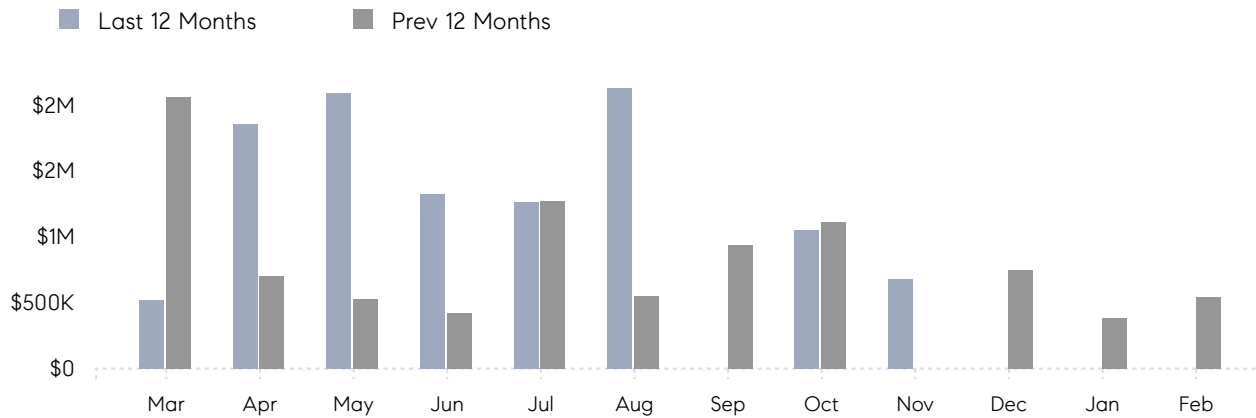
Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	0	1	0.0%
	SALES VOLUME	\$0	\$546,500	-
	AVERAGE PRICE	\$0	\$546,500	-
	AVERAGE DOM	0	94	-

Monthly Sales



Monthly Total Sales Volume



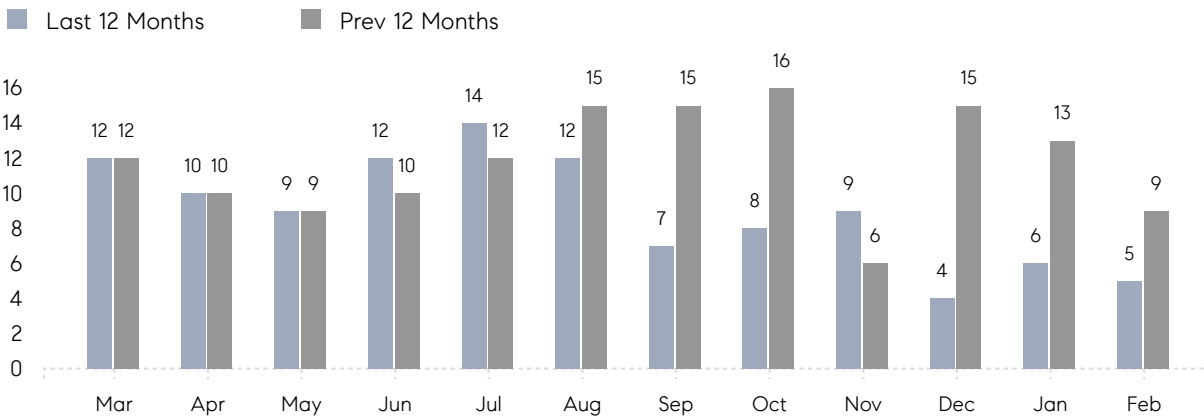
Mount Sinai

SUFFOLK, FEBRUARY 2023

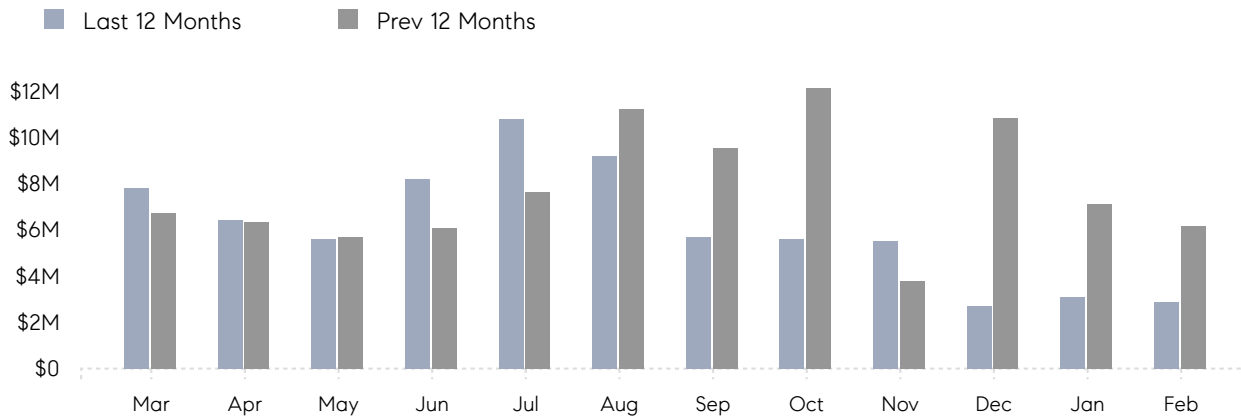
Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	5	9	-44.4%
	SALES VOLUME	\$2,875,000	\$6,167,490	-53.4%
	AVERAGE PRICE	\$575,000	\$685,277	-16.1%
	AVERAGE DOM	35	68	-48.5%

Monthly Sales



Monthly Total Sales Volume



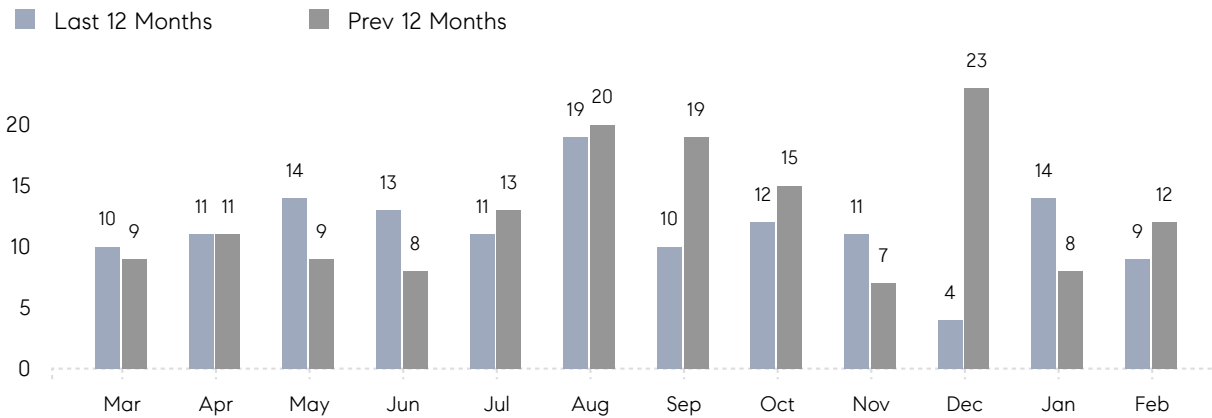
Nesconset

SUFFOLK, FEBRUARY 2023

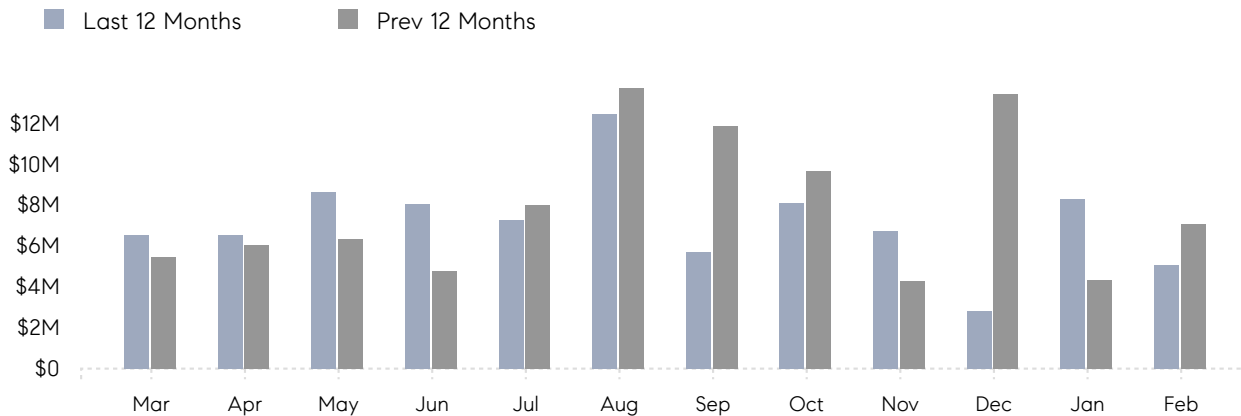
Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	9	12	-25.0%
	SALES VOLUME	\$5,051,025	\$7,087,500	-28.7%
	AVERAGE PRICE	\$561,225	\$590,625	-5.0%
	AVERAGE DOM	69	61	13.1%

Monthly Sales



Monthly Total Sales Volume



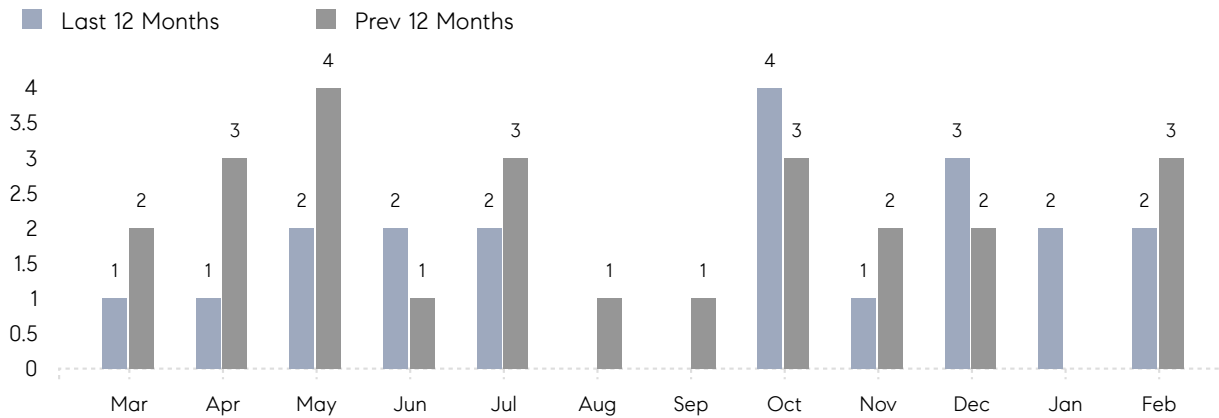
Nissequogue

SUFFOLK, FEBRUARY 2023

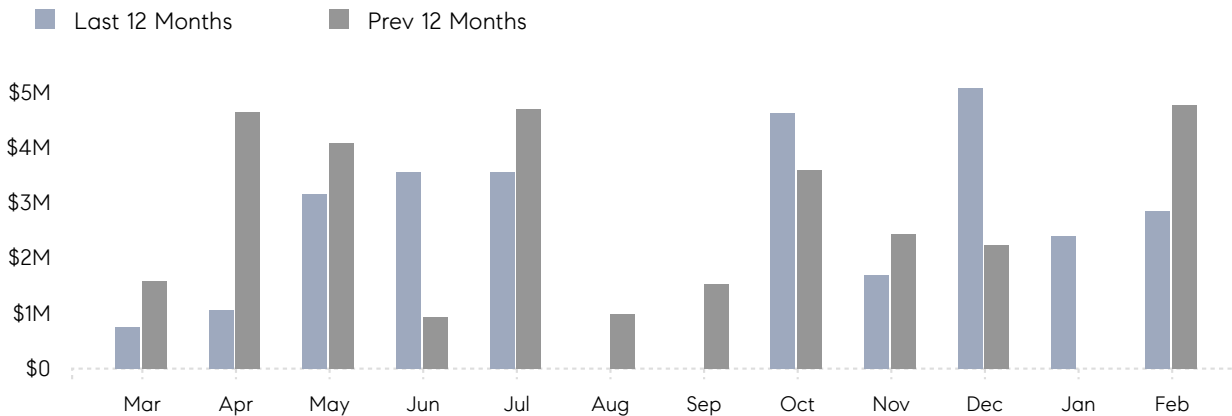
Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	2	3	-33.3%
	SALES VOLUME	\$2,850,000	\$4,775,000	-40.3%
	AVERAGE PRICE	\$1,425,000	\$1,591,667	-10.5%
	AVERAGE DOM	29	73	-60.3%

Monthly Sales



Monthly Total Sales Volume



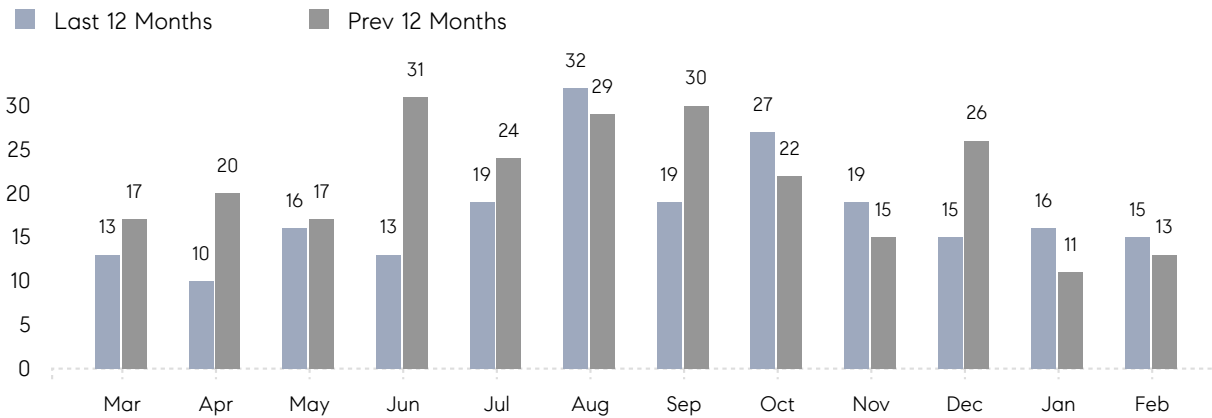
Northport

SUFFOLK, FEBRUARY 2023

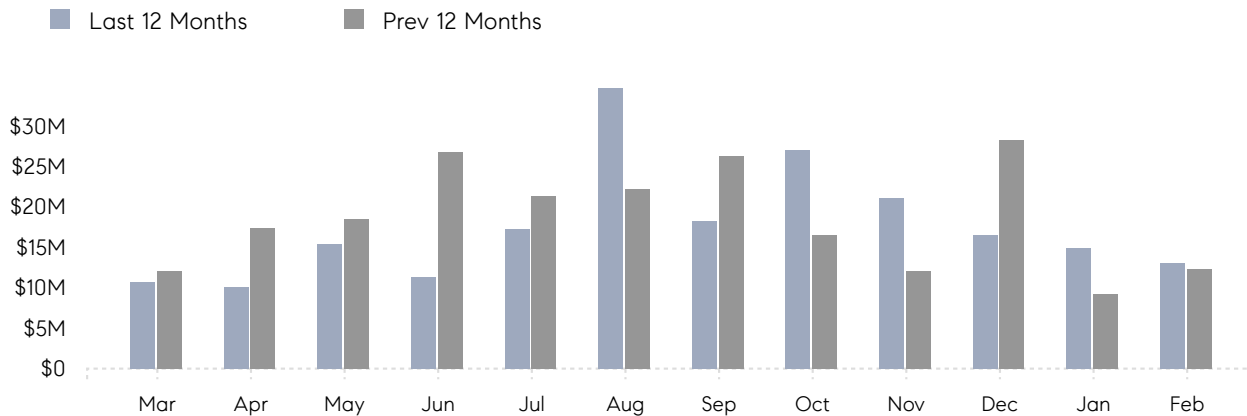
Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	15	13	15.4%
	SALES VOLUME	\$13,065,500	\$12,309,999	6.1%
	AVERAGE PRICE	\$871,033	\$946,923	-8.0%
	AVERAGE DOM	86	45	91.1%

Monthly Sales



Monthly Total Sales Volume



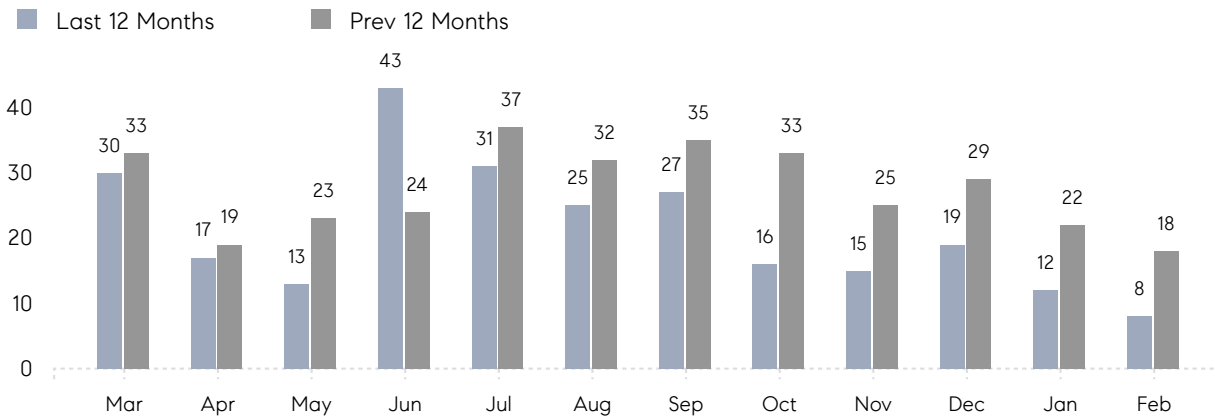
East Northport

SUFFOLK, FEBRUARY 2023

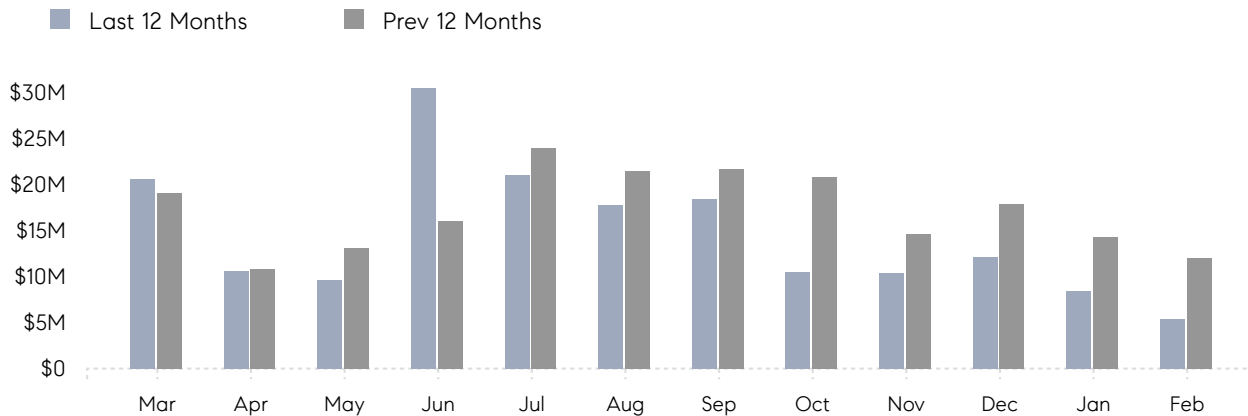
Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	8	18	-55.6%
	SALES VOLUME	\$5,424,000	\$12,040,500	-55.0%
	AVERAGE PRICE	\$678,000	\$668,917	1.4%
	AVERAGE DOM	58	38	52.6%

Monthly Sales



Monthly Total Sales Volume



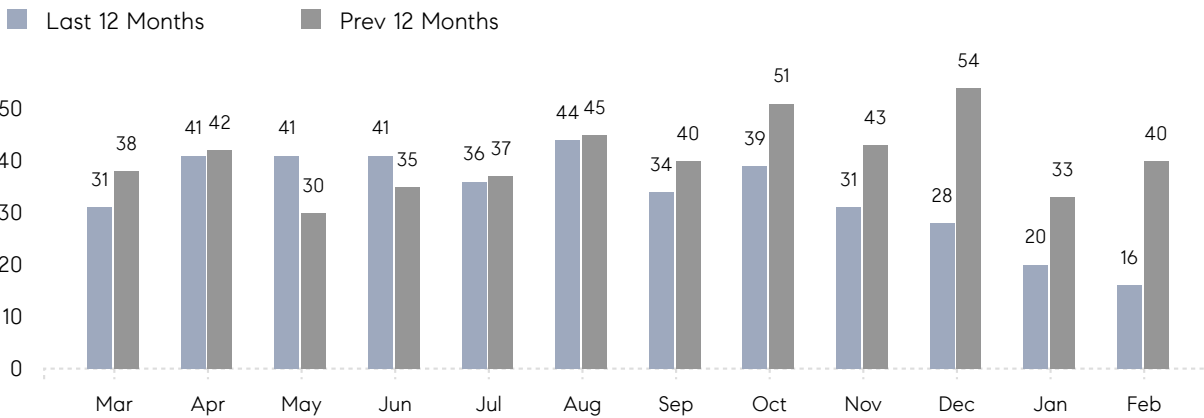
Patchogue

SUFFOLK, FEBRUARY 2023

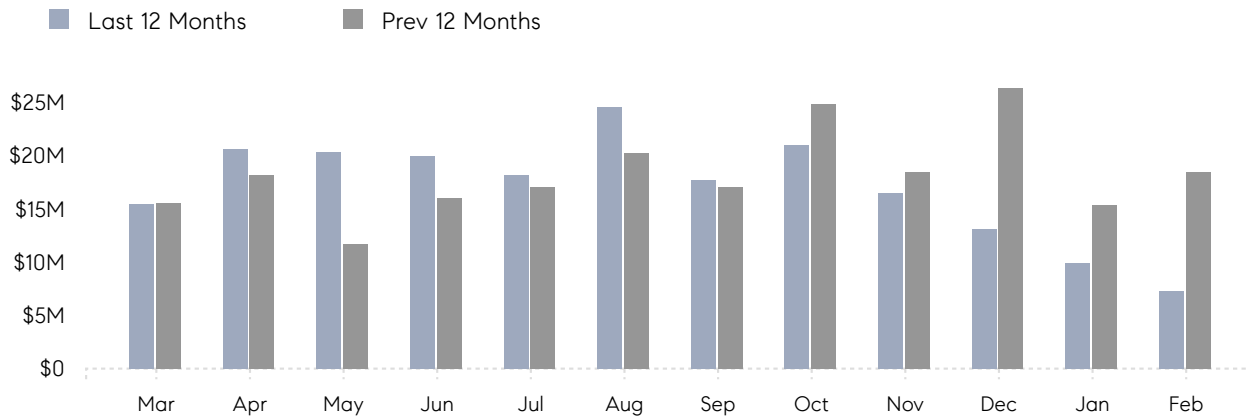
Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	16	40	-60.0%
	SALES VOLUME	\$7,285,750	\$18,499,900	-60.6%
	AVERAGE PRICE	\$455,359	\$462,498	-1.5%
	AVERAGE DOM	39	41	-4.9%

Monthly Sales



Monthly Total Sales Volume



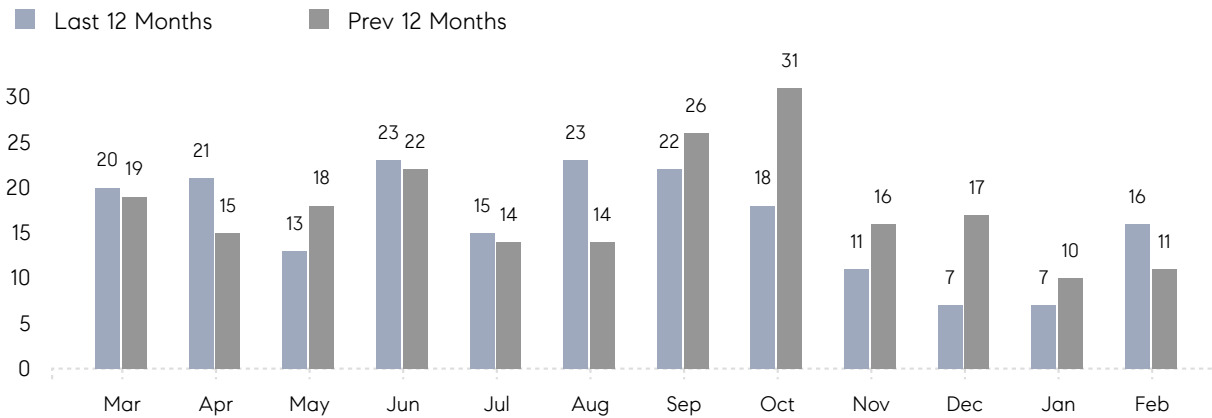
Riverhead

SUFFOLK, FEBRUARY 2023

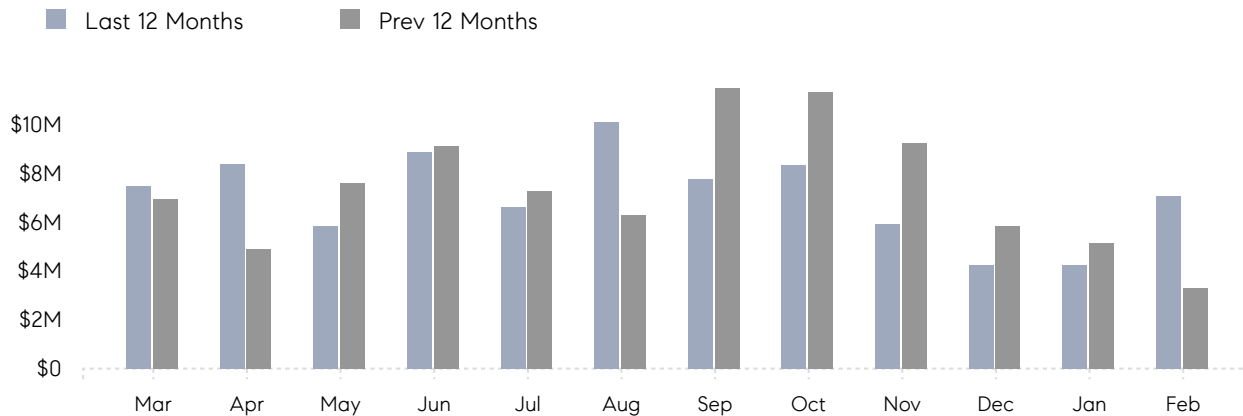
Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	16	11	45.5%
	SALES VOLUME	\$7,062,400	\$3,299,000	114.1%
	AVERAGE PRICE	\$441,400	\$299,909	47.2%
	AVERAGE DOM	52	108	-51.9%

Monthly Sales



Monthly Total Sales Volume



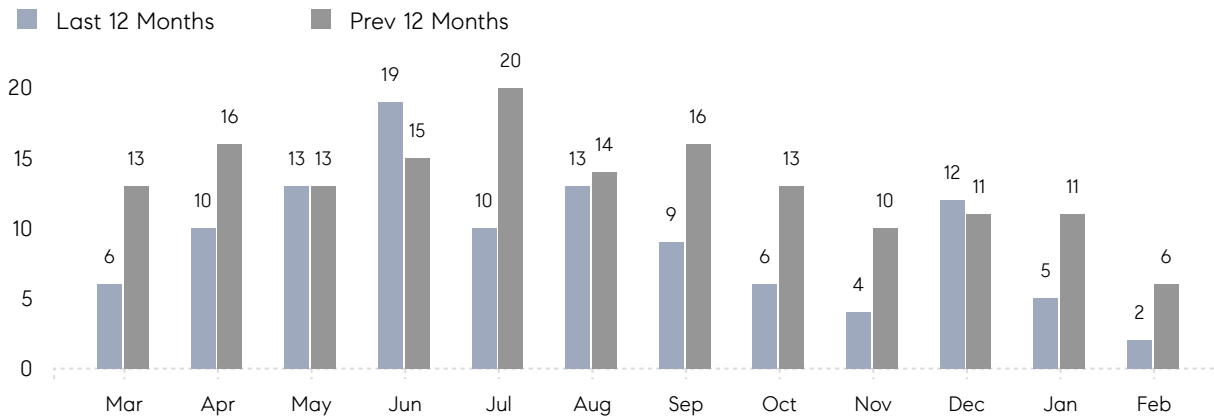
Saint James

SUFFOLK, FEBRUARY 2023

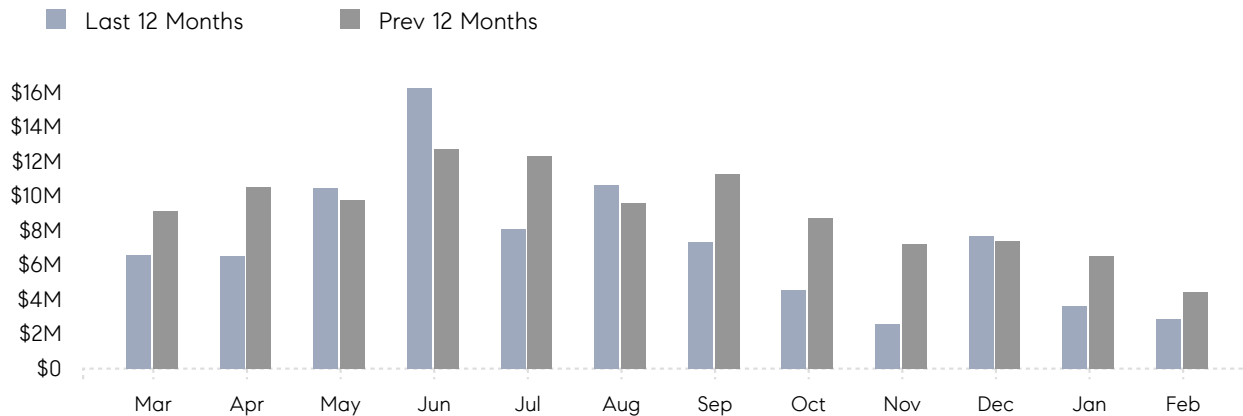
Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	2	6	-66.7%
	SALES VOLUME	\$2,845,000	\$4,434,000	-35.8%
	AVERAGE PRICE	\$1,422,500	\$739,000	92.5%
	AVERAGE DOM	110	64	71.9%

Monthly Sales



Monthly Total Sales Volume



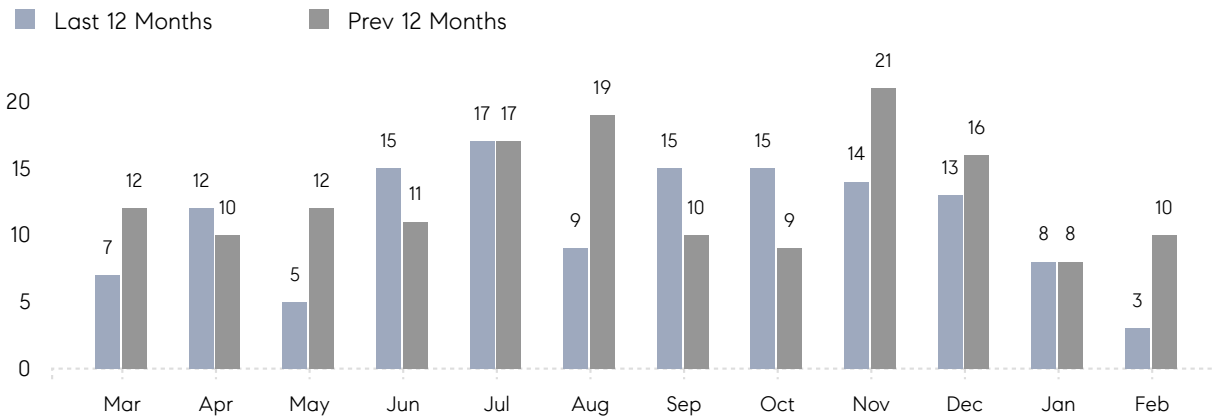
Sayville

SUFFOLK, FEBRUARY 2023

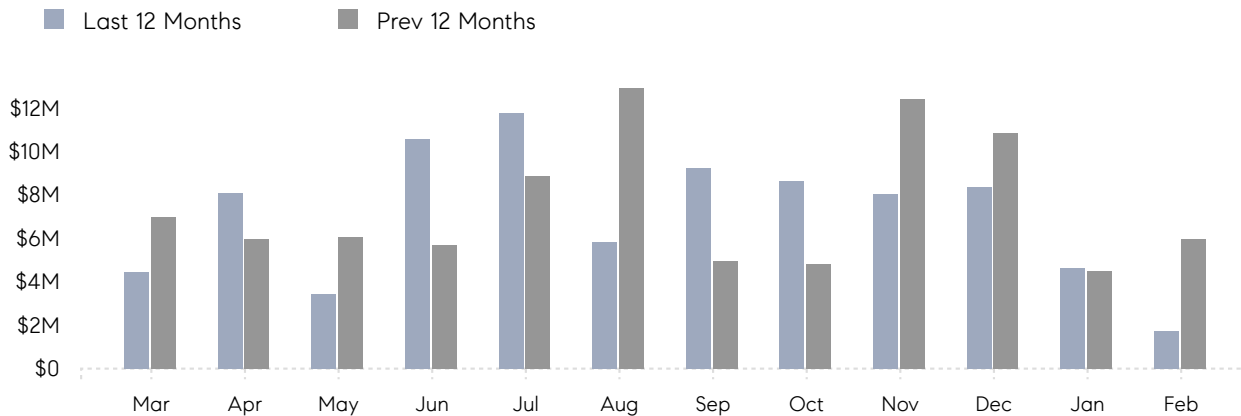
Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	3	10	-70.0%
	SALES VOLUME	\$1,742,000	\$5,981,500	-70.9%
	AVERAGE PRICE	\$580,667	\$598,150	-2.9%
	AVERAGE DOM	198	37	435.1%

Monthly Sales



Monthly Total Sales Volume



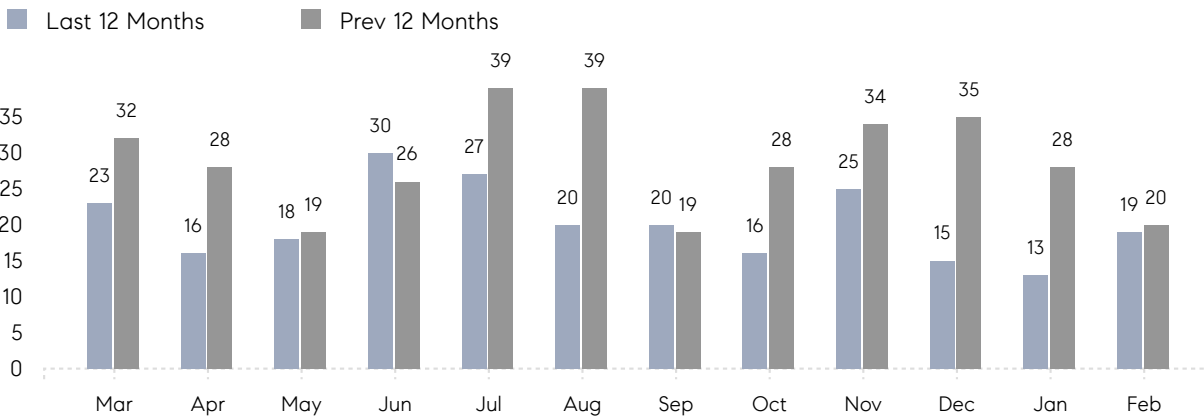
Selden

SUFFOLK, FEBRUARY 2023

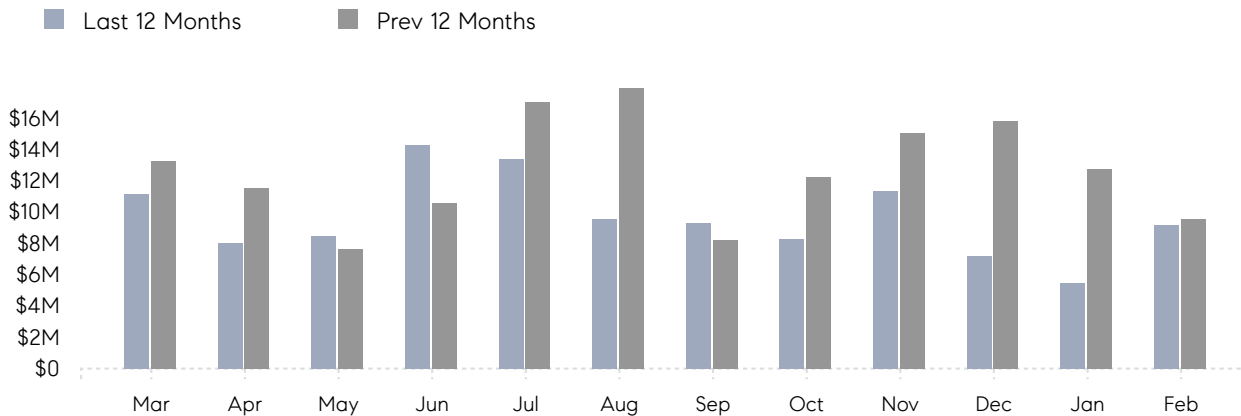
Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	19	20	-5.0%
	SALES VOLUME	\$9,183,101	\$9,580,400	-4.1%
	AVERAGE PRICE	\$483,321	\$479,020	0.9%
	AVERAGE DOM	59	33	78.8%

Monthly Sales



Monthly Total Sales Volume



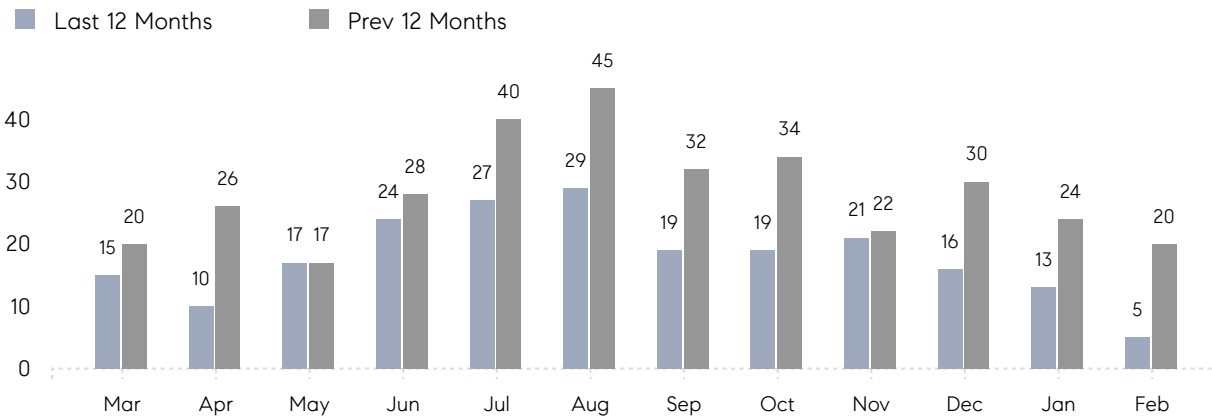
Setauket

SUFFOLK, FEBRUARY 2023

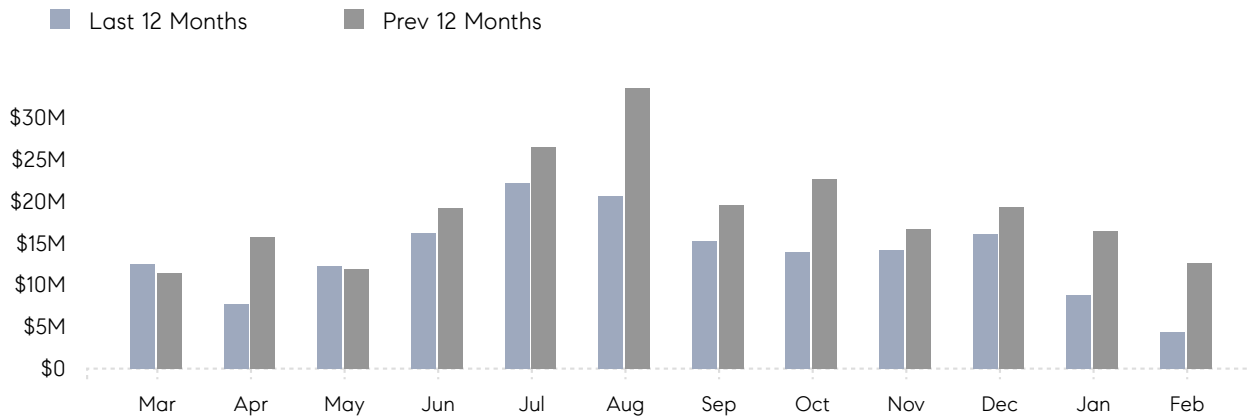
Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	5	20	-75.0%
	SALES VOLUME	\$4,333,000	\$12,634,499	-65.7%
	AVERAGE PRICE	\$866,600	\$631,725	37.2%
	AVERAGE DOM	118	37	218.9%

Monthly Sales



Monthly Total Sales Volume



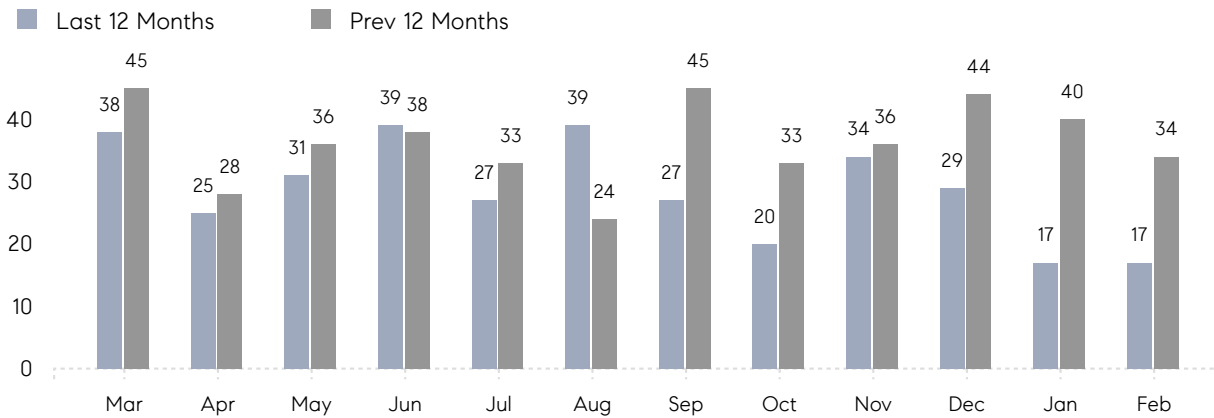
Shirley

SUFFOLK, FEBRUARY 2023

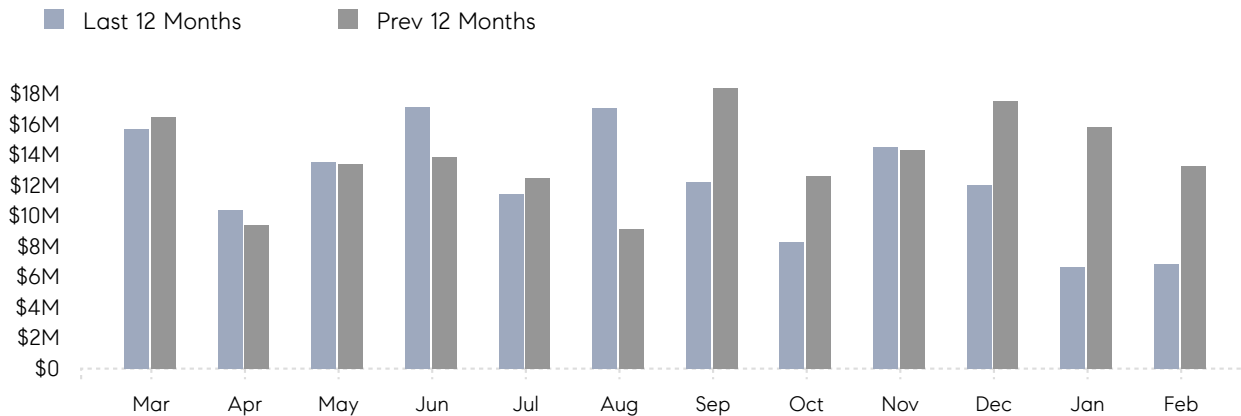
Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	17	34	-50.0%
	SALES VOLUME	\$6,856,800	\$13,285,001	-48.4%
	AVERAGE PRICE	\$403,341	\$390,735	3.2%
	AVERAGE DOM	68	38	78.9%

Monthly Sales



Monthly Total Sales Volume



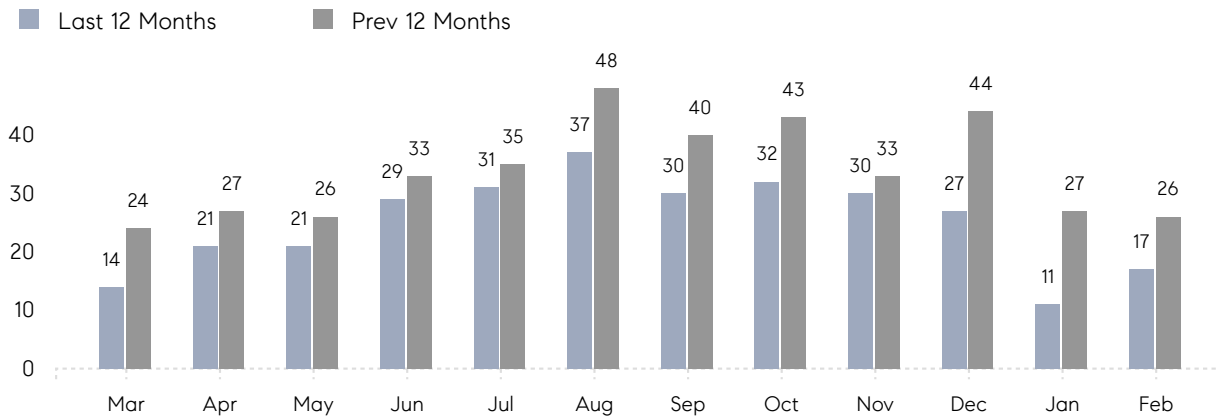
Smithtown

SUFFOLK, FEBRUARY 2023

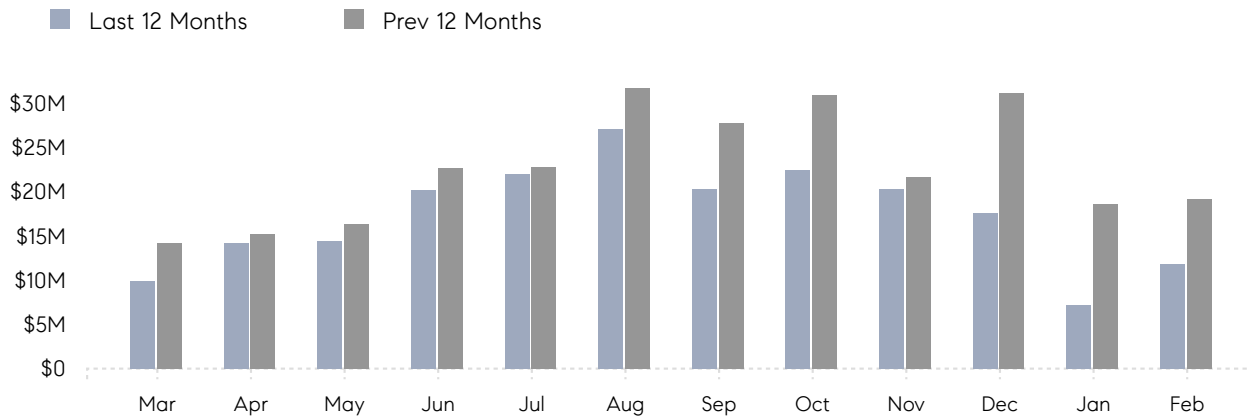
Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	17	26	-34.6%
	SALES VOLUME	\$11,869,500	\$19,223,998	-38.3%
	AVERAGE PRICE	\$698,206	\$739,385	-5.6%
	AVERAGE DOM	49	50	-2.0%

Monthly Sales



Monthly Total Sales Volume



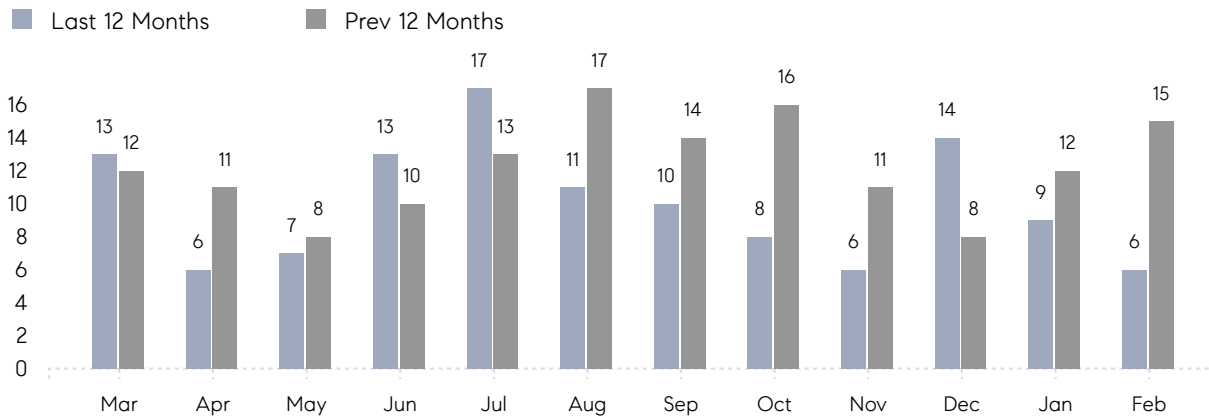
Wading River

SUFFOLK, FEBRUARY 2023

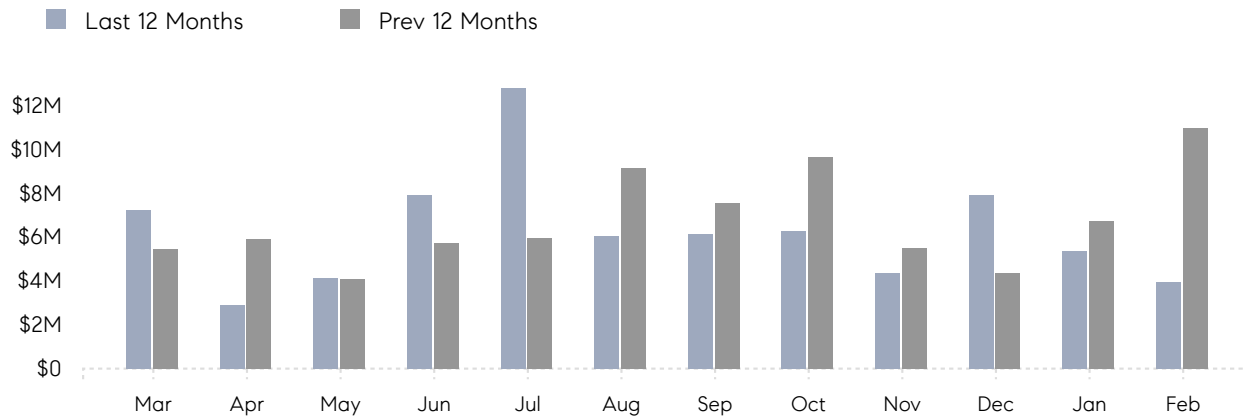
Property Statistics

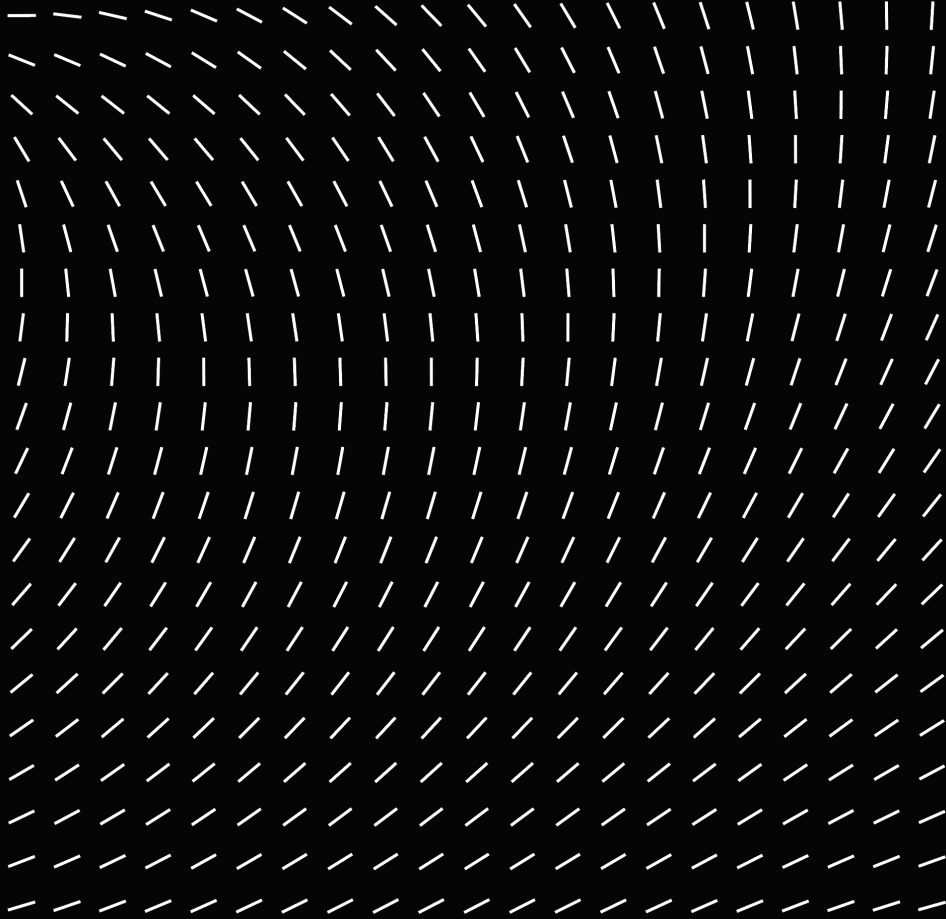
		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	6	15	-60.0%
	SALES VOLUME	\$3,962,500	\$10,952,899	-63.8%
	AVERAGE PRICE	\$660,417	\$730,193	-9.6%
	AVERAGE DOM	85	50	70.0%

Monthly Sales



Monthly Total Sales Volume





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