



COMPASS

January 2023

Suffolk County Market Insights

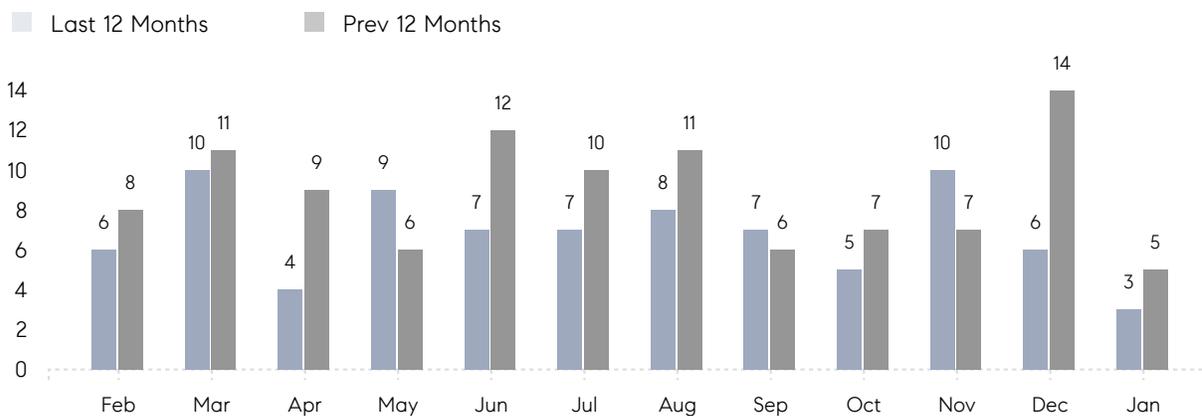
Center Moriches

SUFFOLK, JANUARY 2023

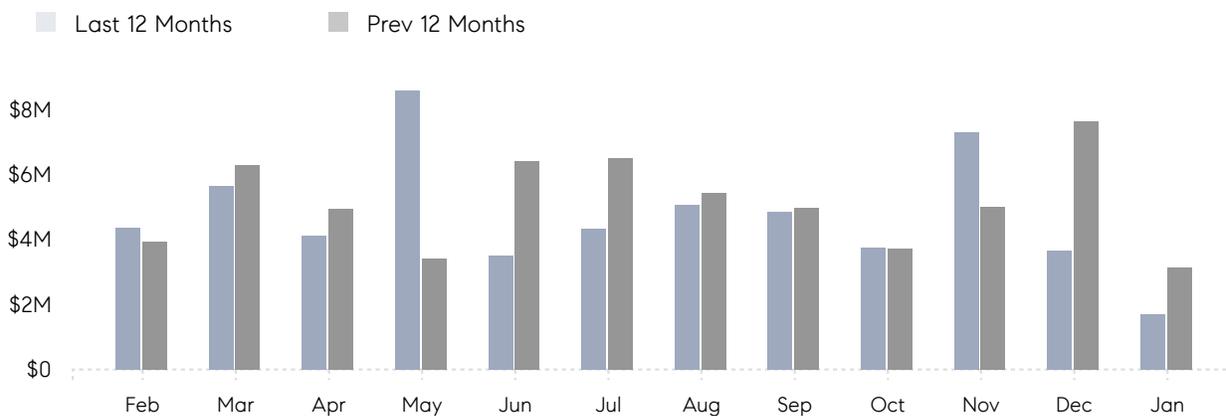
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	3	5	-40.0%
	SALES VOLUME	\$1,715,000	\$3,135,000	-45.3%
	AVERAGE PRICE	\$571,667	\$627,000	-8.8%
	AVERAGE DOM	31	81	-61.7%

Monthly Sales



Monthly Total Sales Volume



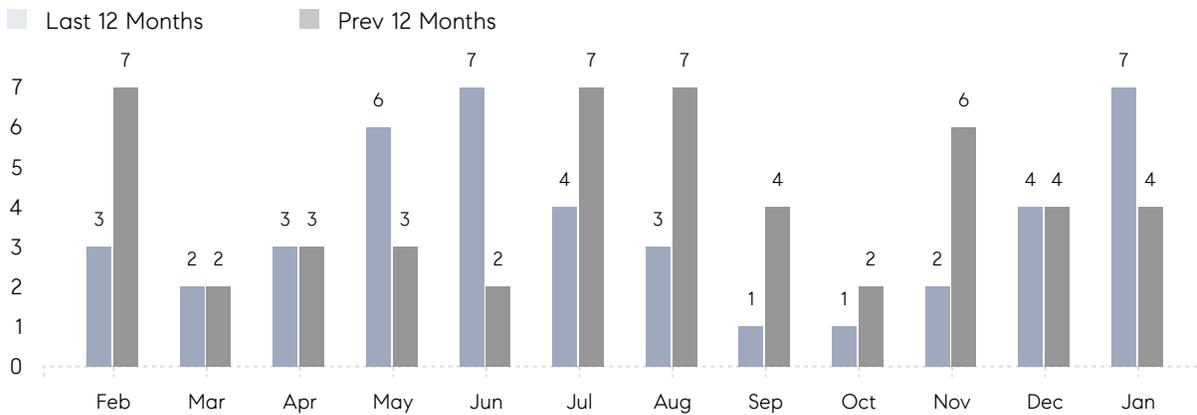
Cold Spring Harbor

SUFFOLK, JANUARY 2023

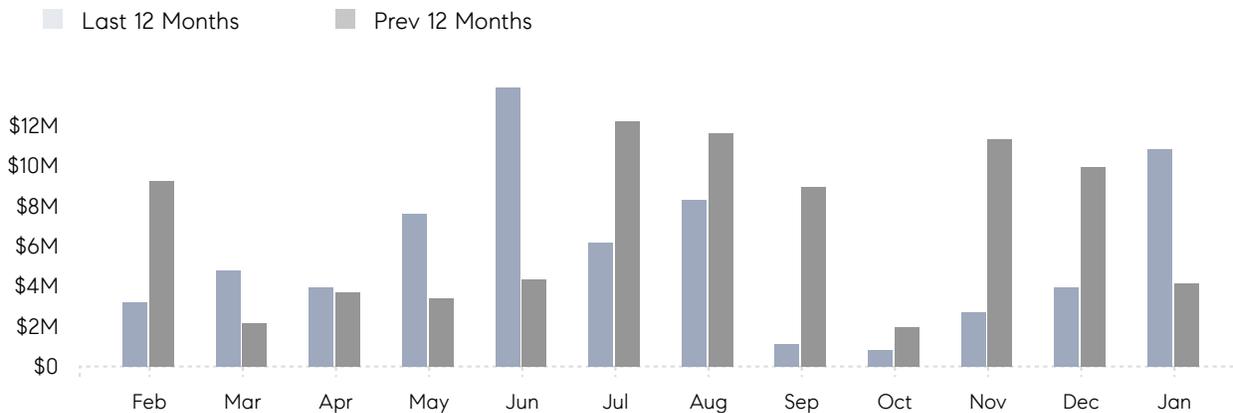
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	7	4	75.0%
	SALES VOLUME	\$10,830,000	\$4,120,000	162.9%
	AVERAGE PRICE	\$1,547,143	\$1,030,000	50.2%
	AVERAGE DOM	77	36	113.9%

Monthly Sales



Monthly Total Sales Volume



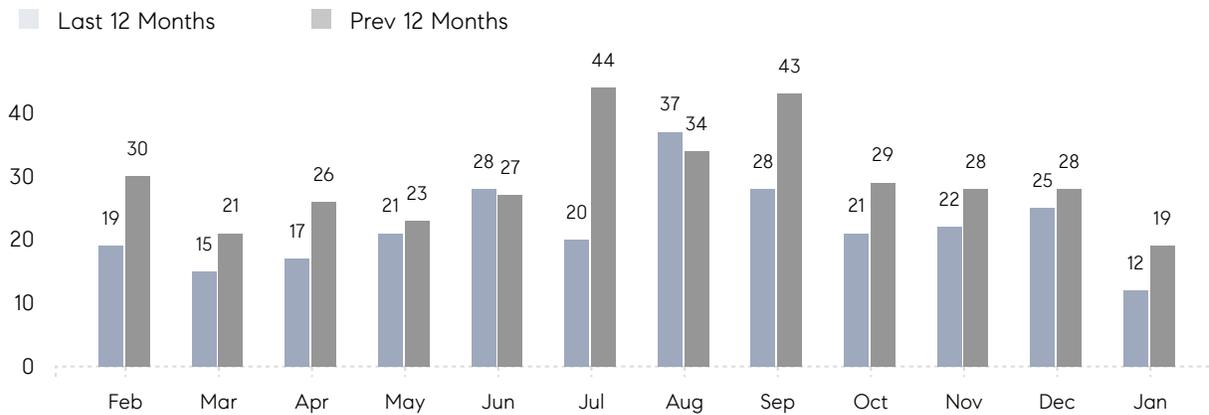
Commack

SUFFOLK, JANUARY 2023

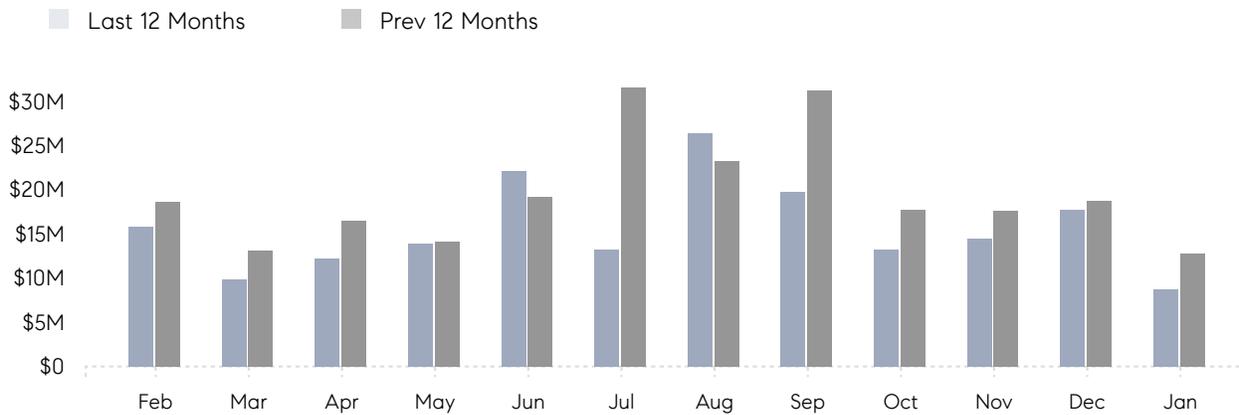
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	12	19	-36.8%
	SALES VOLUME	\$8,690,000	\$12,758,000	-31.9%
	AVERAGE PRICE	\$724,167	\$671,474	7.8%
	AVERAGE DOM	60	35	71.4%

Monthly Sales



Monthly Total Sales Volume



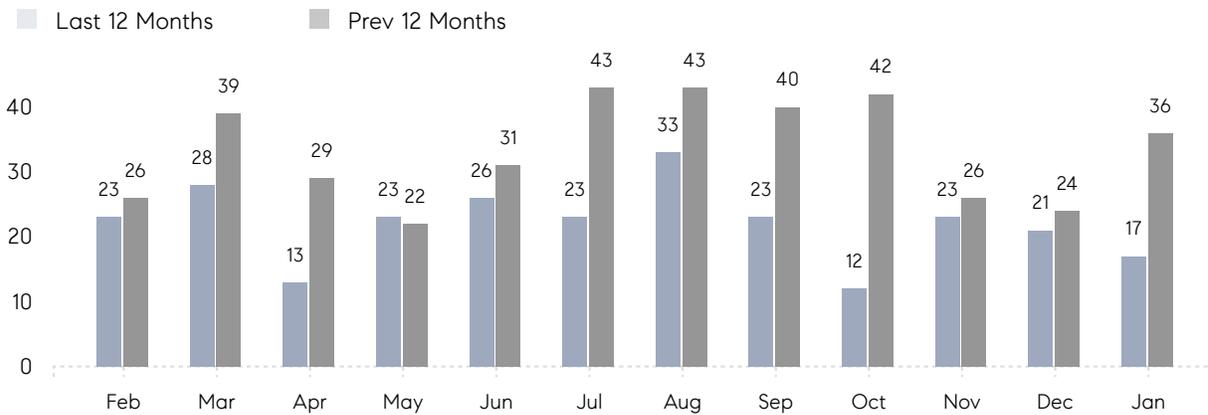
Dix Hills

SUFFOLK, JANUARY 2023

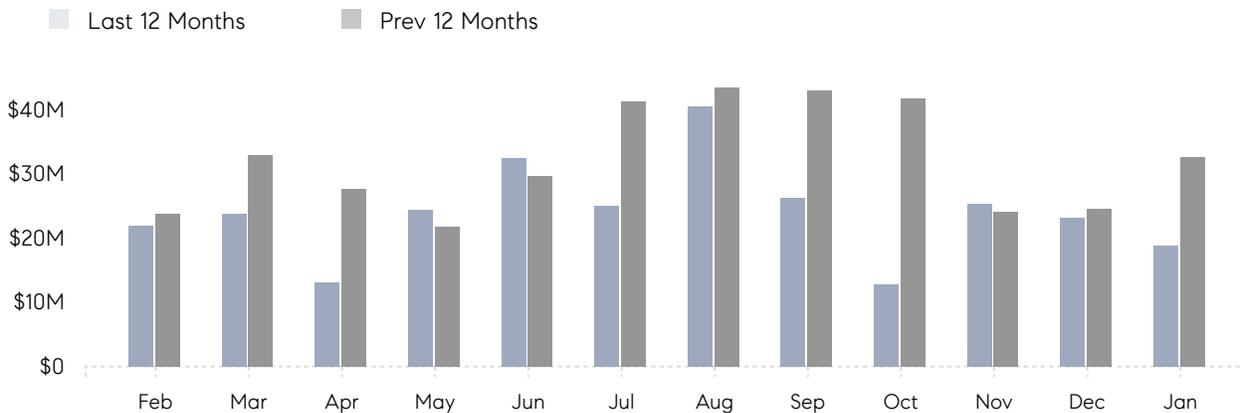
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	17	36	-52.8%
	SALES VOLUME	\$18,864,000	\$32,626,711	-42.2%
	AVERAGE PRICE	\$1,109,647	\$906,298	22.4%
	AVERAGE DOM	74	60	23.3%

Monthly Sales



Monthly Total Sales Volume



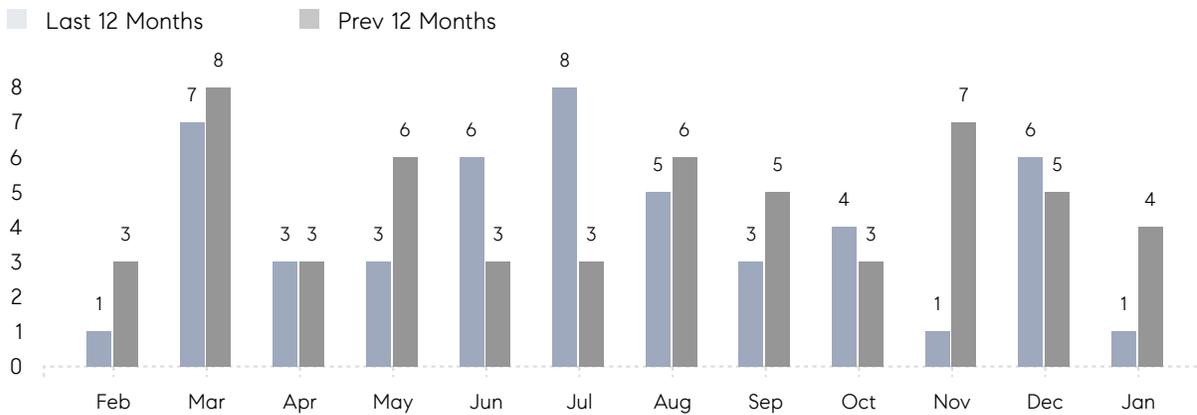
East Moriches

SUFFOLK, JANUARY 2023

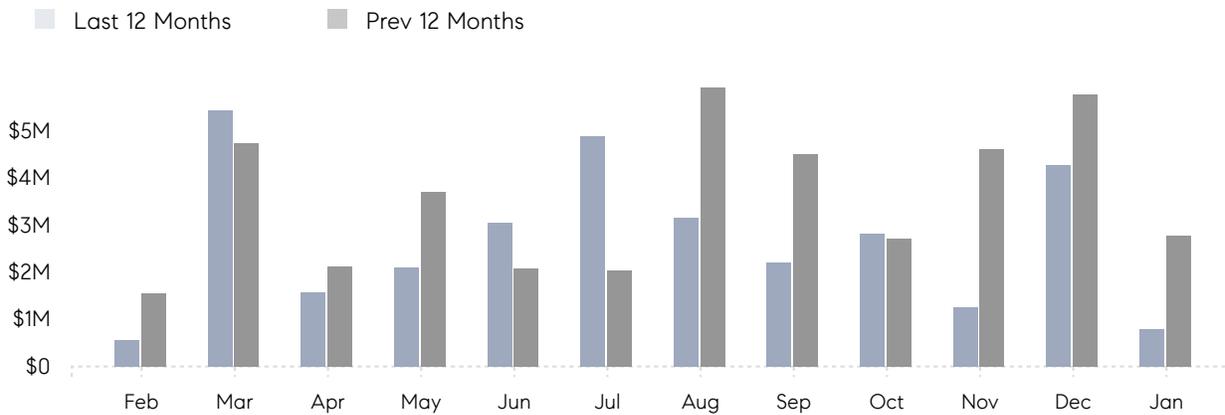
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	1	4	-75.0%
	SALES VOLUME	\$790,000	\$2,779,000	-71.6%
	AVERAGE PRICE	\$790,000	\$694,750	13.7%
	AVERAGE DOM	12	44	-72.7%

Monthly Sales



Monthly Total Sales Volume



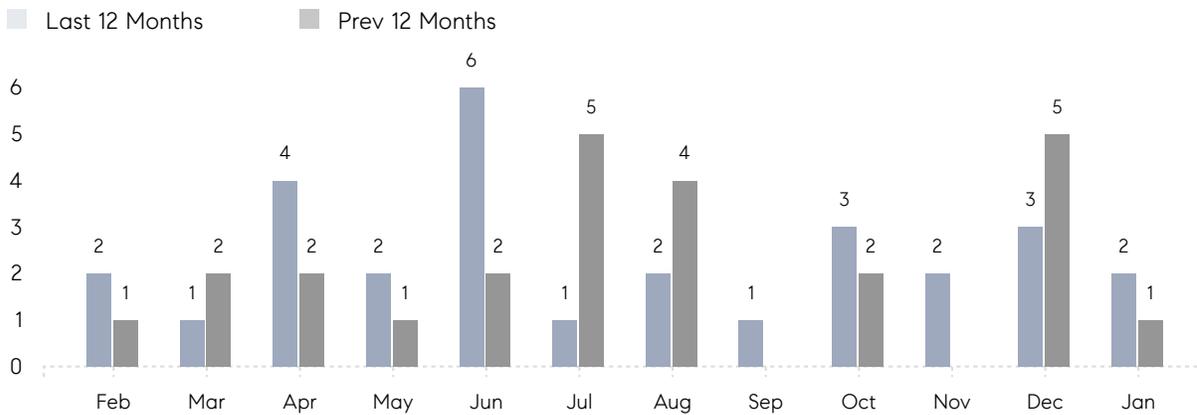
Fort Salonga

SUFFOLK, JANUARY 2023

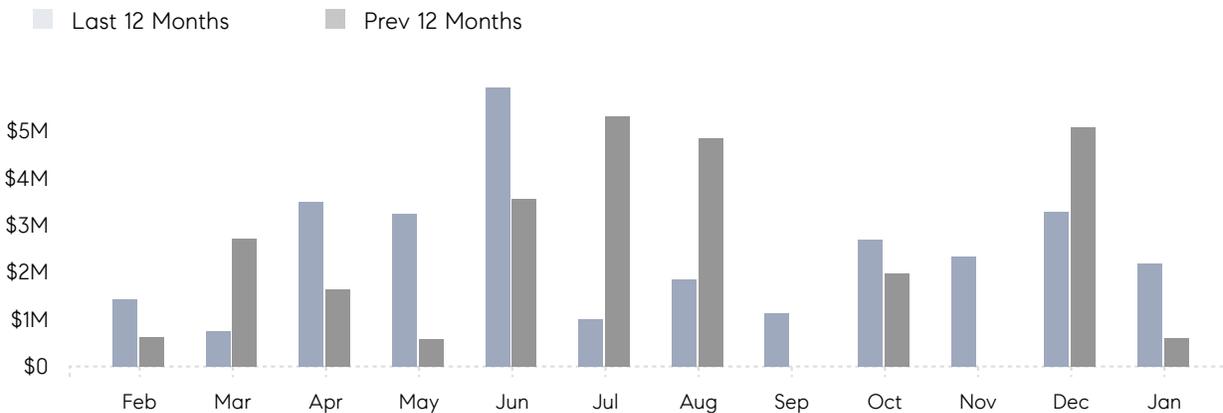
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	2	1	100.0%
	SALES VOLUME	\$2,197,499	\$601,000	265.6%
	AVERAGE PRICE	\$1,098,750	\$601,000	82.8%
	AVERAGE DOM	55	22	150.0%

Monthly Sales



Monthly Total Sales Volume



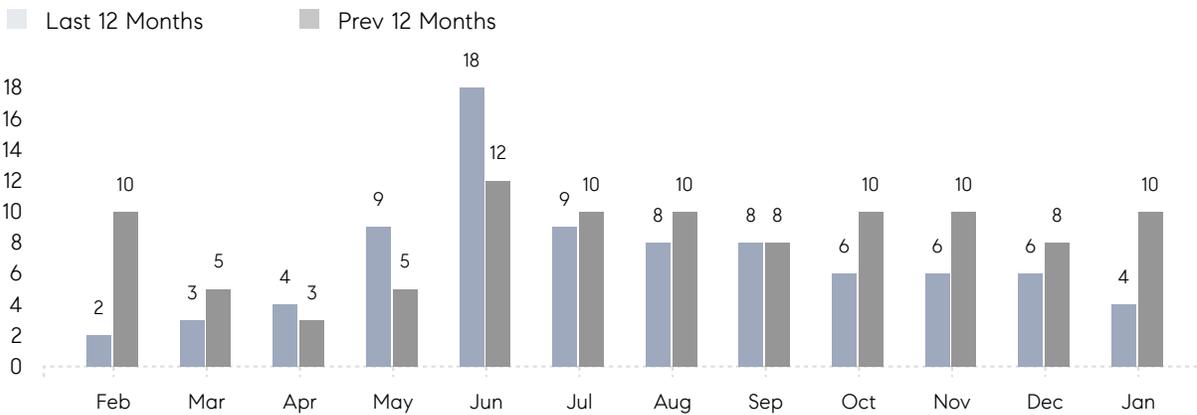
Greenlawn

SUFFOLK, JANUARY 2023

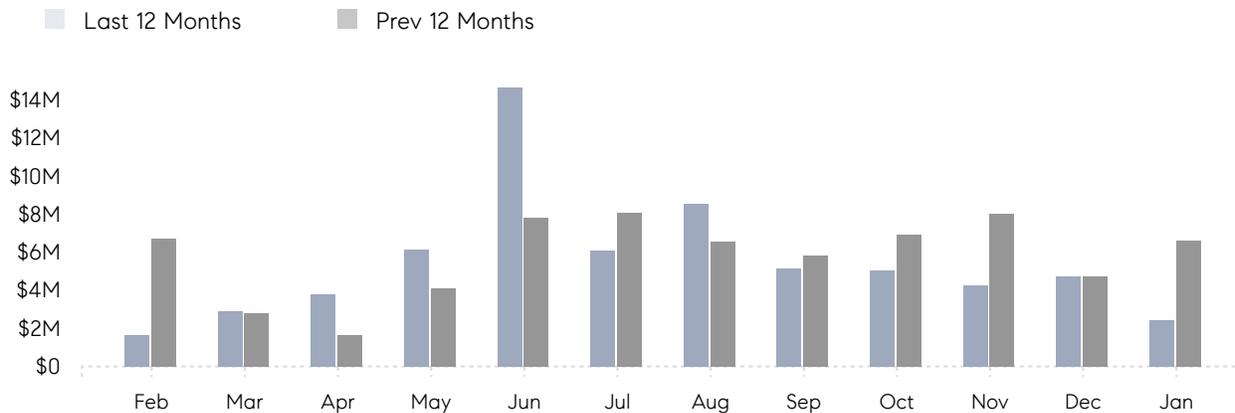
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	4	10	-60.0%
	SALES VOLUME	\$2,436,500	\$6,609,259	-63.1%
	AVERAGE PRICE	\$609,125	\$660,926	-7.8%
	AVERAGE DOM	83	50	66.0%

Monthly Sales



Monthly Total Sales Volume



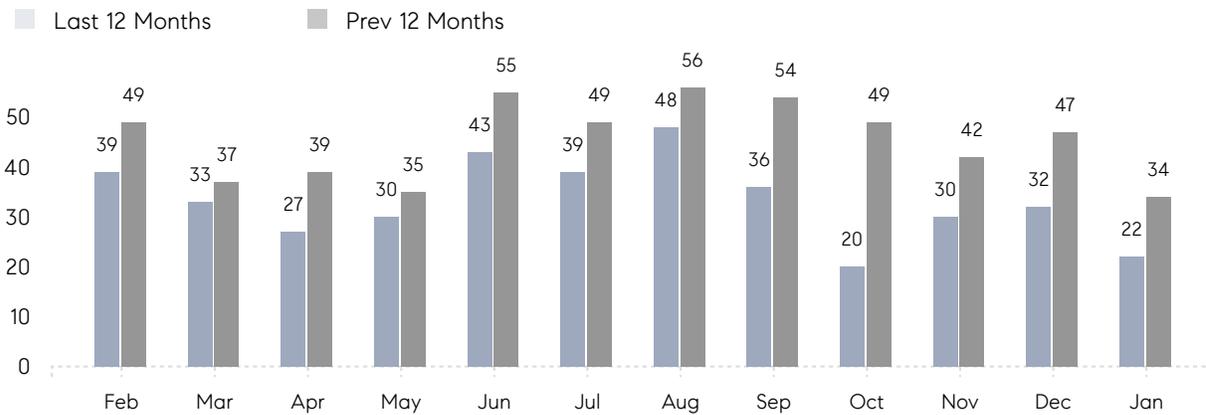
Huntington

SUFFOLK, JANUARY 2023

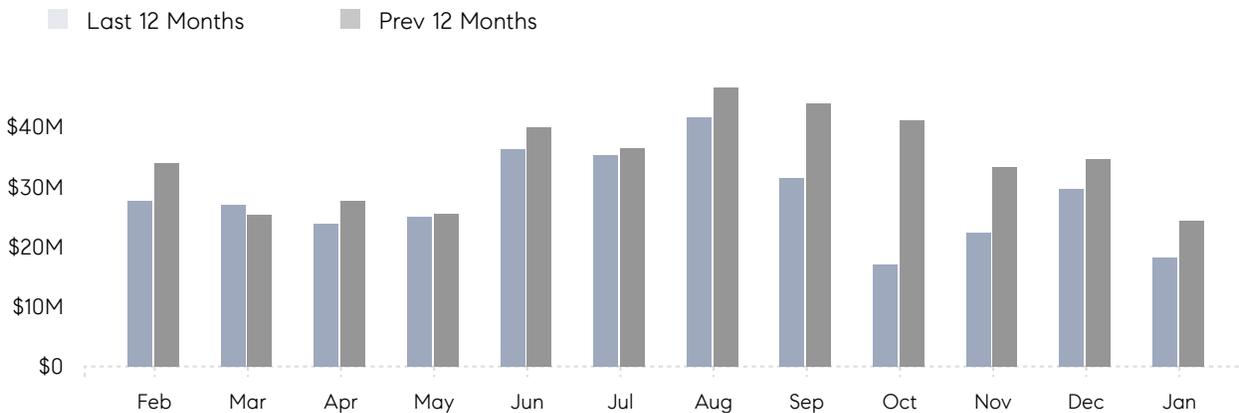
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	22	34	-35.3%
	SALES VOLUME	\$18,219,000	\$24,426,000	-25.4%
	AVERAGE PRICE	\$828,136	\$718,412	15.3%
	AVERAGE DOM	57	43	32.6%

Monthly Sales



Monthly Total Sales Volume



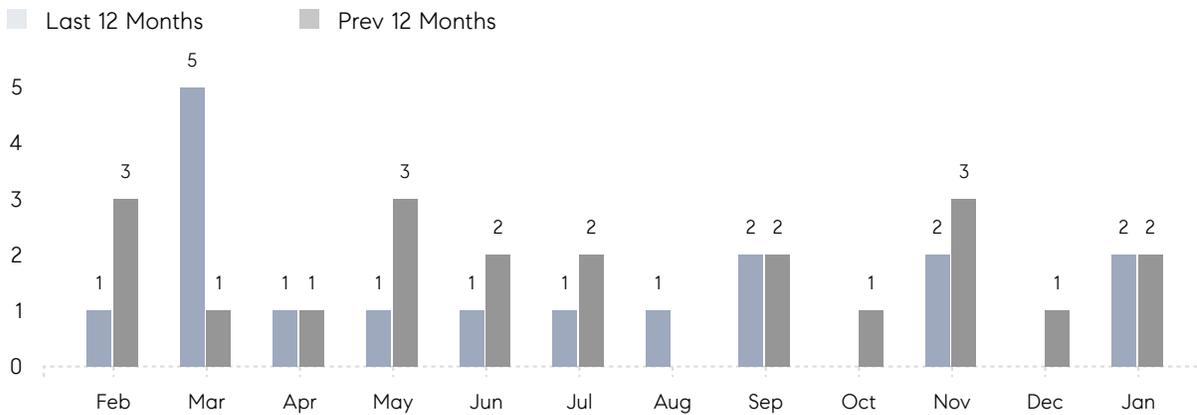
Huntington Bay

SUFFOLK, JANUARY 2023

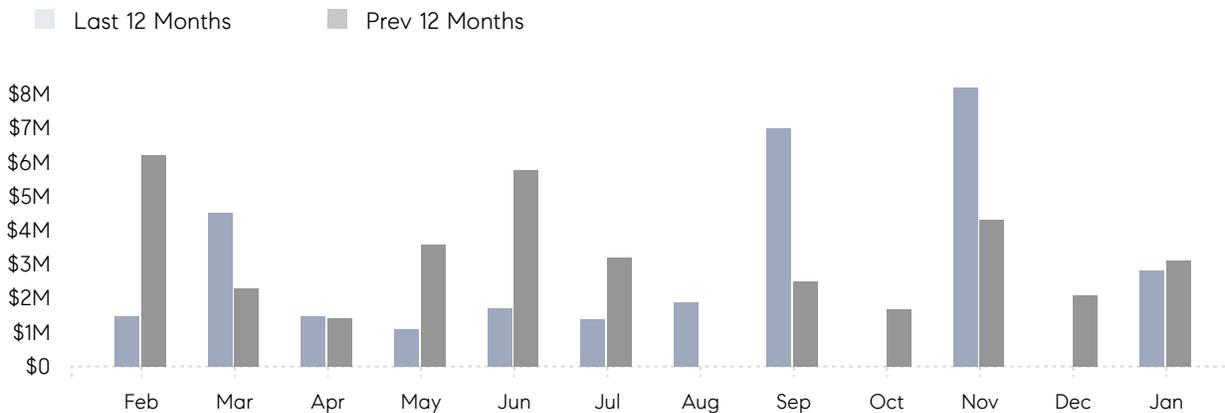
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	2	2	0.0%
	SALES VOLUME	\$2,815,000	\$3,100,000	-9.2%
	AVERAGE PRICE	\$1,407,500	\$1,550,000	-9.2%
	AVERAGE DOM	41	81	-49.4%

Monthly Sales



Monthly Total Sales Volume



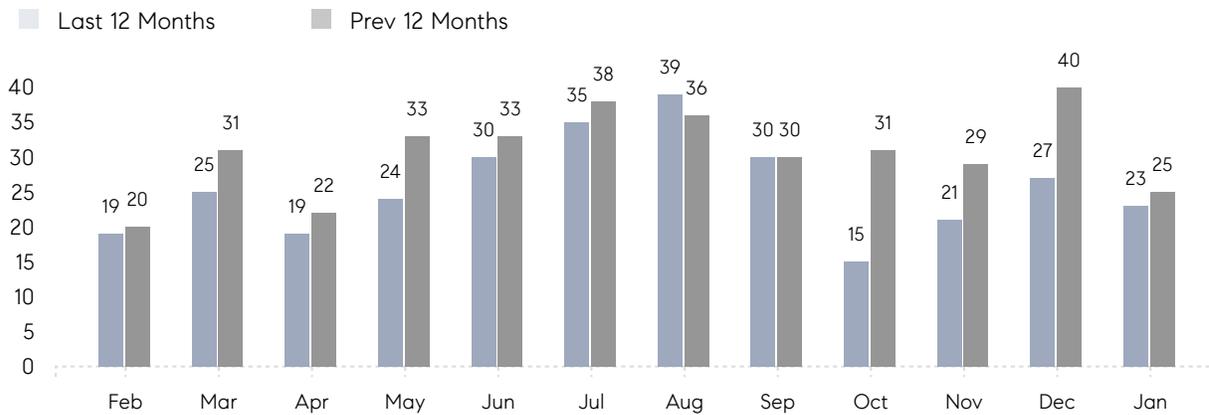
Huntington Station

SUFFOLK, JANUARY 2023

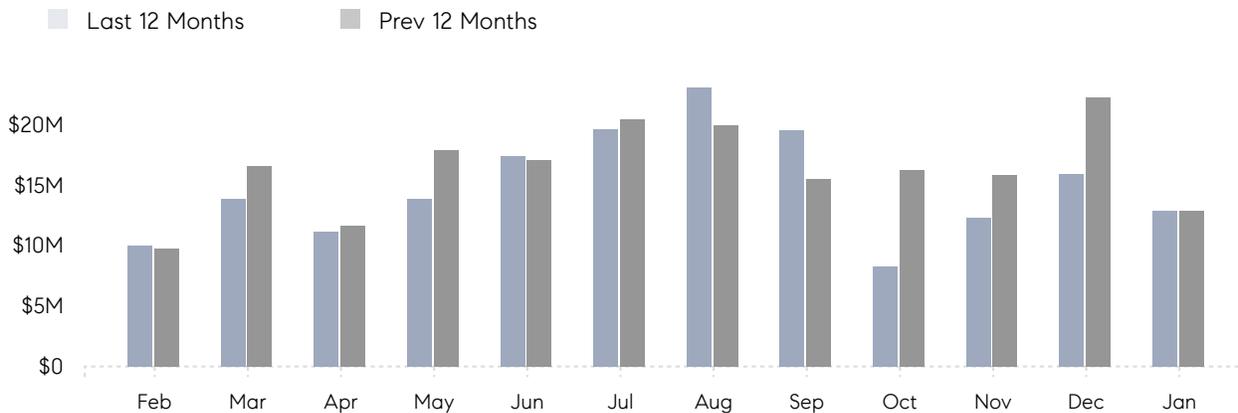
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	23	25	-8.0%
	SALES VOLUME	\$12,905,000	\$12,830,388	0.6%
	AVERAGE PRICE	\$561,087	\$513,216	9.3%
	AVERAGE DOM	44	27	63.0%

Monthly Sales



Monthly Total Sales Volume



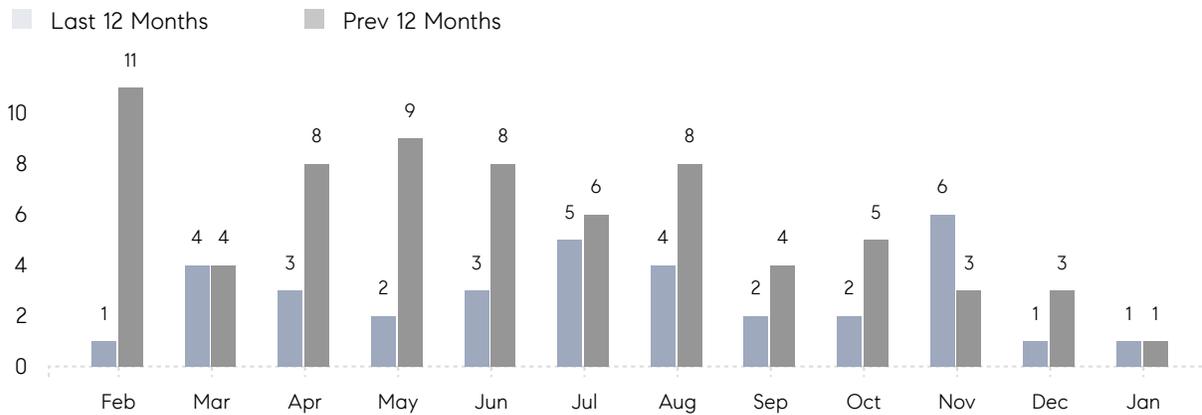
Lloyd Harbor

SUFFOLK, JANUARY 2023

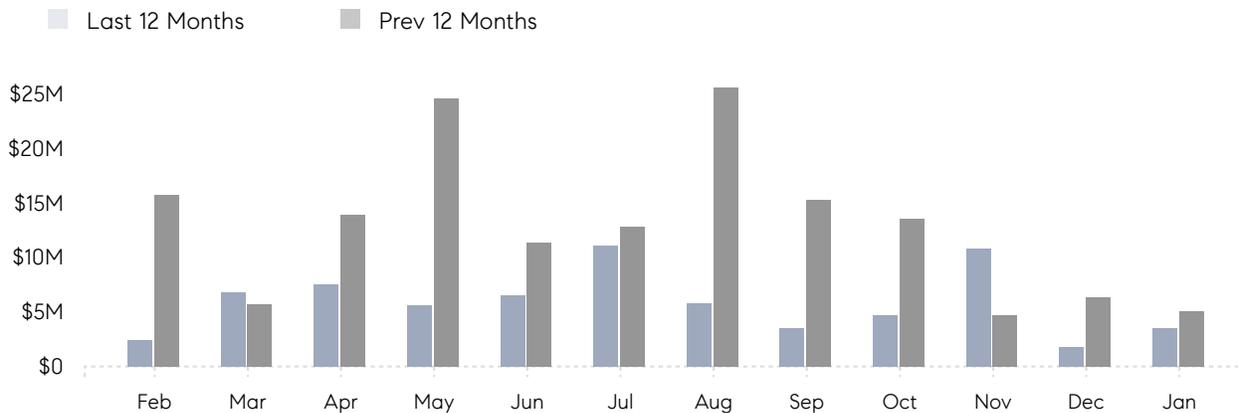
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	1	1	0.0%
	SALES VOLUME	\$3,500,000	\$5,100,000	-31.4%
	AVERAGE PRICE	\$3,500,000	\$5,100,000	-31.4%
	AVERAGE DOM	43	146	-70.5%

Monthly Sales



Monthly Total Sales Volume



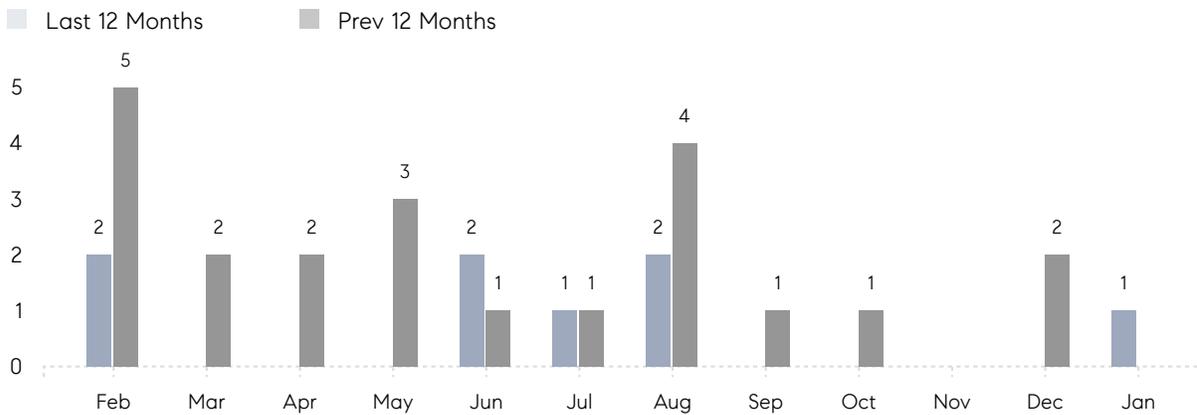
Lloyd Neck

SUFFOLK, JANUARY 2023

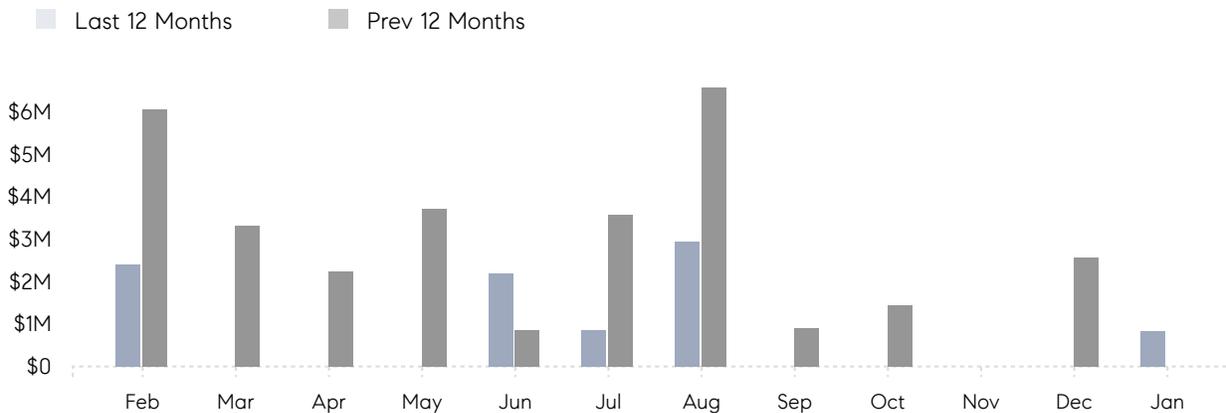
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	1	0	0.0%
	SALES VOLUME	\$825,000	\$0	-
	AVERAGE PRICE	\$825,000	\$0	-
	AVERAGE DOM	8	0	-

Monthly Sales



Monthly Total Sales Volume



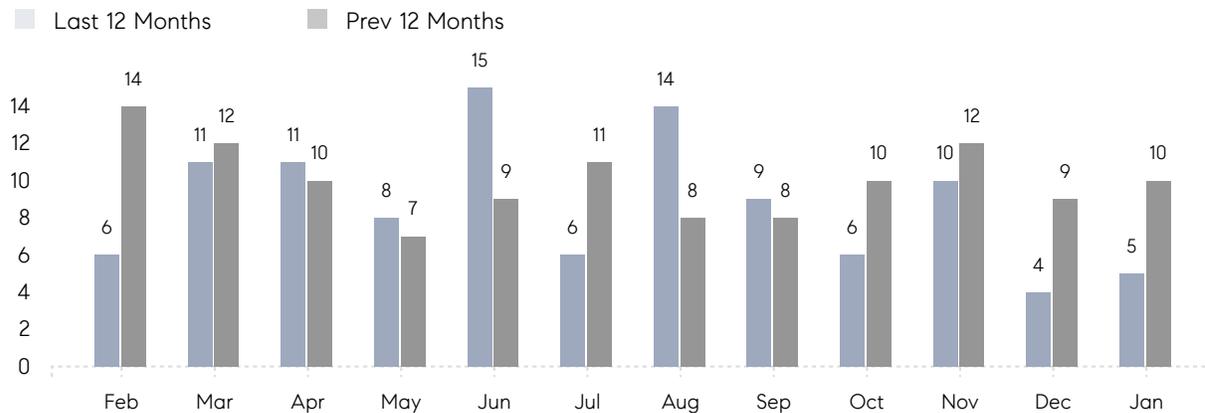
Manorville

SUFFOLK, JANUARY 2023

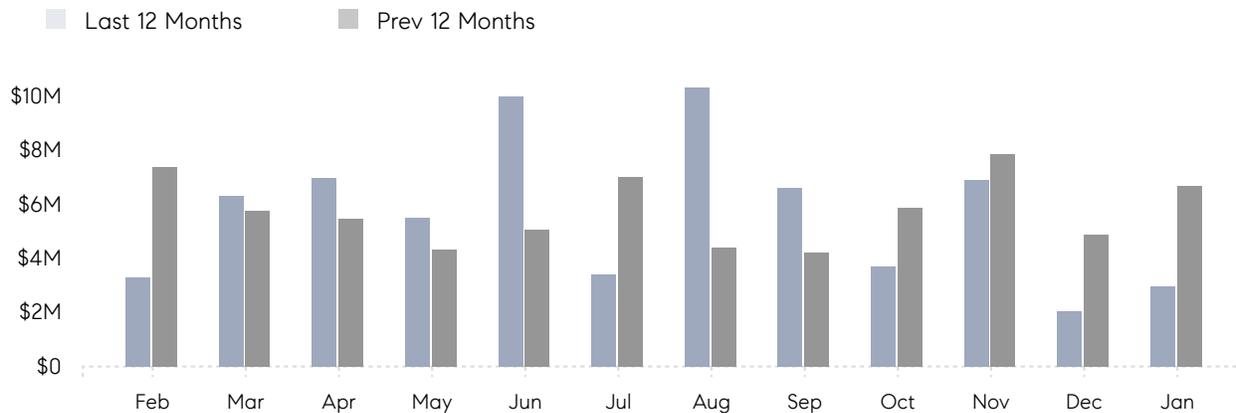
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	5	10	-50.0%
	SALES VOLUME	\$2,946,000	\$6,684,990	-55.9%
	AVERAGE PRICE	\$589,200	\$668,499	-11.9%
	AVERAGE DOM	23	56	-58.9%

Monthly Sales



Monthly Total Sales Volume



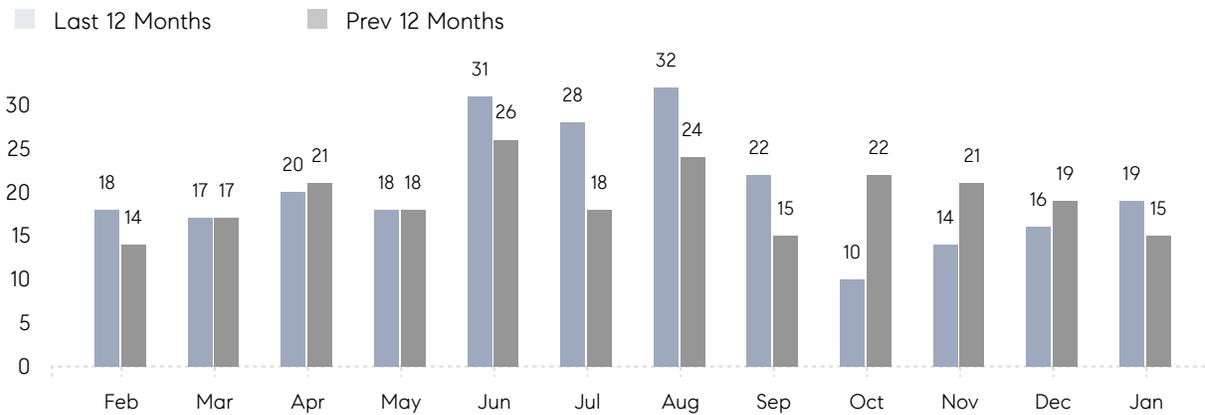
Mastic

SUFFOLK, JANUARY 2023

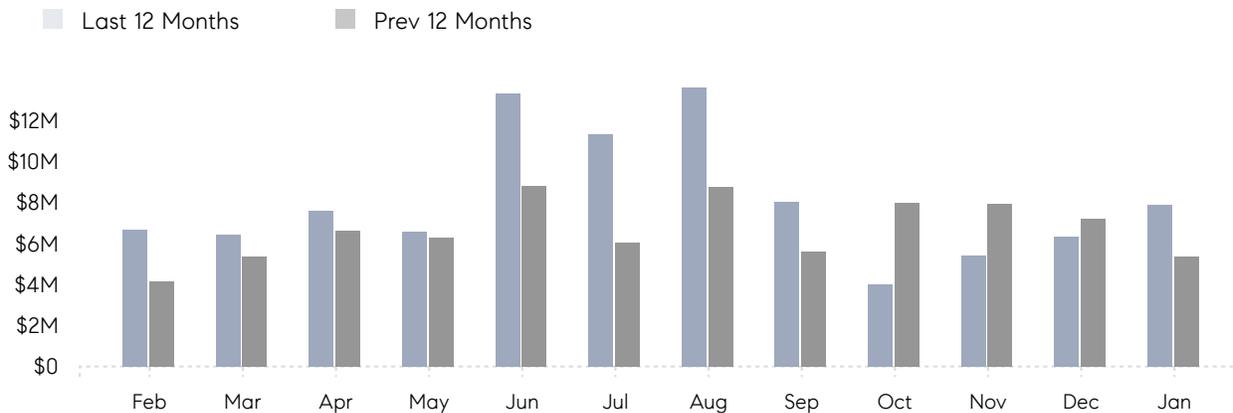
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	19	15	26.7%
	SALES VOLUME	\$7,918,210	\$5,388,900	46.9%
	AVERAGE PRICE	\$416,748	\$359,260	16.0%
	AVERAGE DOM	65	33	97.0%

Monthly Sales



Monthly Total Sales Volume



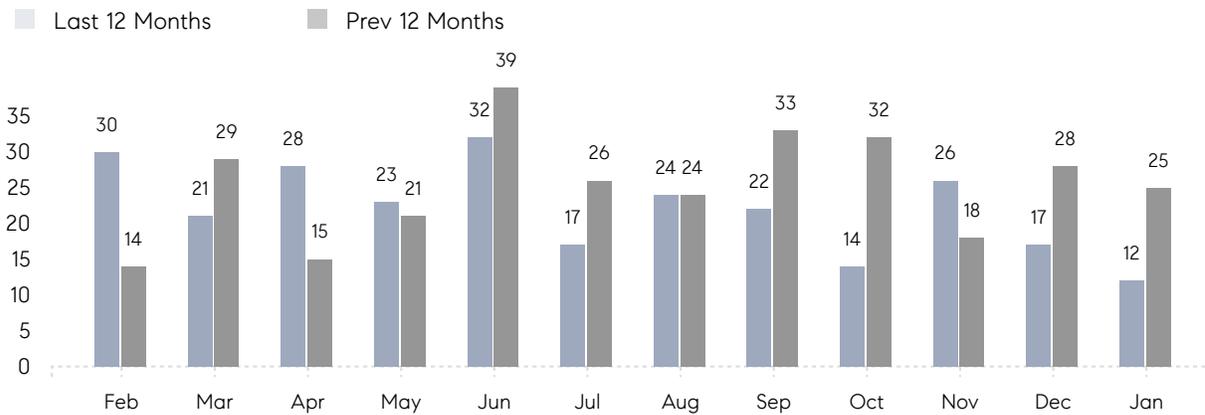
Mastic Beach

SUFFOLK, JANUARY 2023

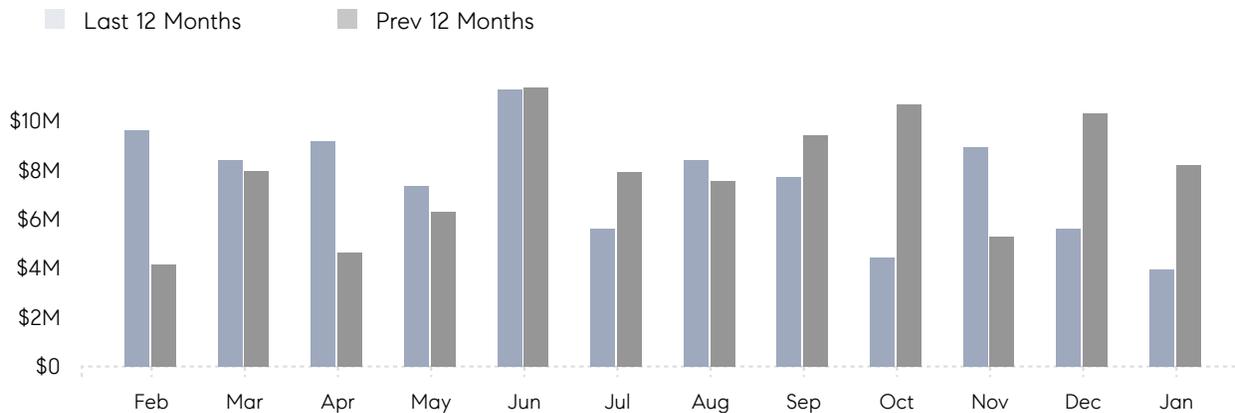
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	12	25	-52.0%
	SALES VOLUME	\$3,946,196	\$8,209,500	-51.9%
	AVERAGE PRICE	\$328,850	\$328,380	0.1%
	AVERAGE DOM	70	57	22.8%

Monthly Sales



Monthly Total Sales Volume



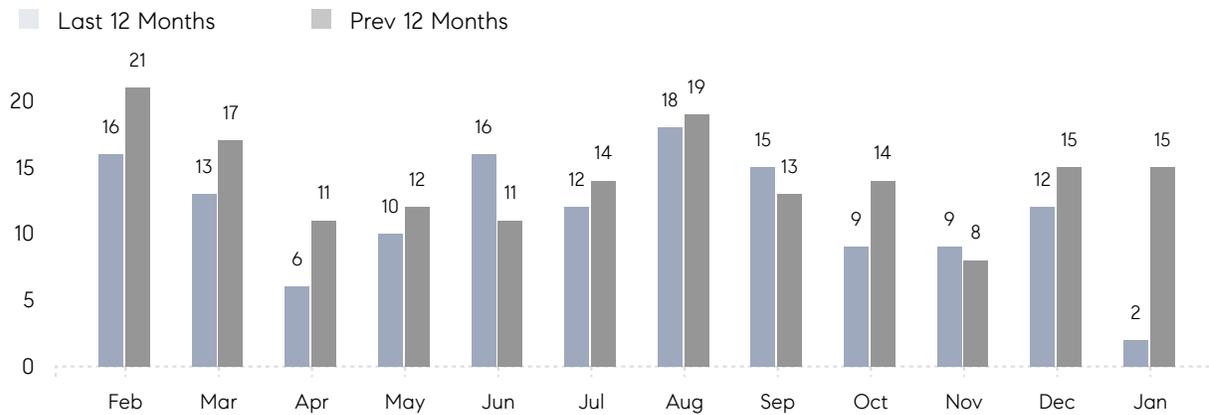
Melville

SUFFOLK, JANUARY 2023

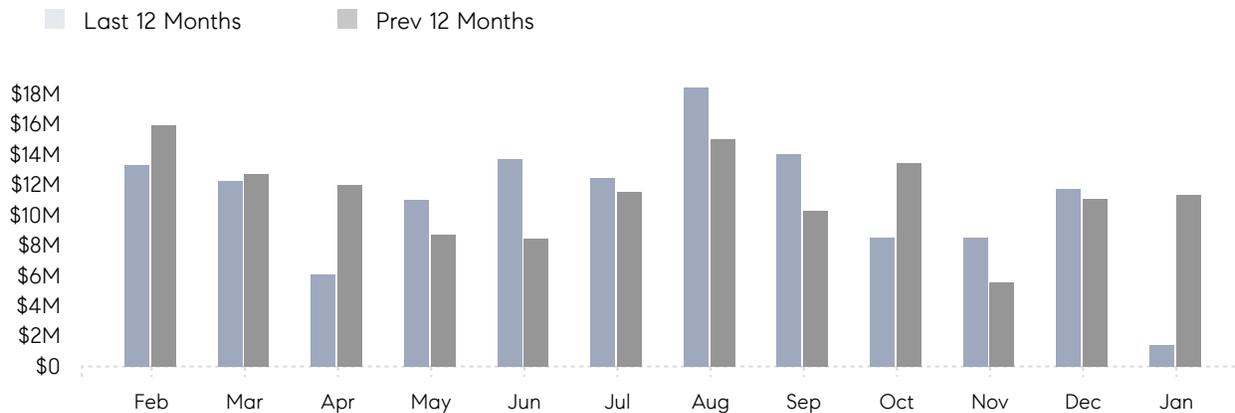
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	2	15	-86.7%
	SALES VOLUME	\$1,388,300	\$11,331,000	-87.7%
	AVERAGE PRICE	\$694,150	\$755,400	-8.1%
	AVERAGE DOM	23	70	-67.1%

Monthly Sales



Monthly Total Sales Volume



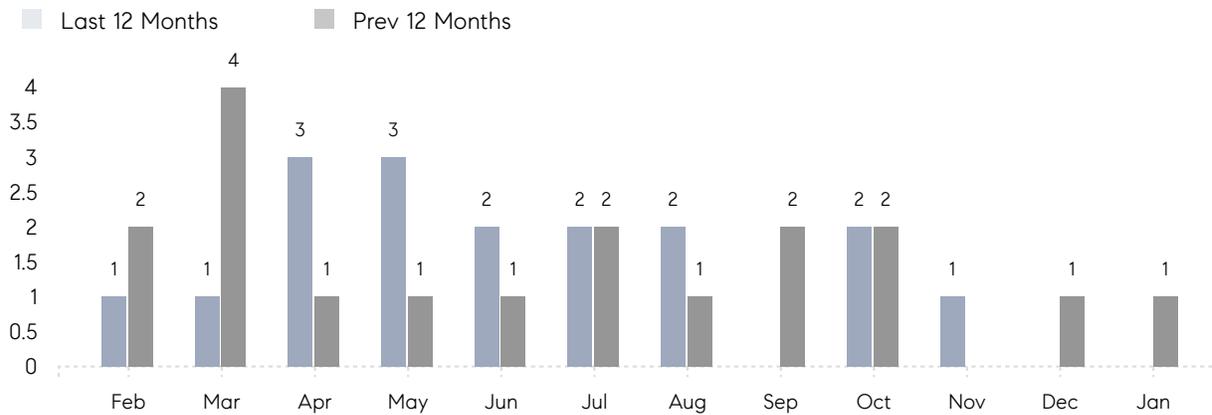
Moriches

SUFFOLK, JANUARY 2023

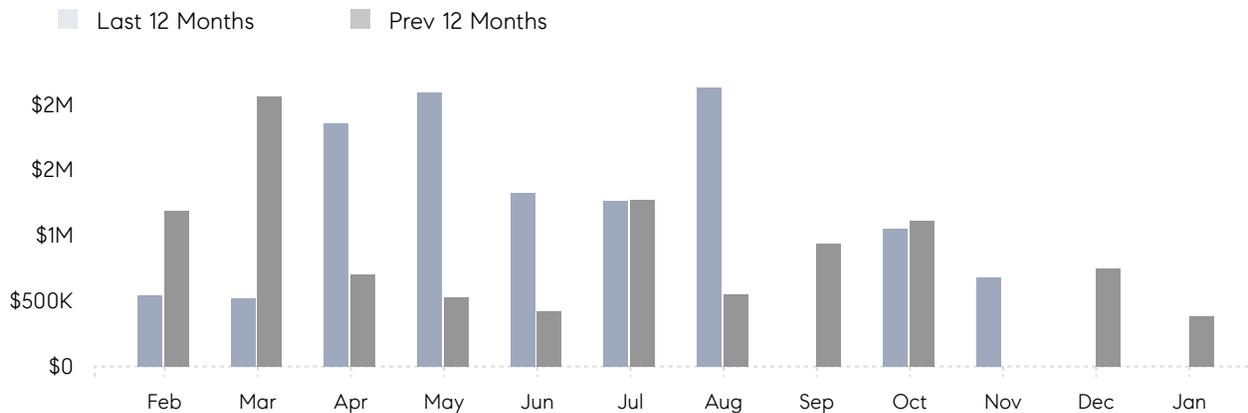
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	0	1	0.0%
	SALES VOLUME	\$0	\$385,000	-
	AVERAGE PRICE	\$0	\$385,000	-
	AVERAGE DOM	0	76	-

Monthly Sales



Monthly Total Sales Volume



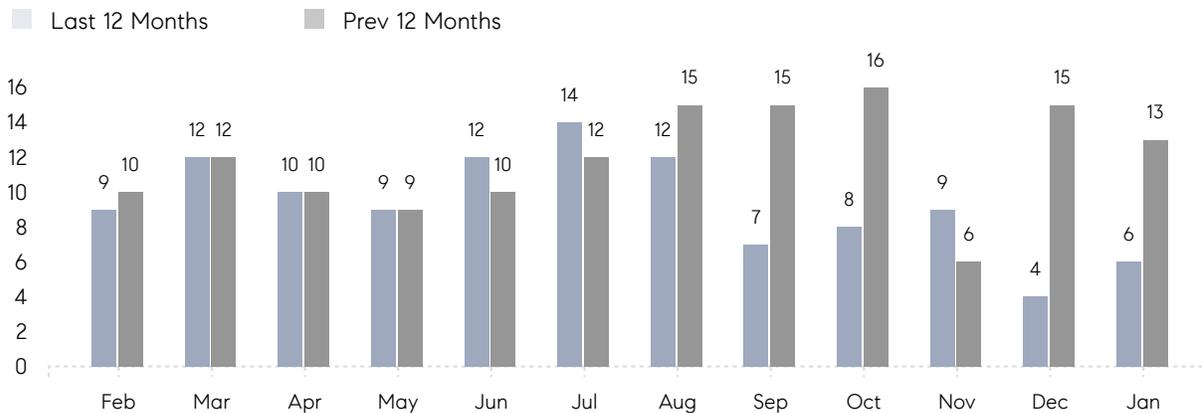
Mount Sinai

SUFFOLK, JANUARY 2023

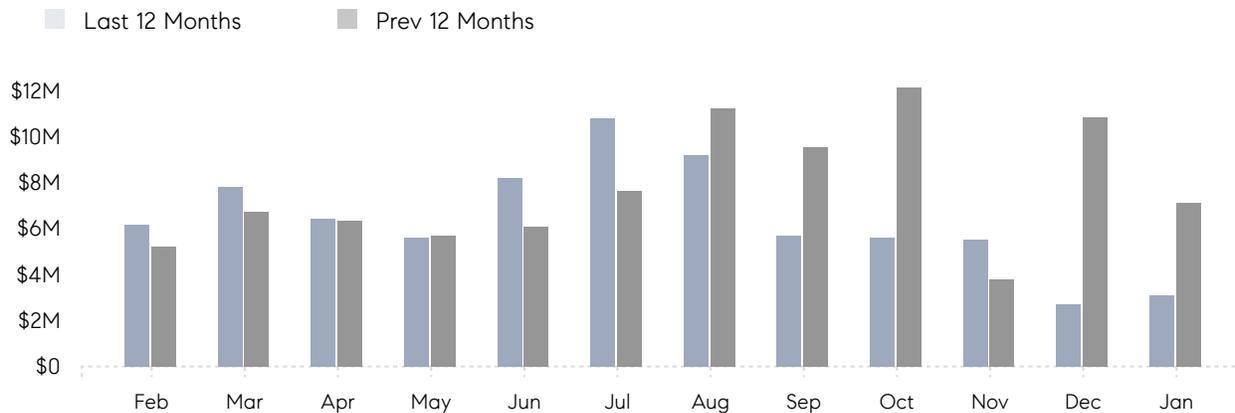
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	6	13	-53.8%
	SALES VOLUME	\$3,075,000	\$7,103,000	-56.7%
	AVERAGE PRICE	\$512,500	\$546,385	-6.2%
	AVERAGE DOM	98	44	122.7%

Monthly Sales



Monthly Total Sales Volume



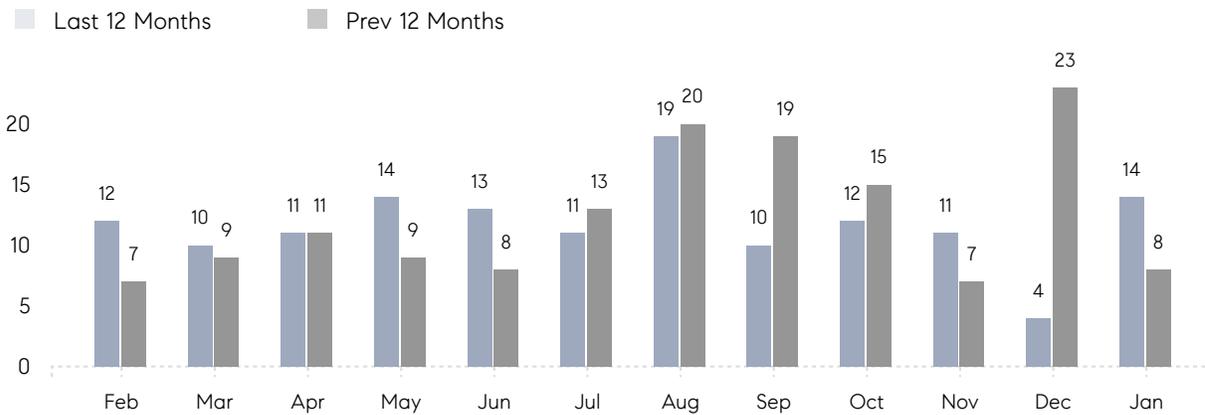
Nesconset

SUFFOLK, JANUARY 2023

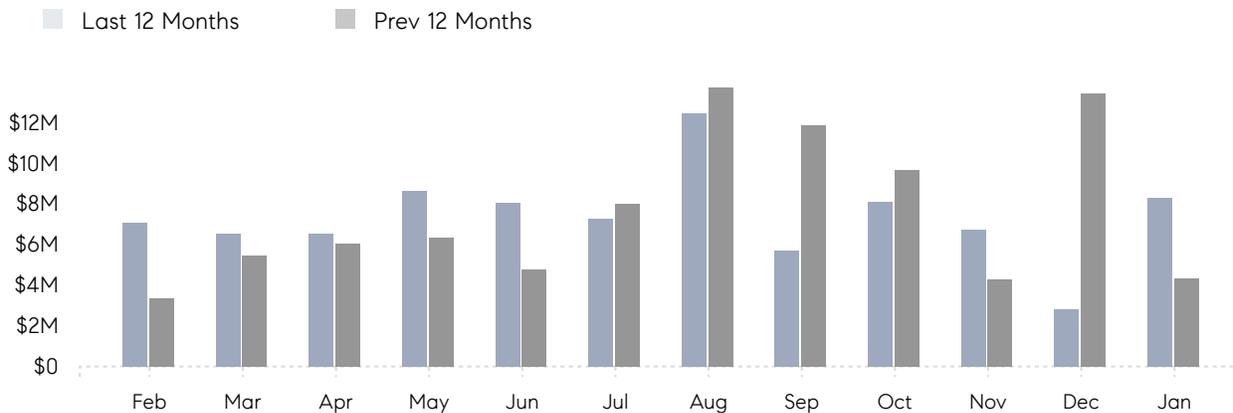
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	14	8	75.0%
	SALES VOLUME	\$8,280,500	\$4,327,000	91.4%
	AVERAGE PRICE	\$591,464	\$540,875	9.4%
	AVERAGE DOM	81	32	153.1%

Monthly Sales



Monthly Total Sales Volume



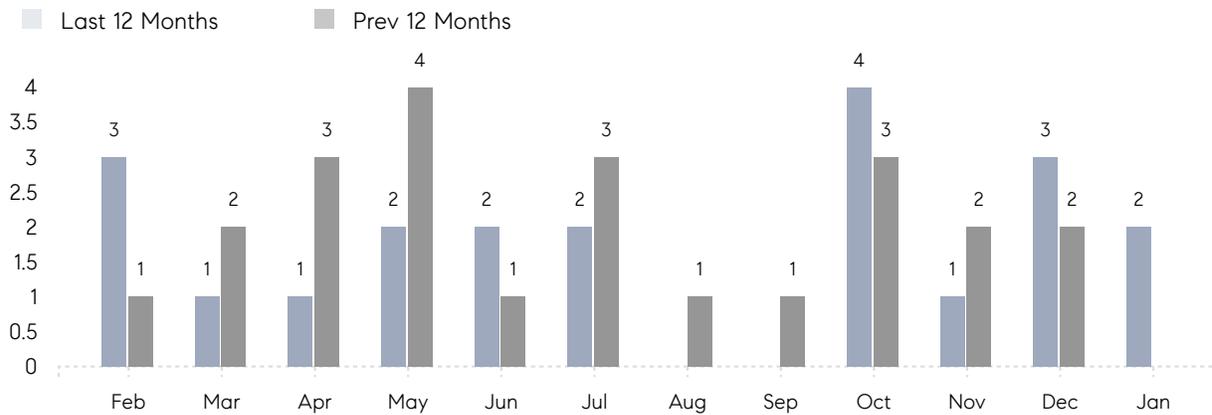
Nissequogue

SUFFOLK, JANUARY 2023

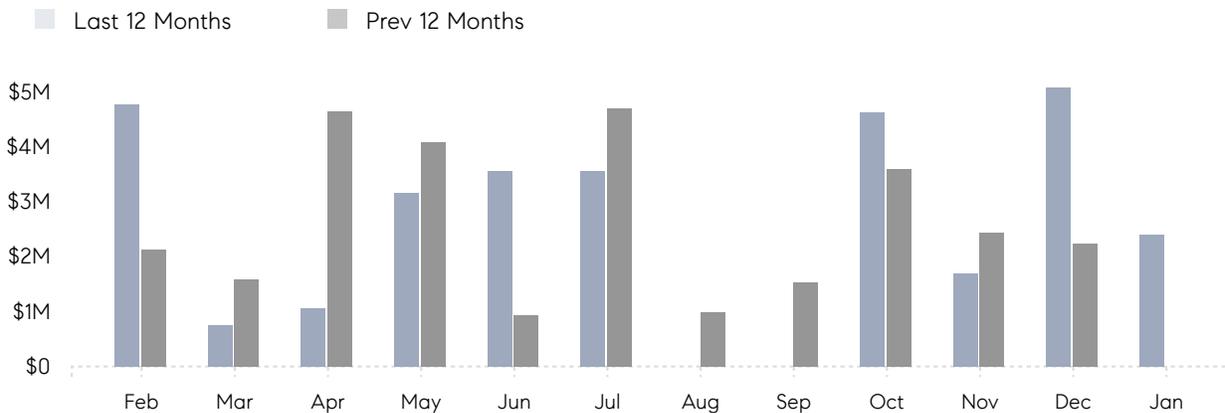
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	2	0	0.0%
	SALES VOLUME	\$2,400,000	\$0	-
	AVERAGE PRICE	\$1,200,000	\$0	-
	AVERAGE DOM	229	0	-

Monthly Sales



Monthly Total Sales Volume



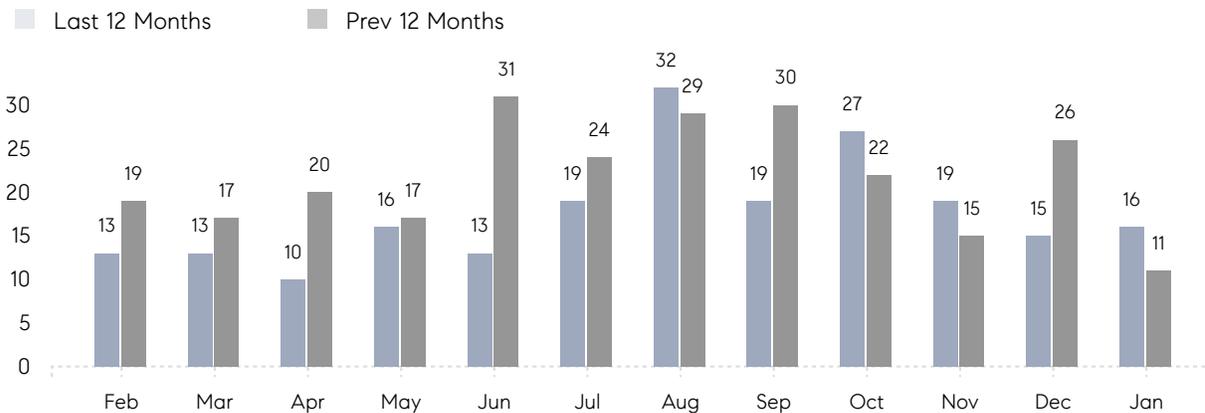
Northport

SUFFOLK, JANUARY 2023

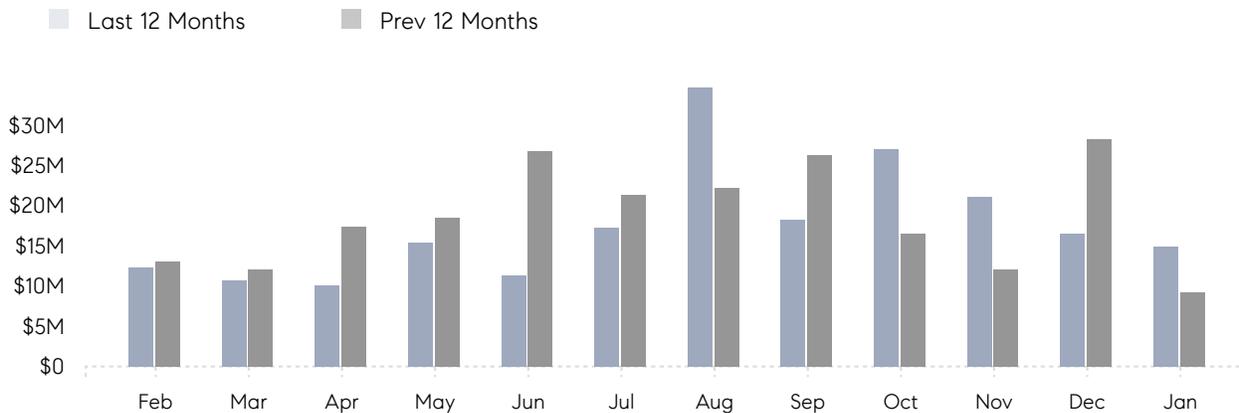
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	16	11	45.5%
	SALES VOLUME	\$14,920,600	\$9,289,500	60.6%
	AVERAGE PRICE	\$932,538	\$844,500	10.4%
	AVERAGE DOM	77	75	2.7%

Monthly Sales



Monthly Total Sales Volume



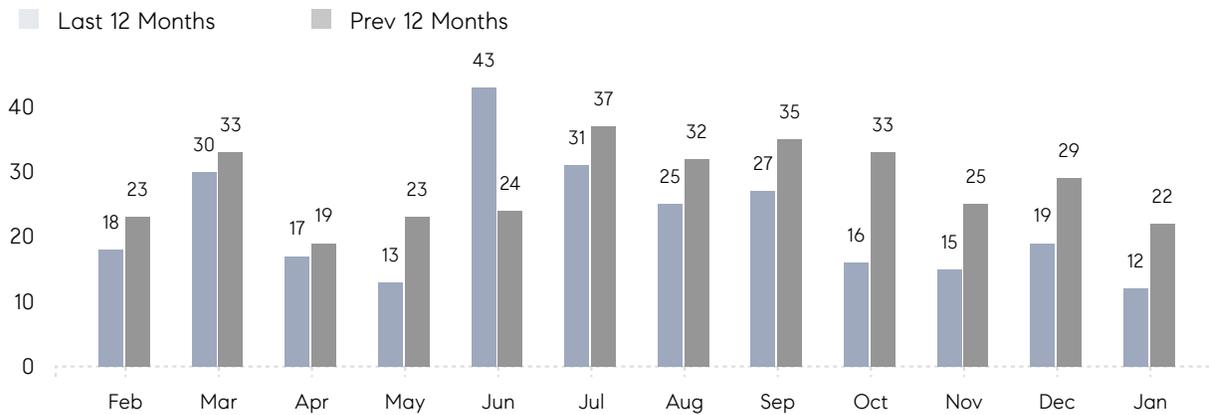
East Northport

SUFFOLK, JANUARY 2023

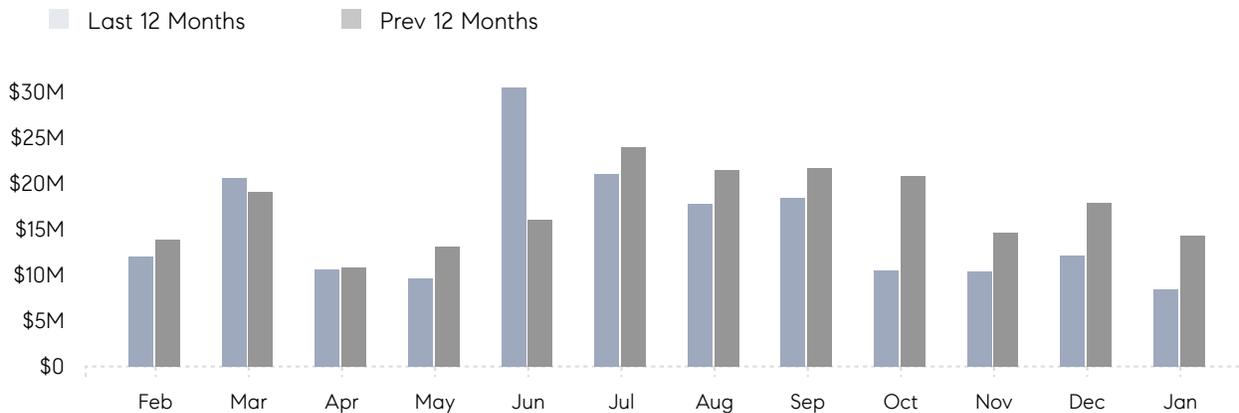
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	12	22	-45.5%
	SALES VOLUME	\$8,470,000	\$14,350,240	-41.0%
	AVERAGE PRICE	\$705,833	\$652,284	8.2%
	AVERAGE DOM	43	38	13.2%

Monthly Sales



Monthly Total Sales Volume



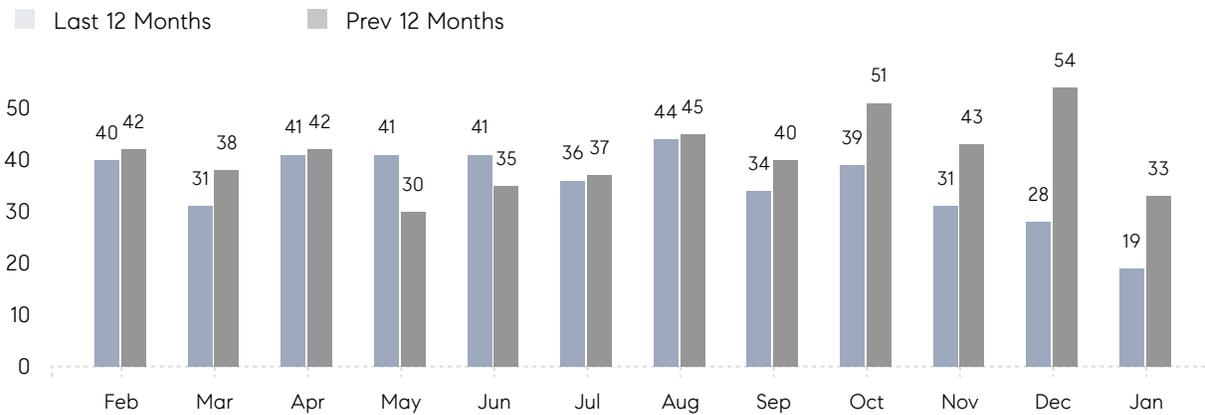
Patchogue

SUFFOLK, JANUARY 2023

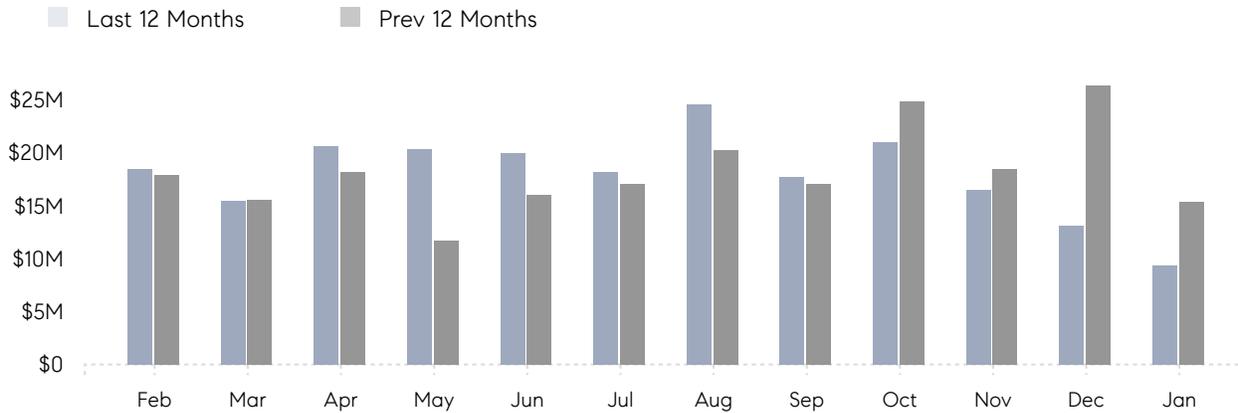
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	19	33	-42.4%
	SALES VOLUME	\$9,394,500	\$15,372,999	-38.9%
	AVERAGE PRICE	\$494,447	\$465,848	6.1%
	AVERAGE DOM	45	34	32.4%

Monthly Sales



Monthly Total Sales Volume



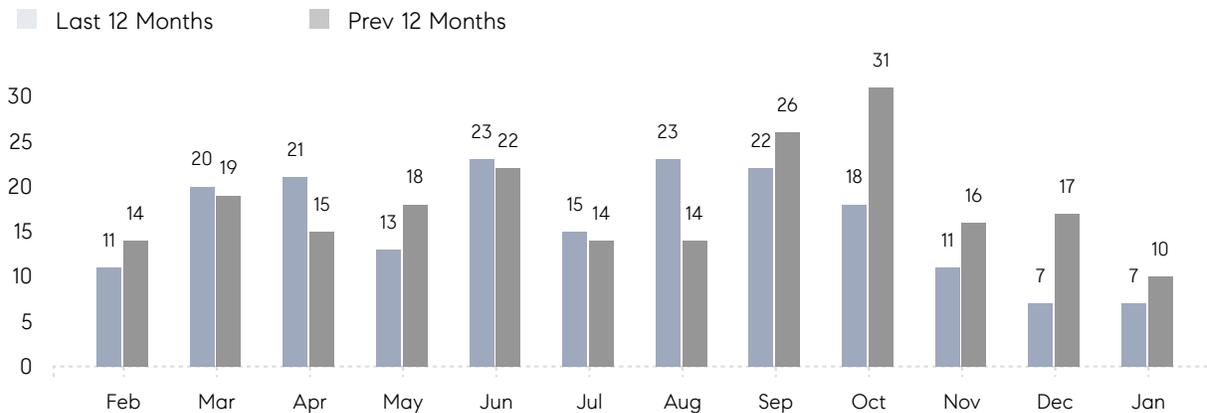
Riverhead

SUFFOLK, JANUARY 2023

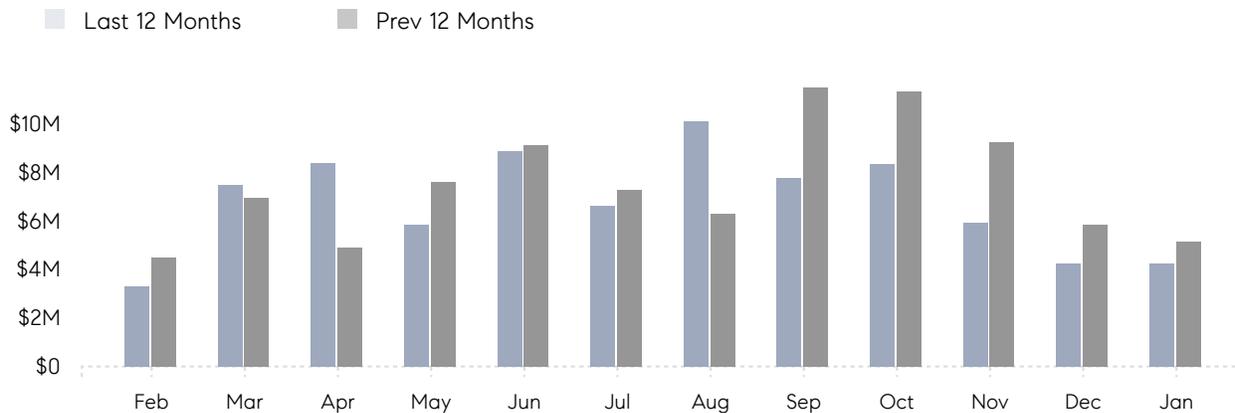
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	7	10	-30.0%
	SALES VOLUME	\$4,255,800	\$5,165,000	-17.6%
	AVERAGE PRICE	\$607,971	\$516,500	17.7%
	AVERAGE DOM	46	64	-28.1%

Monthly Sales



Monthly Total Sales Volume



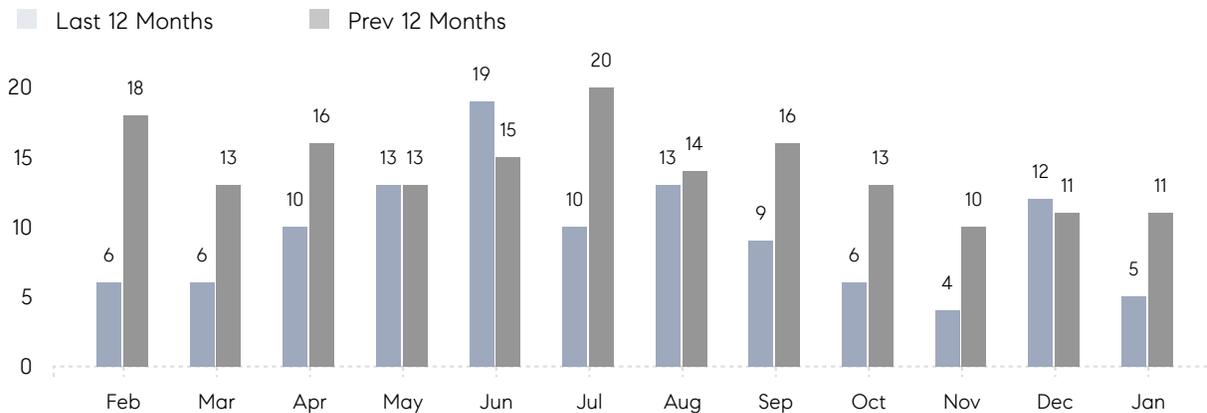
Saint James

SUFFOLK, JANUARY 2023

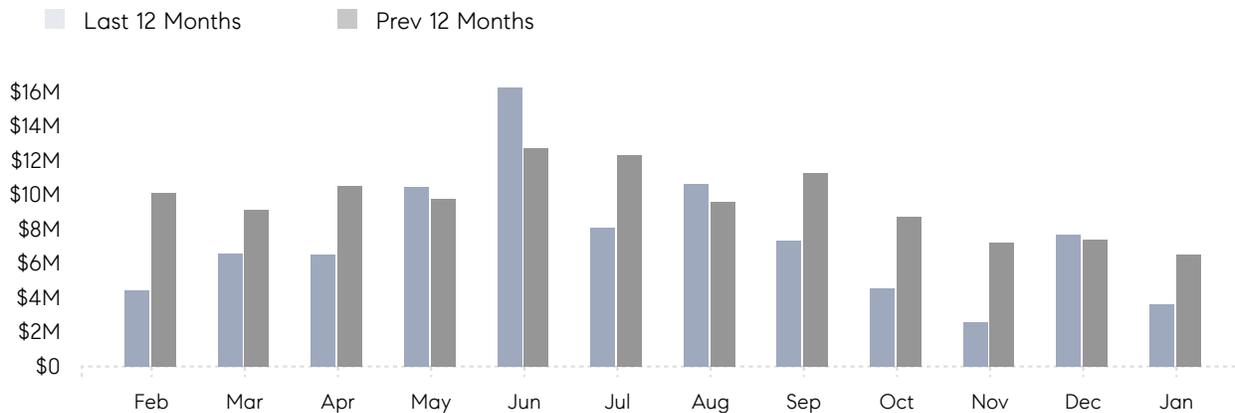
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	5	11	-54.5%
	SALES VOLUME	\$3,640,000	\$6,510,750	-44.1%
	AVERAGE PRICE	\$728,000	\$591,886	23.0%
	AVERAGE DOM	16	30	-46.7%

Monthly Sales



Monthly Total Sales Volume



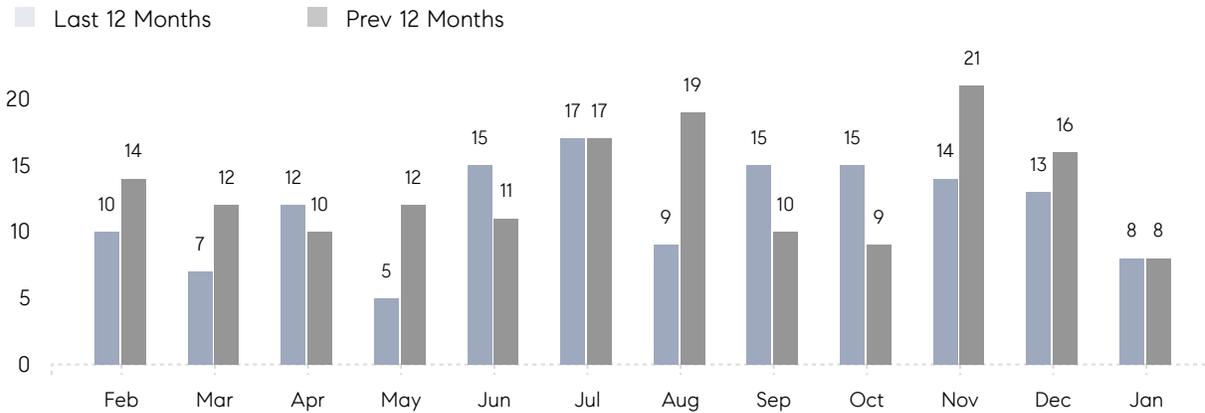
Sayville

SUFFOLK, JANUARY 2023

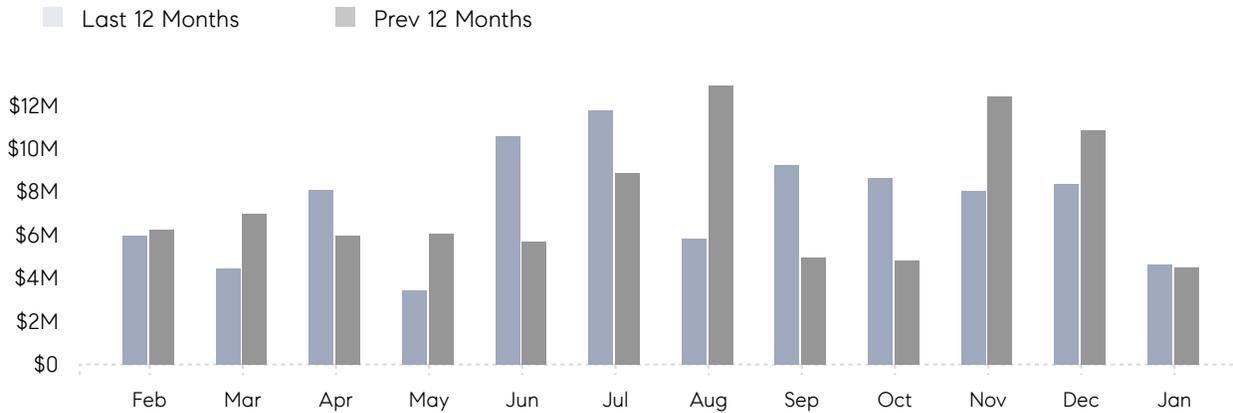
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	8	8	0.0%
	SALES VOLUME	\$4,646,000	\$4,501,000	3.2%
	AVERAGE PRICE	\$580,750	\$562,625	3.2%
	AVERAGE DOM	66	37	78.4%

Monthly Sales



Monthly Total Sales Volume



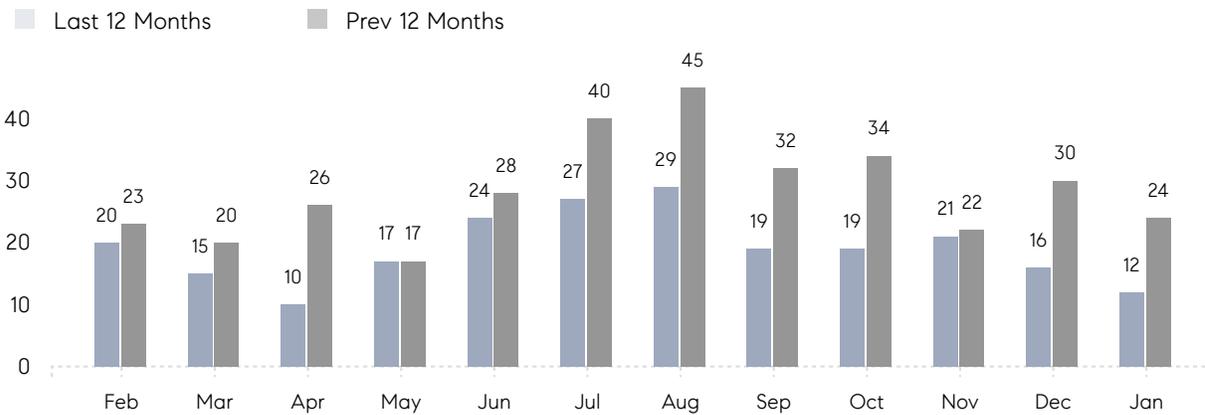
Setauket

SUFFOLK, JANUARY 2023

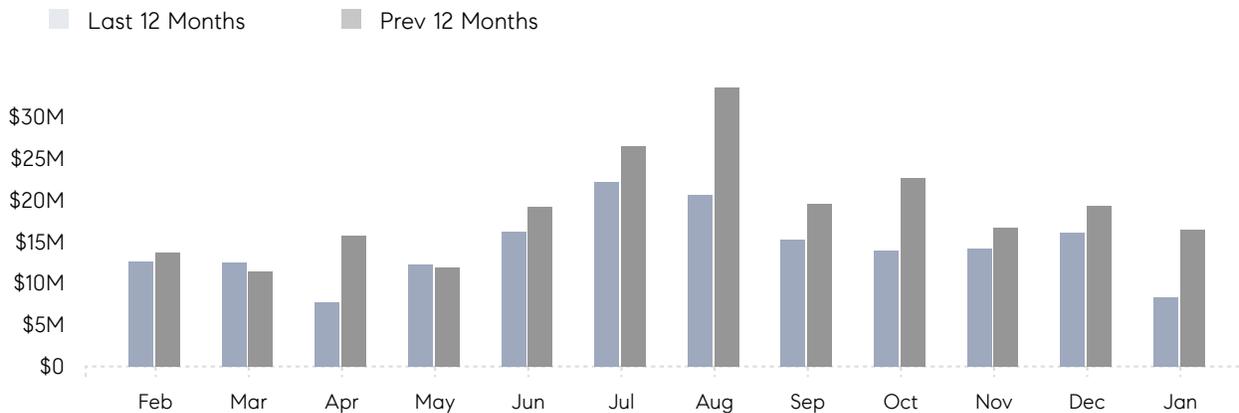
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	12	24	-50.0%
	SALES VOLUME	\$8,294,500	\$16,509,059	-49.8%
	AVERAGE PRICE	\$691,208	\$687,877	0.5%
	AVERAGE DOM	39	52	-25.0%

Monthly Sales



Monthly Total Sales Volume



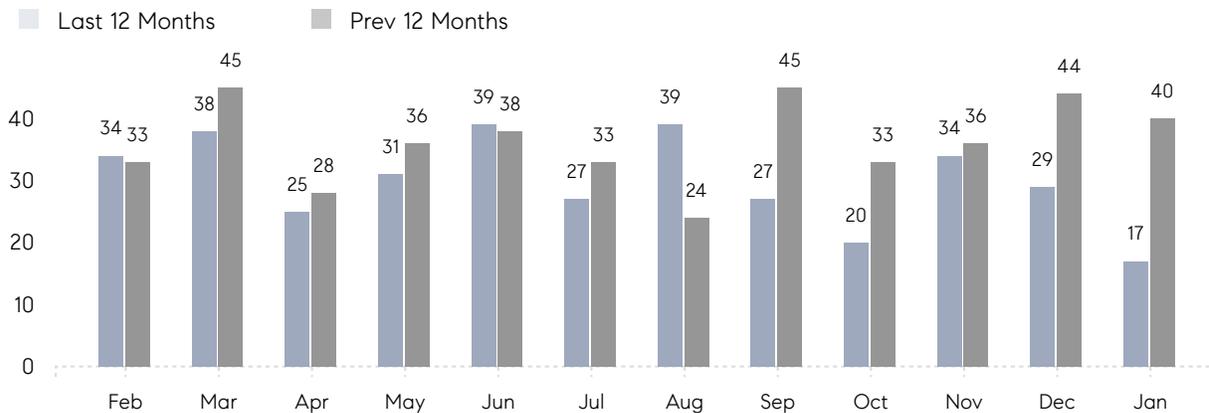
Shirley

SUFFOLK, JANUARY 2023

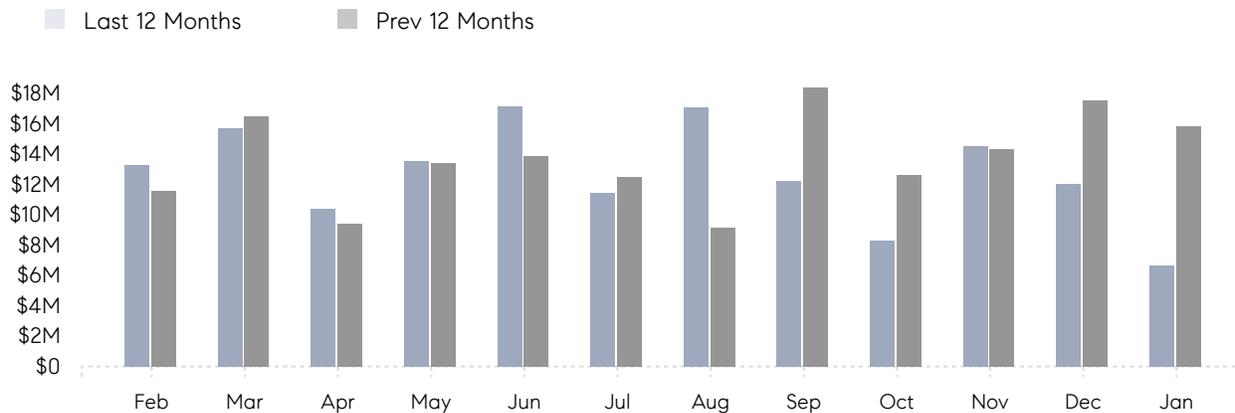
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	17	40	-57.5%
	SALES VOLUME	\$6,638,000	\$15,866,099	-58.2%
	AVERAGE PRICE	\$390,471	\$396,652	-1.6%
	AVERAGE DOM	69	70	-1.4%

Monthly Sales



Monthly Total Sales Volume



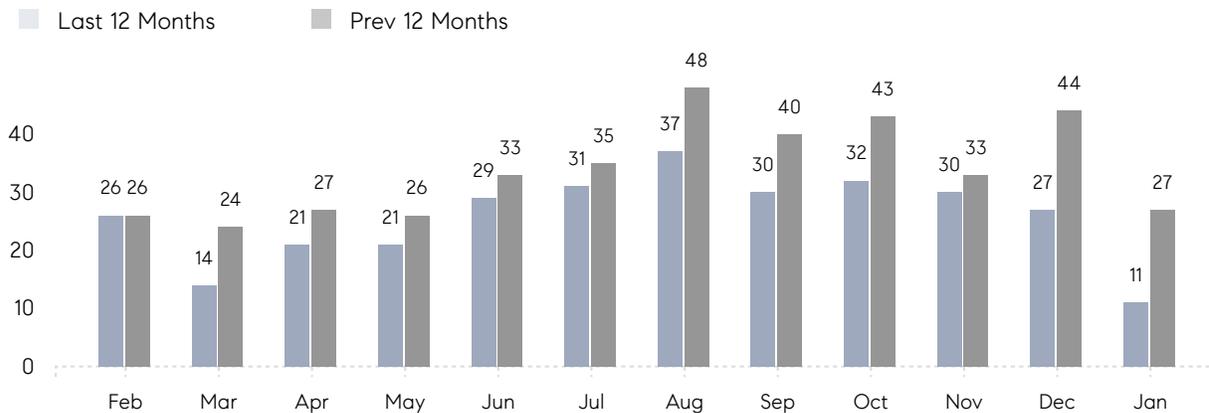
Smithtown

SUFFOLK, JANUARY 2023

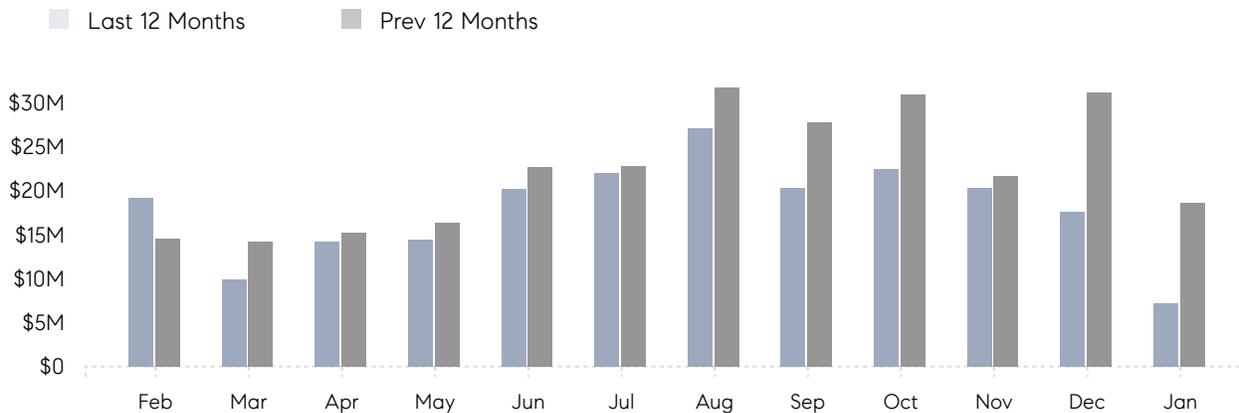
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	11	27	-59.3%
	SALES VOLUME	\$7,189,800	\$18,686,302	-61.5%
	AVERAGE PRICE	\$653,618	\$692,085	-5.6%
	AVERAGE DOM	45	33	36.4%

Monthly Sales



Monthly Total Sales Volume



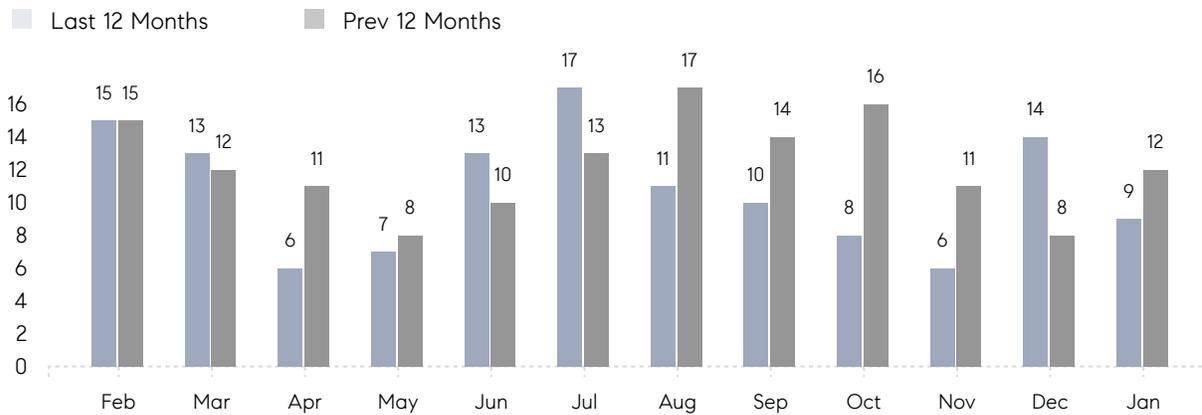
Wading River

SUFFOLK, JANUARY 2023

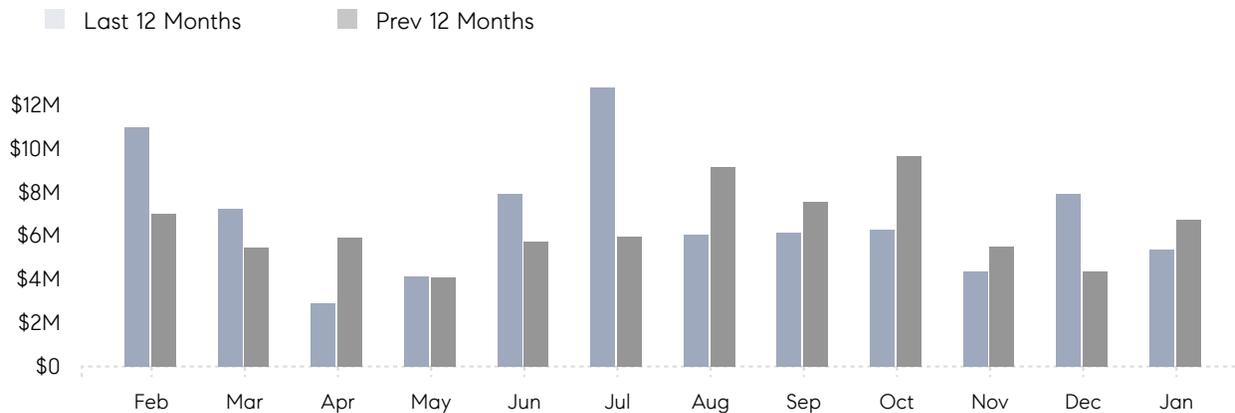
Property Statistics

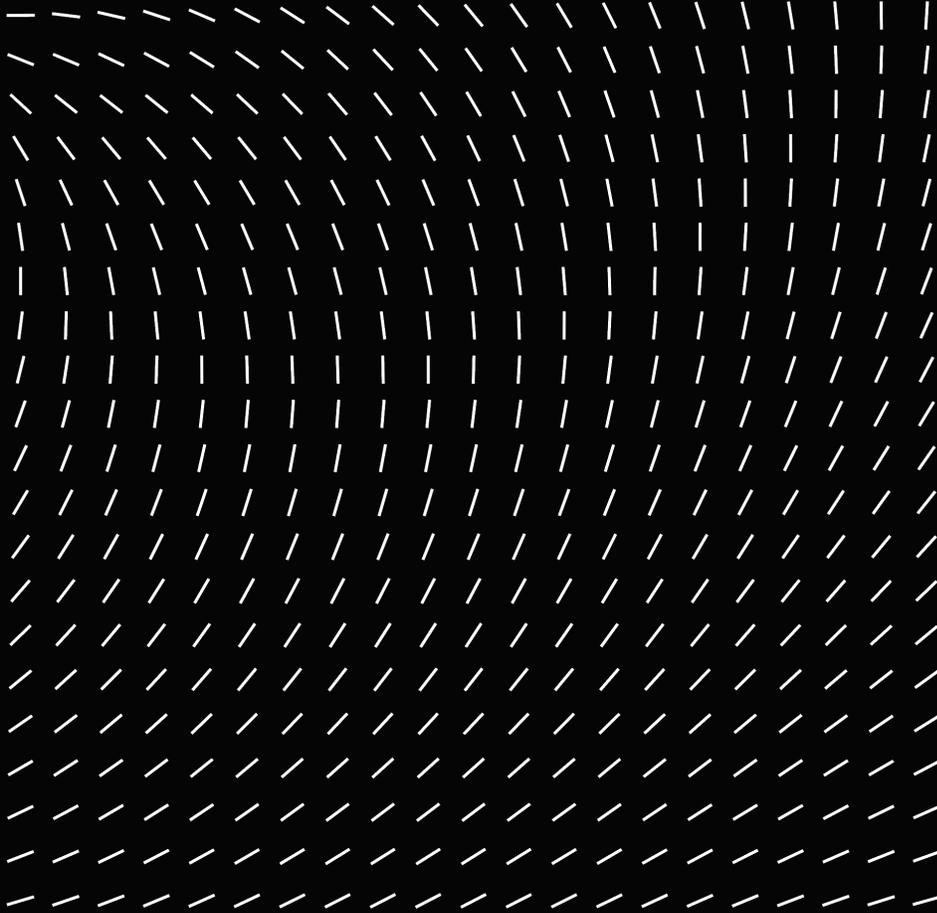
		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	9	12	-25.0%
	SALES VOLUME	\$5,384,500	\$6,734,450	-20.0%
	AVERAGE PRICE	\$598,278	\$561,204	6.6%
	AVERAGE DOM	62	62	0.0%

Monthly Sales



Monthly Total Sales Volume





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