



COMPASS

February 2022

Suffolk County Market Insights

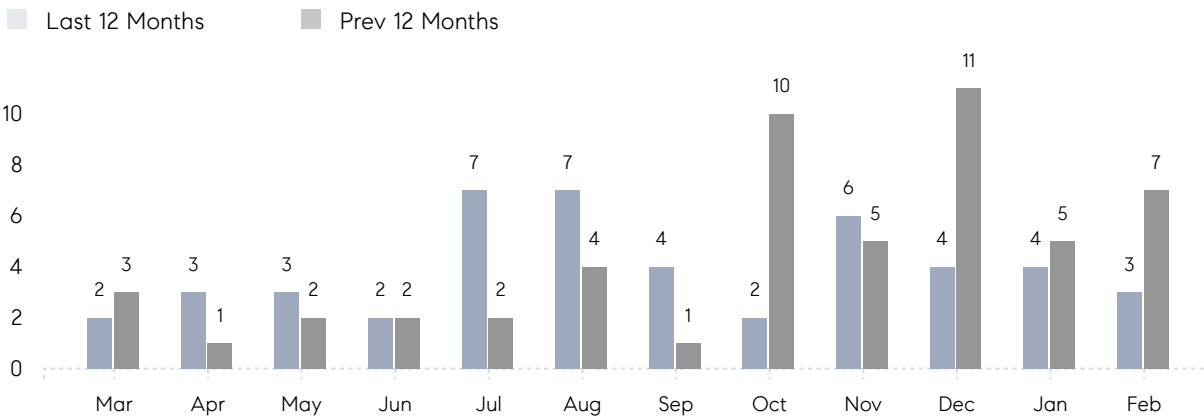
Cold Spring Harbor

SUFFOLK, FEBRUARY 2022

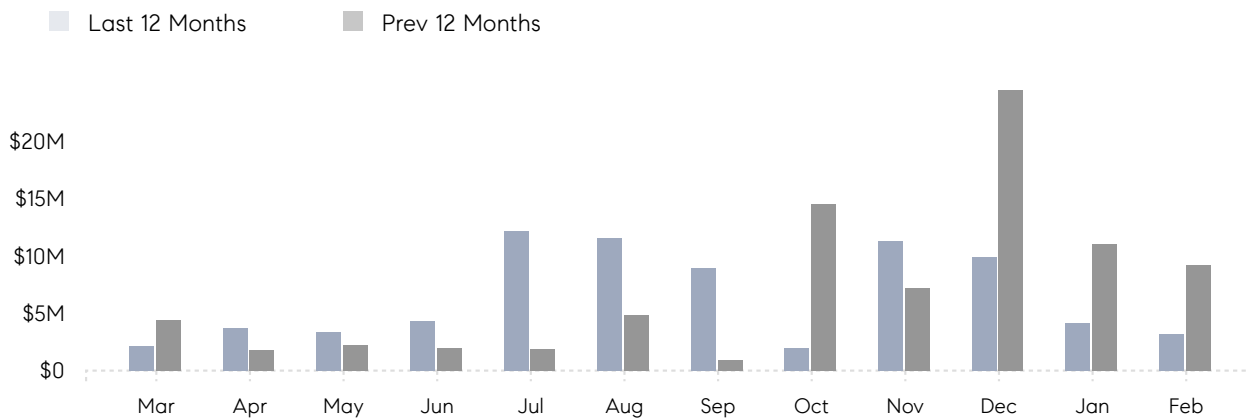
Property Statistics

		Feb 2022	Feb 2021	% Change
Single-Family	# OF SALES	3	7	-57.1%
	SALES VOLUME	\$3,187,500	\$9,269,000	-65.6%
	AVERAGE PRICE	\$1,062,500	\$1,324,143	-19.8%
	AVERAGE DOM	129	125	3.2%

Monthly Sales



Monthly Total Sales Volume



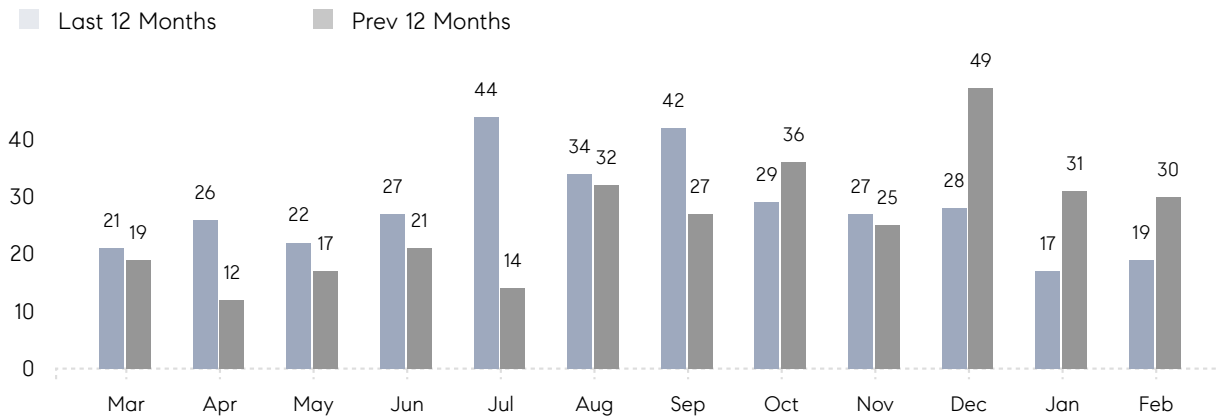
Commack

SUFFOLK, FEBRUARY 2022

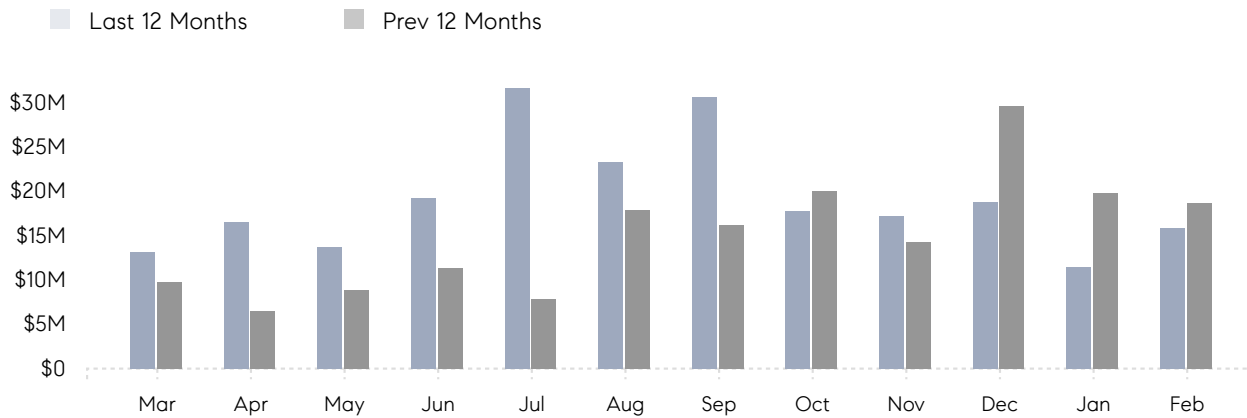
Property Statistics

		Feb 2022	Feb 2021	% Change
Single-Family	# OF SALES	19	30	-36.7%
	SALES VOLUME	\$15,878,490	\$18,591,500	-14.6%
	AVERAGE PRICE	\$835,710	\$619,717	34.9%
	AVERAGE DOM	32	39	-17.9%

Monthly Sales



Monthly Total Sales Volume



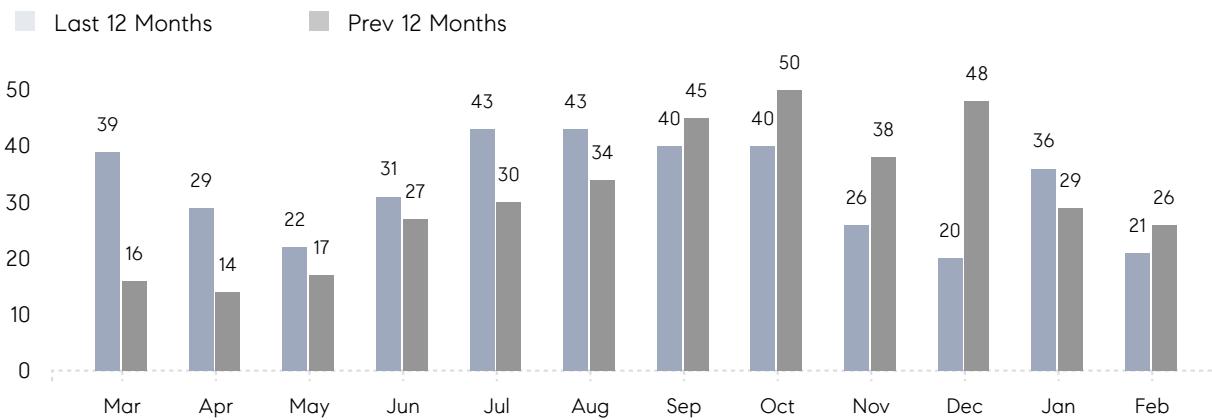
Dix Hills

SUFFOLK, FEBRUARY 2022

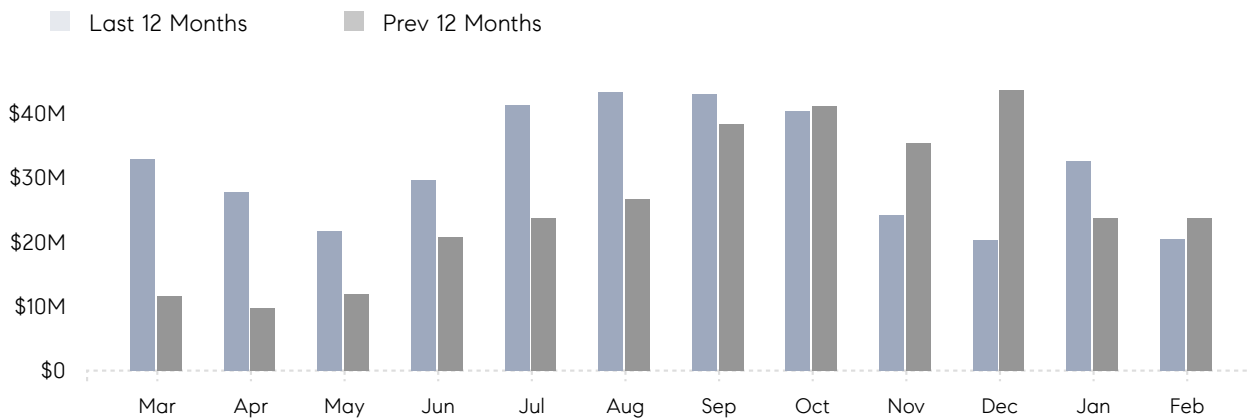
Property Statistics

		Feb 2022	Feb 2021	% Change
Single-Family	# OF SALES	21	26	-19.2%
	SALES VOLUME	\$20,451,250	\$23,789,501	-14.0%
	AVERAGE PRICE	\$973,869	\$914,981	6.4%
	AVERAGE DOM	94	67	40.3%

Monthly Sales



Monthly Total Sales Volume



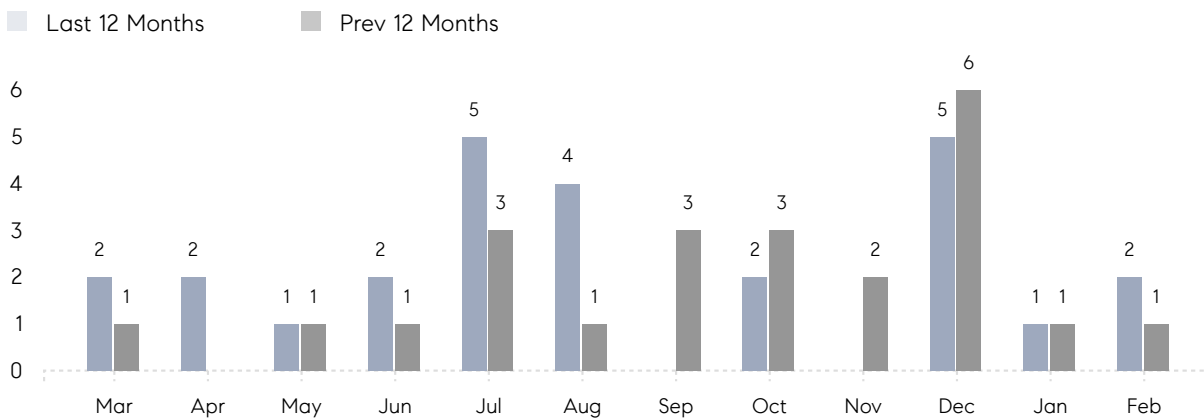
Fort Salonga

SUFFOLK, FEBRUARY 2022

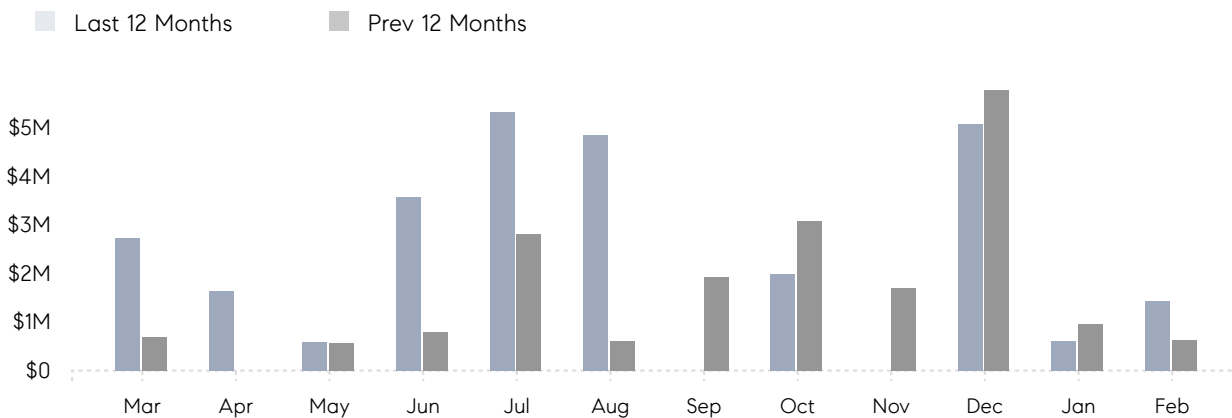
Property Statistics

		Feb 2022	Feb 2021	% Change
Single-Family	# OF SALES	2	1	100.0%
	SALES VOLUME	\$1,434,990	\$620,000	131.5%
	AVERAGE PRICE	\$717,495	\$620,000	15.7%
	AVERAGE DOM	140	35	300.0%

Monthly Sales



Monthly Total Sales Volume



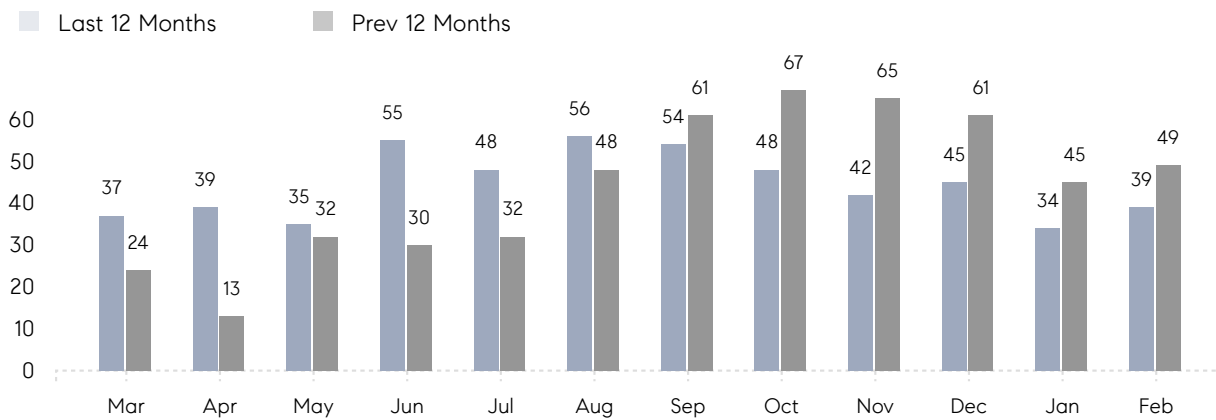
Huntington

SUFFOLK, FEBRUARY 2022

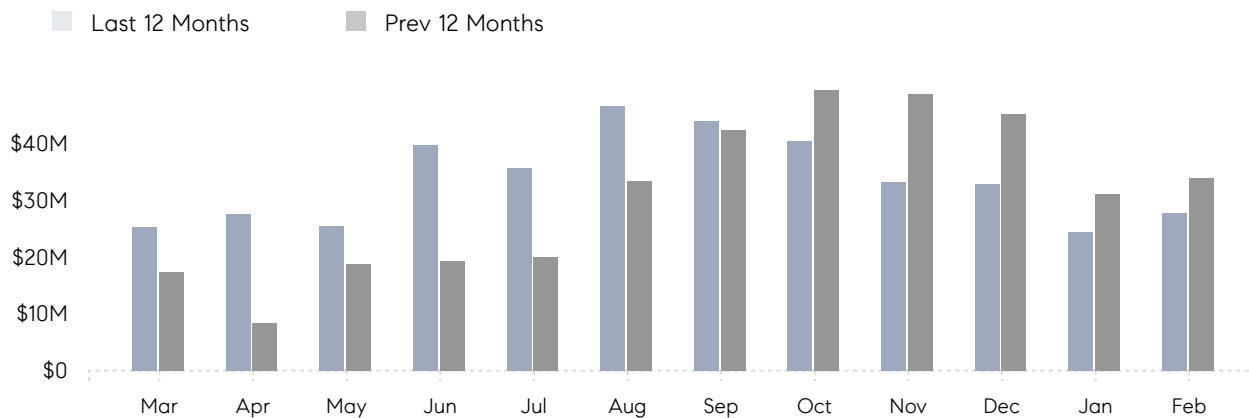
Property Statistics

		Feb 2022	Feb 2021	% Change
Single-Family	# OF SALES	39	49	-20.4%
	SALES VOLUME	\$27,768,150	\$33,936,800	-18.2%
	AVERAGE PRICE	\$712,004	\$692,588	2.8%
	AVERAGE DOM	50	59	-15.3%

Monthly Sales



Monthly Total Sales Volume



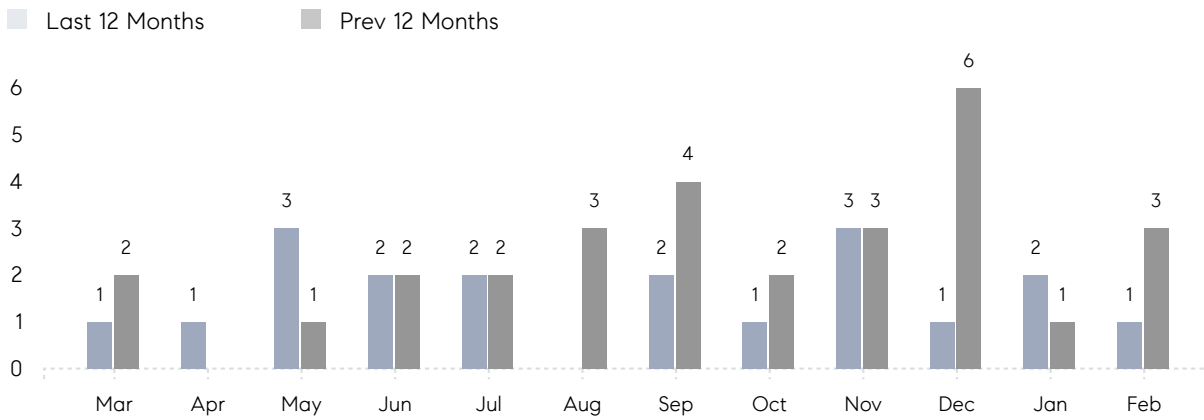
Huntington Bay

SUFFOLK, FEBRUARY 2022

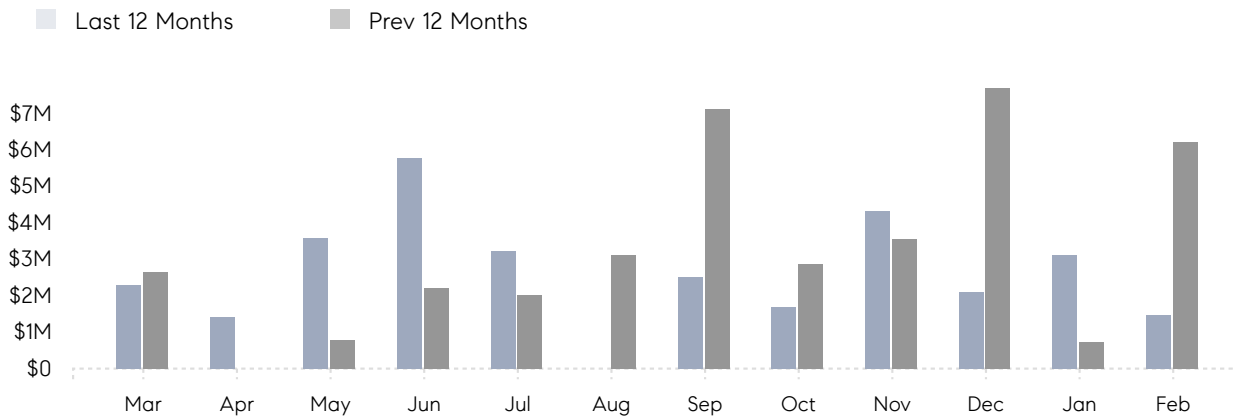
Property Statistics

		Feb 2022	Feb 2021	% Change
Single-Family	# OF SALES	1	3	-66.7%
	SALES VOLUME	\$1,480,000	\$6,200,000	-76.1%
	AVERAGE PRICE	\$1,480,000	\$2,066,667	-28.4%
	AVERAGE DOM	36	100	-64.0%

Monthly Sales



Monthly Total Sales Volume



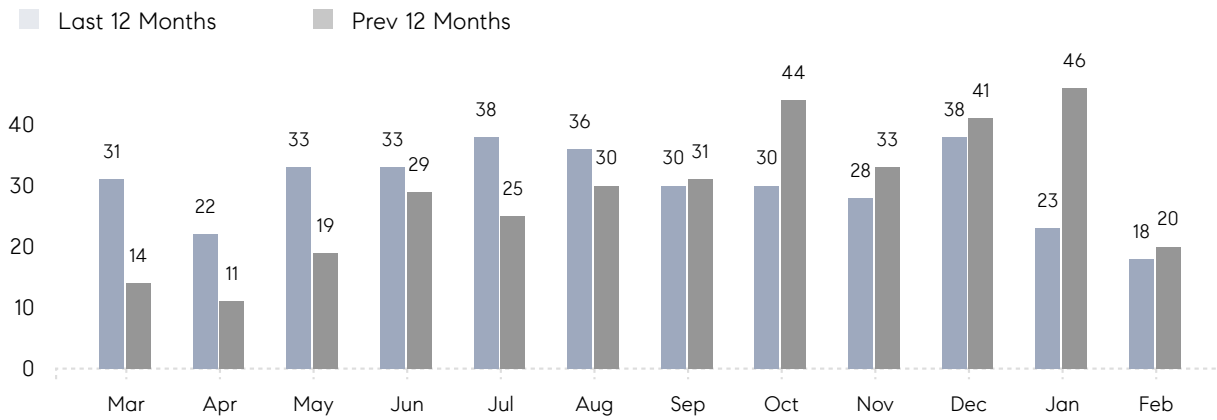
Huntington Station

SUFFOLK, FEBRUARY 2022

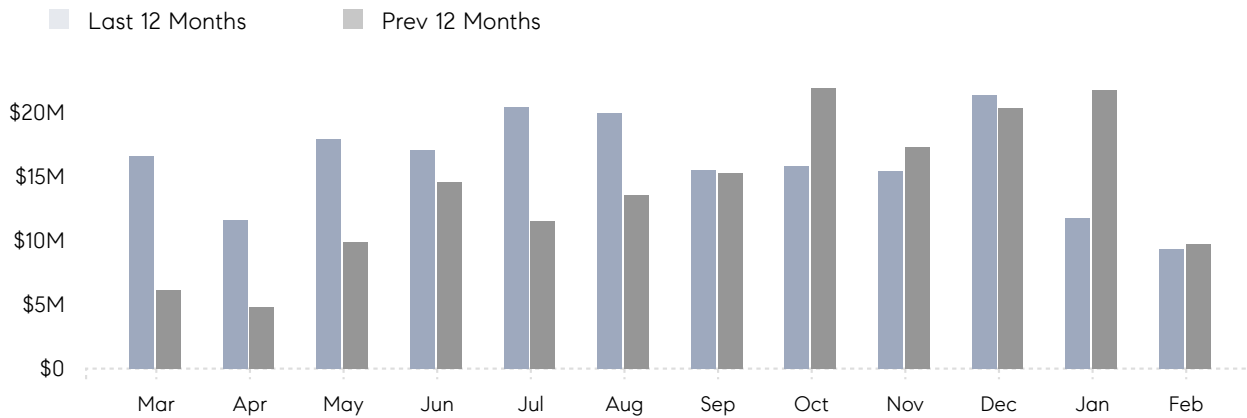
Property Statistics

		Feb 2022	Feb 2021	% Change
Single-Family	# OF SALES	18	20	-10.0%
	SALES VOLUME	\$9,325,500	\$9,720,480	-4.1%
	AVERAGE PRICE	\$518,083	\$486,024	6.6%
	AVERAGE DOM	64	38	68.4%

Monthly Sales



Monthly Total Sales Volume



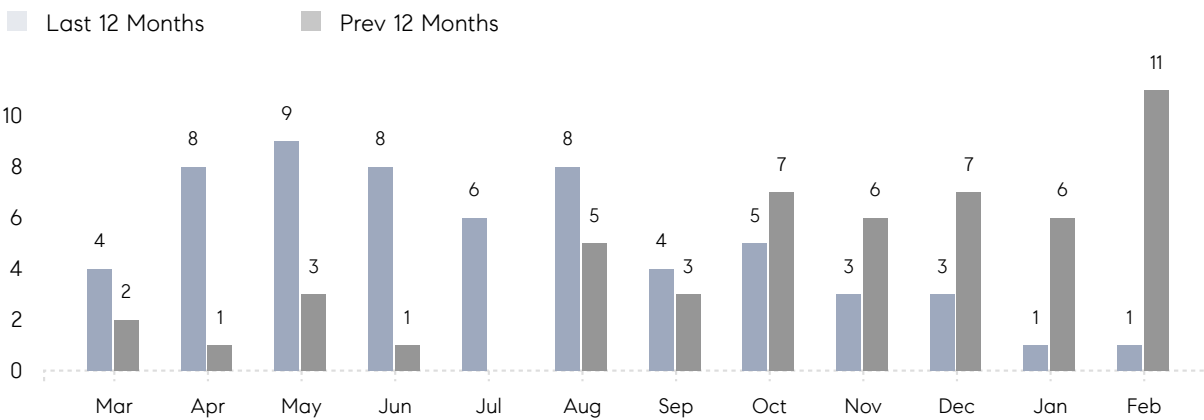
Lloyd Harbor

SUFFOLK, FEBRUARY 2022

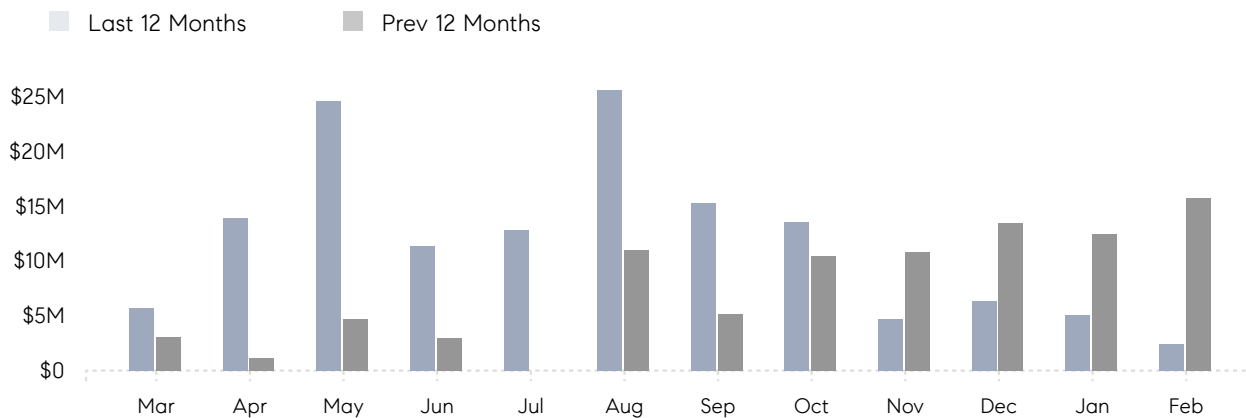
Property Statistics

		Feb 2022	Feb 2021	% Change
Single-Family	# OF SALES	1	11	-90.9%
	SALES VOLUME	\$2,395,000	\$15,790,000	-84.8%
	AVERAGE PRICE	\$2,395,000	\$1,435,455	66.8%
	AVERAGE DOM	32	189	-83.1%

Monthly Sales



Monthly Total Sales Volume



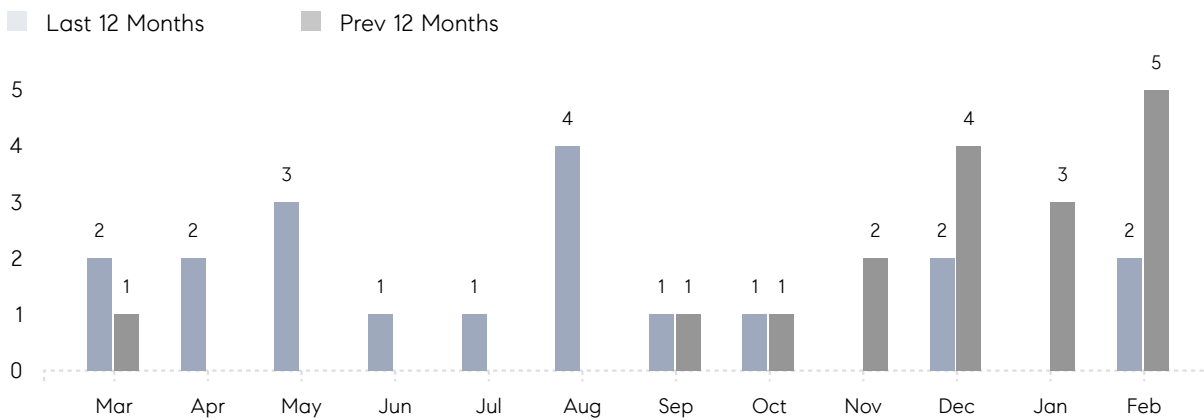
Lloyd Neck

SUFFOLK, FEBRUARY 2022

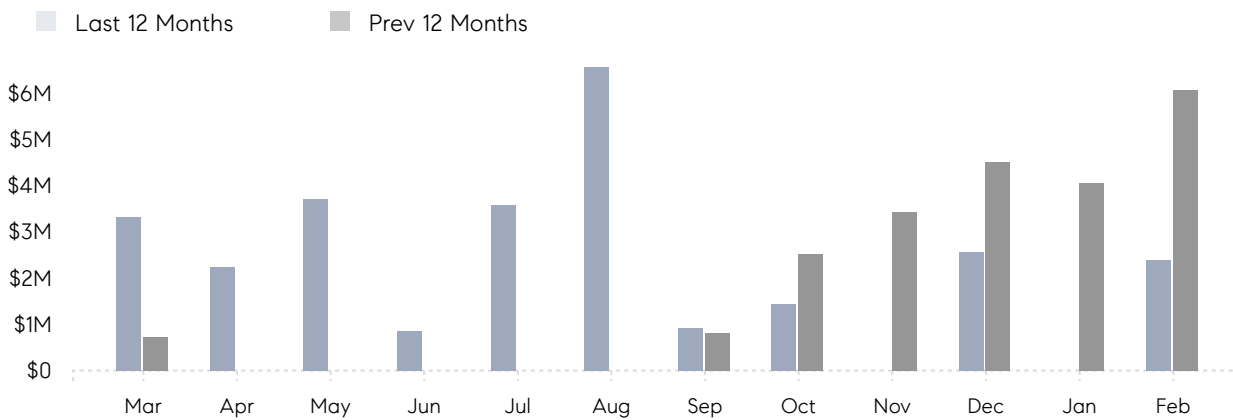
Property Statistics

		Feb 2022	Feb 2021	% Change
Single-Family	# OF SALES	2	5	-60.0%
	SALES VOLUME	\$2,399,000	\$6,075,000	-60.5%
	AVERAGE PRICE	\$1,199,500	\$1,215,000	-1.3%
	AVERAGE DOM	11	132	-91.7%

Monthly Sales



Monthly Total Sales Volume



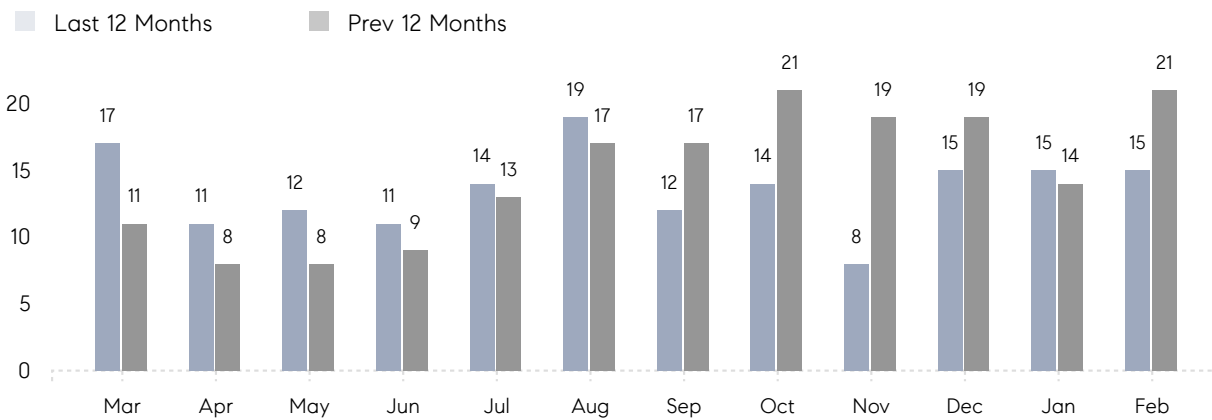
Melville

SUFFOLK, FEBRUARY 2022

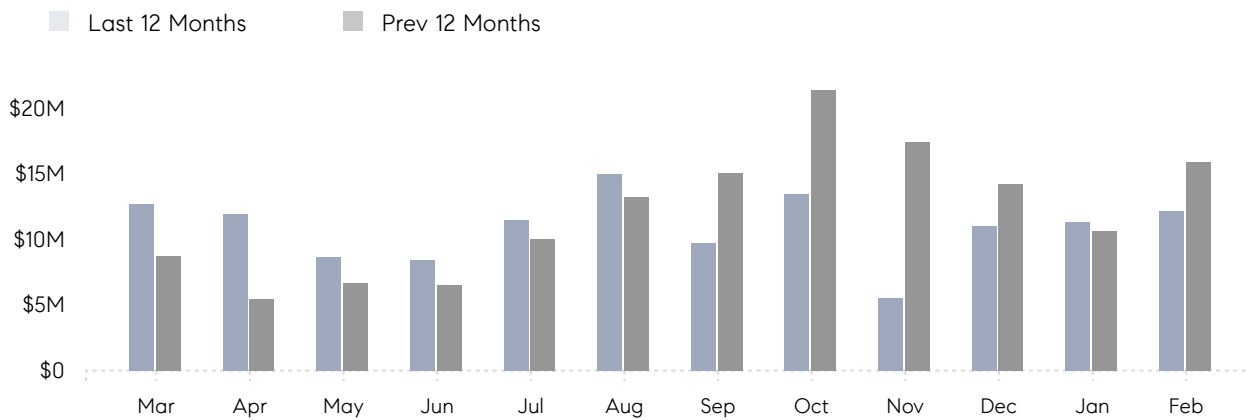
Property Statistics

		Feb 2022	Feb 2021	% Change
Single-Family	# OF SALES	15	21	-28.6%
	SALES VOLUME	\$12,208,850	\$15,896,000	-23.2%
	AVERAGE PRICE	\$813,923	\$756,952	7.5%
	AVERAGE DOM	62	68	-8.8%

Monthly Sales



Monthly Total Sales Volume



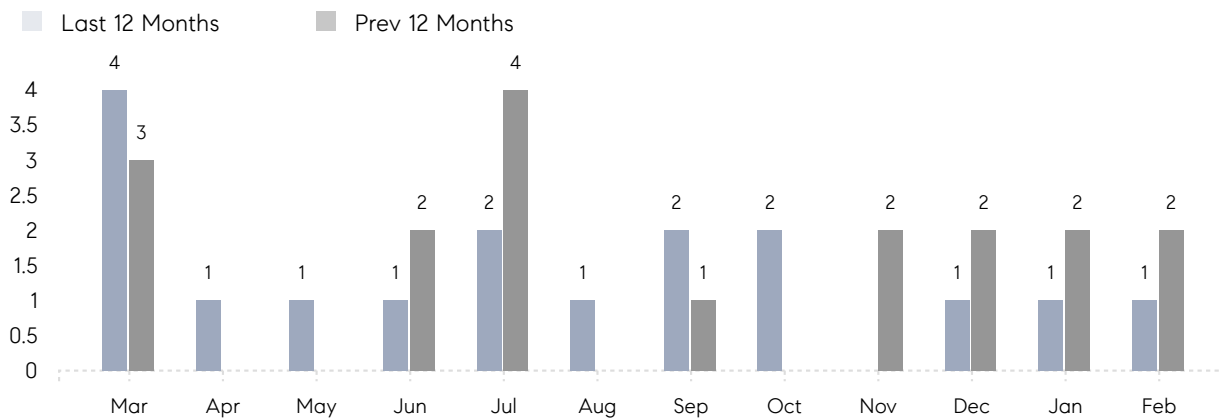
Moriches

SUFFOLK, FEBRUARY 2022

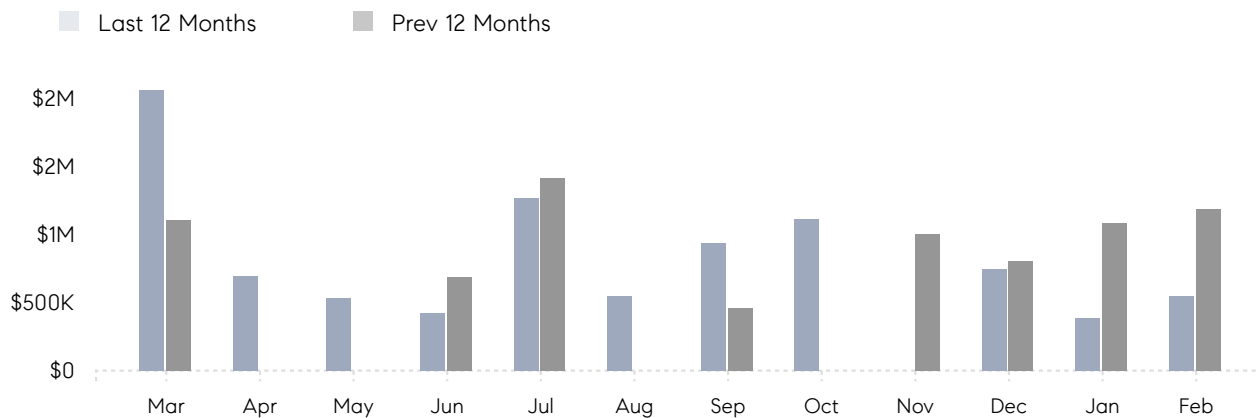
Property Statistics

		Feb 2022	Feb 2021	% Change
Single-Family	# OF SALES	1	2	-50.0%
	SALES VOLUME	\$546,500	\$1,189,500	-54.1%
	AVERAGE PRICE	\$546,500	\$594,750	-8.1%
	AVERAGE DOM	94	70	34.3%

Monthly Sales



Monthly Total Sales Volume



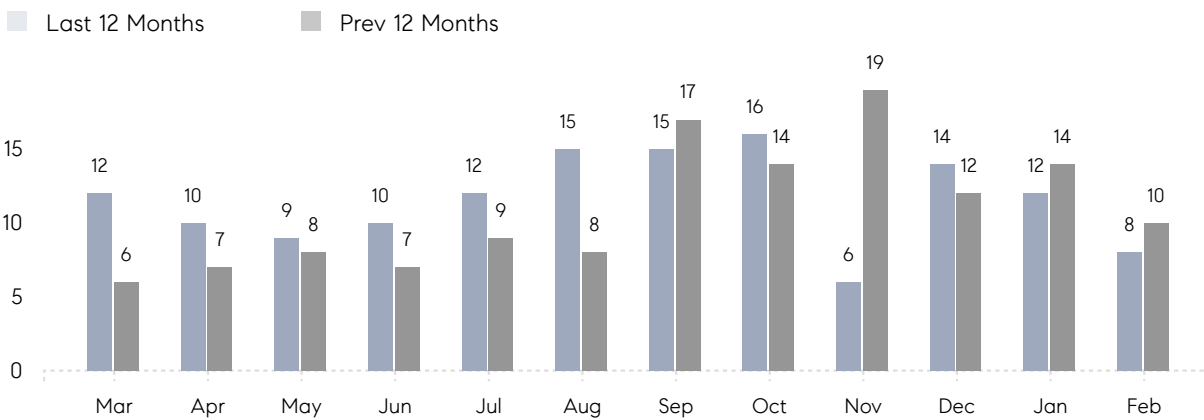
Mount Sinai

SUFFOLK, FEBRUARY 2022

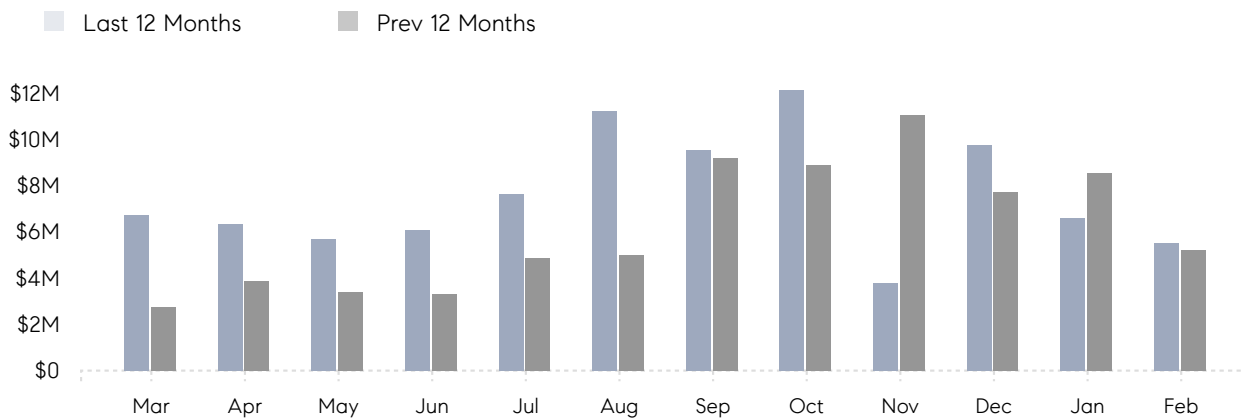
Property Statistics

		Feb 2022	Feb 2021	% Change
Single-Family	# OF SALES	8	10	-20.0%
	SALES VOLUME	\$5,502,490	\$5,237,710	5.1%
	AVERAGE PRICE	\$687,811	\$523,771	31.3%
	AVERAGE DOM	73	100	-27.0%

Monthly Sales



Monthly Total Sales Volume



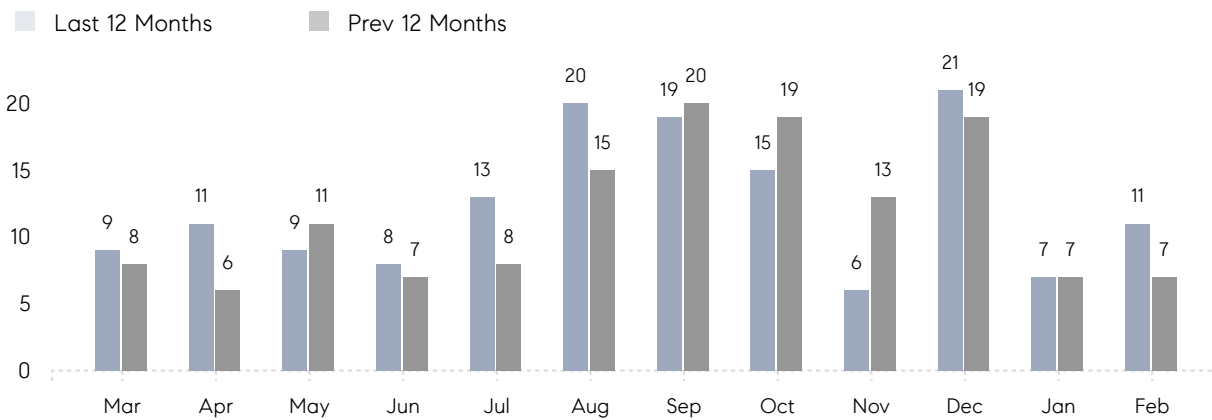
Nesconset

SUFFOLK, FEBRUARY 2022

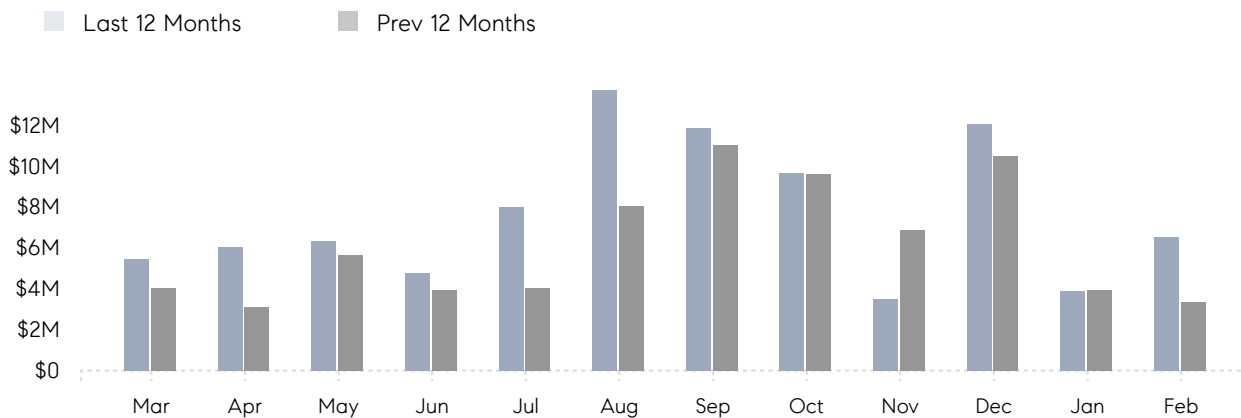
Property Statistics

		Feb 2022	Feb 2021	% Change
Single-Family	# OF SALES	11	7	57.1%
	SALES VOLUME	\$6,547,500	\$3,375,000	94.0%
	AVERAGE PRICE	\$595,227	\$482,143	23.5%
	AVERAGE DOM	59	48	22.9%

Monthly Sales



Monthly Total Sales Volume



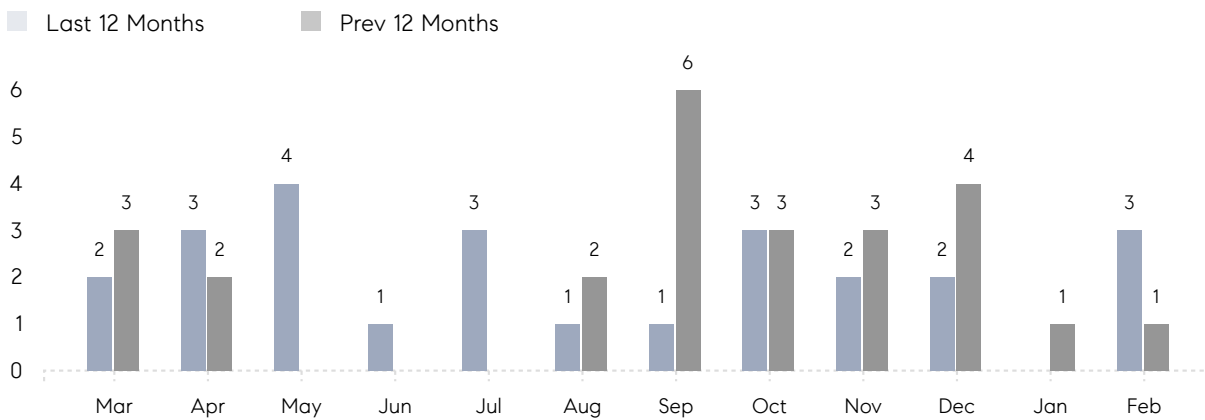
Nissequogue

SUFFOLK, FEBRUARY 2022

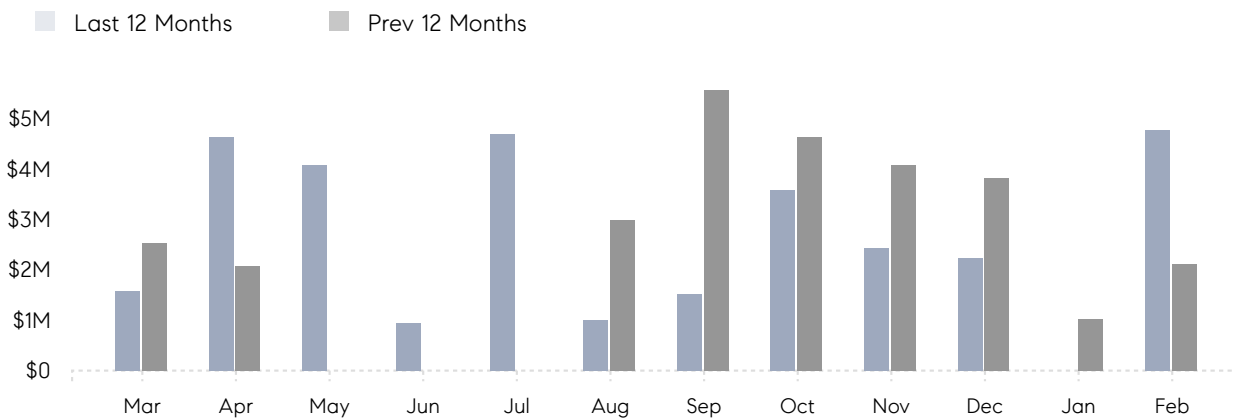
Property Statistics

		Feb 2022	Feb 2021	% Change
Single-Family	# OF SALES	3	1	200.0%
	SALES VOLUME	\$4,775,000	\$2,120,000	125.2%
	AVERAGE PRICE	\$1,591,667	\$2,120,000	-24.9%
	AVERAGE DOM	73	65	12.3%

Monthly Sales



Monthly Total Sales Volume



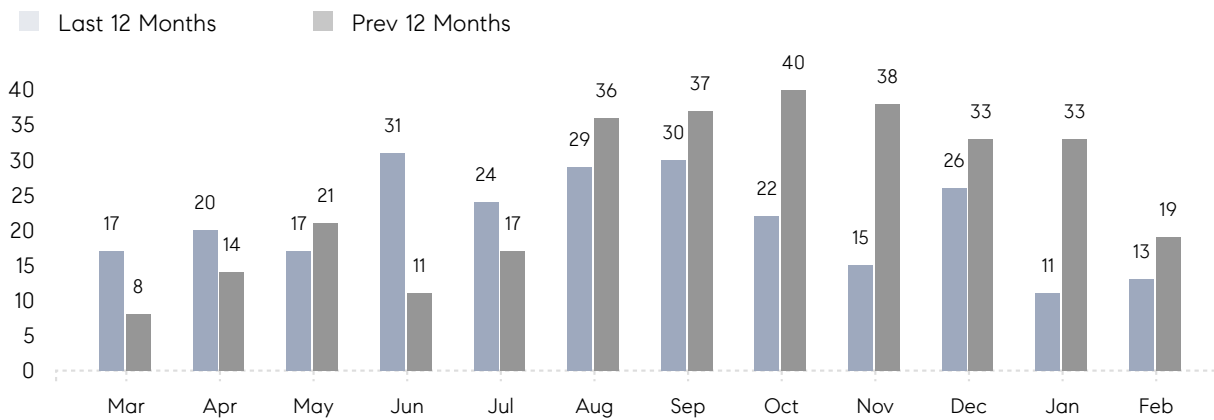
Northport

SUFFOLK, FEBRUARY 2022

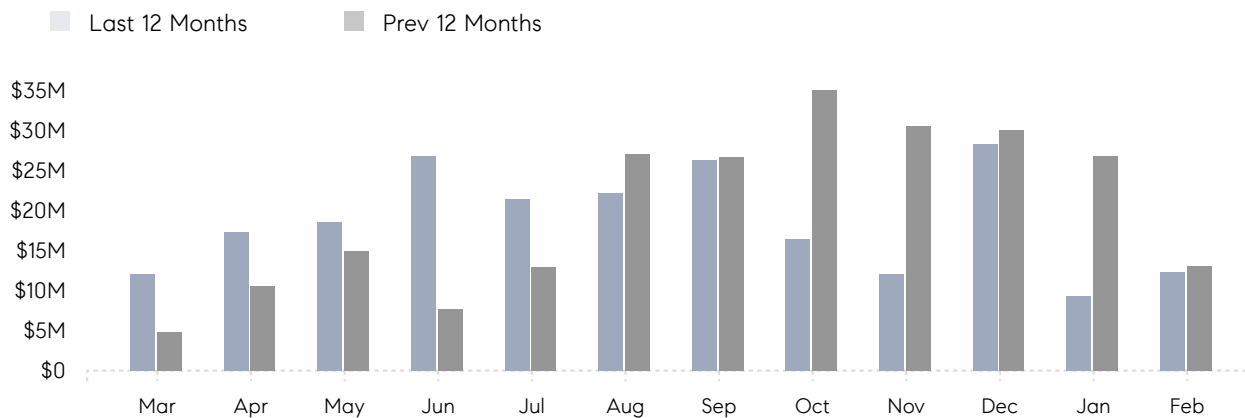
Property Statistics

		Feb 2022	Feb 2021	% Change
Single-Family	# OF SALES	13	19	-31.6%
	SALES VOLUME	\$12,309,999	\$13,100,760	-6.0%
	AVERAGE PRICE	\$946,923	\$689,514	37.3%
	AVERAGE DOM	45	64	-29.7%

Monthly Sales



Monthly Total Sales Volume



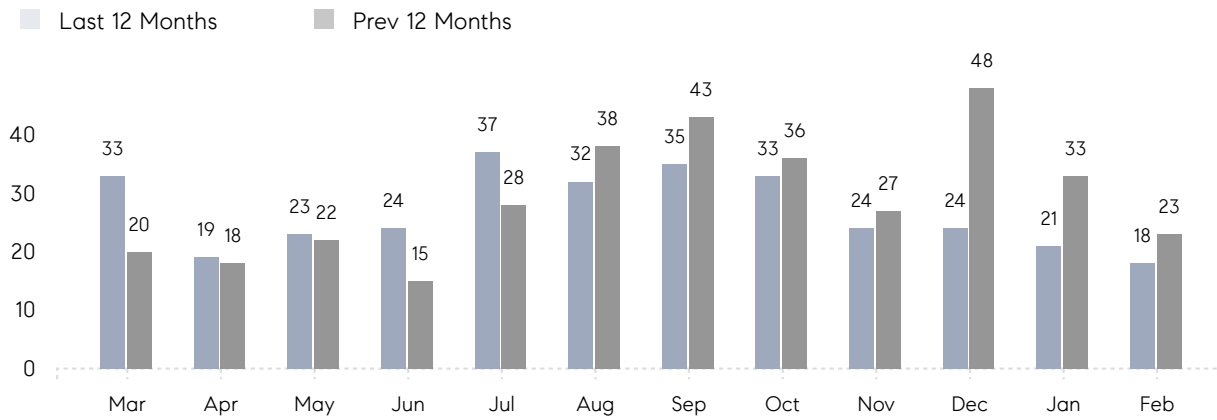
East Northport

SUFFOLK, FEBRUARY 2022

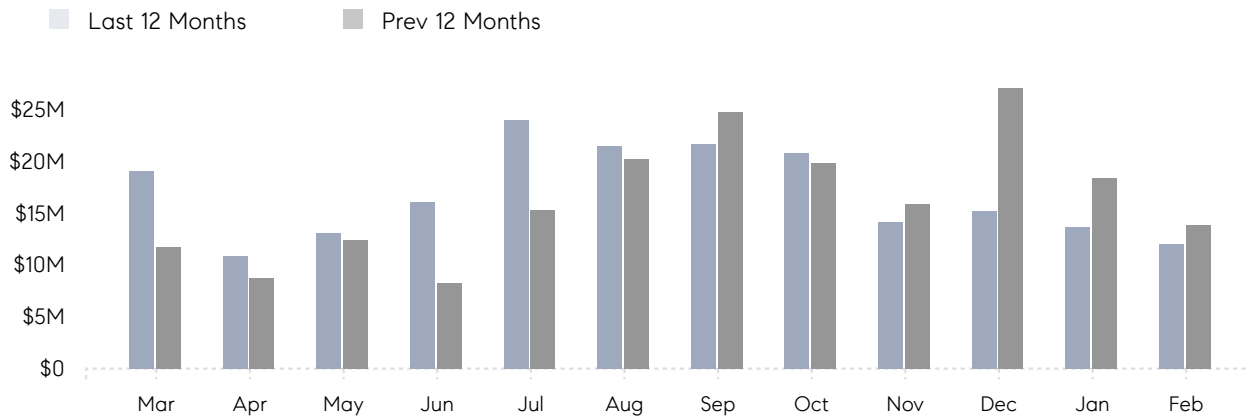
Property Statistics

		Feb 2022	Feb 2021	% Change
Single-Family	# OF SALES	18	23	-21.7%
	SALES VOLUME	\$12,040,500	\$13,855,000	-13.1%
	AVERAGE PRICE	\$668,917	\$602,391	11.0%
	AVERAGE DOM	38	29	31.0%

Monthly Sales



Monthly Total Sales Volume



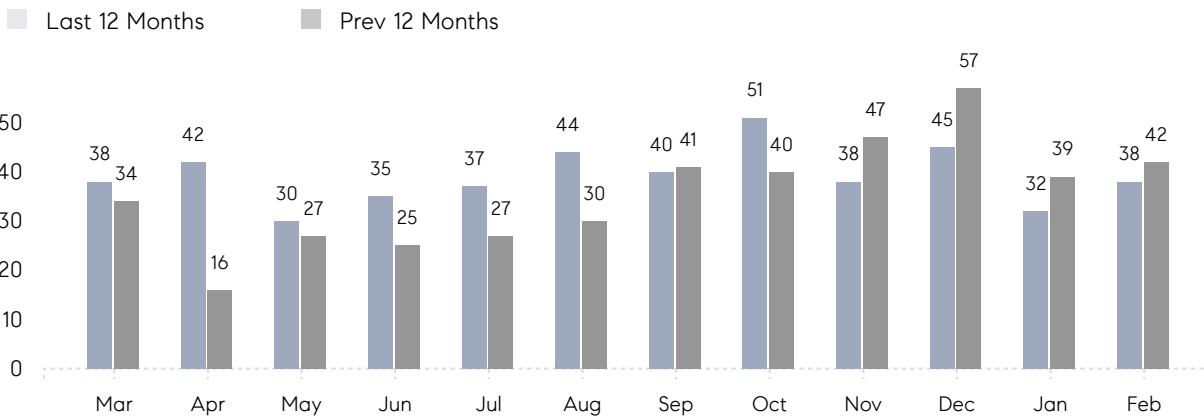
Patchogue

SUFFOLK, FEBRUARY 2022

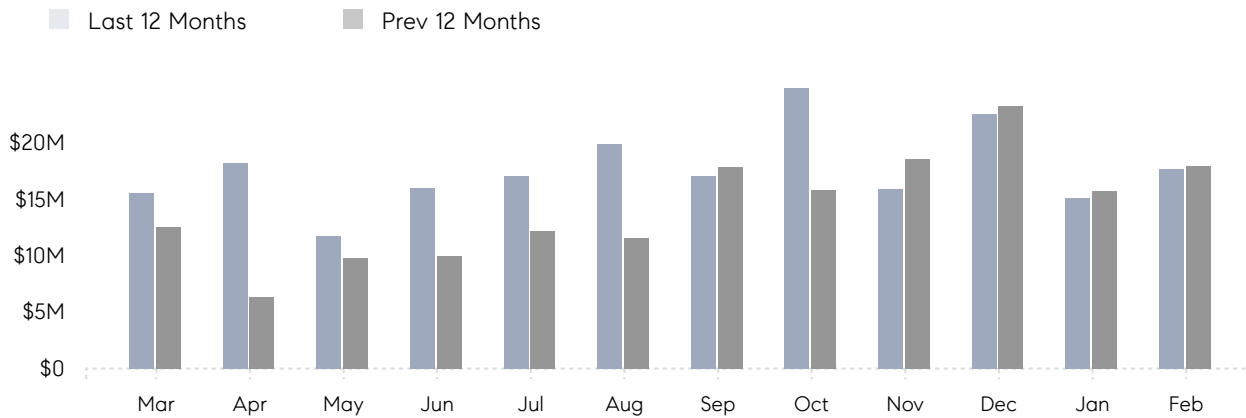
Property Statistics

		Feb 2022	Feb 2021	% Change
Single-Family	# OF SALES	38	42	-9.5%
	SALES VOLUME	\$17,719,900	\$17,969,114	-1.4%
	AVERAGE PRICE	\$466,313	\$427,836	9.0%
	AVERAGE DOM	38	48	-20.8%

Monthly Sales



Monthly Total Sales Volume



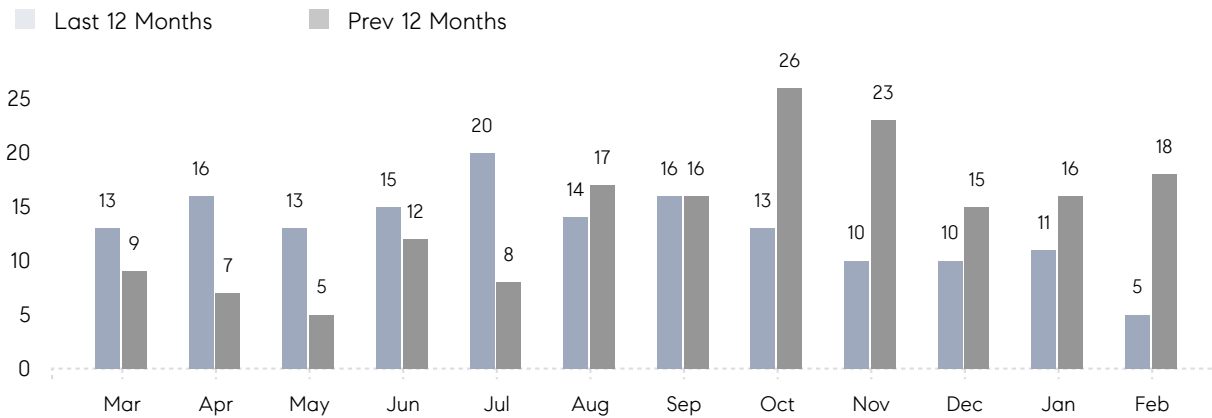
Saint James

SUFFOLK, FEBRUARY 2022

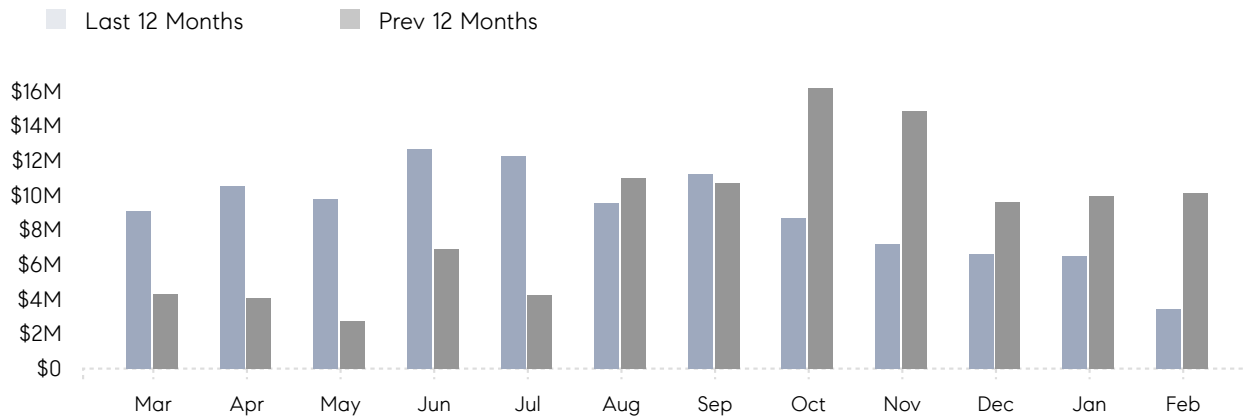
Property Statistics

		Feb 2022	Feb 2021	% Change
Single-Family	# OF SALES	5	18	-72.2%
	SALES VOLUME	\$3,449,000	\$10,114,100	-65.9%
	AVERAGE PRICE	\$689,800	\$561,894	22.8%
	AVERAGE DOM	67	67	0.0%

Monthly Sales



Monthly Total Sales Volume



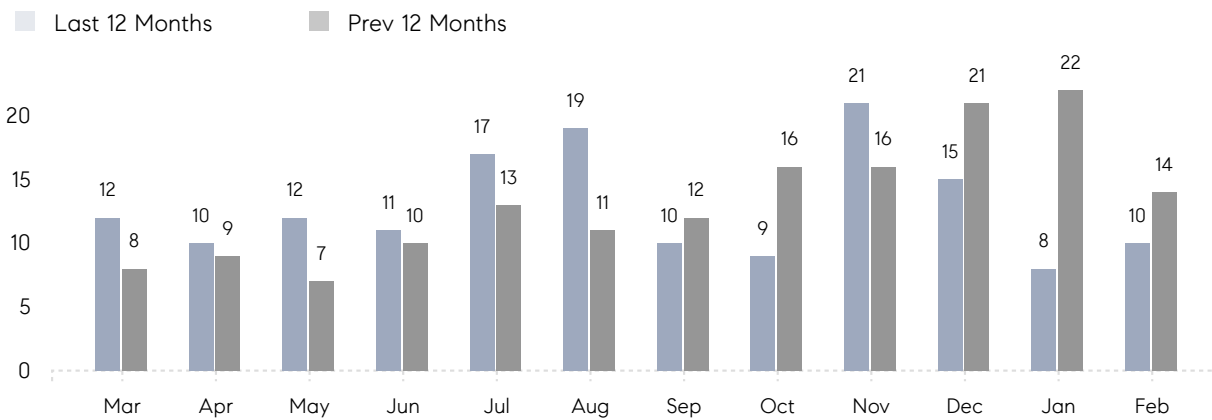
Sayville

SUFFOLK, FEBRUARY 2022

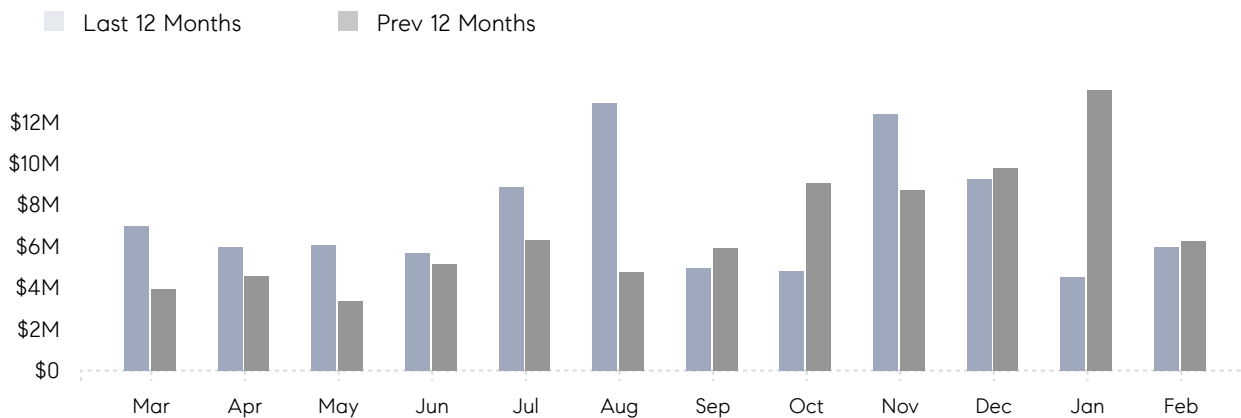
Property Statistics

		Feb 2022	Feb 2021	% Change
Single-Family	# OF SALES	10	14	-28.6%
	SALES VOLUME	\$5,981,500	\$6,255,000	-4.4%
	AVERAGE PRICE	\$598,150	\$446,786	33.9%
	AVERAGE DOM	37	32	15.6%

Monthly Sales



Monthly Total Sales Volume



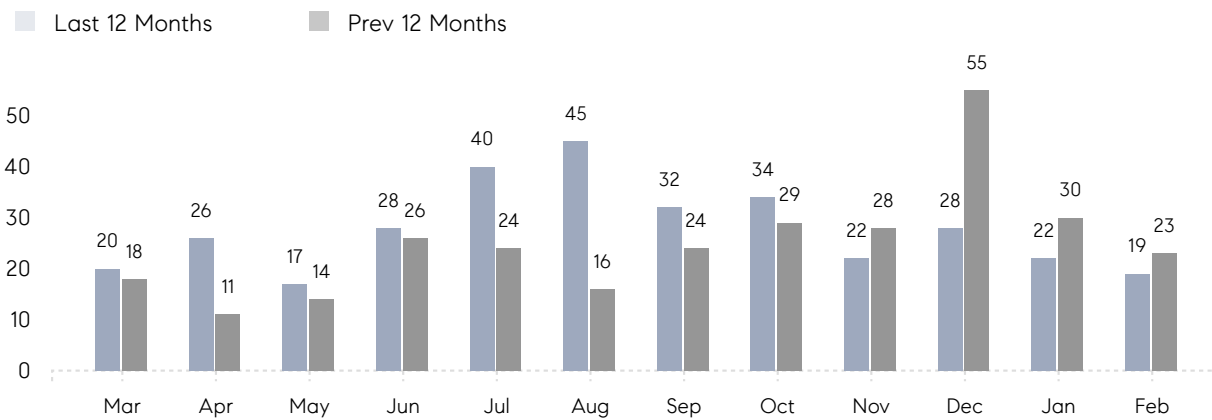
Setauket

SUFFOLK, FEBRUARY 2022

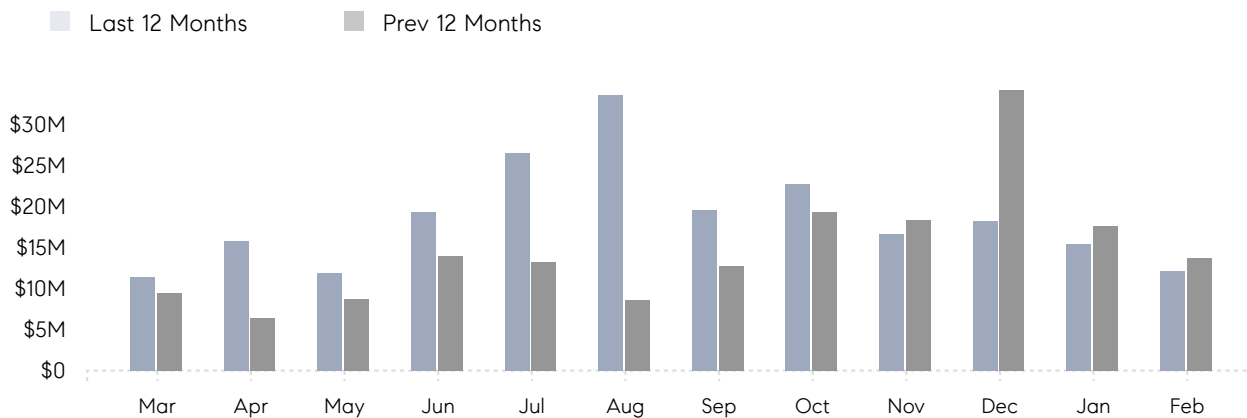
Property Statistics

		Feb 2022	Feb 2021	% Change
Single-Family	# OF SALES	19	23	-17.4%
	SALES VOLUME	\$12,079,499	\$13,679,590	-11.7%
	AVERAGE PRICE	\$635,763	\$594,765	6.9%
	AVERAGE DOM	38	76	-50.0%

Monthly Sales



Monthly Total Sales Volume



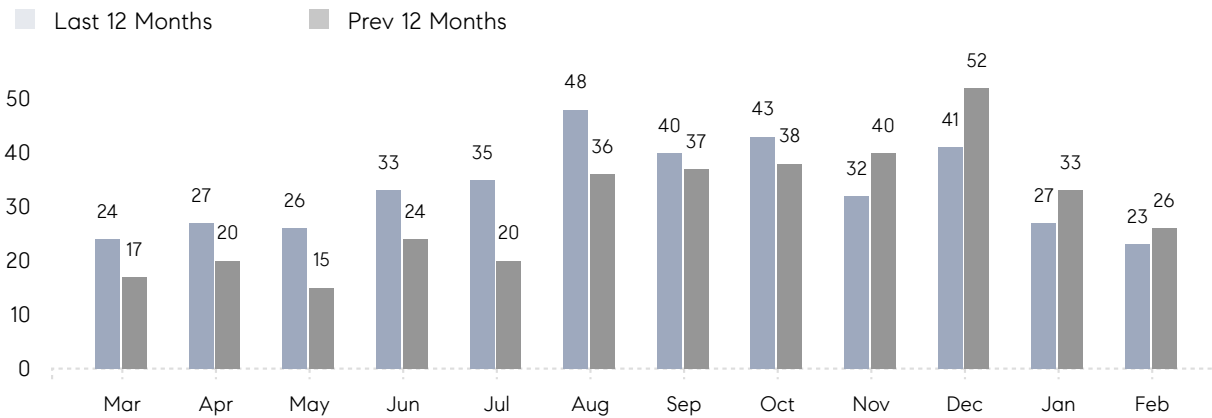
Smithtown

SUFFOLK, FEBRUARY 2022

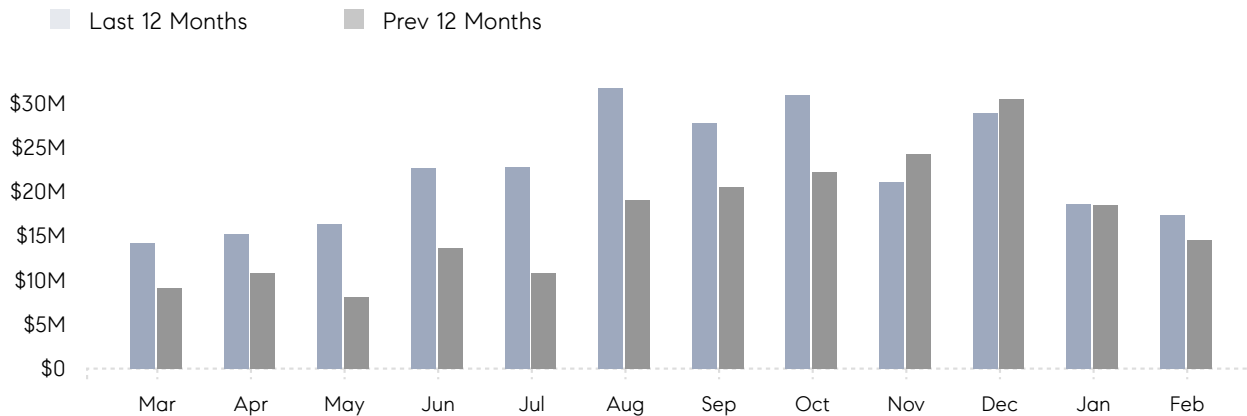
Property Statistics

		Feb 2022	Feb 2021	% Change
Single-Family	# OF SALES	23	26	-11.5%
	SALES VOLUME	\$17,341,498	\$14,564,300	19.1%
	AVERAGE PRICE	\$753,978	\$560,165	34.6%
	AVERAGE DOM	50	52	-3.8%

Monthly Sales



Monthly Total Sales Volume





COMPASS

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