



COMPASS

September 2022

Suffolk County Market Insights

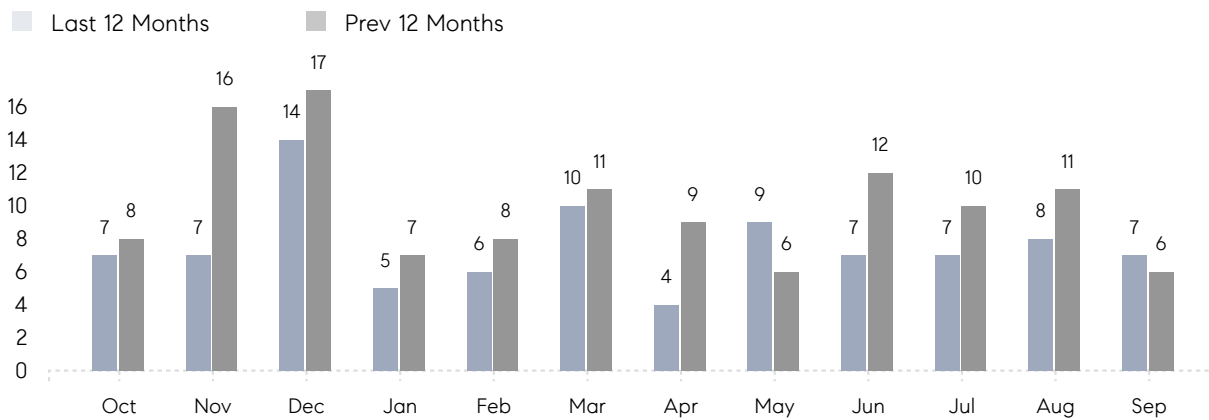
Center Moriches

SUFFOLK, SEPTEMBER 2022

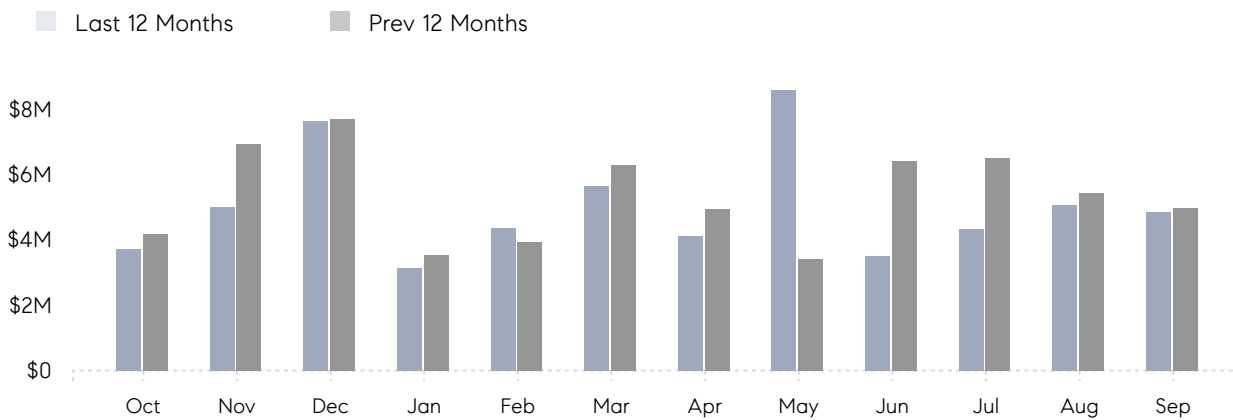
Property Statistics

		Sep 2022	Sep 2021	% Change
Single-Family	# OF SALES	7	6	16.7%
	SALES VOLUME	\$4,856,999	\$4,975,000	-2.4%
	AVERAGE PRICE	\$693,857	\$829,167	-16.3%
	AVERAGE DOM	45	80	-43.7%

Monthly Sales



Monthly Total Sales Volume



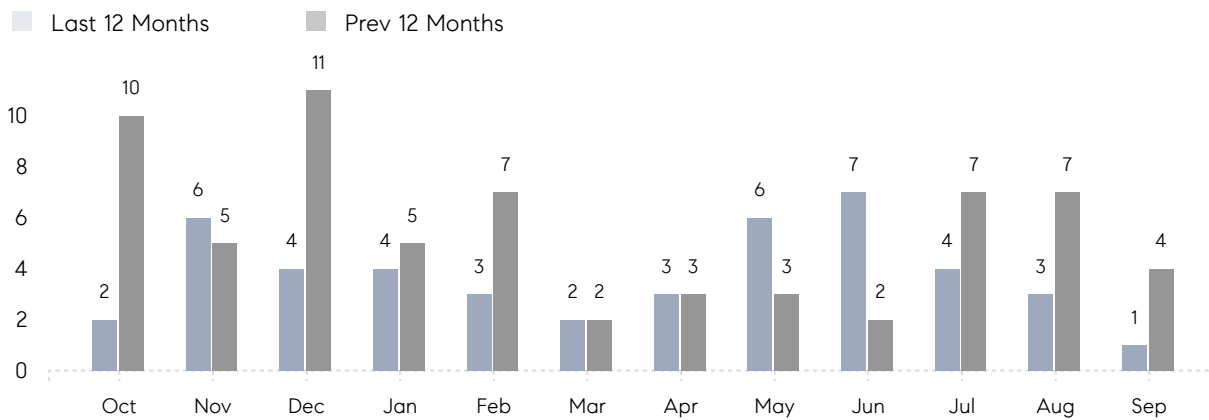
Cold Spring Harbor

SUFFOLK, SEPTEMBER 2022

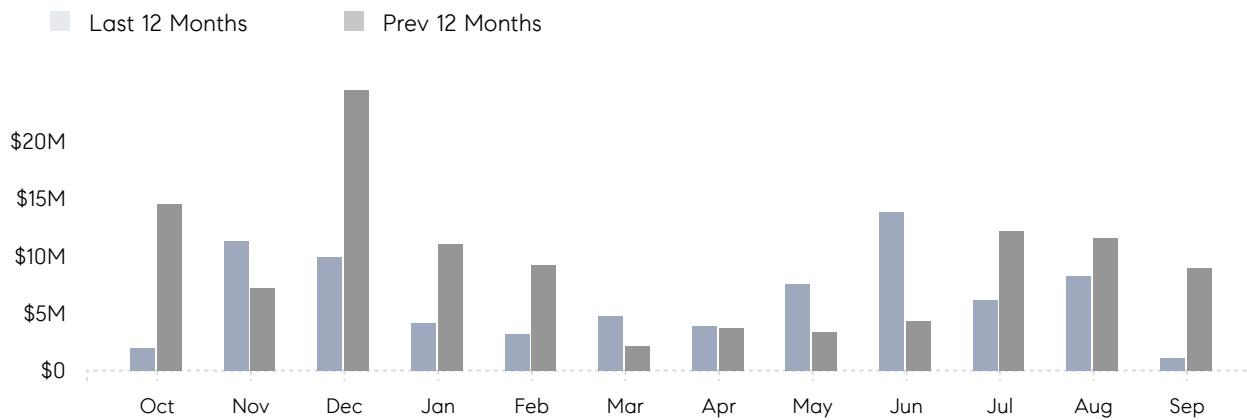
Property Statistics

		Sep 2022	Sep 2021	% Change
Single-Family	# OF SALES	1	4	-75.0%
	SALES VOLUME	\$1,100,000	\$8,965,000	-87.7%
	AVERAGE PRICE	\$1,100,000	\$2,241,250	-50.9%
	AVERAGE DOM	13	164	-92.1%

Monthly Sales



Monthly Total Sales Volume



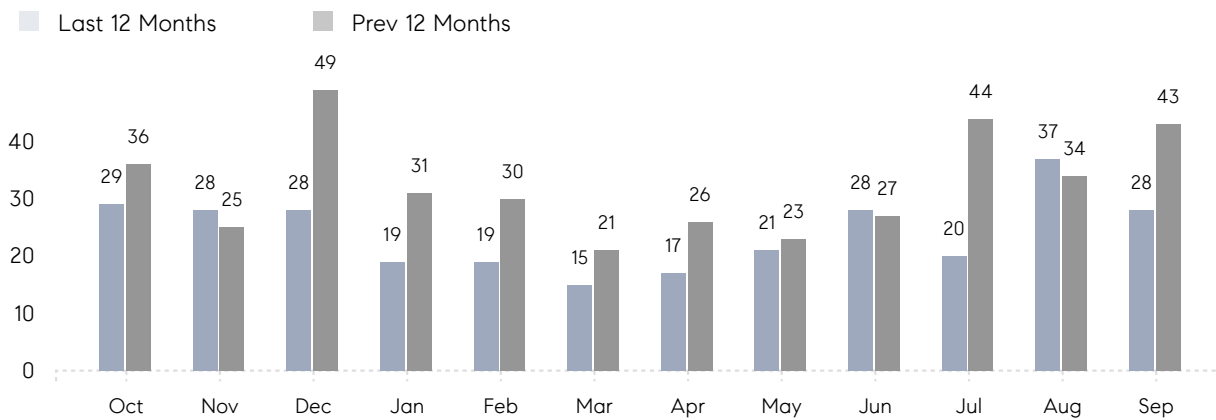
Commack

SUFFOLK, SEPTEMBER 2022

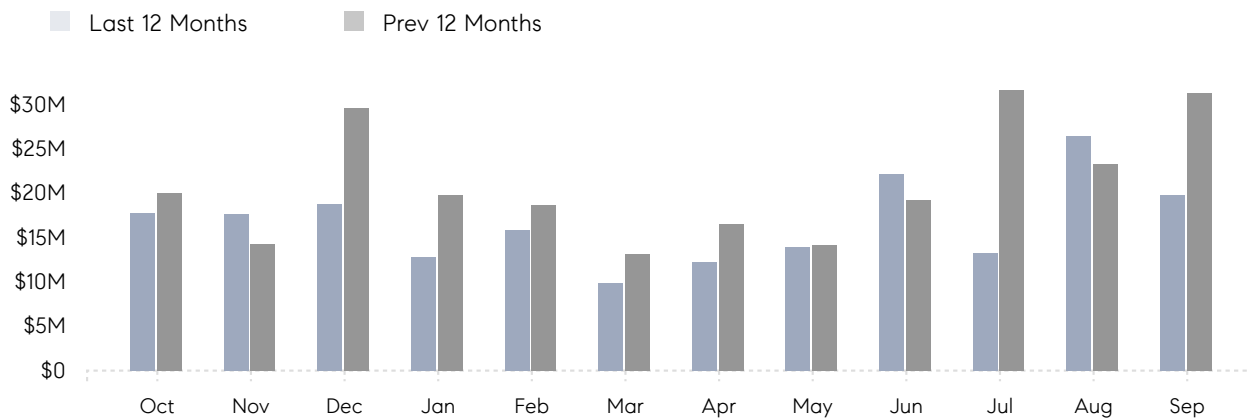
Property Statistics

		Sep 2022	Sep 2021	% Change
Single-Family	# OF SALES	28	43	-34.9%
	SALES VOLUME	\$19,717,100	\$31,223,318	-36.9%
	AVERAGE PRICE	\$704,182	\$726,124	-3.0%
	AVERAGE DOM	26	26	0.0%

Monthly Sales



Monthly Total Sales Volume



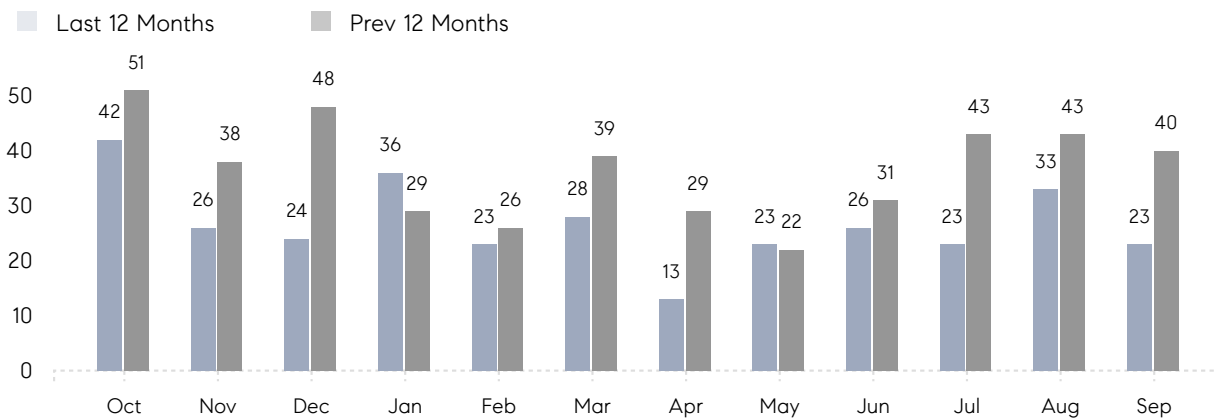
Dix Hills

SUFFOLK, SEPTEMBER 2022

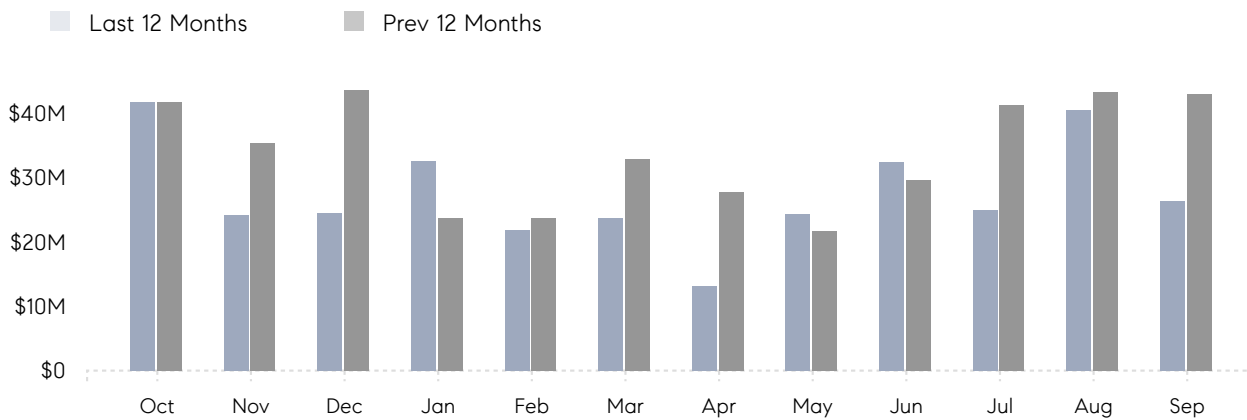
Property Statistics

		Sep 2022	Sep 2021	% Change
Single-Family	# OF SALES	23	40	-42.5%
	SALES VOLUME	\$26,358,888	\$43,040,999	-38.8%
	AVERAGE PRICE	\$1,146,039	\$1,076,025	6.5%
	AVERAGE DOM	29	37	-21.6%

Monthly Sales



Monthly Total Sales Volume



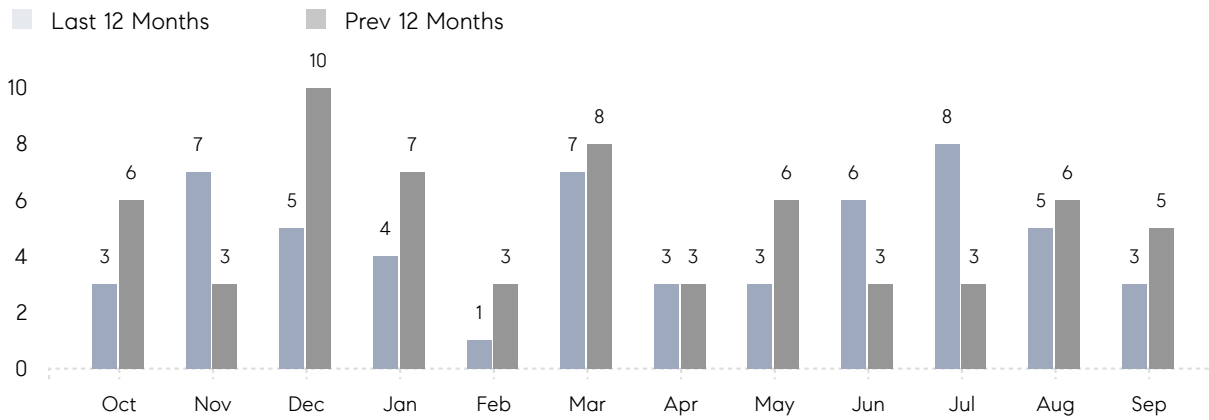
East Moriches

SUFFOLK, SEPTEMBER 2022

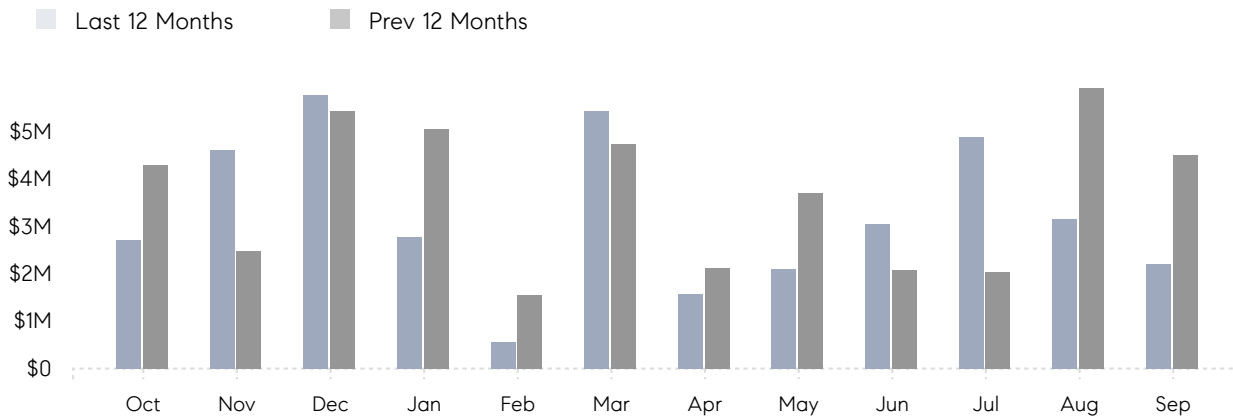
Property Statistics

		Sep 2022	Sep 2021	% Change
Single-Family	# OF SALES	3	5	-40.0%
	SALES VOLUME	\$2,205,000	\$4,500,000	-51.0%
	AVERAGE PRICE	\$735,000	\$900,000	-18.3%
	AVERAGE DOM	23	42	-45.2%

Monthly Sales



Monthly Total Sales Volume



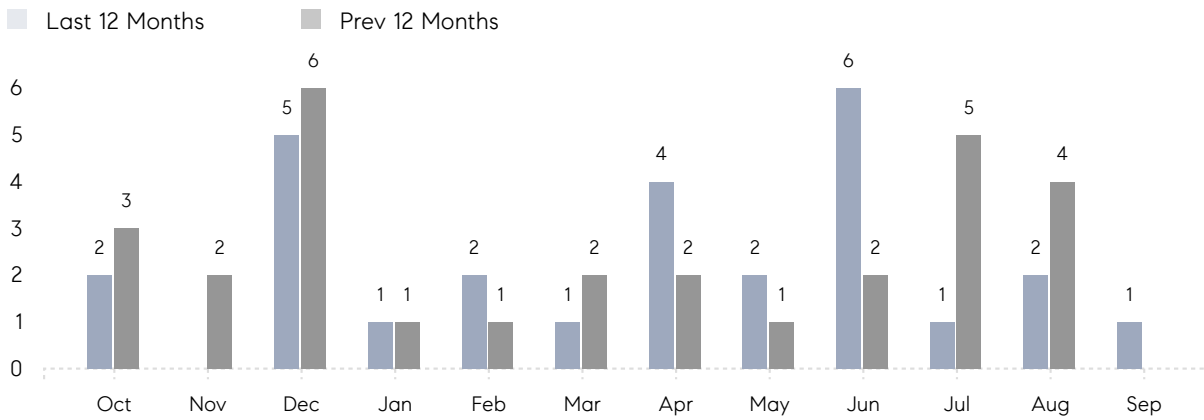
Fort Salonga

SUFFOLK, SEPTEMBER 2022

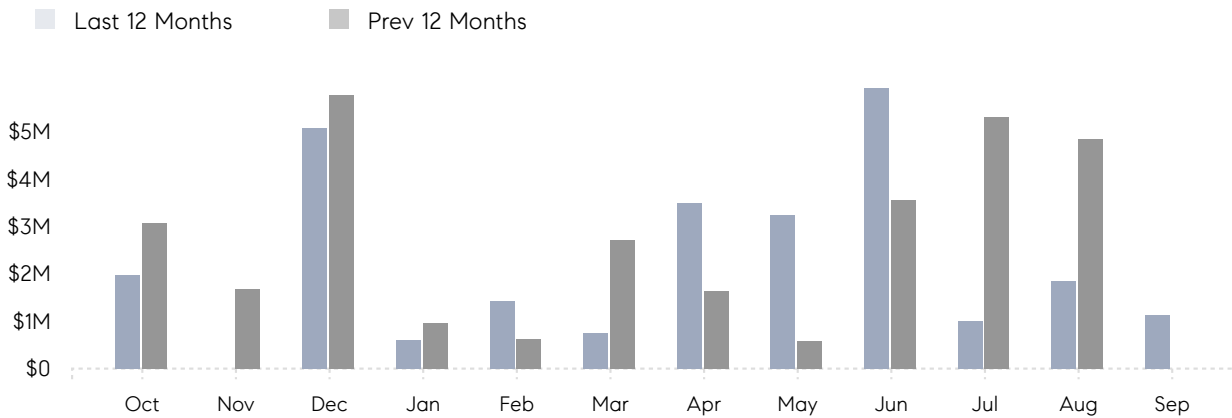
Property Statistics

		Sep 2022	Sep 2021	% Change
Single-Family	# OF SALES	1	0	0.0%
	SALES VOLUME	\$1,130,000	\$0	-
	AVERAGE PRICE	\$1,130,000	\$0	-
	AVERAGE DOM	49	0	-

Monthly Sales



Monthly Total Sales Volume



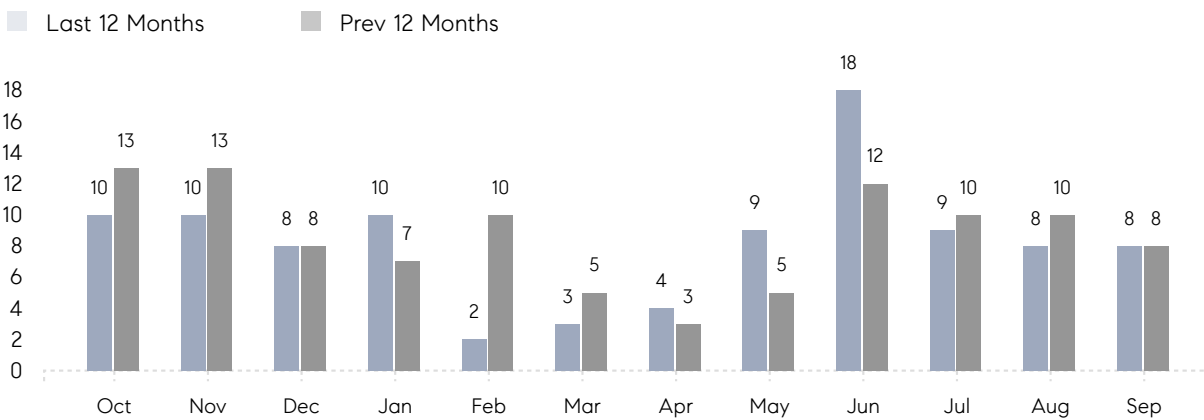
Greenlawn

SUFFOLK, SEPTEMBER 2022

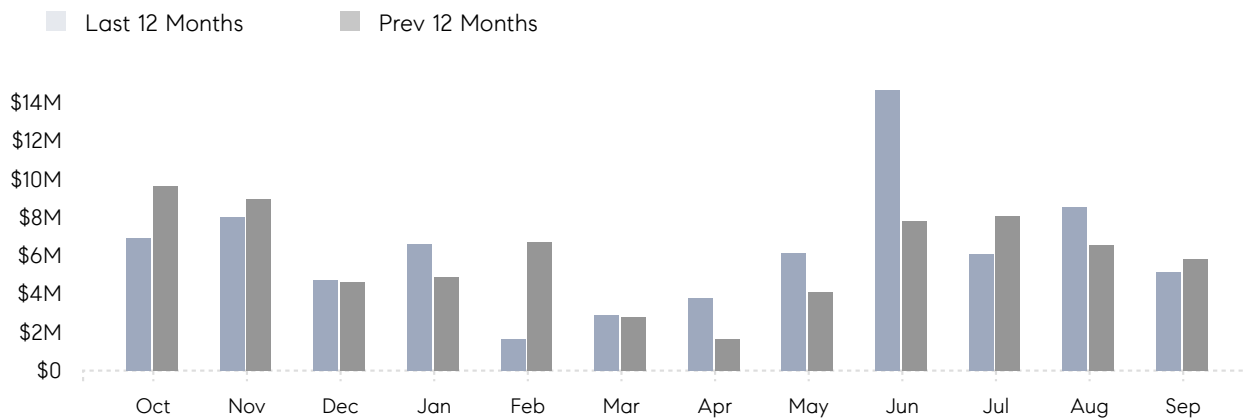
Property Statistics

		Sep 2022	Sep 2021	% Change
Single-Family	# OF SALES	8	8	0.0%
	SALES VOLUME	\$5,135,000	\$5,809,000	-11.6%
	AVERAGE PRICE	\$641,875	\$726,125	-11.6%
	AVERAGE DOM	37	22	68.2%

Monthly Sales



Monthly Total Sales Volume



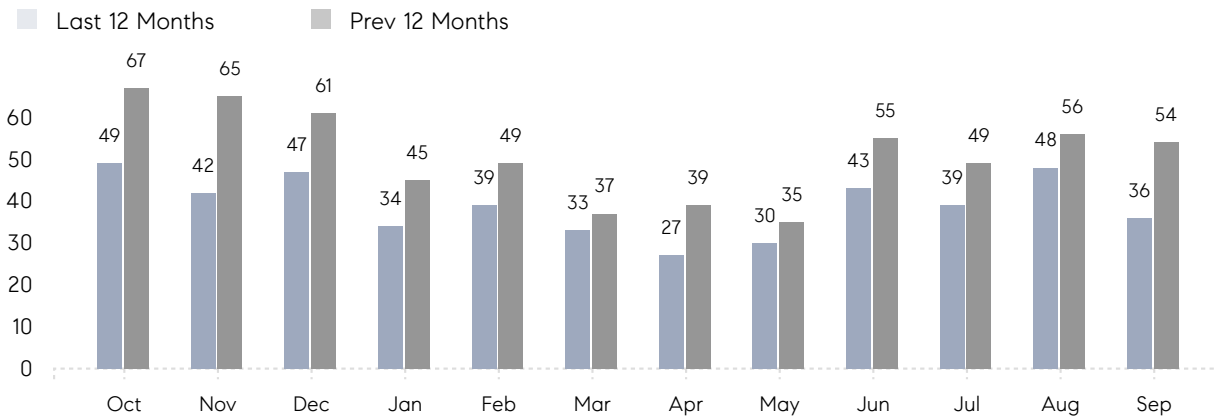
Huntington

SUFFOLK, SEPTEMBER 2022

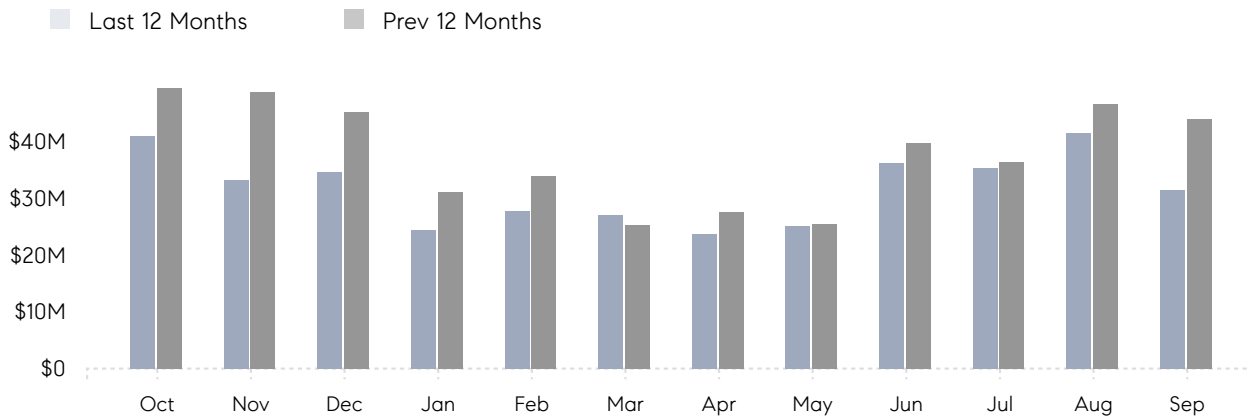
Property Statistics

		Sep 2022	Sep 2021	% Change
Single-Family	# OF SALES	36	54	-33.3%
	SALES VOLUME	\$31,566,500	\$44,075,300	-28.4%
	AVERAGE PRICE	\$876,847	\$816,209	7.4%
	AVERAGE DOM	35	50	-30.0%

Monthly Sales



Monthly Total Sales Volume



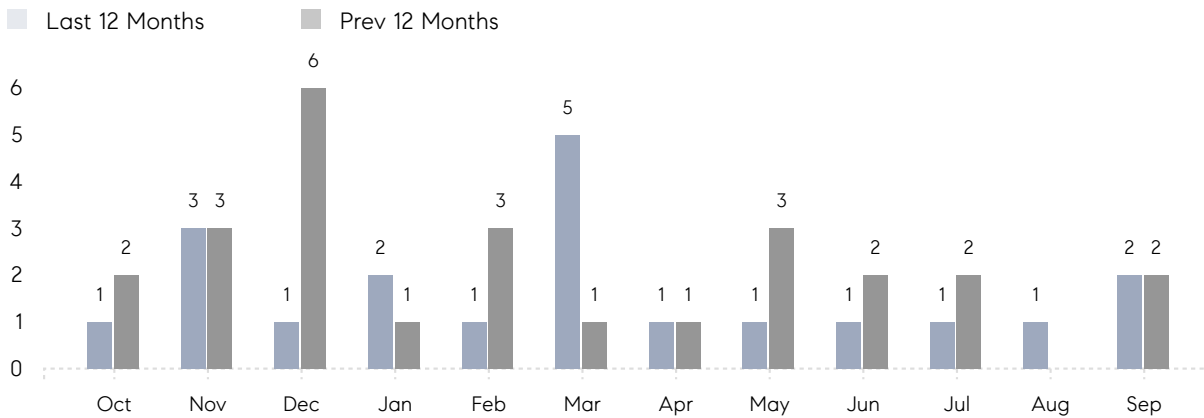
Huntington Bay

SUFFOLK, SEPTEMBER 2022

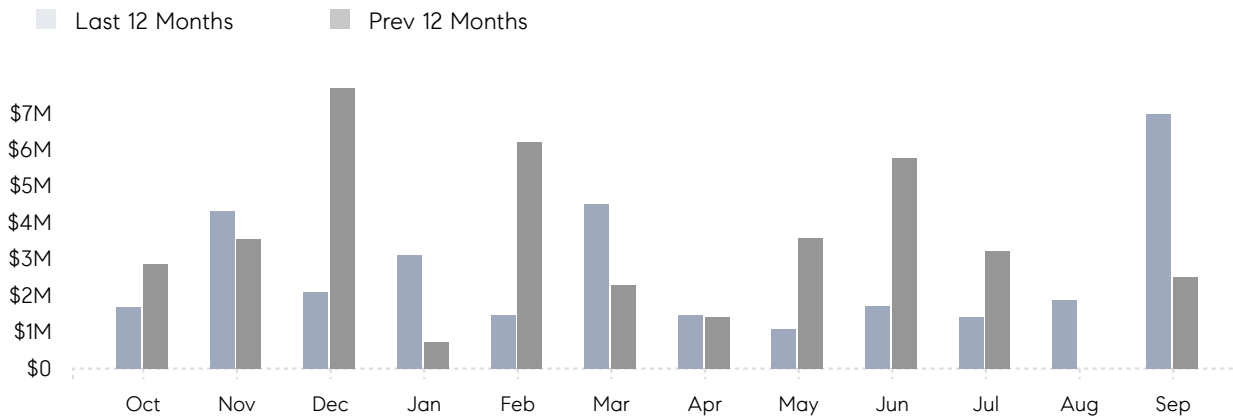
Property Statistics

		Sep 2022	Sep 2021	% Change
Single-Family	# OF SALES	2	2	0.0%
	SALES VOLUME	\$6,989,000	\$2,499,000	179.7%
	AVERAGE PRICE	\$3,494,500	\$1,249,500	179.7%
	AVERAGE DOM	41	28	46.4%

Monthly Sales



Monthly Total Sales Volume



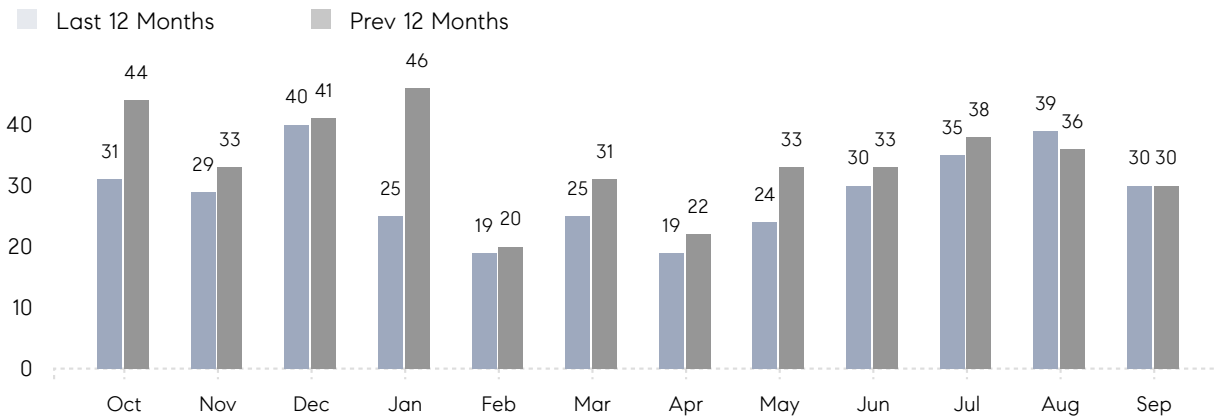
Huntington Station

SUFFOLK, SEPTEMBER 2022

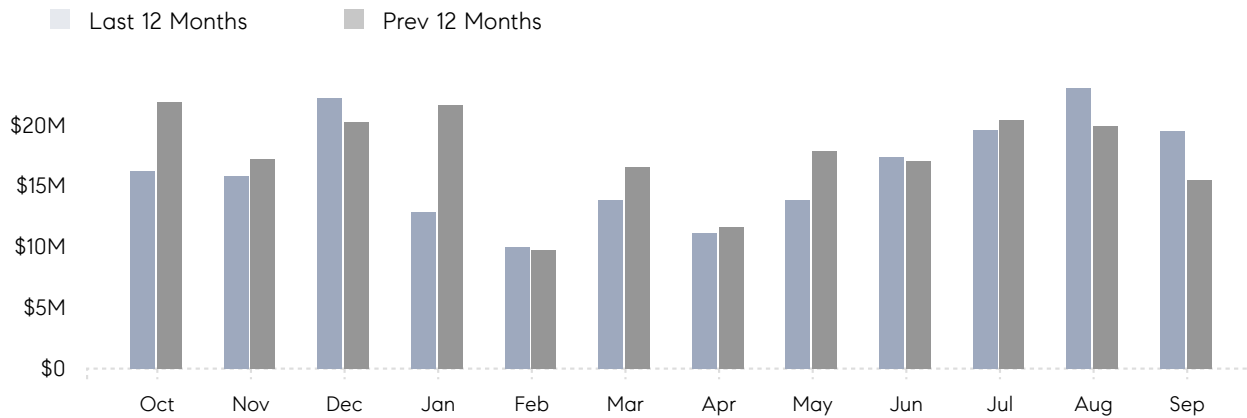
Property Statistics

		Sep 2022	Sep 2021	% Change
Single-Family	# OF SALES	30	30	0.0%
	SALES VOLUME	\$19,568,347	\$15,463,500	26.5%
	AVERAGE PRICE	\$652,278	\$515,450	26.5%
	AVERAGE DOM	36	28	28.6%

Monthly Sales



Monthly Total Sales Volume



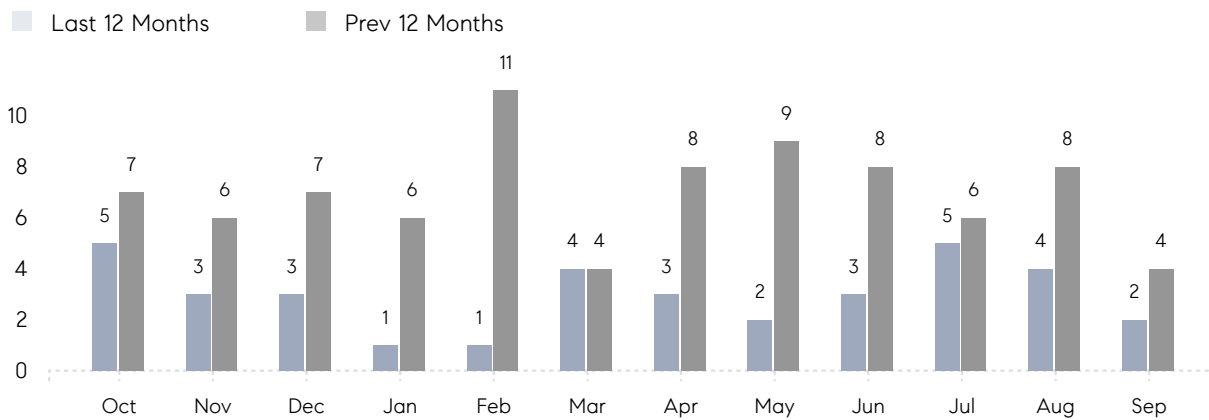
Lloyd Harbor

SUFFOLK, SEPTEMBER 2022

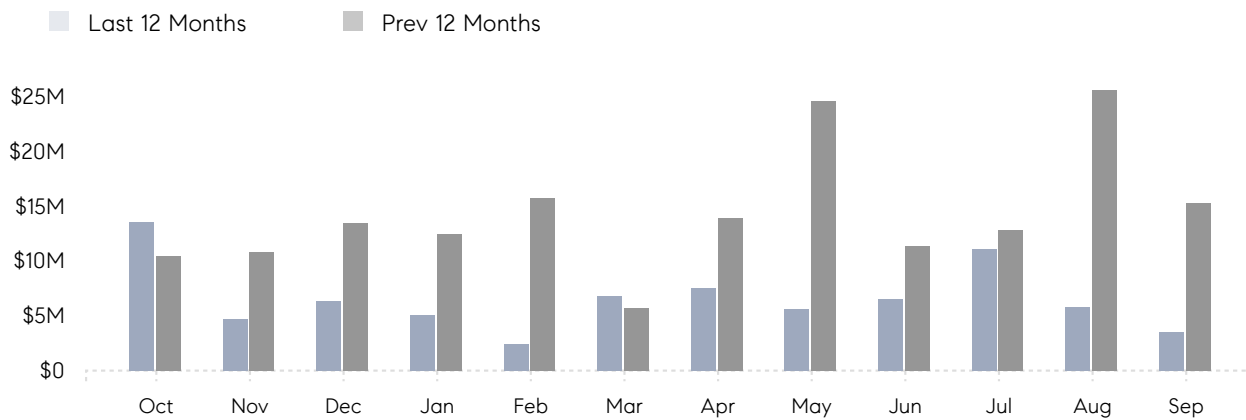
Property Statistics

		Sep 2022	Sep 2021	% Change
Single-Family	# OF SALES	2	4	-50.0%
	SALES VOLUME	\$3,549,000	\$15,319,000	-76.8%
	AVERAGE PRICE	\$1,774,500	\$3,829,750	-53.7%
	AVERAGE DOM	55	57	-3.5%

Monthly Sales



Monthly Total Sales Volume



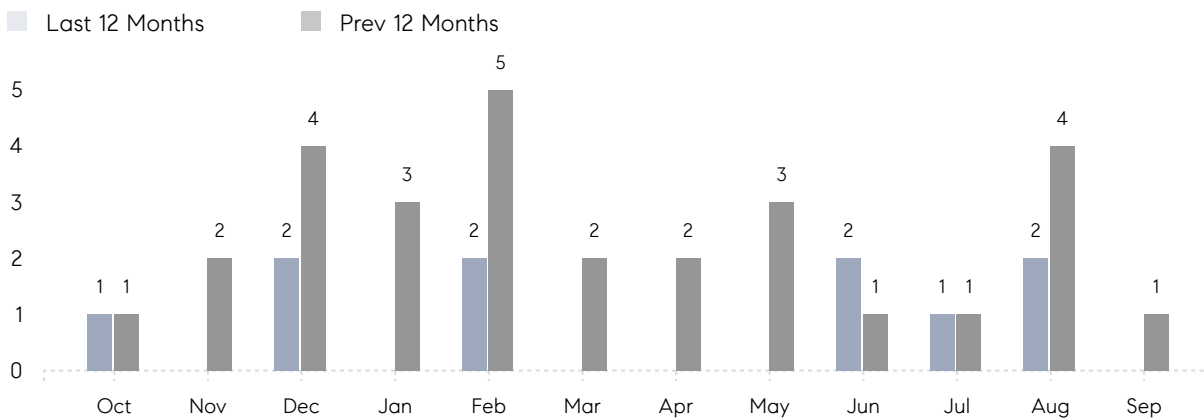
Lloyd Neck

SUFFOLK, SEPTEMBER 2022

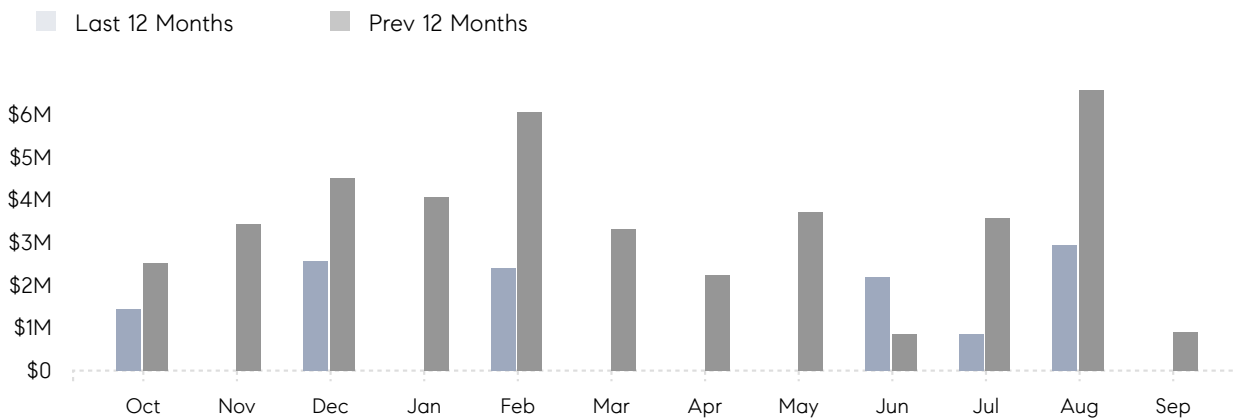
Property Statistics

		Sep 2022	Sep 2021	% Change
Single-Family	# OF SALES	0	1	0.0%
	SALES VOLUME	\$0	\$915,000	-
	AVERAGE PRICE	\$0	\$915,000	-
	AVERAGE DOM	0	32	-

Monthly Sales



Monthly Total Sales Volume



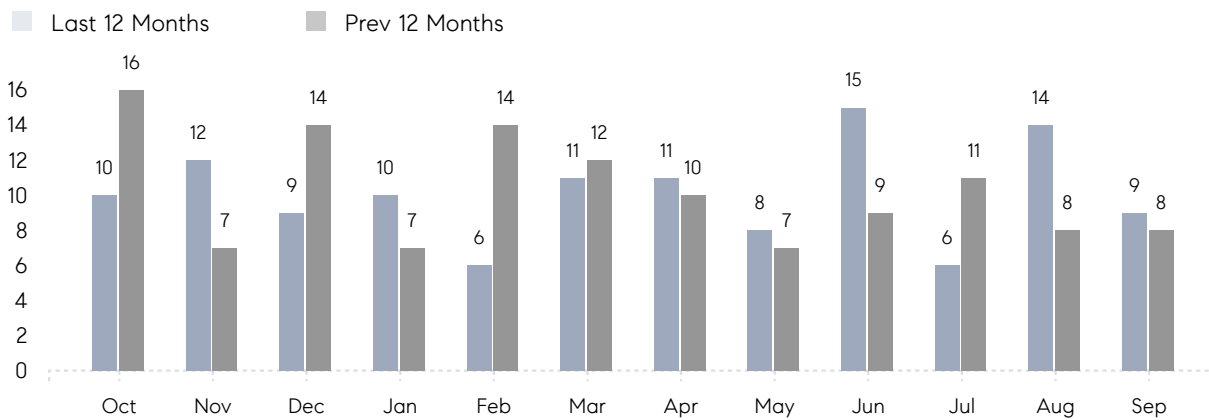
Manorville

SUFFOLK, SEPTEMBER 2022

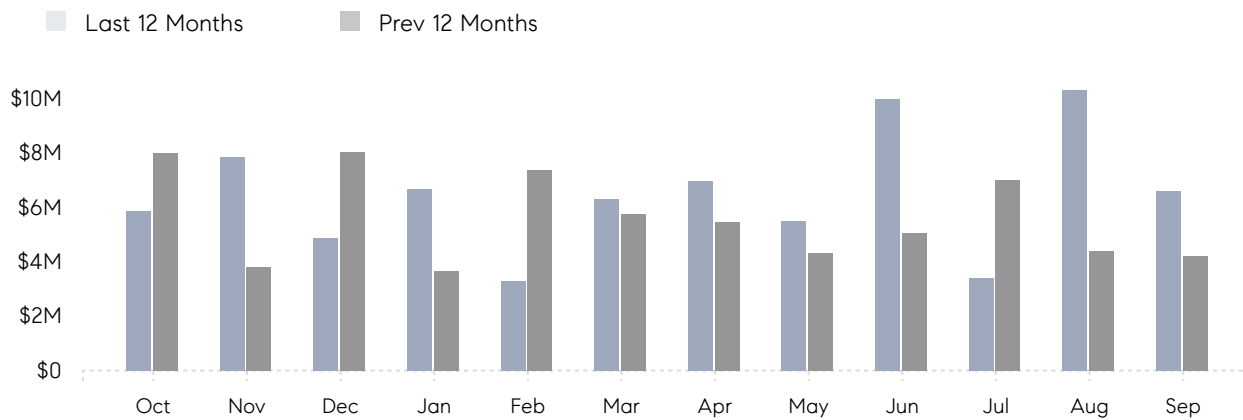
Property Statistics

		Sep 2022	Sep 2021	% Change
Single-Family	# OF SALES	9	8	12.5%
	SALES VOLUME	\$6,580,000	\$4,217,000	56.0%
	AVERAGE PRICE	\$731,111	\$527,125	38.7%
	AVERAGE DOM	52	58	-10.3%

Monthly Sales



Monthly Total Sales Volume



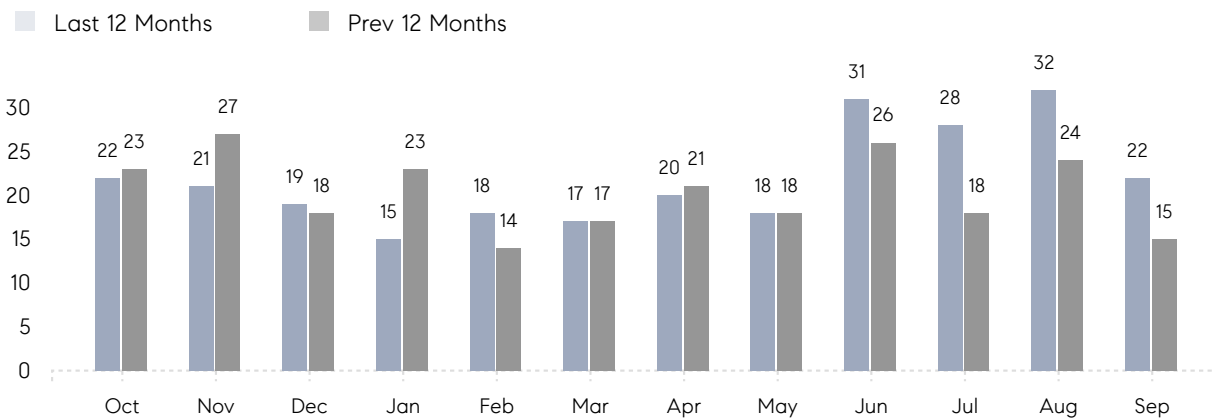
Mastic

SUFFOLK, SEPTEMBER 2022

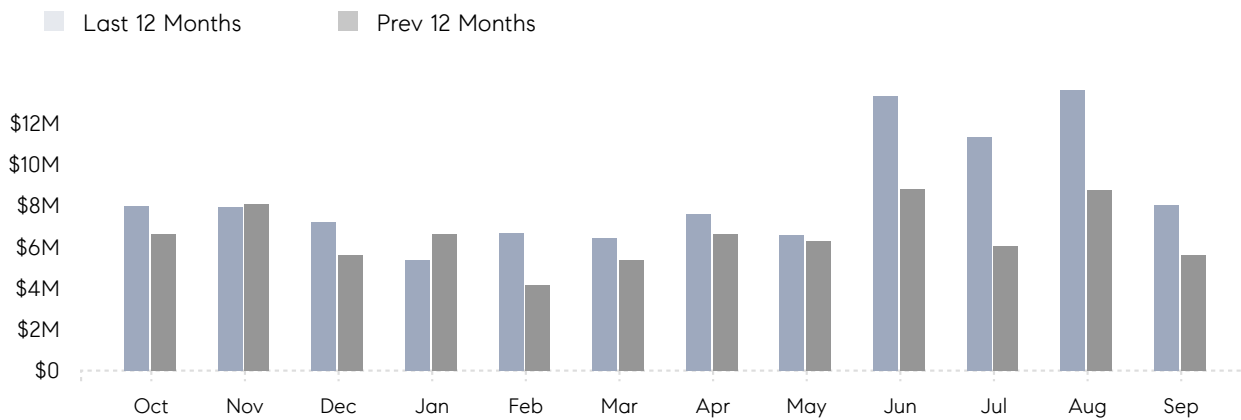
Property Statistics

		Sep 2022	Sep 2021	% Change
Single-Family	# OF SALES	22	15	46.7%
	SALES VOLUME	\$8,034,619	\$5,634,990	42.6%
	AVERAGE PRICE	\$365,210	\$375,666	-2.8%
	AVERAGE DOM	42	43	-2.3%

Monthly Sales



Monthly Total Sales Volume



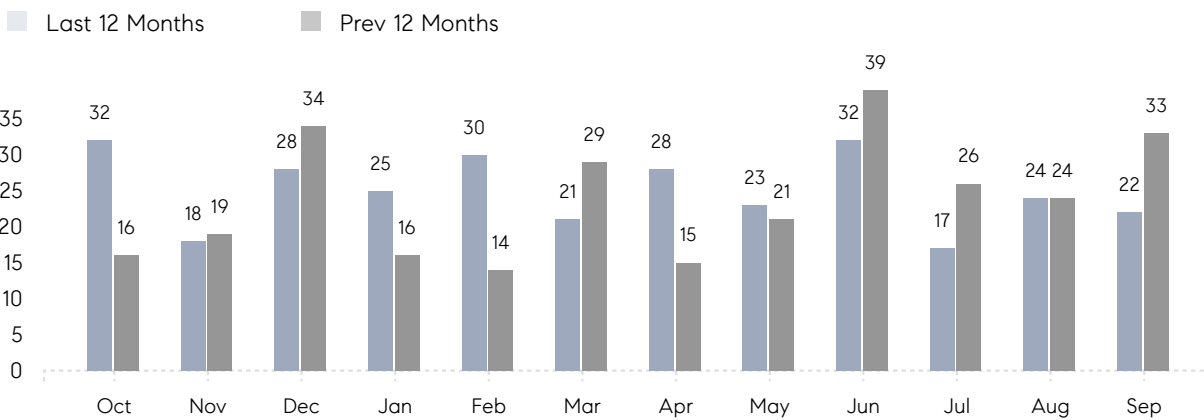
Mastic Beach

SUFFOLK, SEPTEMBER 2022

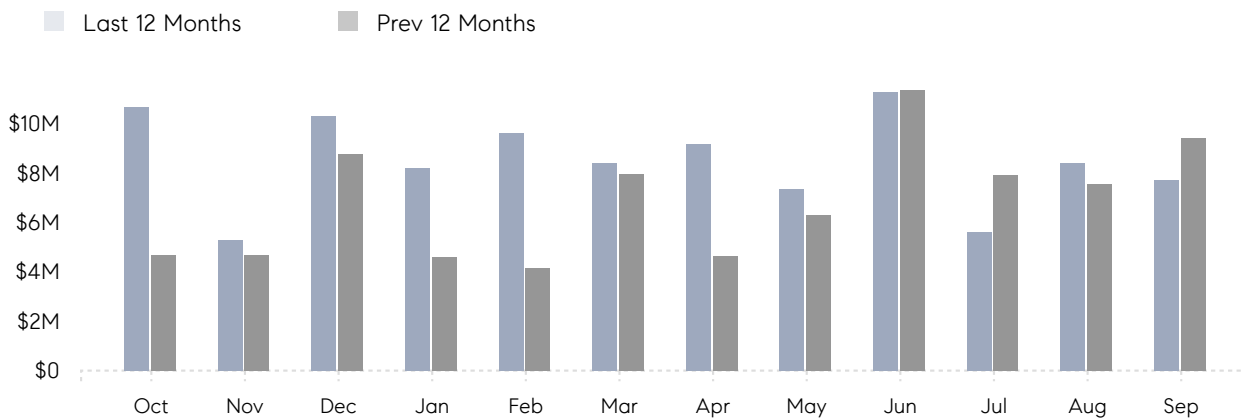
Property Statistics

		Sep 2022	Sep 2021	% Change
Single-Family	# OF SALES	22	33	-33.3%
	SALES VOLUME	\$7,717,713	\$9,451,600	-18.3%
	AVERAGE PRICE	\$350,805	\$286,412	22.5%
	AVERAGE DOM	71	75	-5.3%

Monthly Sales



Monthly Total Sales Volume



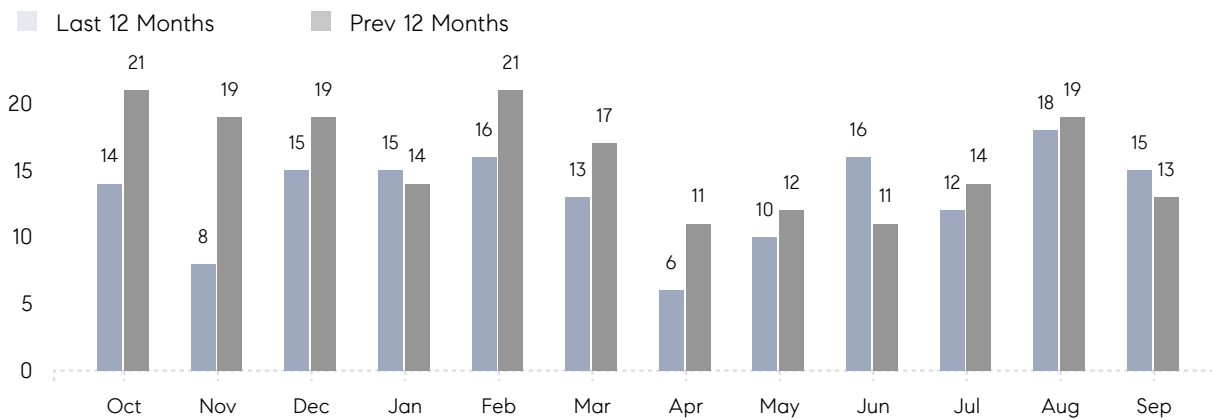
Melville

SUFFOLK, SEPTEMBER 2022

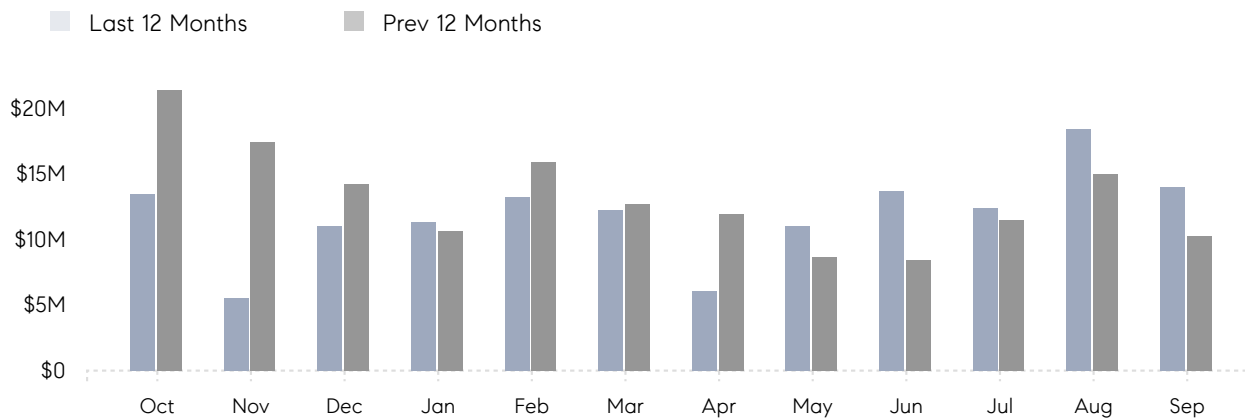
Property Statistics

		Sep 2022	Sep 2021	% Change
Single-Family	# OF SALES	15	13	15.4%
	SALES VOLUME	\$14,033,250	\$10,265,000	36.7%
	AVERAGE PRICE	\$935,550	\$789,615	18.5%
	AVERAGE DOM	31	33	-6.1%

Monthly Sales



Monthly Total Sales Volume



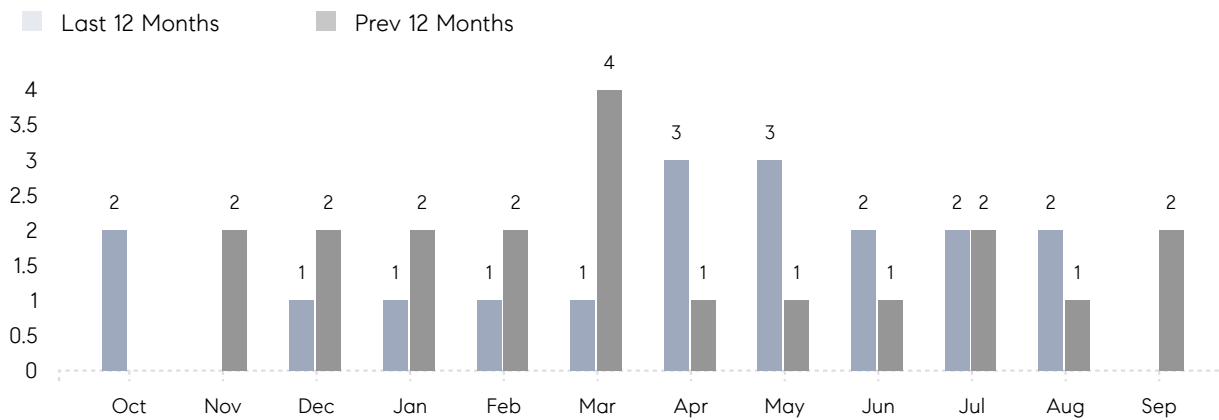
Moriches

SUFFOLK, SEPTEMBER 2022

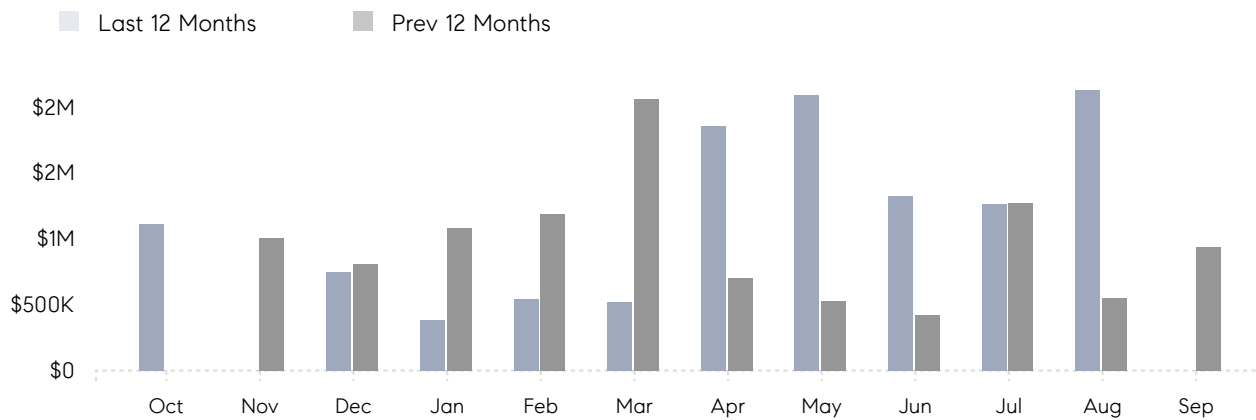
Property Statistics

		Sep 2022	Sep 2021	% Change
Single-Family	# OF SALES	0	2	0.0%
	SALES VOLUME	\$0	\$935,000	-
	AVERAGE PRICE	\$0	\$467,500	-
	AVERAGE DOM	0	107	-

Monthly Sales



Monthly Total Sales Volume



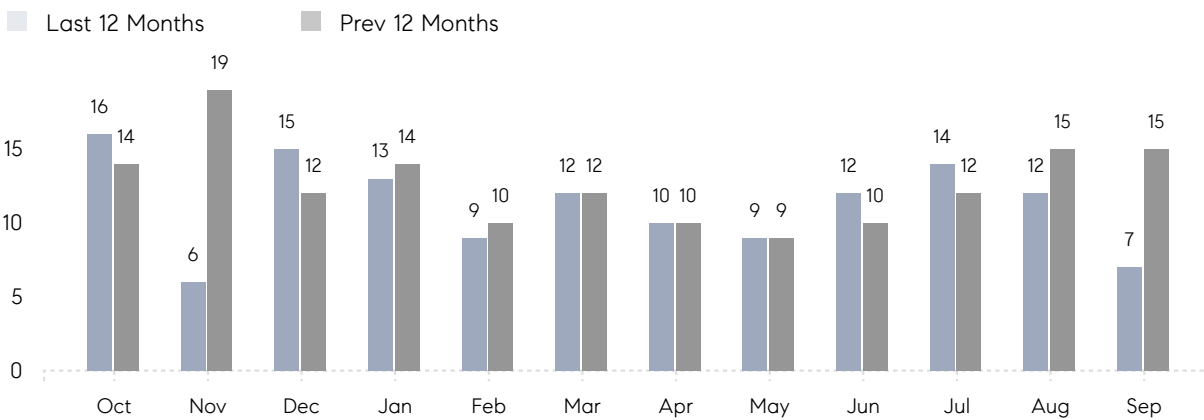
Mount Sinai

SUFFOLK, SEPTEMBER 2022

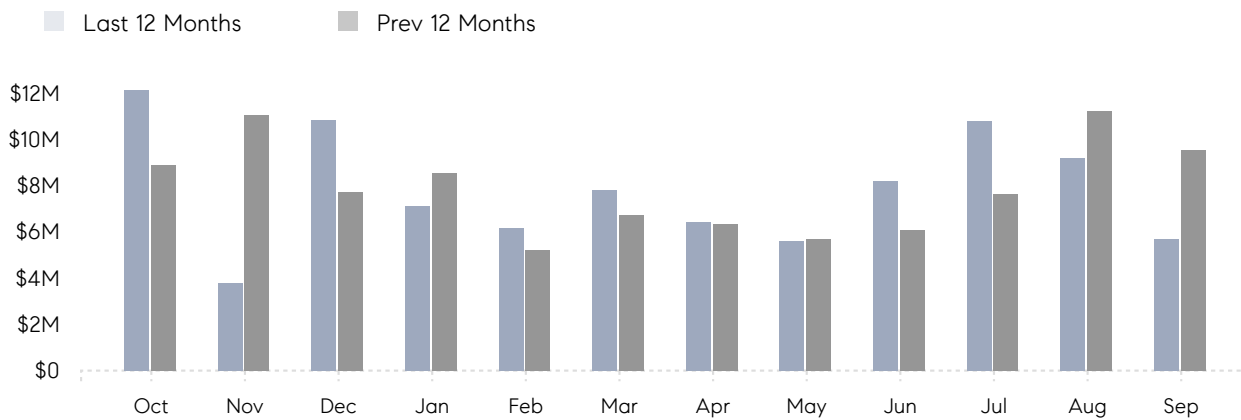
Property Statistics

		Sep 2022	Sep 2021	% Change
Single-Family	# OF SALES	7	15	-53.3%
	SALES VOLUME	\$5,715,500	\$9,559,000	-40.2%
	AVERAGE PRICE	\$816,500	\$637,267	28.1%
	AVERAGE DOM	17	38	-55.3%

Monthly Sales



Monthly Total Sales Volume



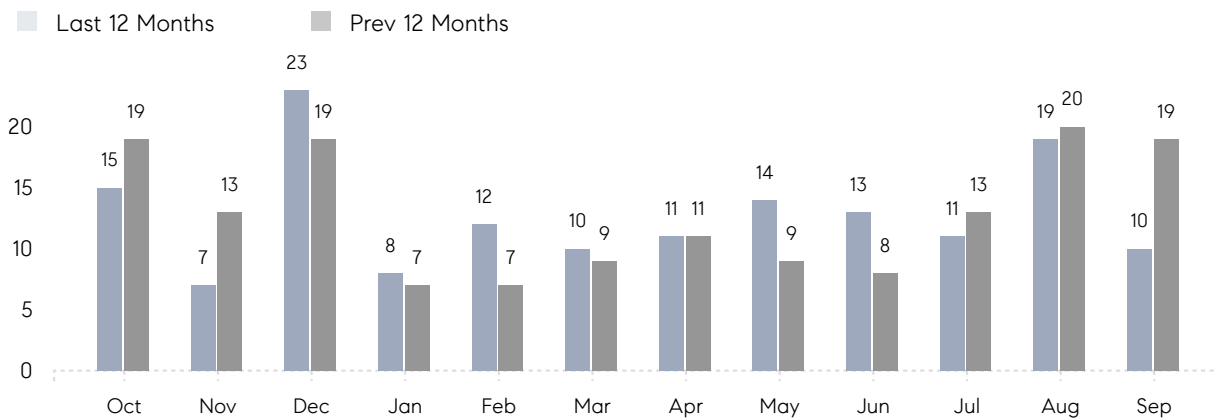
Nesconset

SUFFOLK, SEPTEMBER 2022

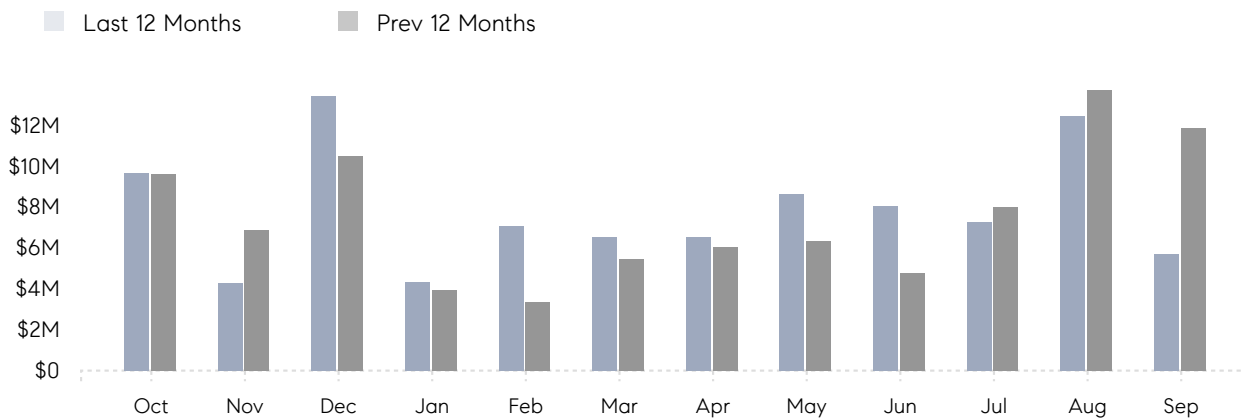
Property Statistics

		Sep 2022	Sep 2021	% Change
Single-Family	# OF SALES	10	19	-47.4%
	SALES VOLUME	\$5,705,000	\$11,887,000	-52.0%
	AVERAGE PRICE	\$570,500	\$625,632	-8.8%
	AVERAGE DOM	38	26	46.2%

Monthly Sales



Monthly Total Sales Volume



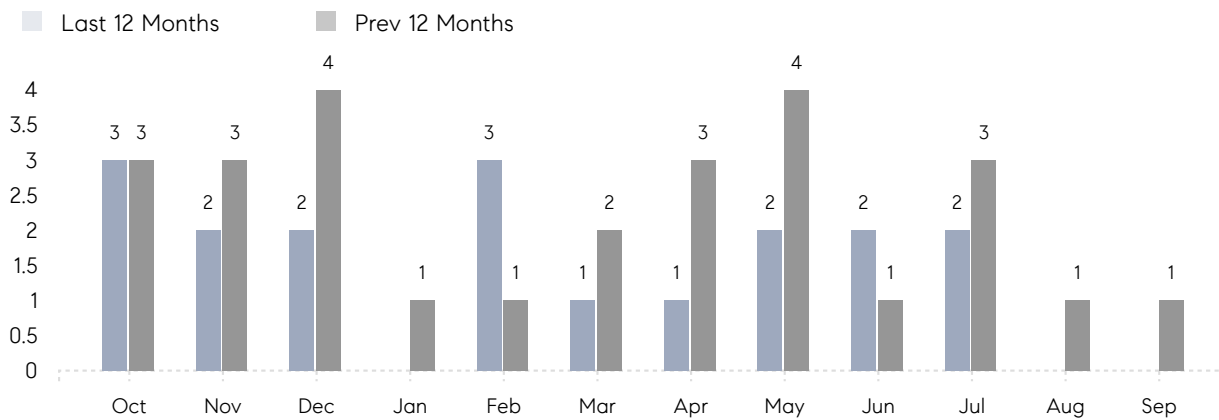
Nissequogue

SUFFOLK, SEPTEMBER 2022

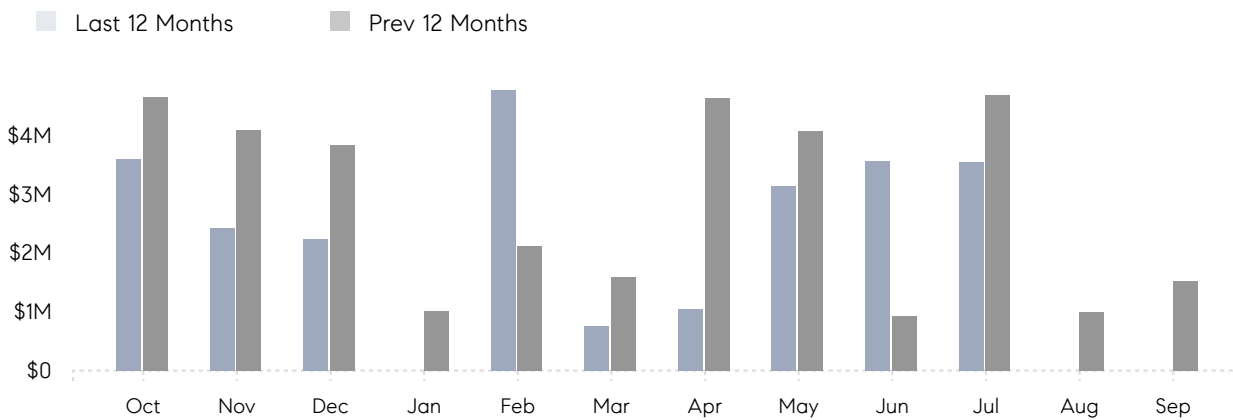
Property Statistics

		Sep 2022	Sep 2021	% Change
Single-Family	# OF SALES	0	1	0.0%
	SALES VOLUME	\$0	\$1,525,000	-
	AVERAGE PRICE	\$0	\$1,525,000	-
	AVERAGE DOM	0	9	-

Monthly Sales



Monthly Total Sales Volume



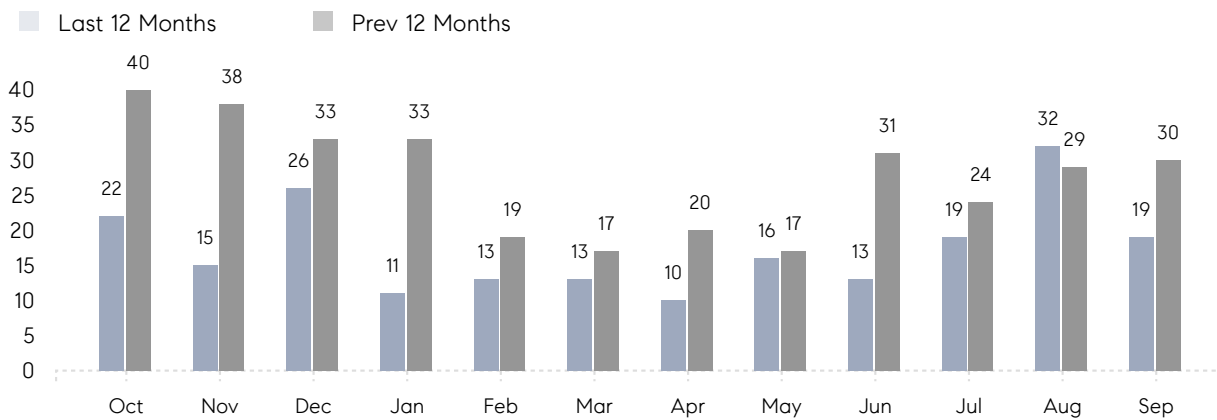
Northport

SUFFOLK, SEPTEMBER 2022

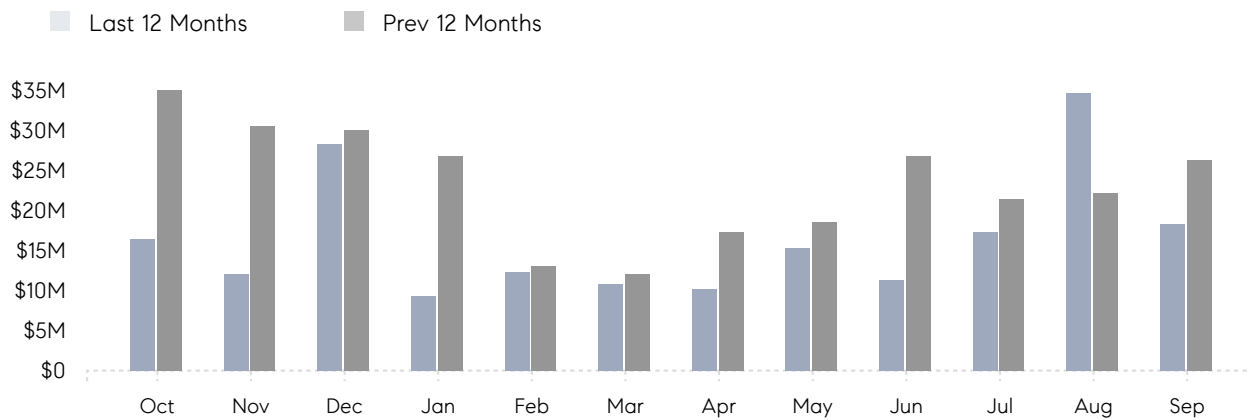
Property Statistics

		Sep 2022	Sep 2021	% Change
Single-Family	# OF SALES	19	30	-36.7%
	SALES VOLUME	\$18,315,000	\$26,355,711	-30.5%
	AVERAGE PRICE	\$963,947	\$878,524	9.7%
	AVERAGE DOM	34	57	-40.4%

Monthly Sales



Monthly Total Sales Volume



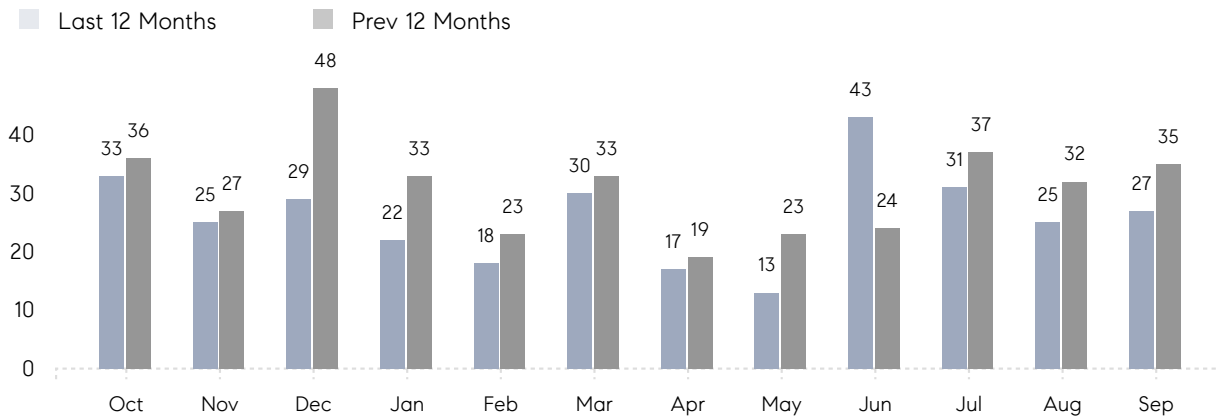
East Northport

SUFFOLK, SEPTEMBER 2022

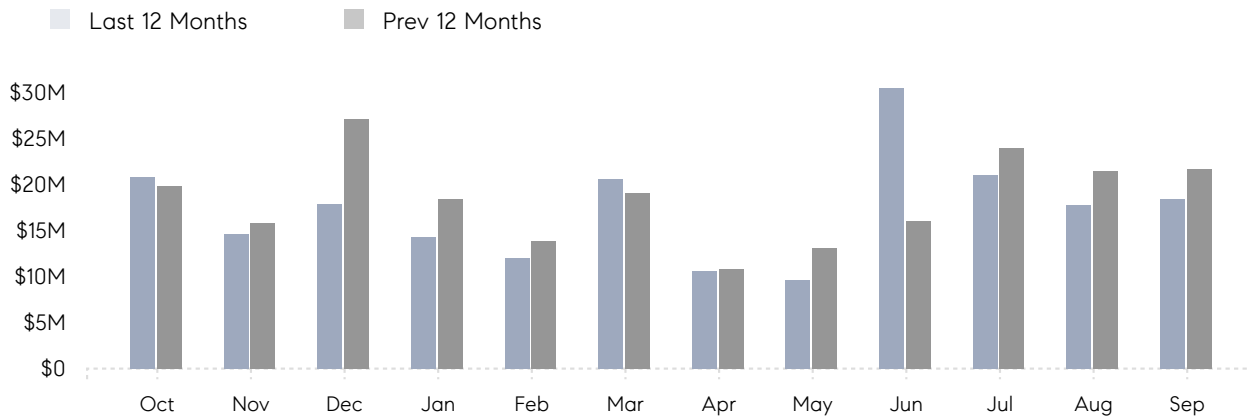
Property Statistics

		Sep 2022	Sep 2021	% Change
Single-Family	# OF SALES	27	35	-22.9%
	SALES VOLUME	\$18,423,499	\$21,668,888	-15.0%
	AVERAGE PRICE	\$682,352	\$619,111	10.2%
	AVERAGE DOM	30	30	0.0%

Monthly Sales



Monthly Total Sales Volume



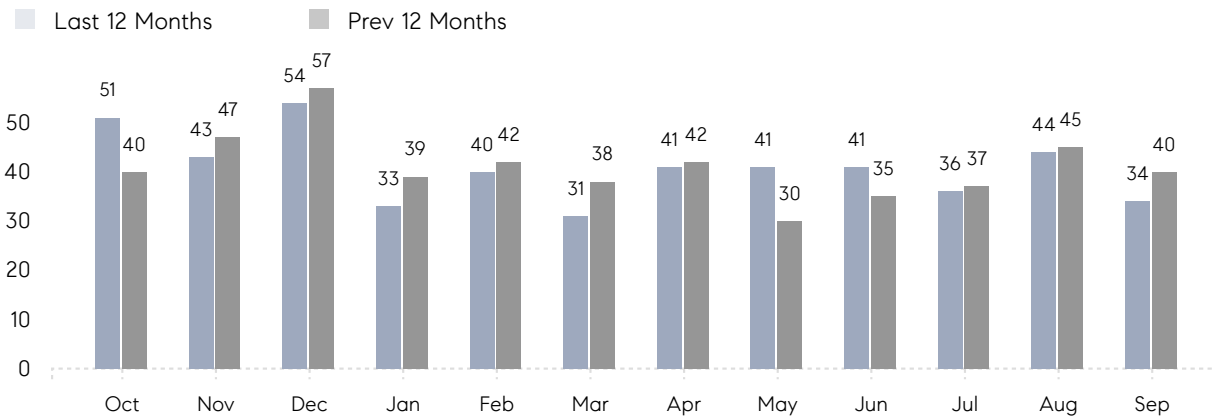
Patchogue

SUFFOLK, SEPTEMBER 2022

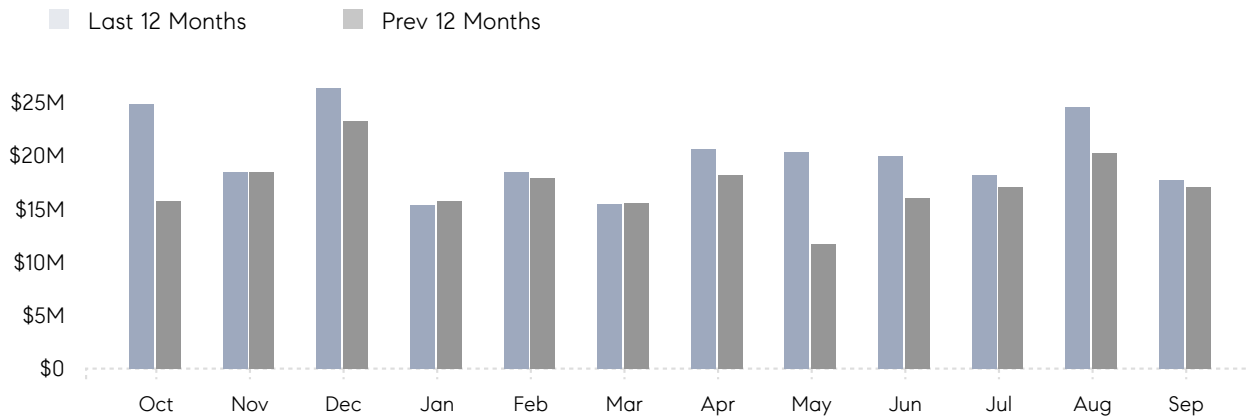
Property Statistics

		Sep 2022	Sep 2021	% Change
Single-Family	# OF SALES	34	40	-15.0%
	SALES VOLUME	\$17,764,000	\$17,052,900	4.2%
	AVERAGE PRICE	\$522,471	\$426,323	22.6%
	AVERAGE DOM	41	31	32.3%

Monthly Sales



Monthly Total Sales Volume



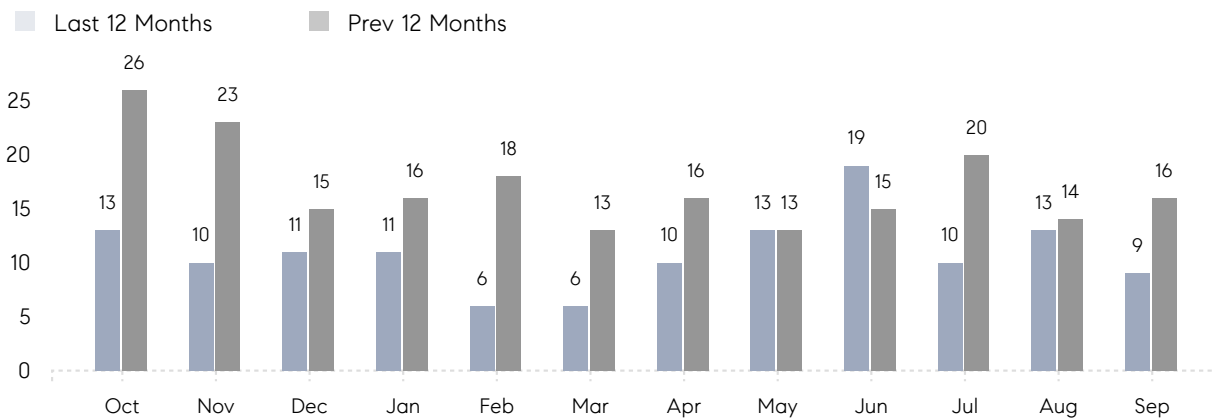
Saint James

SUFFOLK, SEPTEMBER 2022

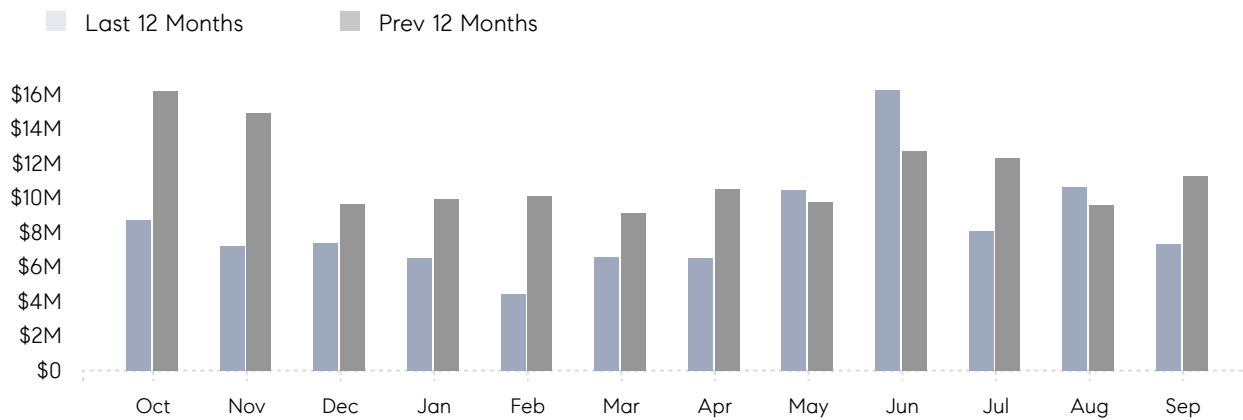
Property Statistics

		Sep 2022	Sep 2021	% Change
Single-Family	# OF SALES	9	16	-43.7%
	SALES VOLUME	\$7,318,000	\$11,249,236	-34.9%
	AVERAGE PRICE	\$813,111	\$703,077	15.7%
	AVERAGE DOM	31	26	19.2%

Monthly Sales



Monthly Total Sales Volume



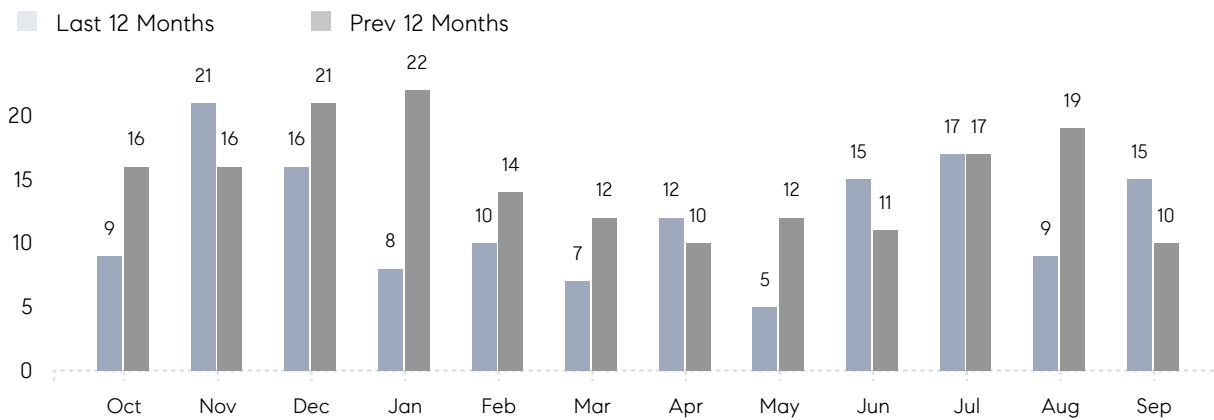
Sayville

SUFFOLK, SEPTEMBER 2022

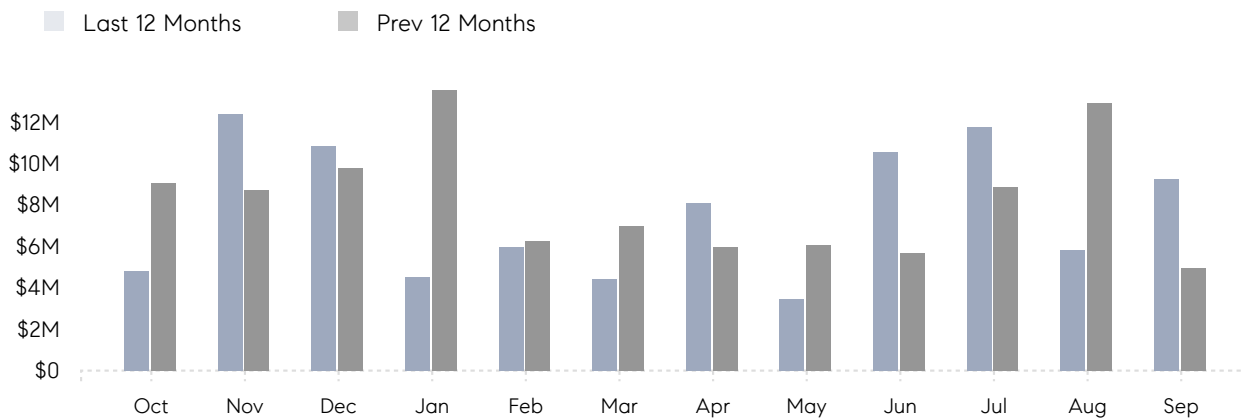
Property Statistics

		Sep 2022	Sep 2021	% Change
Single-Family	# OF SALES	15	10	50.0%
	SALES VOLUME	\$9,257,900	\$4,970,000	86.3%
	AVERAGE PRICE	\$617,193	\$497,000	24.2%
	AVERAGE DOM	23	47	-51.1%

Monthly Sales



Monthly Total Sales Volume



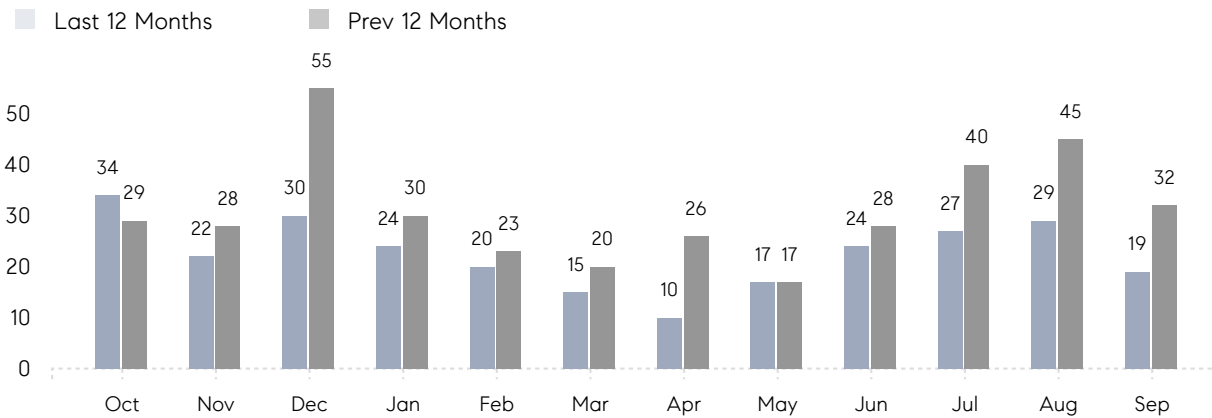
Setauket

SUFFOLK, SEPTEMBER 2022

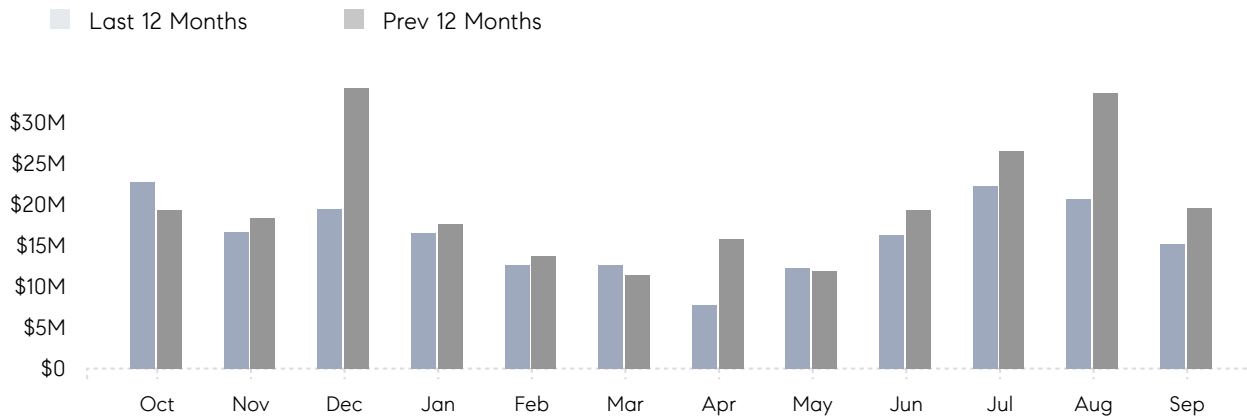
Property Statistics

		Sep 2022	Sep 2021	% Change
Single-Family	# OF SALES	19	32	-40.6%
	SALES VOLUME	\$15,216,370	\$19,553,000	-22.2%
	AVERAGE PRICE	\$800,862	\$611,031	31.1%
	AVERAGE DOM	38	31	22.6%

Monthly Sales



Monthly Total Sales Volume



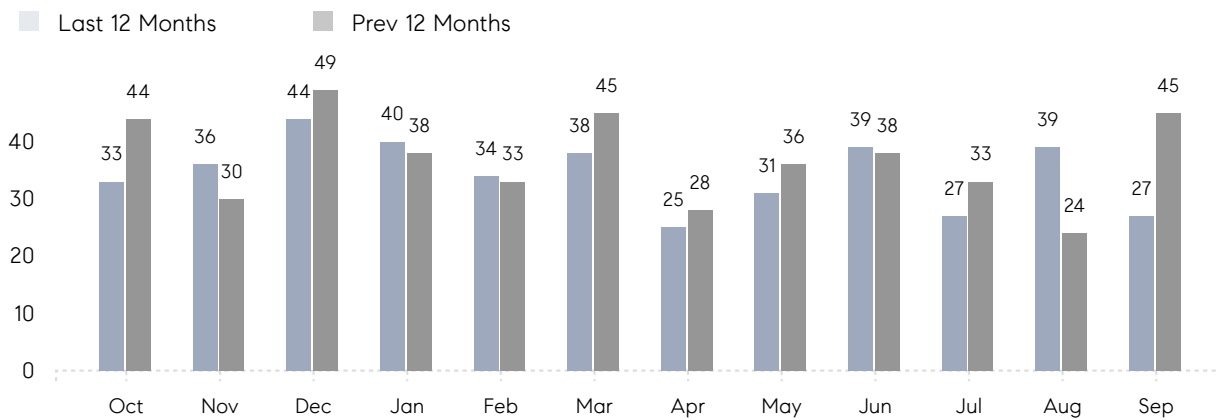
Shirley

SUFFOLK, SEPTEMBER 2022

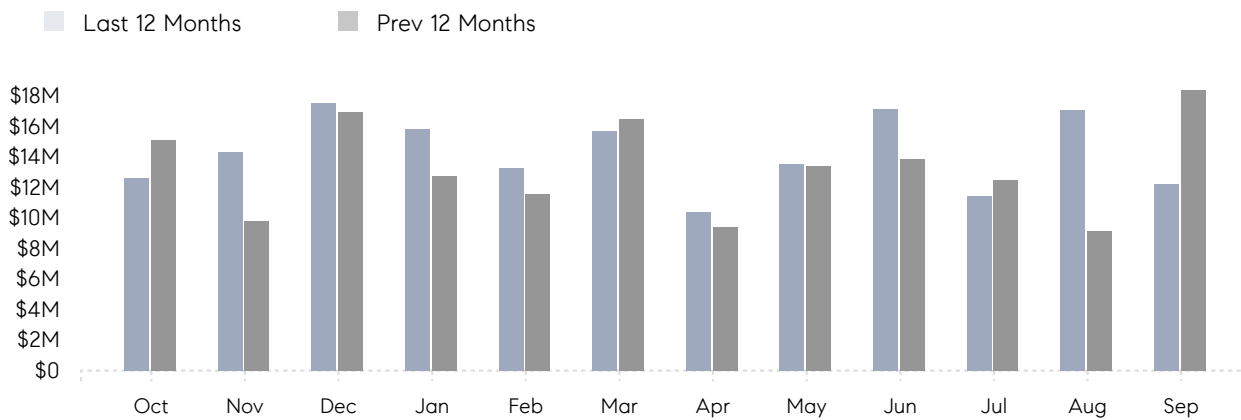
Property Statistics

		Sep 2022	Sep 2021	% Change
Single-Family	# OF SALES	27	45	-40.0%
	SALES VOLUME	\$12,229,990	\$18,393,288	-33.5%
	AVERAGE PRICE	\$452,963	\$408,740	10.8%
	AVERAGE DOM	55	46	19.6%

Monthly Sales



Monthly Total Sales Volume



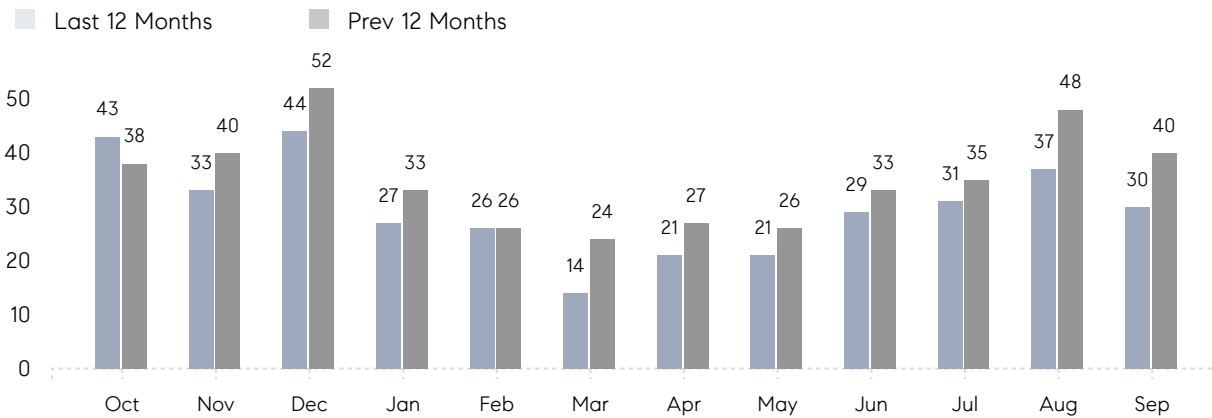
Smithtown

SUFFOLK, SEPTEMBER 2022

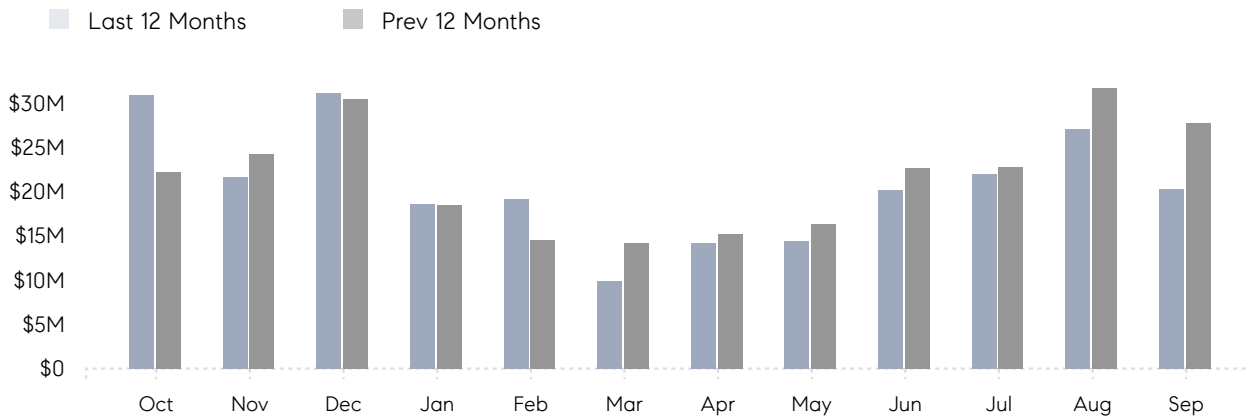
Property Statistics

		Sep 2022	Sep 2021	% Change
Single-Family	# OF SALES	30	40	-25.0%
	SALES VOLUME	\$20,306,500	\$27,788,060	-26.9%
	AVERAGE PRICE	\$676,883	\$694,702	-2.6%
	AVERAGE DOM	32	29	10.3%

Monthly Sales



Monthly Total Sales Volume





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