



COMPASS

March 2023

Suffolk County Market Insights

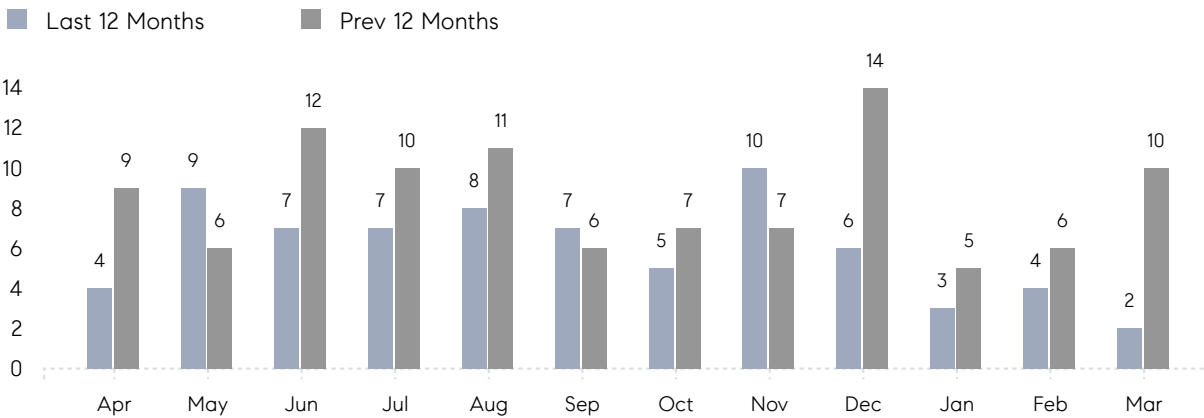
Center Moriches

SUFFOLK, MARCH 2023

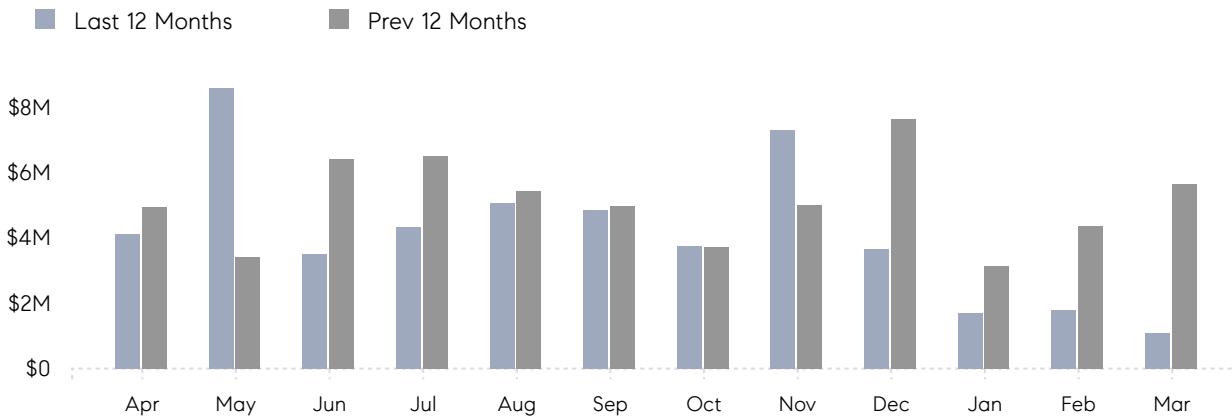
Property Statistics

		Mar 2023	Mar 2022	% Change
Single-Family	# OF SALES	2	10	-80.0%
	SALES VOLUME	\$1,080,000	\$5,668,999	-80.9%
	AVERAGE PRICE	\$540,000	\$566,900	-4.7%
	AVERAGE DOM	130	78	66.7%

Monthly Sales



Monthly Total Sales Volume



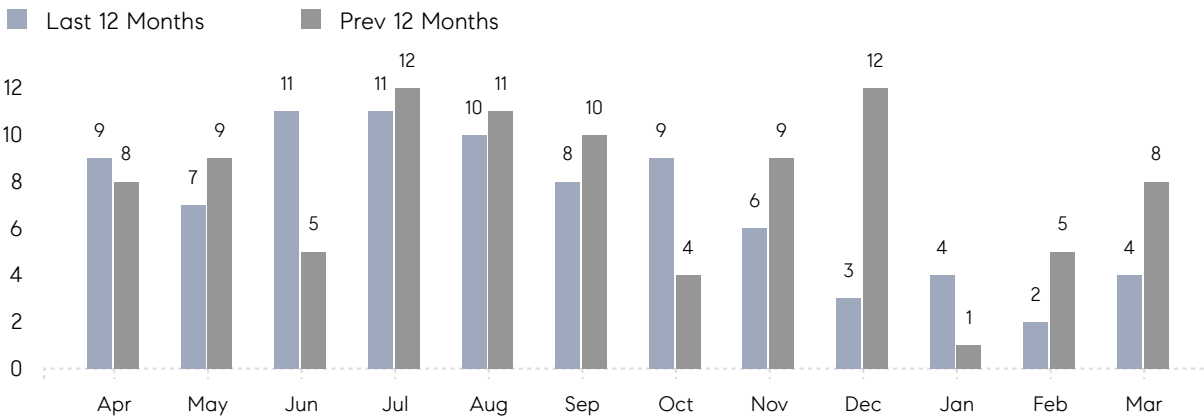
Centerport

SUFFOLK, MARCH 2023

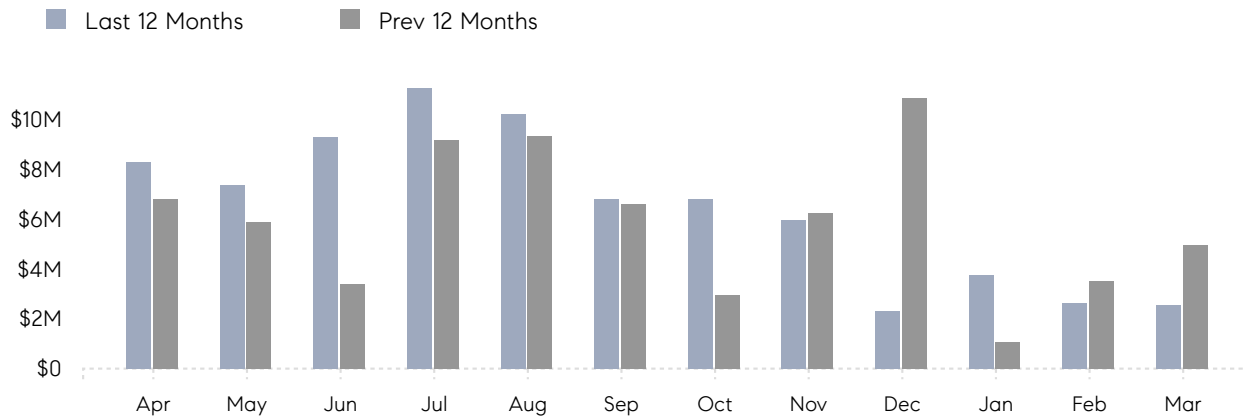
Property Statistics

		Mar 2023	Mar 2022	% Change
Single-Family	# OF SALES	4	8	-50.0%
	SALES VOLUME	\$2,553,500	\$4,985,000	-48.8%
	AVERAGE PRICE	\$638,375	\$623,125	2.4%
	AVERAGE DOM	36	63	-42.9%

Monthly Sales



Monthly Total Sales Volume



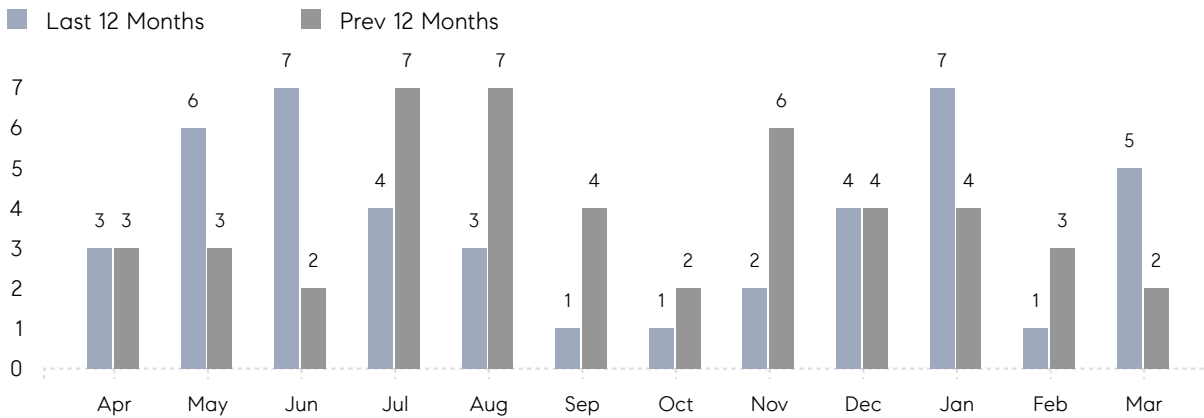
Cold Spring Harbor

SUFFOLK, MARCH 2023

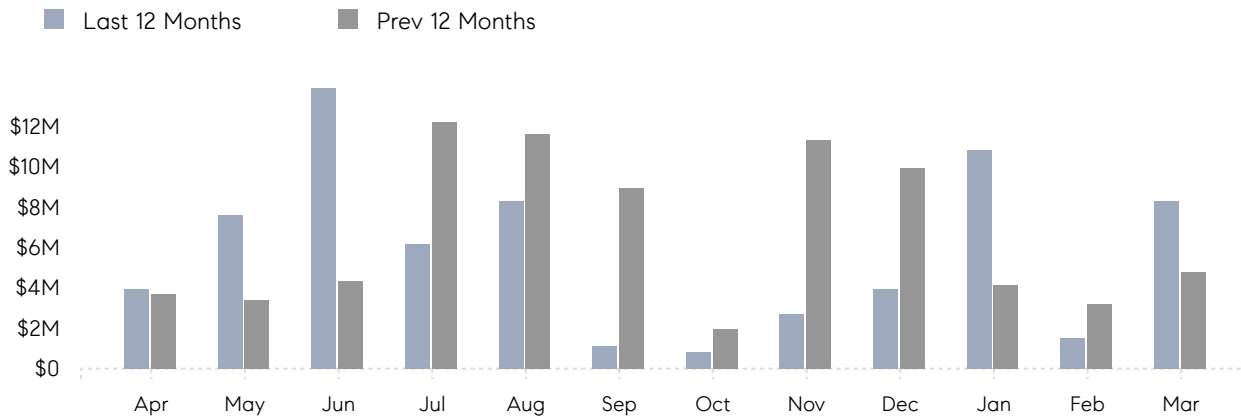
Property Statistics

		Mar 2023	Mar 2022	% Change
Single-Family	# OF SALES	5	2	150.0%
	SALES VOLUME	\$8,294,000	\$4,770,000	73.9%
	AVERAGE PRICE	\$1,658,800	\$2,385,000	-30.4%
	AVERAGE DOM	94	75	25.3%

Monthly Sales



Monthly Total Sales Volume



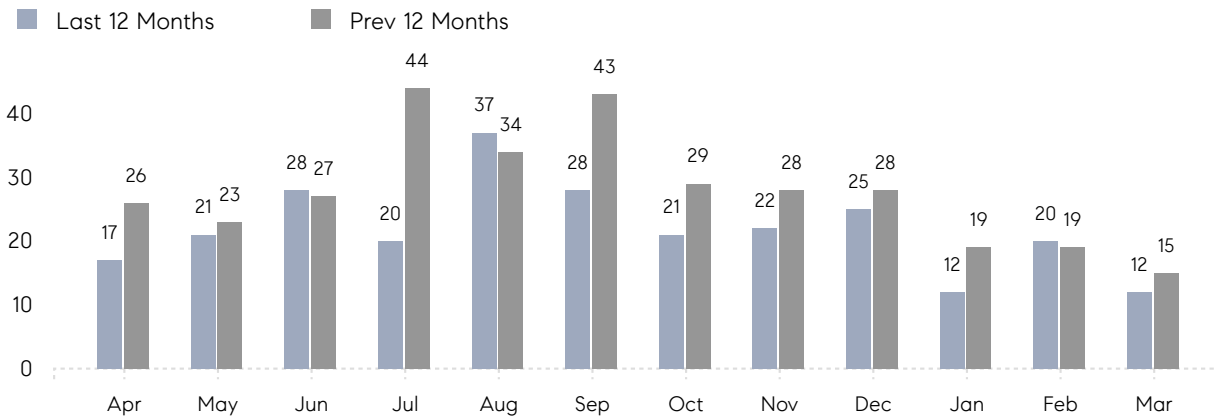
Commack

SUFFOLK, MARCH 2023

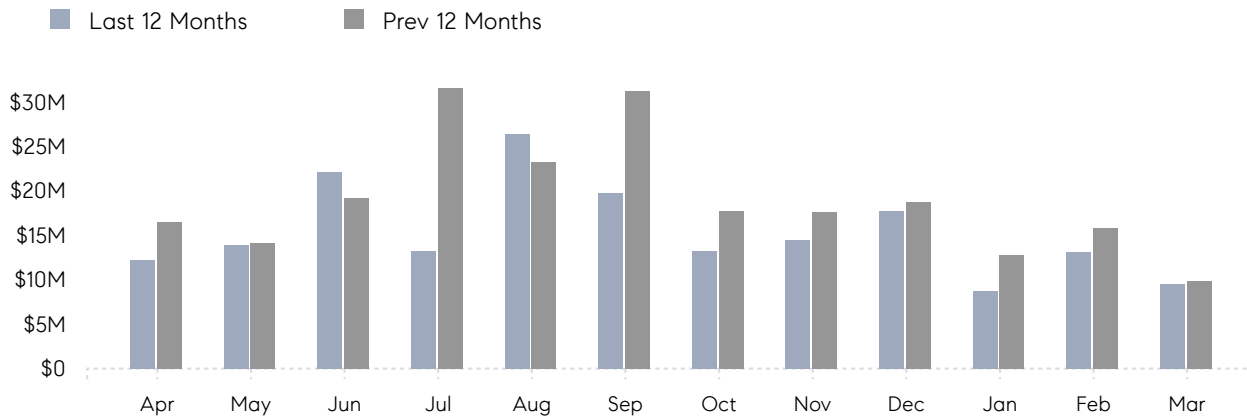
Property Statistics

		Mar 2023	Mar 2022	% Change
Single-Family	# OF SALES	12	15	-20.0%
	SALES VOLUME	\$9,561,000	\$9,911,500	-3.5%
	AVERAGE PRICE	\$796,750	\$660,767	20.6%
	AVERAGE DOM	48	62	-22.6%

Monthly Sales



Monthly Total Sales Volume



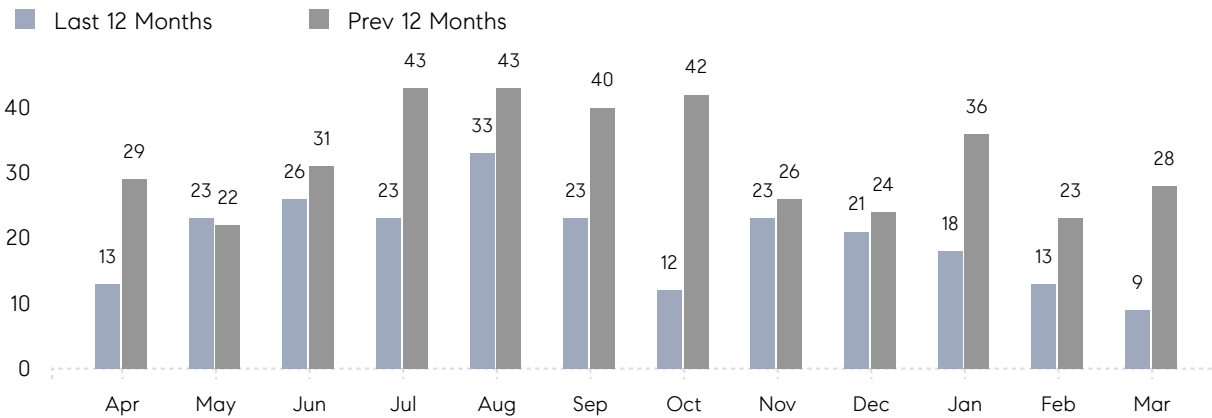
Dix Hills

SUFFOLK, MARCH 2023

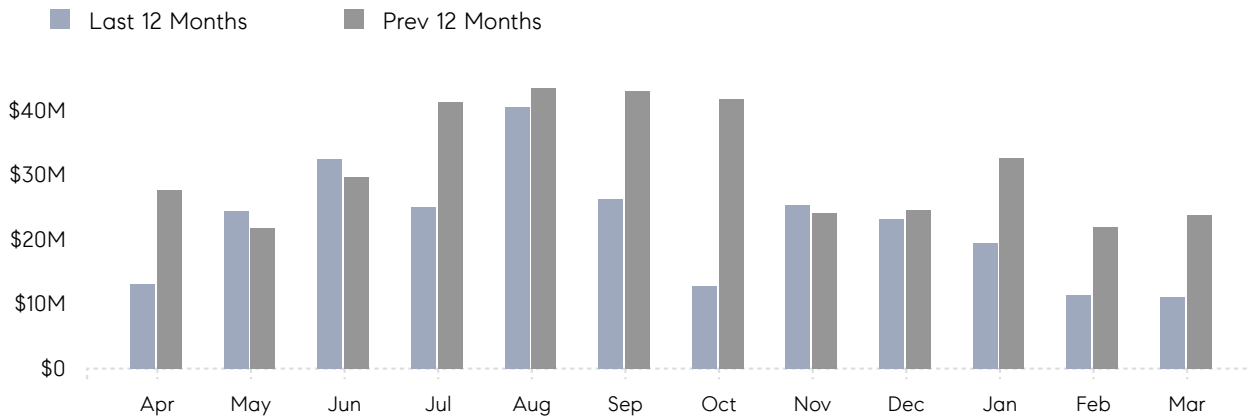
Property Statistics

		Mar 2023	Mar 2022	% Change
Single-Family	# OF SALES	9	28	-67.9%
	SALES VOLUME	\$11,040,000	\$23,785,833	-53.6%
	AVERAGE PRICE	\$1,226,667	\$849,494	44.4%
	AVERAGE DOM	84	58	44.8%

Monthly Sales



Monthly Total Sales Volume



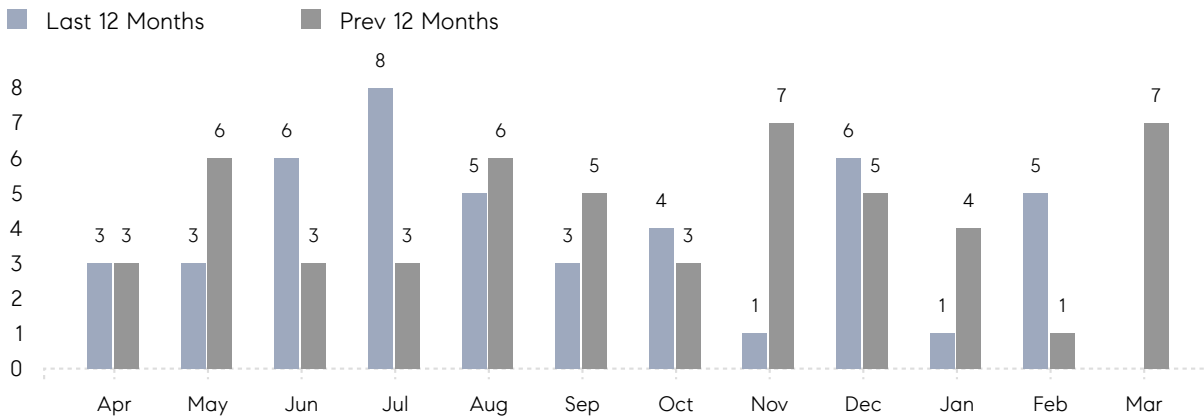
East Moriches

SUFFOLK, MARCH 2023

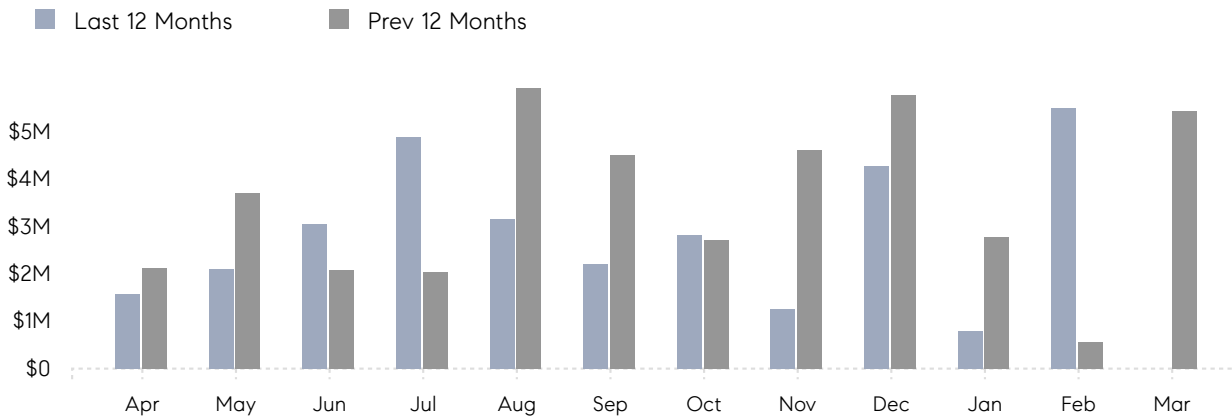
Property Statistics

		Mar 2023	Mar 2022	% Change
Single-Family	# OF SALES	0	7	0.0%
	SALES VOLUME	\$0	\$5,435,000	-
	AVERAGE PRICE	\$0	\$776,429	-
	AVERAGE DOM	0	36	-

Monthly Sales



Monthly Total Sales Volume



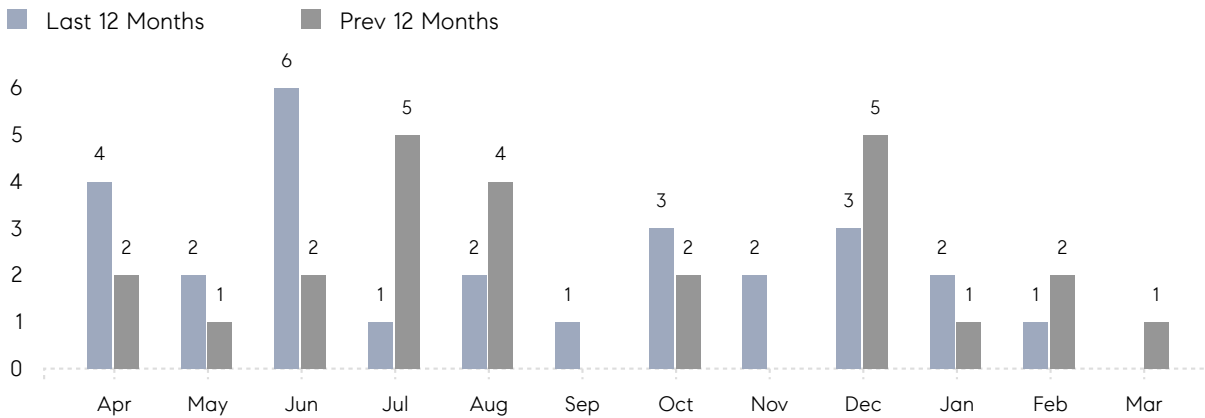
Fort Salonga

SUFFOLK, MARCH 2023

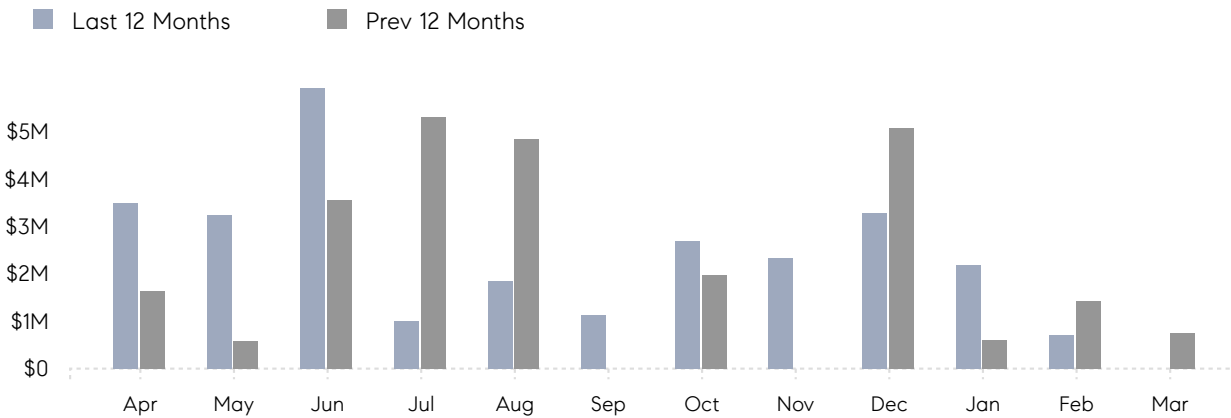
Property Statistics

		Mar 2023	Mar 2022	% Change
Single-Family	# OF SALES	0	1	0.0%
	SALES VOLUME	\$0	\$740,000	-
	AVERAGE PRICE	\$0	\$740,000	-
	AVERAGE DOM	0	13	-

Monthly Sales



Monthly Total Sales Volume



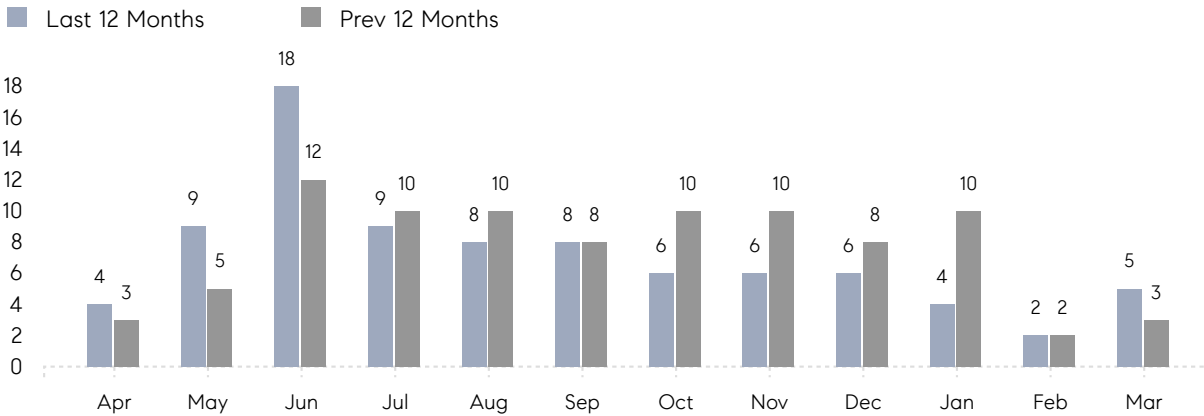
Greenlawn

SUFFOLK, MARCH 2023

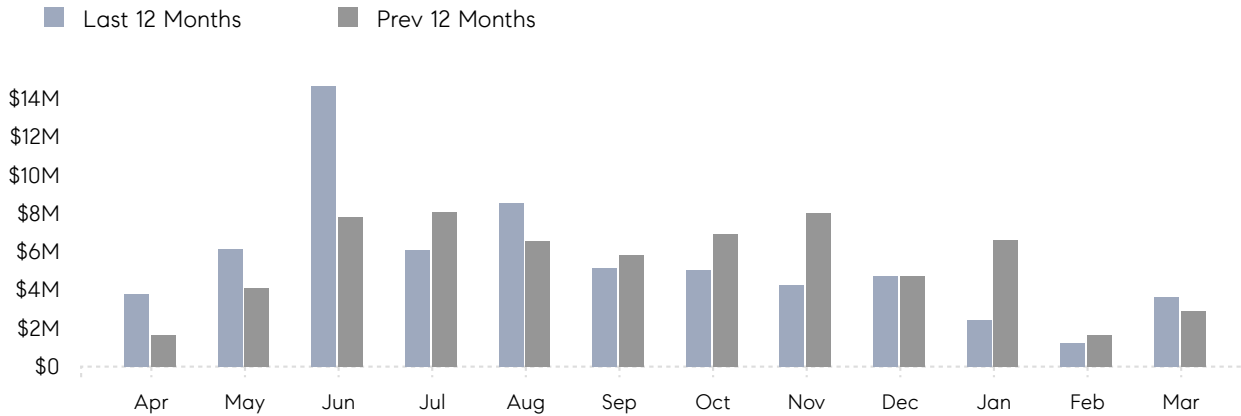
Property Statistics

		Mar 2023	Mar 2022	% Change
Single-Family	# OF SALES	5	3	66.7%
	SALES VOLUME	\$3,610,000	\$2,880,250	25.3%
	AVERAGE PRICE	\$722,000	\$960,083	-24.8%
	AVERAGE DOM	81	29	179.3%

Monthly Sales



Monthly Total Sales Volume



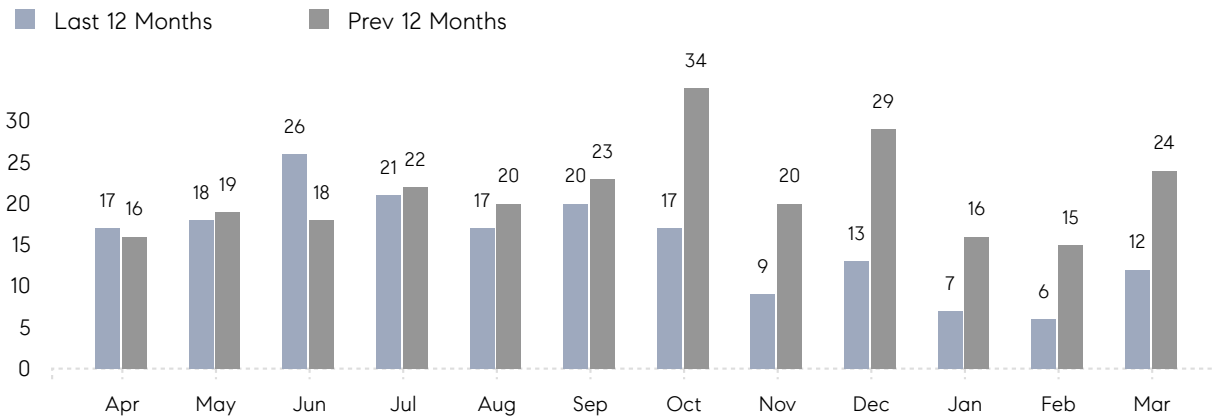
Holbrook

SUFFOLK, MARCH 2023

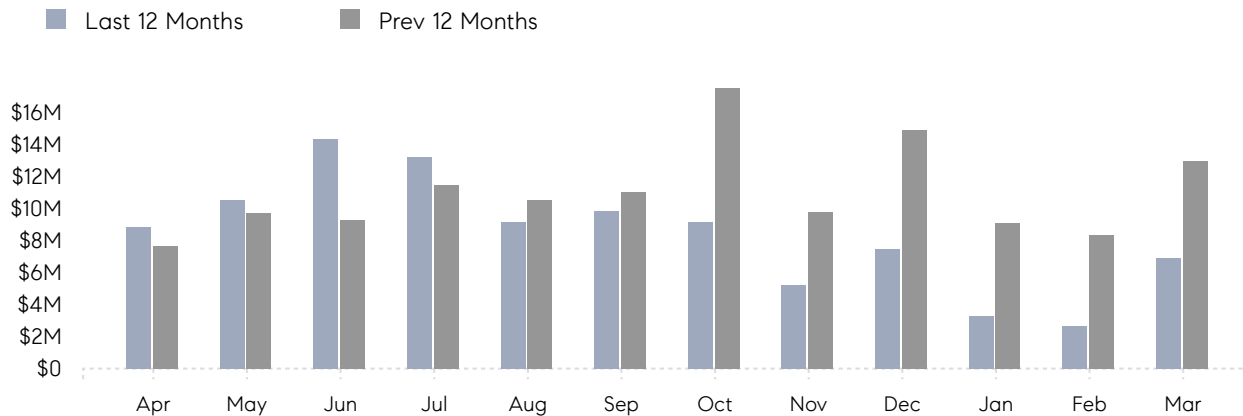
Property Statistics

		Mar 2023	Mar 2022	% Change
Single-Family	# OF SALES	12	24	-50.0%
	SALES VOLUME	\$6,914,000	\$12,988,000	-46.8%
	AVERAGE PRICE	\$576,167	\$541,167	6.5%
	AVERAGE DOM	45	41	9.8%

Monthly Sales



Monthly Total Sales Volume



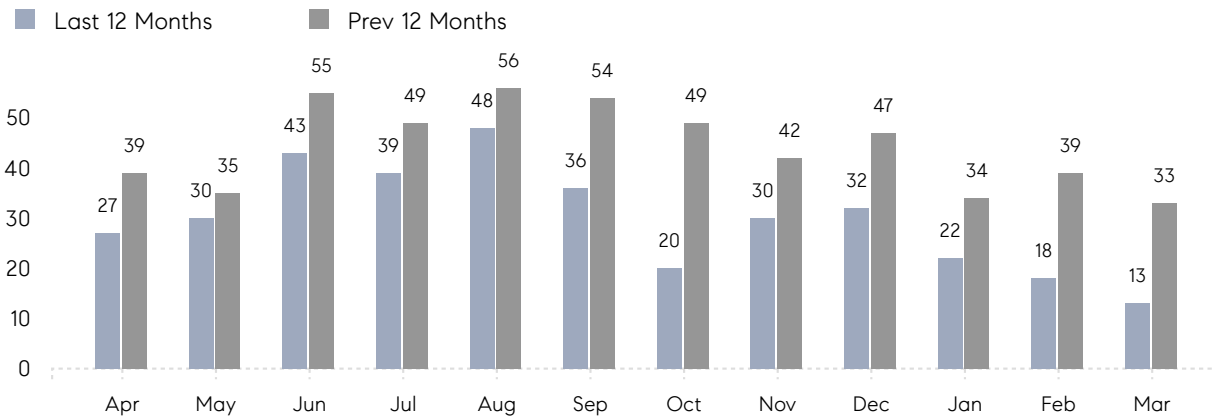
Huntington

SUFFOLK, MARCH 2023

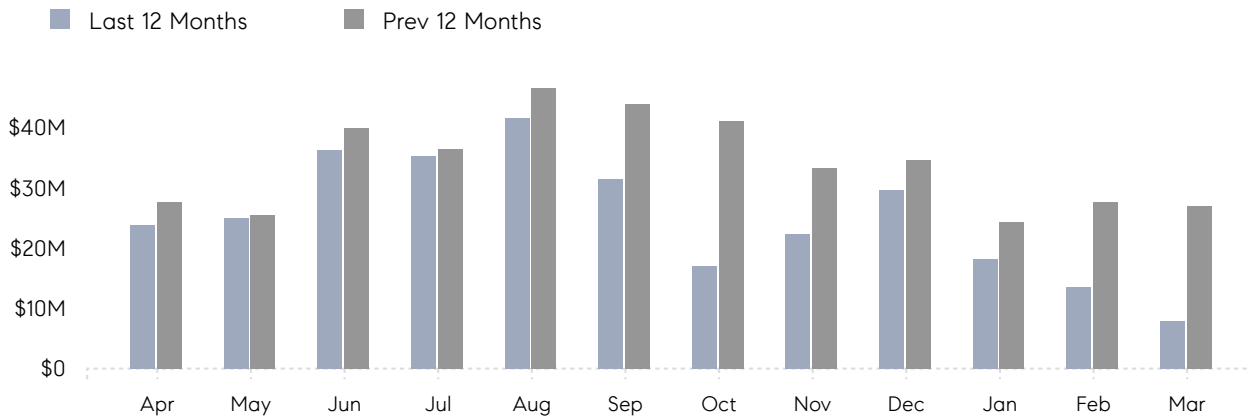
Property Statistics

		Mar 2023	Mar 2022	% Change
Single-Family	# OF SALES	13	33	-60.6%
	SALES VOLUME	\$7,911,300	\$27,087,500	-70.8%
	AVERAGE PRICE	\$608,562	\$820,833	-25.9%
	AVERAGE DOM	68	42	61.9%

Monthly Sales



Monthly Total Sales Volume



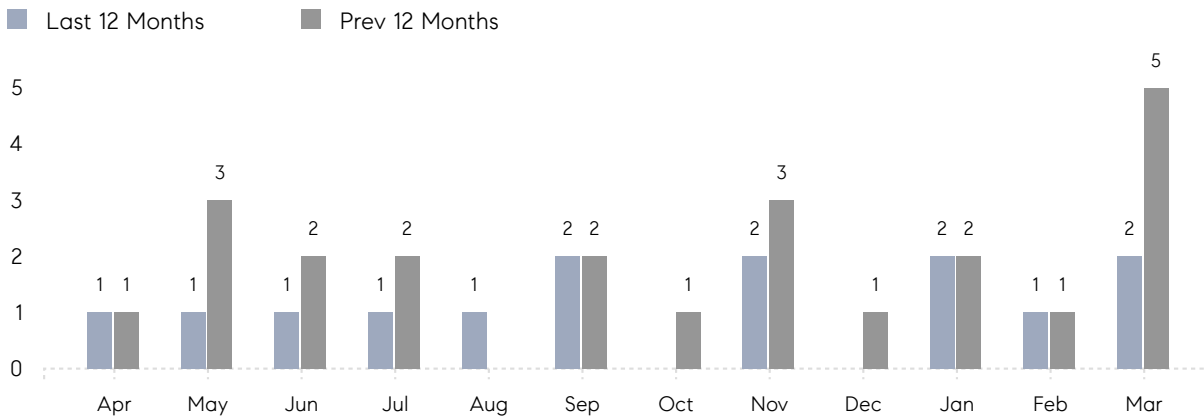
Huntington Bay

SUFFOLK, MARCH 2023

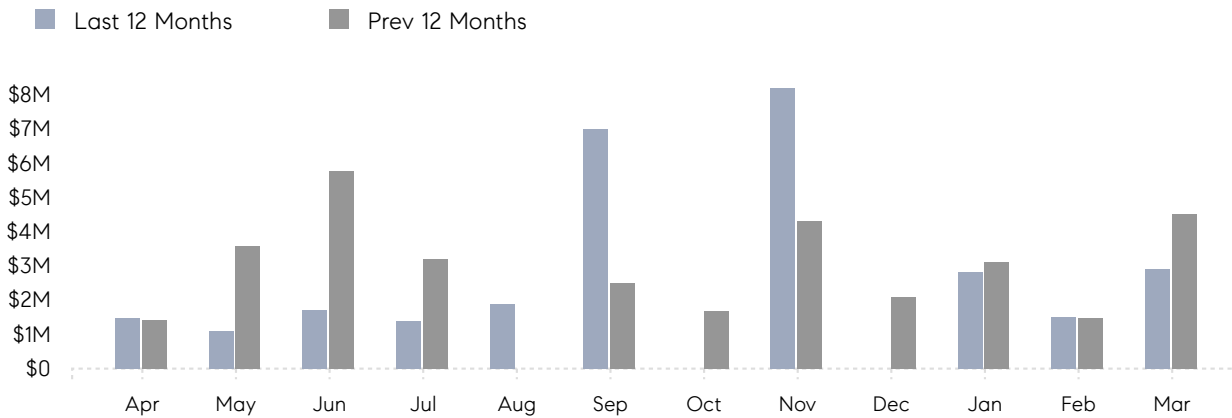
Property Statistics

		Mar 2023	Mar 2022	% Change
Single-Family	# OF SALES	2	5	-60.0%
	SALES VOLUME	\$2,896,000	\$4,506,998	-35.7%
	AVERAGE PRICE	\$1,448,000	\$901,400	60.6%
	AVERAGE DOM	29	51	-43.1%

Monthly Sales



Monthly Total Sales Volume



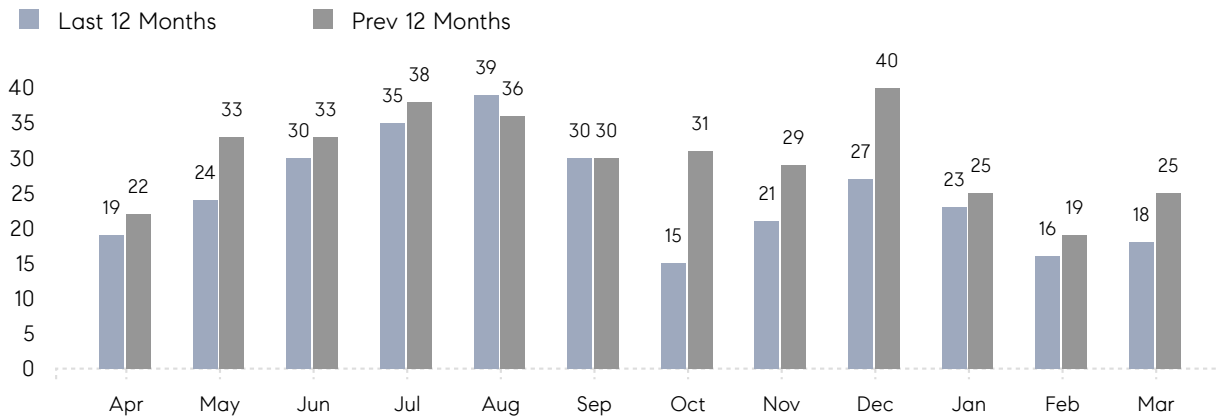
Huntington Station

SUFFOLK, MARCH 2023

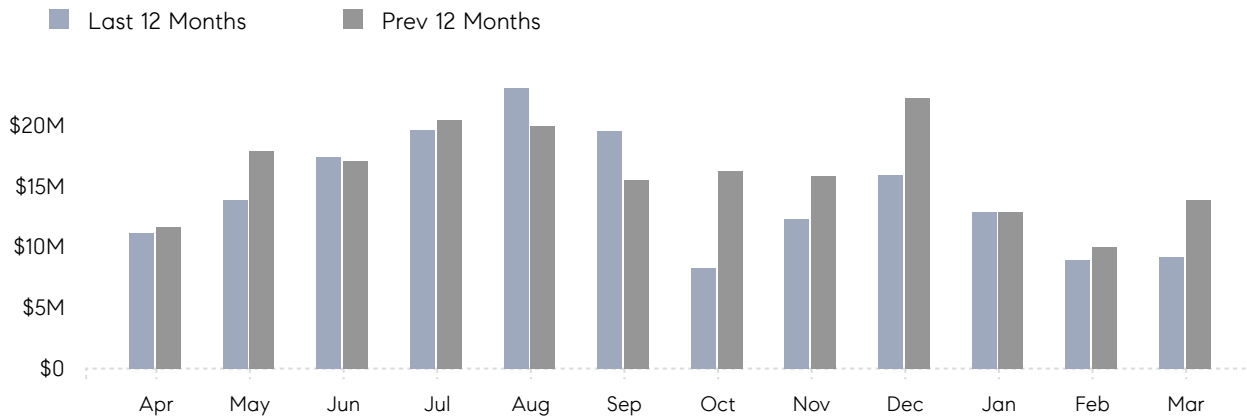
Property Statistics

		Mar 2023	Mar 2022	% Change
Single-Family	# OF SALES	18	25	-28.0%
	SALES VOLUME	\$9,168,000	\$13,828,500	-33.7%
	AVERAGE PRICE	\$509,333	\$553,140	-7.9%
	AVERAGE DOM	89	30	196.7%

Monthly Sales



Monthly Total Sales Volume



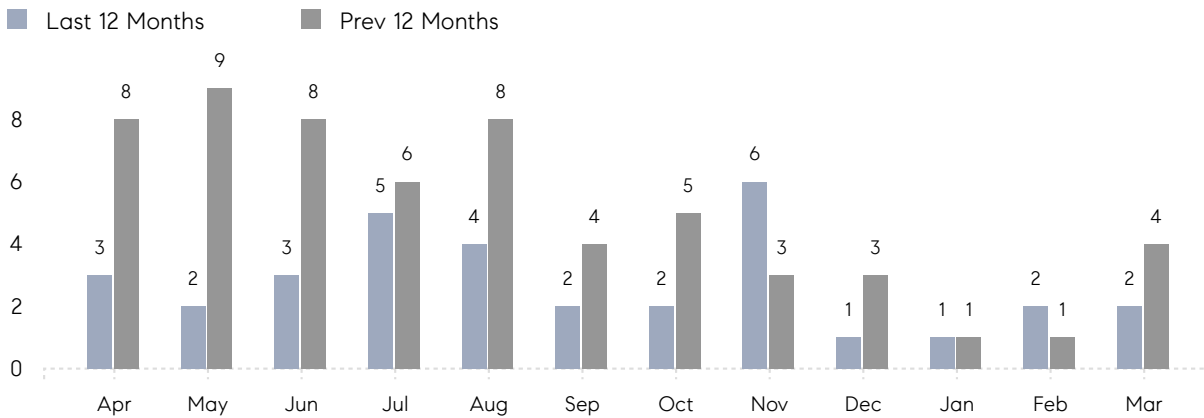
Lloyd Harbor

SUFFOLK, MARCH 2023

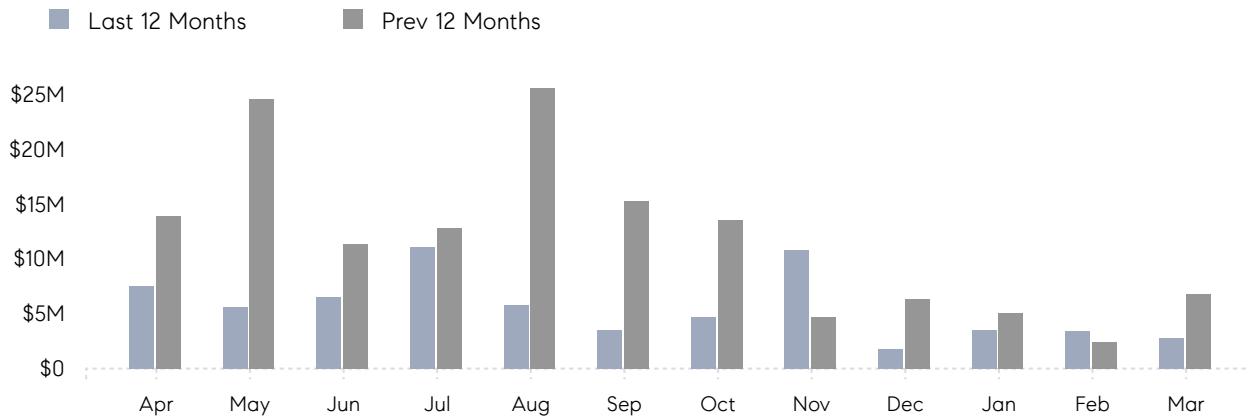
Property Statistics

		Mar 2023	Mar 2022	% Change
Single-Family	# OF SALES	2	4	-50.0%
	SALES VOLUME	\$2,810,000	\$6,810,000	-58.7%
	AVERAGE PRICE	\$1,405,000	\$1,702,500	-17.5%
	AVERAGE DOM	103	59	74.6%

Monthly Sales



Monthly Total Sales Volume



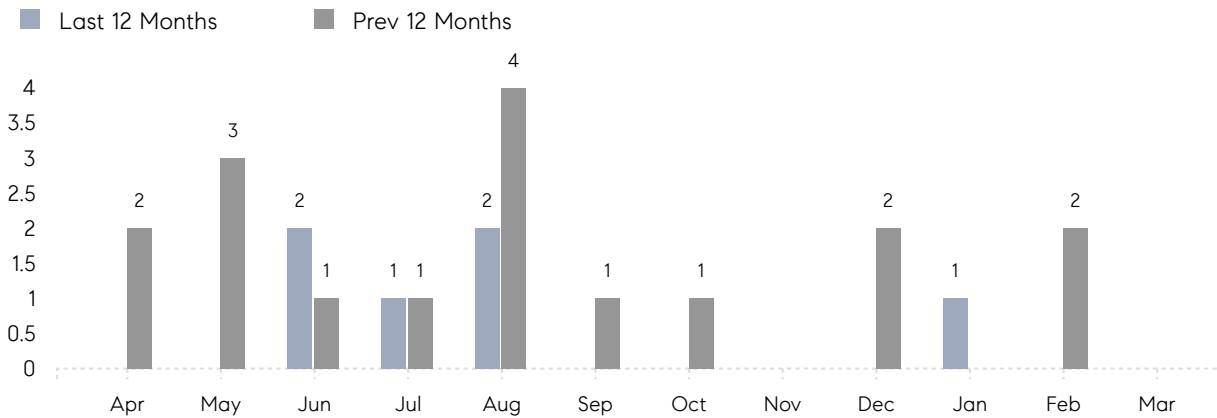
Lloyd Neck

SUFFOLK, MARCH 2023

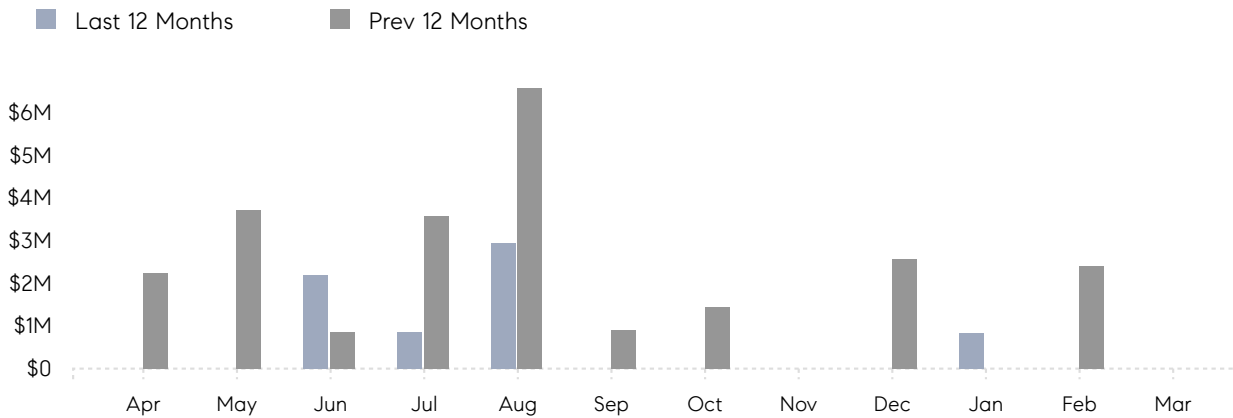
Property Statistics

		Mar 2023	Mar 2022	% 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



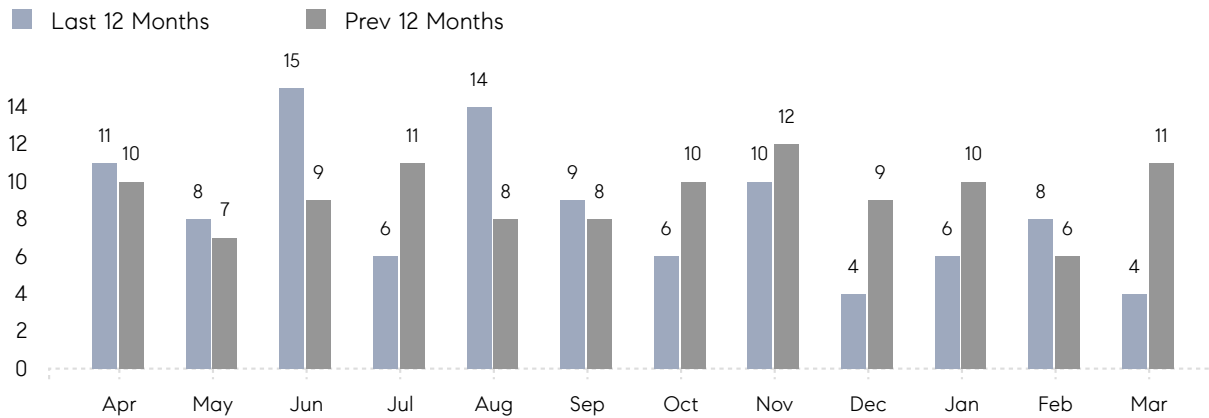
Manorville

SUFFOLK, MARCH 2023

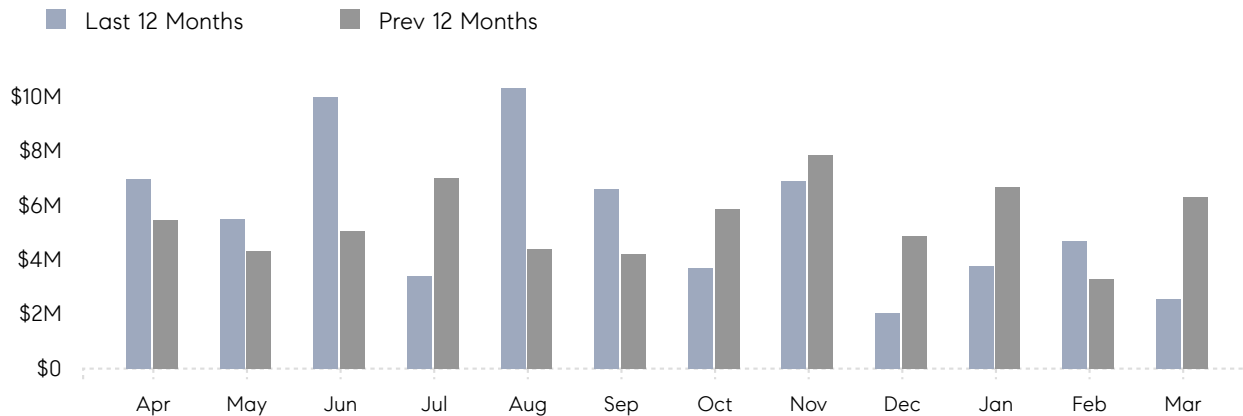
Property Statistics

		Mar 2023	Mar 2022	% Change
Single-Family	# OF SALES	4	11	-63.6%
	SALES VOLUME	\$2,565,000	\$6,284,600	-59.2%
	AVERAGE PRICE	\$641,250	\$571,327	12.2%
	AVERAGE DOM	53	80	-33.7%

Monthly Sales



Monthly Total Sales Volume



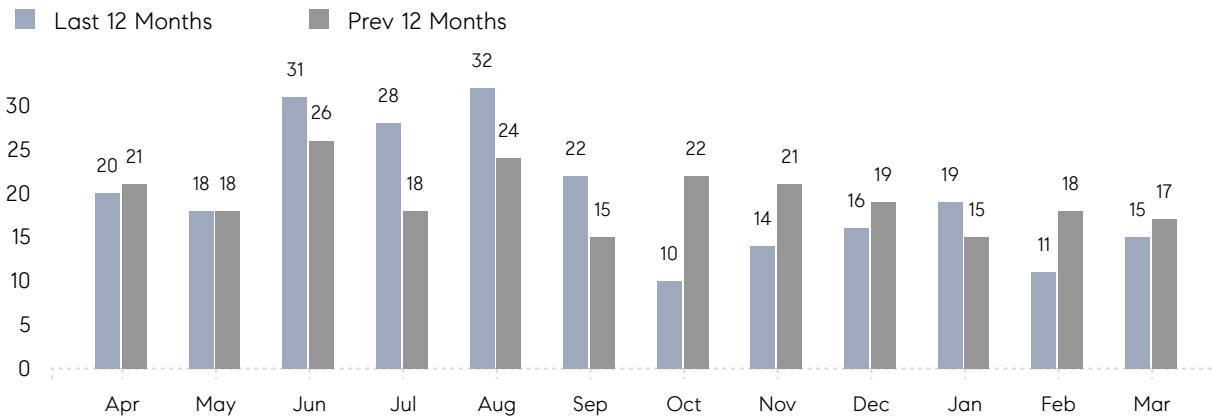
Mastic

SUFFOLK, MARCH 2023

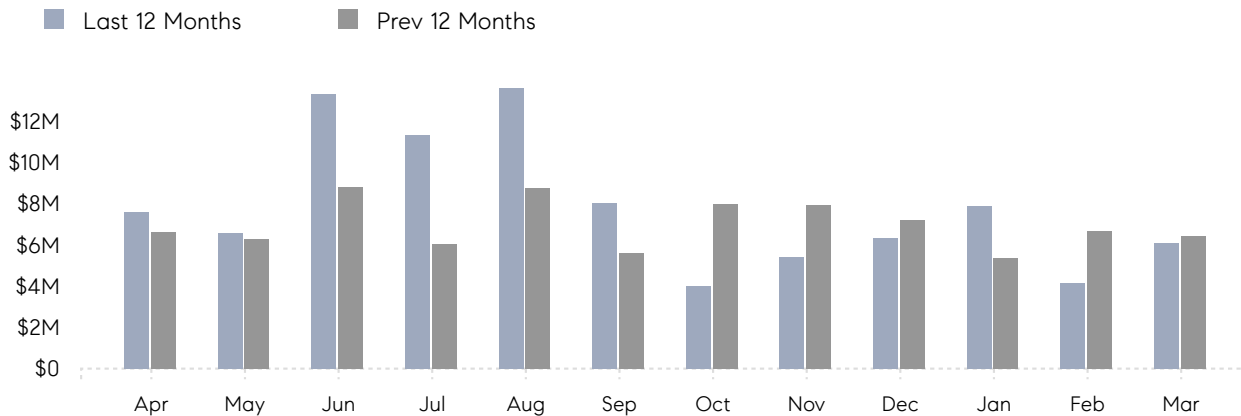
Property Statistics

		Mar 2023	Mar 2022	% Change
Single-Family	# OF SALES	15	17	-11.8%
	SALES VOLUME	\$6,115,990	\$6,429,418	-4.9%
	AVERAGE PRICE	\$407,733	\$378,201	7.8%
	AVERAGE DOM	43	43	0.0%

Monthly Sales



Monthly Total Sales Volume



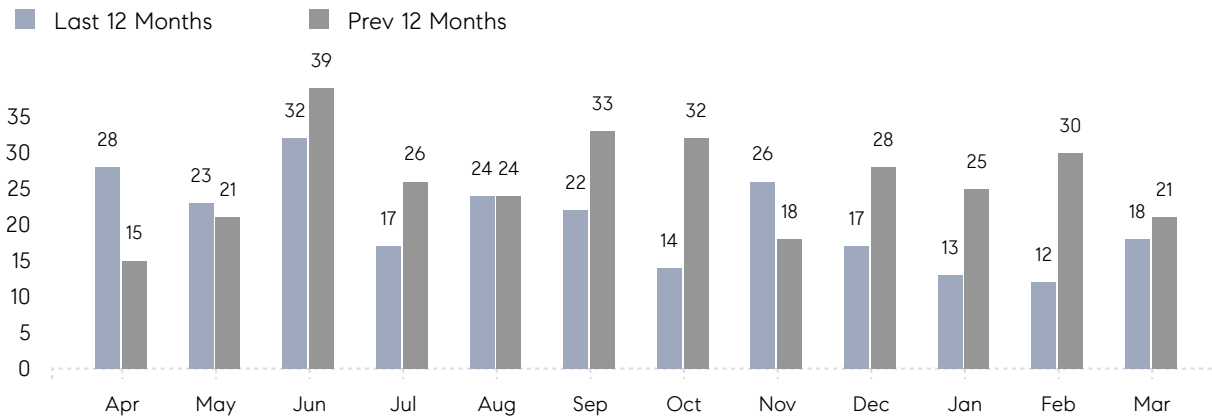
Mastic Beach

SUFFOLK, MARCH 2023

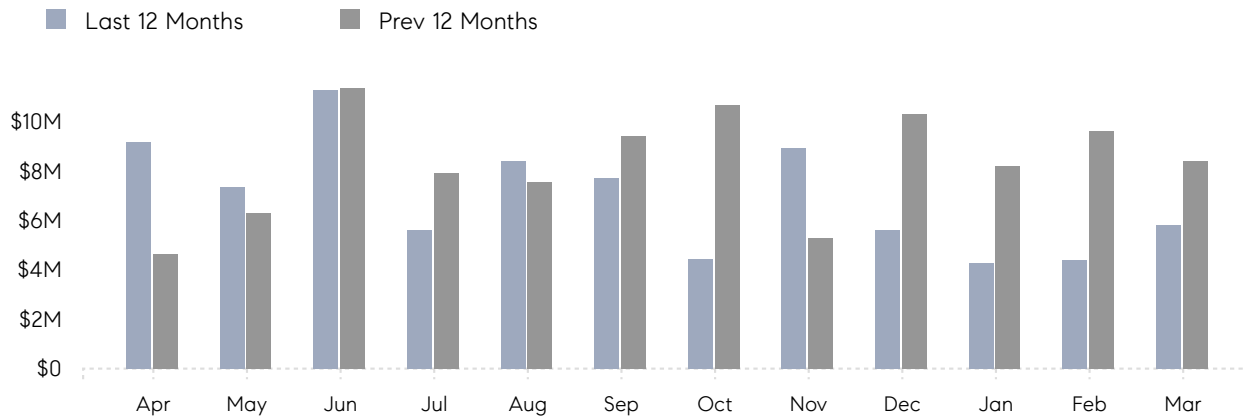
Property Statistics

		Mar 2023	Mar 2022	% Change
Single-Family	# OF SALES	18	21	-14.3%
	SALES VOLUME	\$5,824,751	\$8,412,999	-30.8%
	AVERAGE PRICE	\$323,597	\$400,619	-19.2%
	AVERAGE DOM	123	64	92.2%

Monthly Sales



Monthly Total Sales Volume



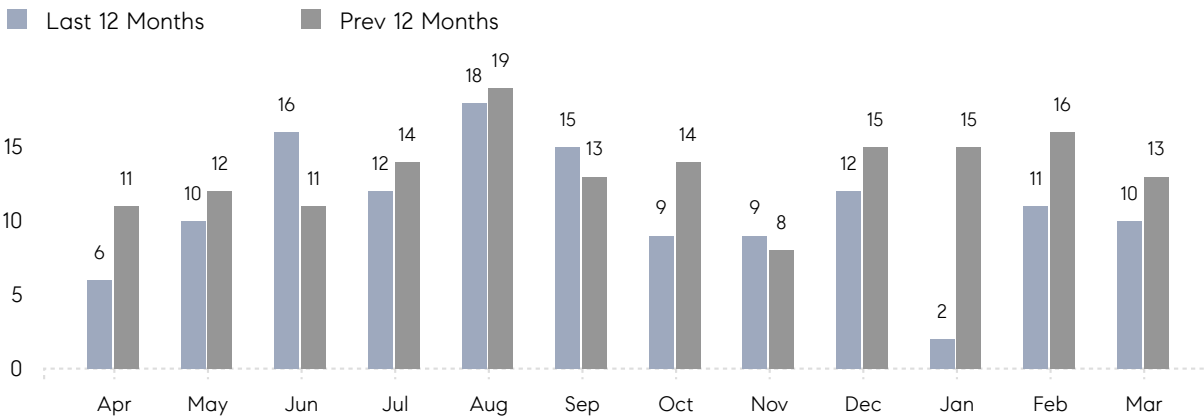
Melville

SUFFOLK, MARCH 2023

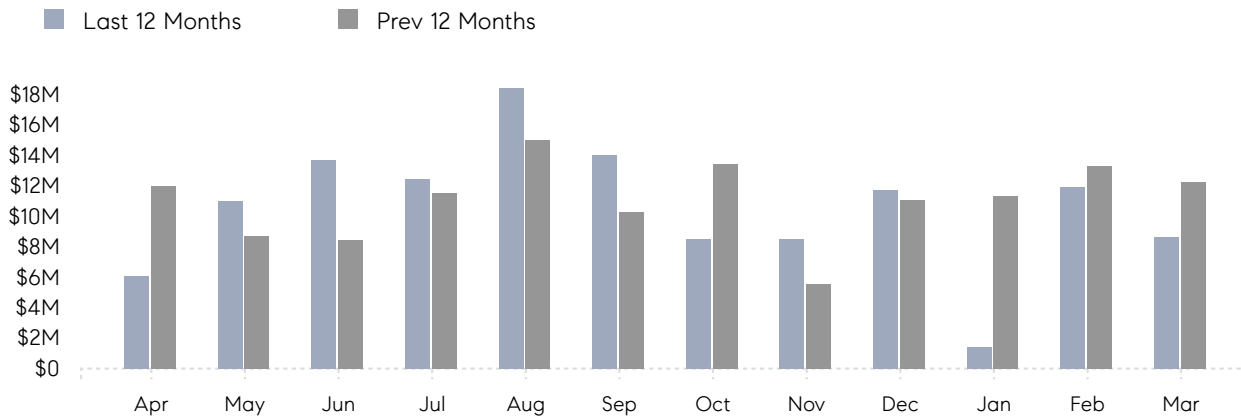
Property Statistics

		Mar 2023	Mar 2022	% Change
Single-Family	# OF SALES	10	13	-23.1%
	SALES VOLUME	\$8,629,600	\$12,269,000	-29.7%
	AVERAGE PRICE	\$862,960	\$943,769	-8.6%
	AVERAGE DOM	59	84	-29.8%

Monthly Sales



Monthly Total Sales Volume



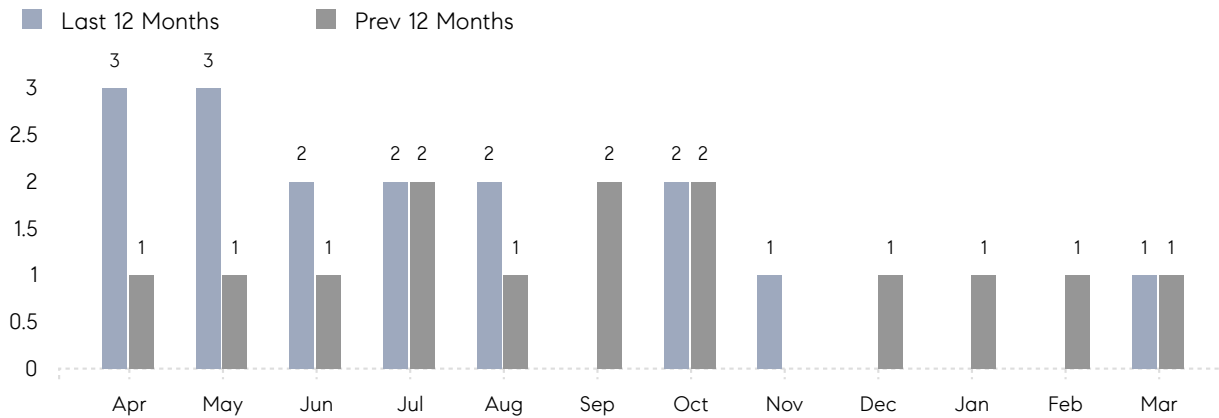
Moriches

SUFFOLK, MARCH 2023

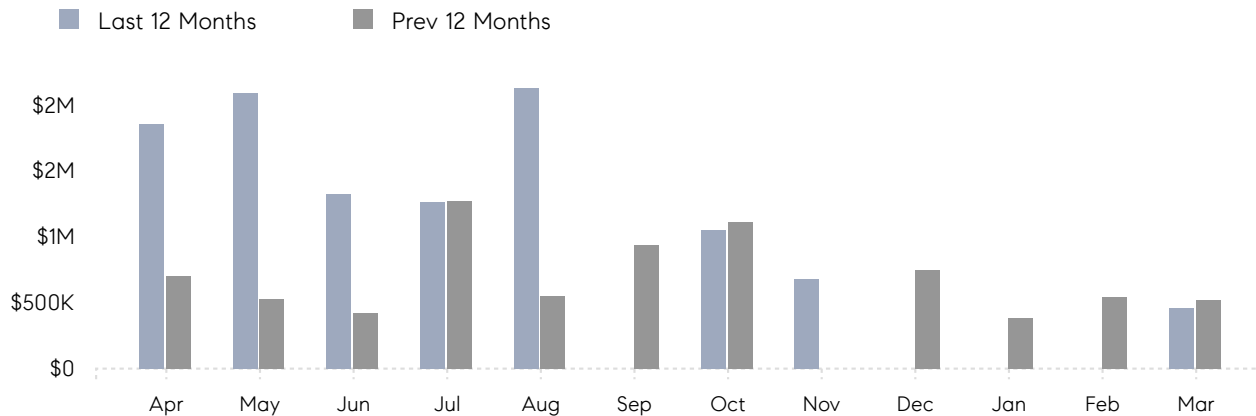
Property Statistics

		Mar 2023	Mar 2022	% Change
Single-Family	# OF SALES	1	1	0.0%
	SALES VOLUME	\$460,000	\$520,000	-11.5%
	AVERAGE PRICE	\$460,000	\$520,000	-11.5%
	AVERAGE DOM	43	11	290.9%

Monthly Sales



Monthly Total Sales Volume



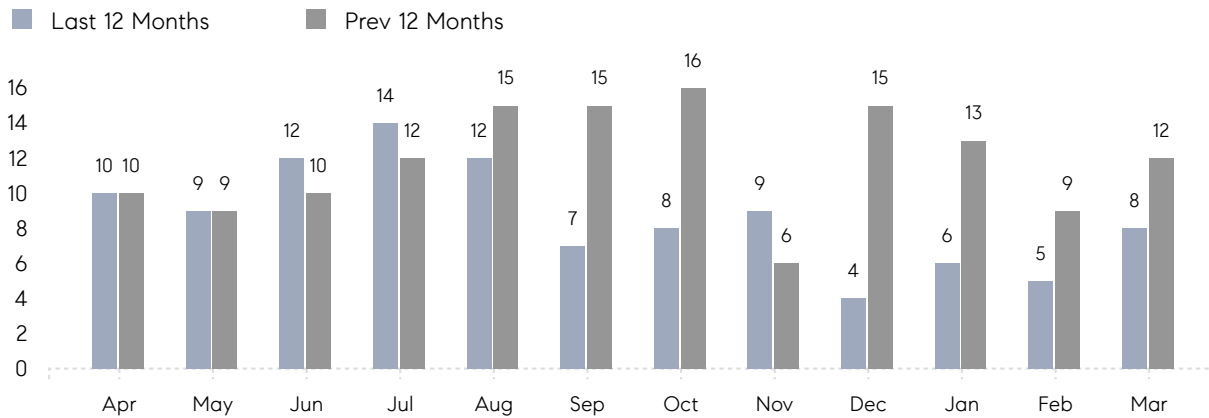
Mount Sinai

SUFFOLK, MARCH 2023

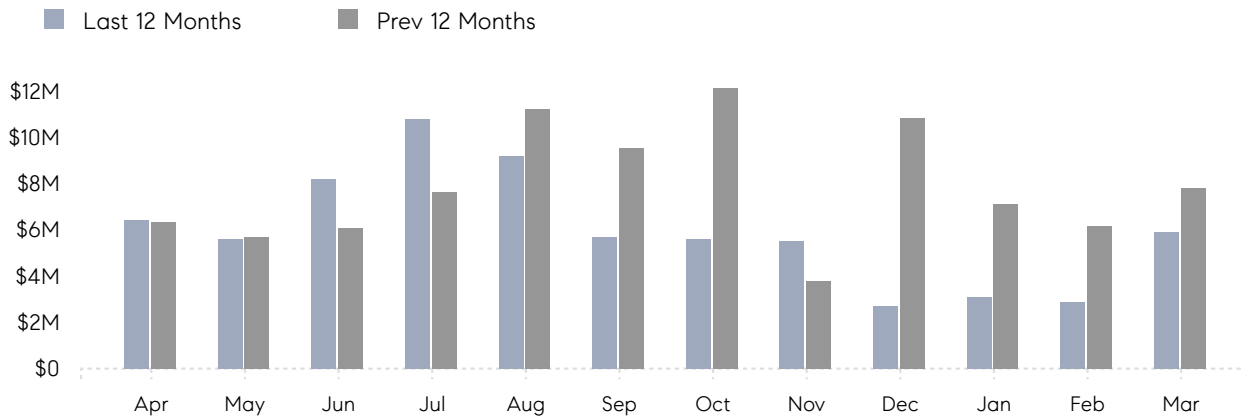
Property Statistics

		Mar 2023	Mar 2022	% Change
Single-Family	# OF SALES	8	12	-33.3%
	SALES VOLUME	\$5,915,000	\$7,819,500	-24.4%
	AVERAGE PRICE	\$739,375	\$651,625	13.5%
	AVERAGE DOM	50	47	6.4%

Monthly Sales



Monthly Total Sales Volume



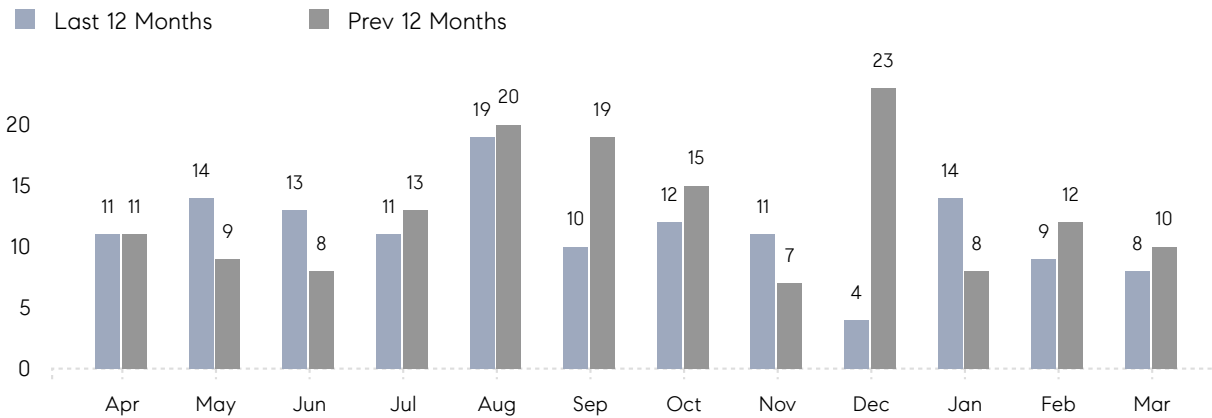
Nesconset

SUFFOLK, MARCH 2023

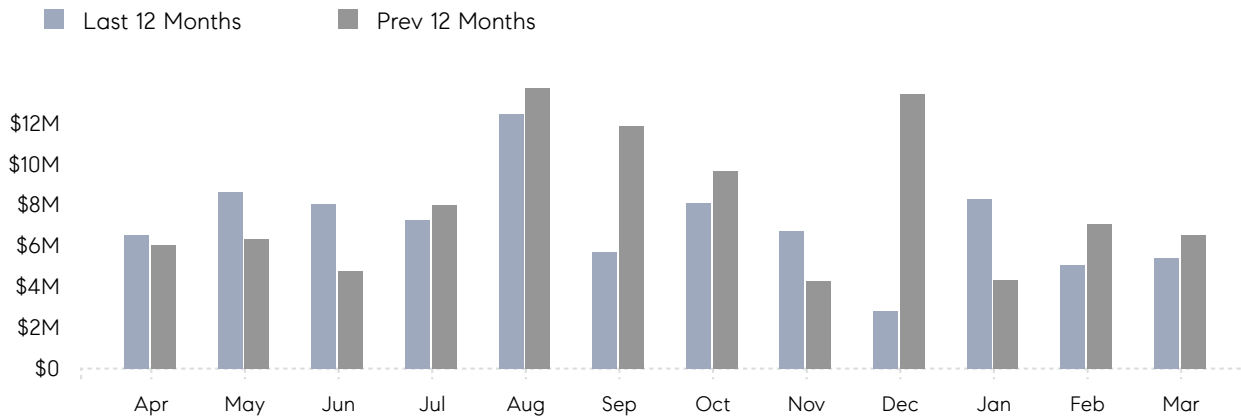
Property Statistics

		Mar 2023	Mar 2022	% Change
Single-Family	# OF SALES	8	10	-20.0%
	SALES VOLUME	\$5,414,000	\$6,518,000	-16.9%
	AVERAGE PRICE	\$676,750	\$651,800	3.8%
	AVERAGE DOM	100	75	33.3%

Monthly Sales



Monthly Total Sales Volume



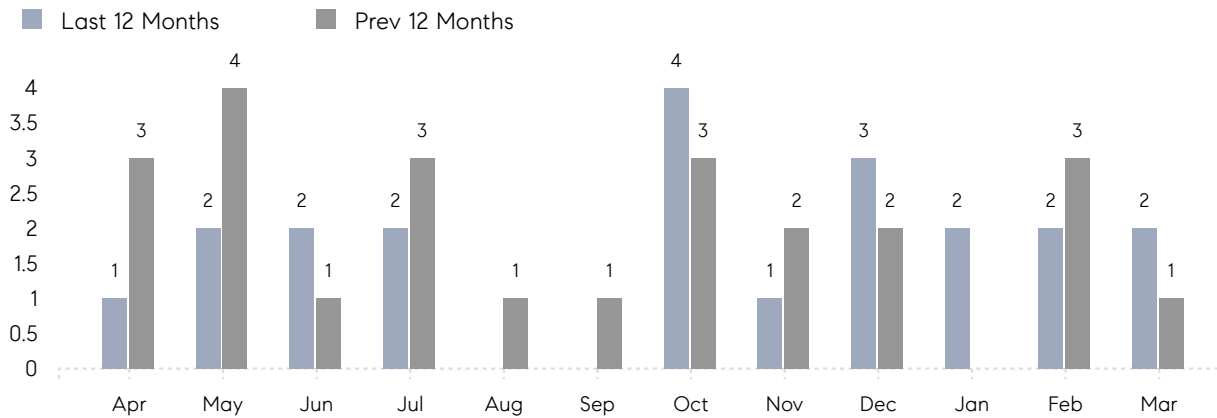
Nissequogue

SUFFOLK, MARCH 2023

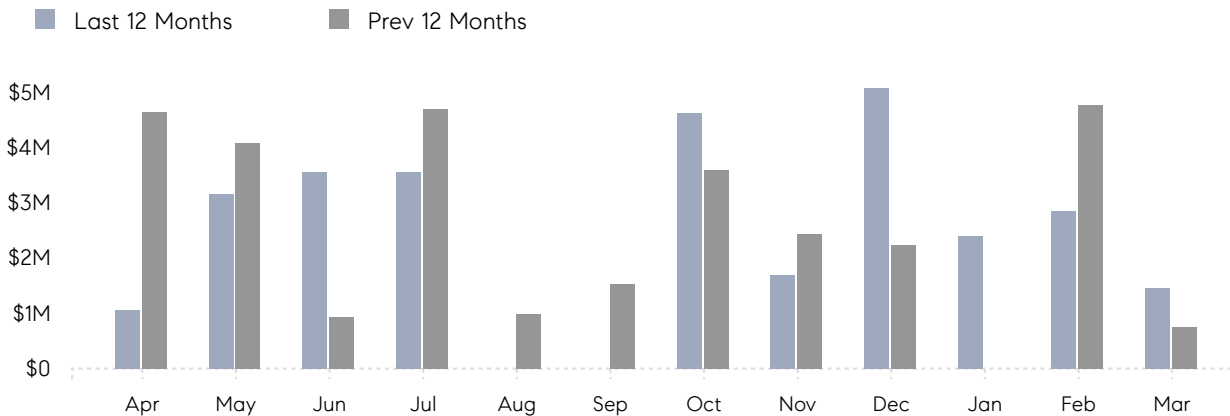
Property Statistics

		Mar 2023	Mar 2022	% Change
Single-Family	# OF SALES	2	1	100.0%
	SALES VOLUME	\$1,449,000	\$750,000	93.2%
	AVERAGE PRICE	\$724,500	\$750,000	-3.4%
	AVERAGE DOM	53	27	96.3%

Monthly Sales



Monthly Total Sales Volume



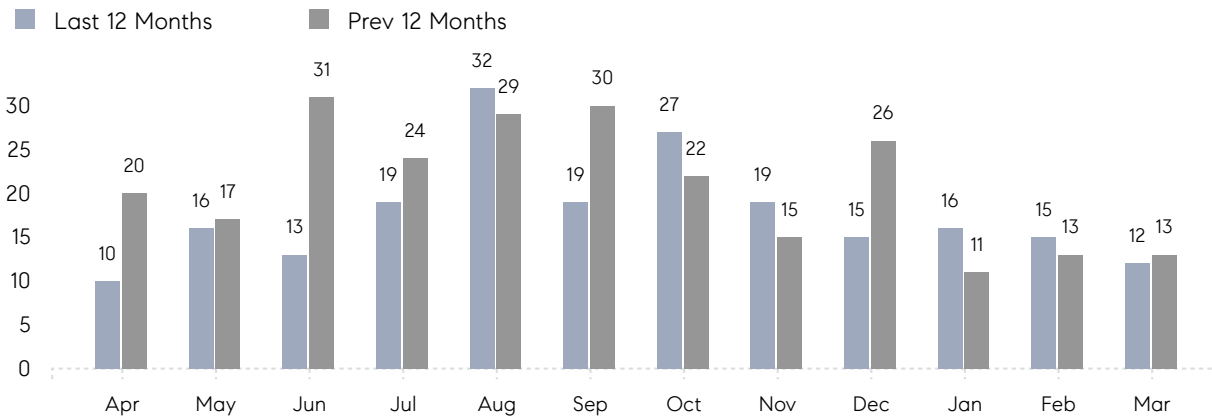
Northport

SUFFOLK, MARCH 2023

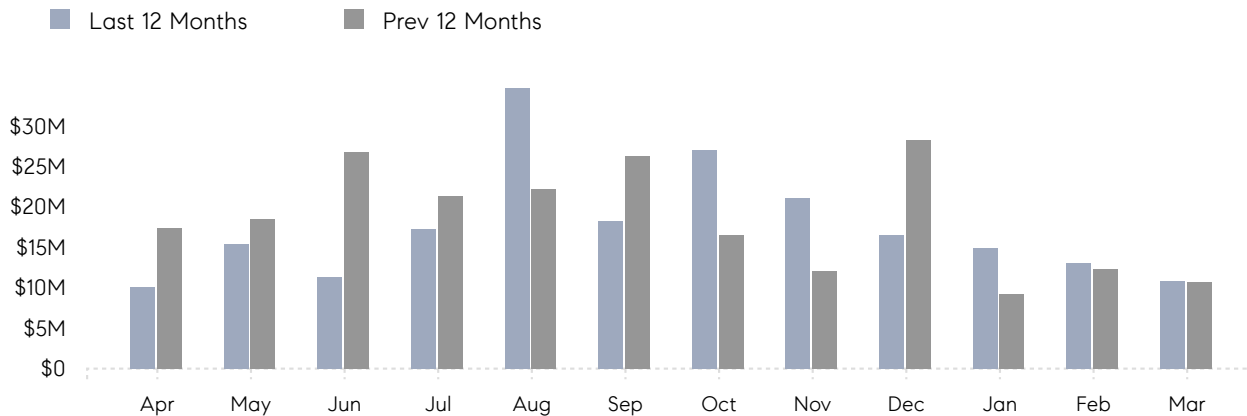
Property Statistics

		Mar 2023	Mar 2022	% Change
Single-Family	# OF SALES	12	13	-7.7%
	SALES VOLUME	\$10,781,161	\$10,773,500	0.1%
	AVERAGE PRICE	\$898,430	\$828,731	8.4%
	AVERAGE DOM	119	42	183.3%

Monthly Sales



Monthly Total Sales Volume



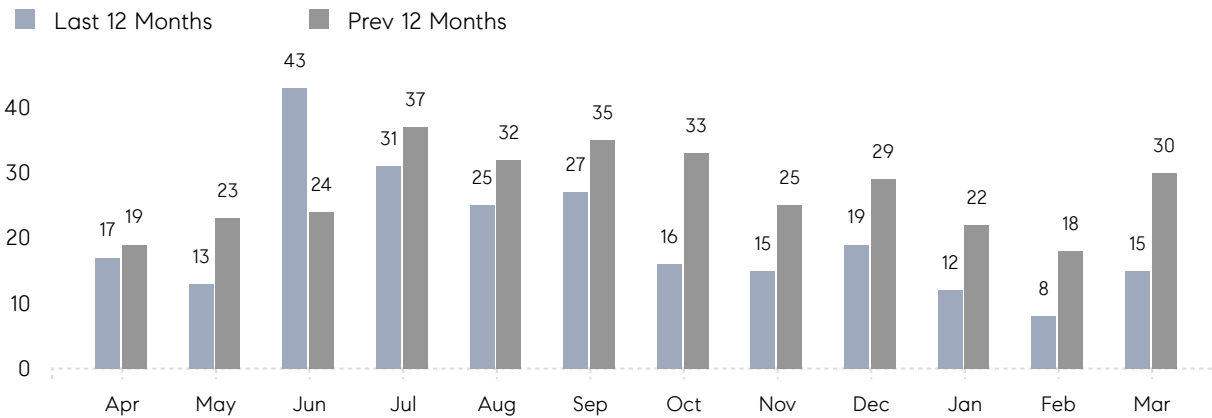
East Northport

SUFFOLK, MARCH 2023

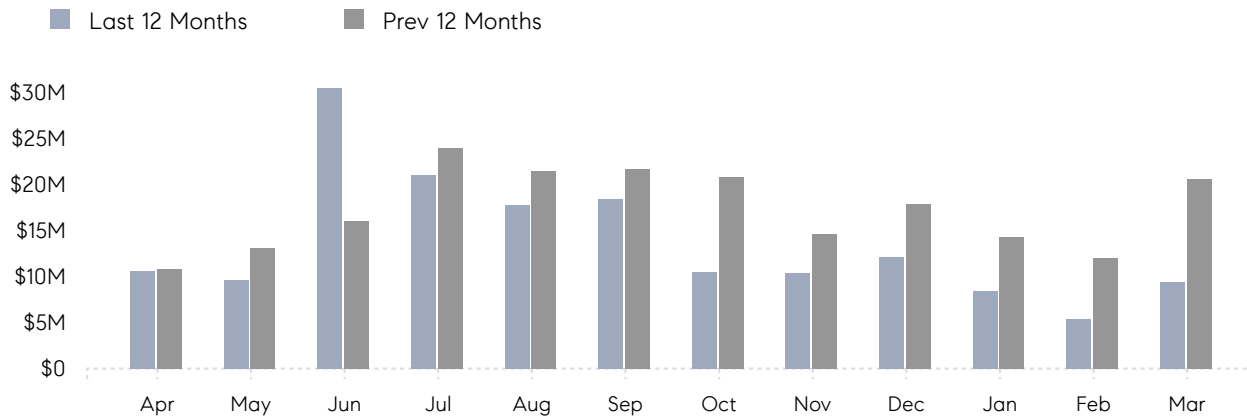
Property Statistics

		Mar 2023	Mar 2022	% Change
Single-Family	# OF SALES	15	30	-50.0%
	SALES VOLUME	\$9,394,000	\$20,605,500	-54.4%
	AVERAGE PRICE	\$626,267	\$686,850	-8.8%
	AVERAGE DOM	27	36	-25.0%

Monthly Sales



Monthly Total Sales Volume



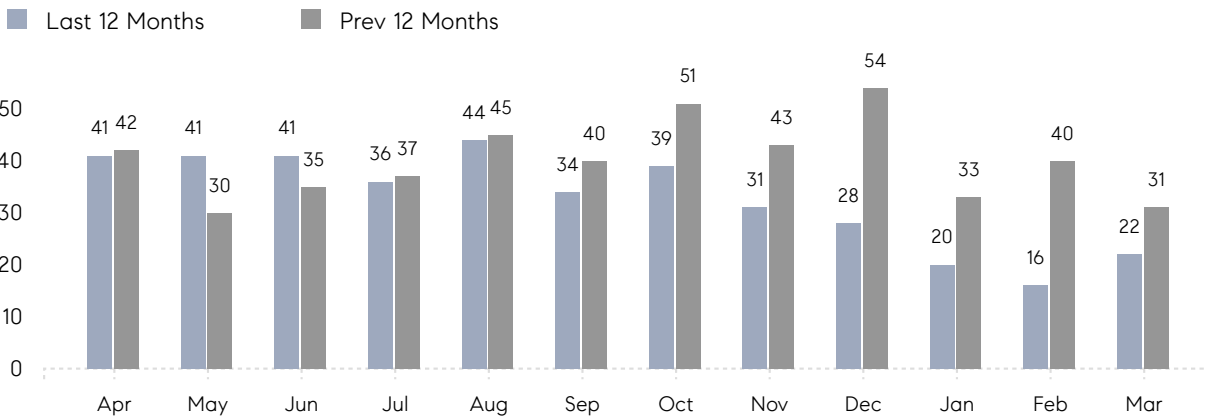
Patchogue

SUFFOLK, MARCH 2023

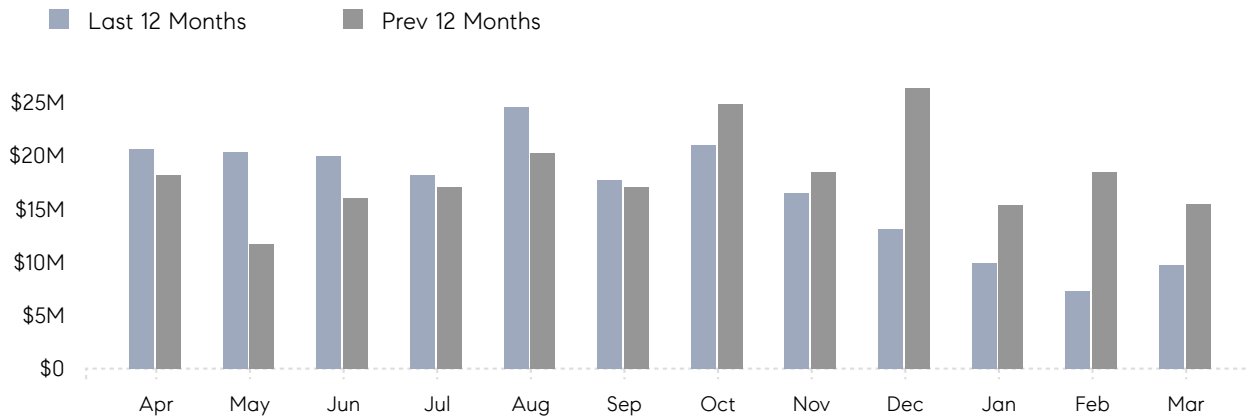
Property Statistics

		Mar 2023	Mar 2022	% Change
Single-Family	# OF SALES	22	31	-29.0%
	SALES VOLUME	\$9,773,750	\$15,442,500	-36.7%
	AVERAGE PRICE	\$444,261	\$498,145	-10.8%
	AVERAGE DOM	72	48	50.0%

Monthly Sales



Monthly Total Sales Volume



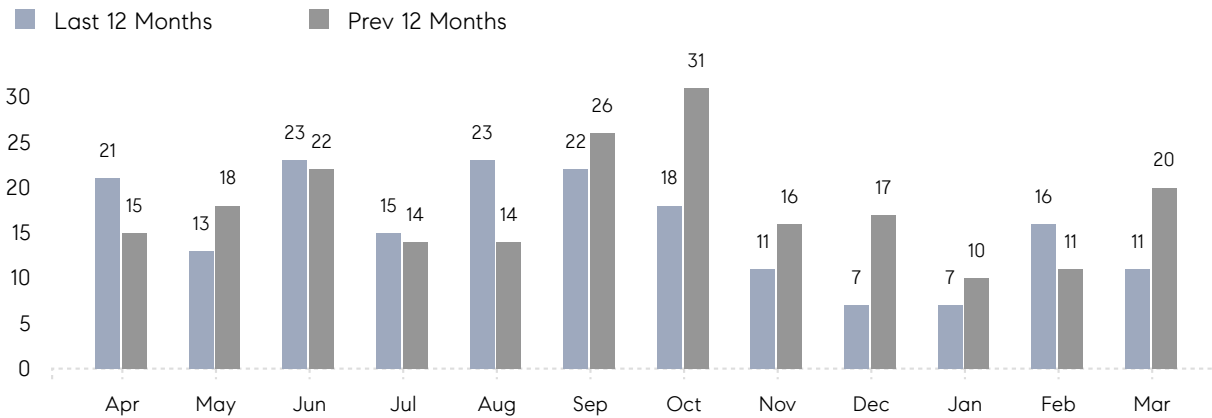
Riverhead

SUFFOLK, MARCH 2023

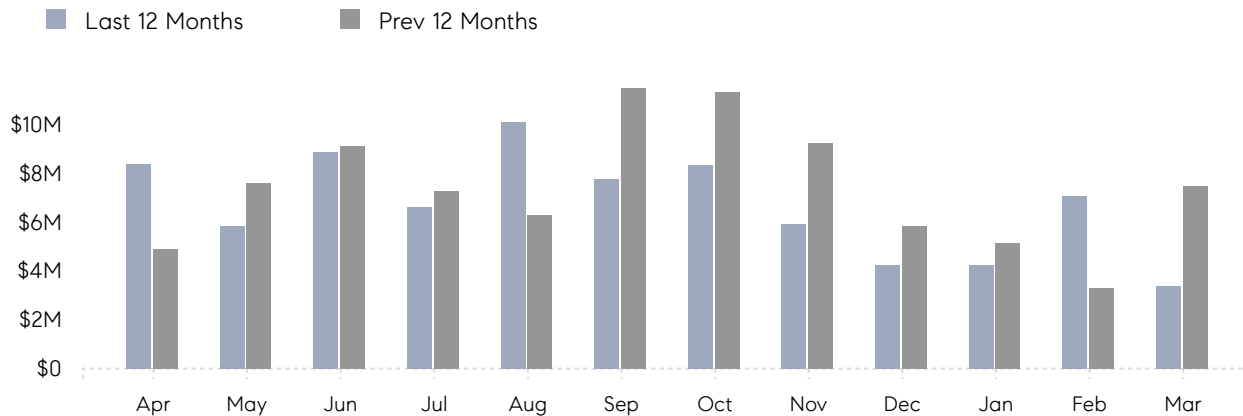
Property Statistics

		Mar 2023	Mar 2022	% Change
Single-Family	# OF SALES	11	20	-45.0%
	SALES VOLUME	\$3,392,500	\$7,473,500	-54.6%
	AVERAGE PRICE	\$308,409	\$373,675	-17.5%
	AVERAGE DOM	53	59	-10.2%

Monthly Sales



Monthly Total Sales Volume



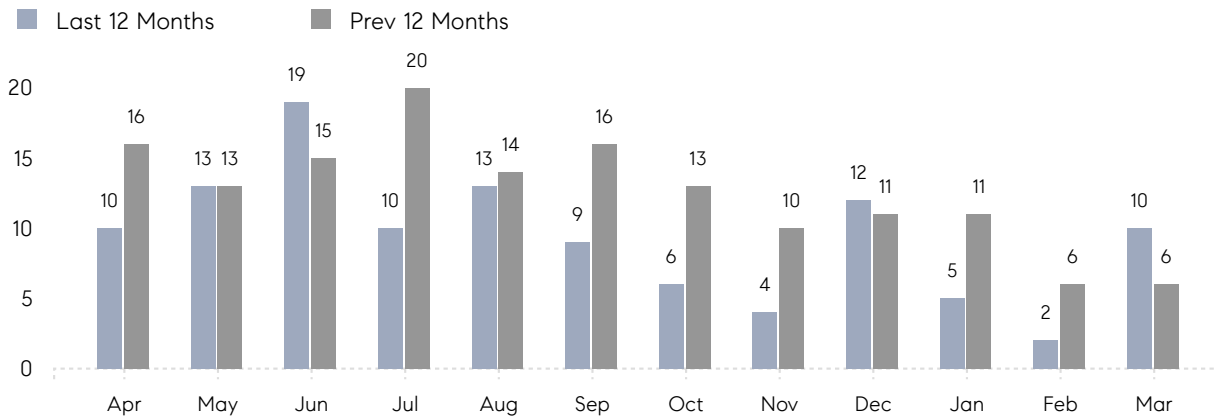
Saint James

SUFFOLK, MARCH 2023

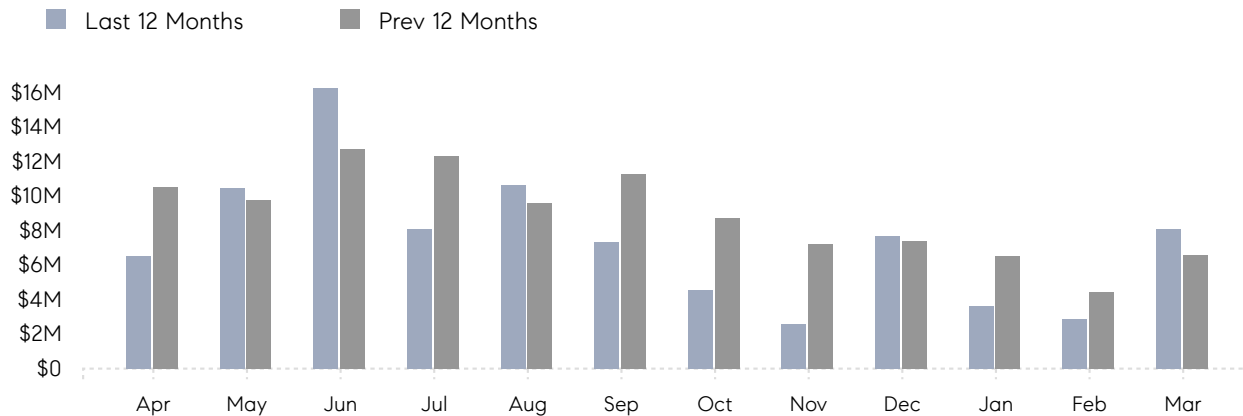
Property Statistics

		Mar 2023	Mar 2022	% Change
Single-Family	# OF SALES	10	6	66.7%
	SALES VOLUME	\$8,061,500	\$6,560,000	22.9%
	AVERAGE PRICE	\$806,150	\$1,093,333	-26.3%
	AVERAGE DOM	96	235	-59.1%

Monthly Sales



Monthly Total Sales Volume



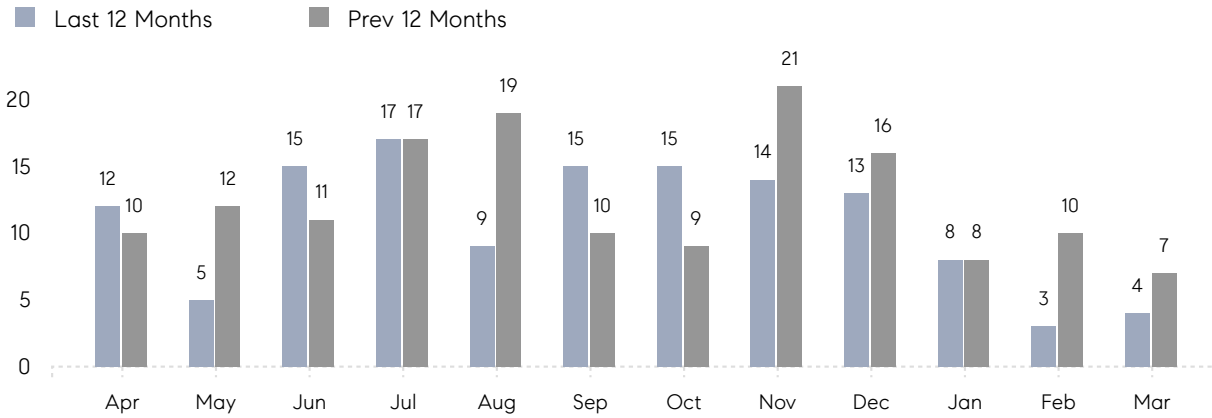
Sayville

SUFFOLK, MARCH 2023

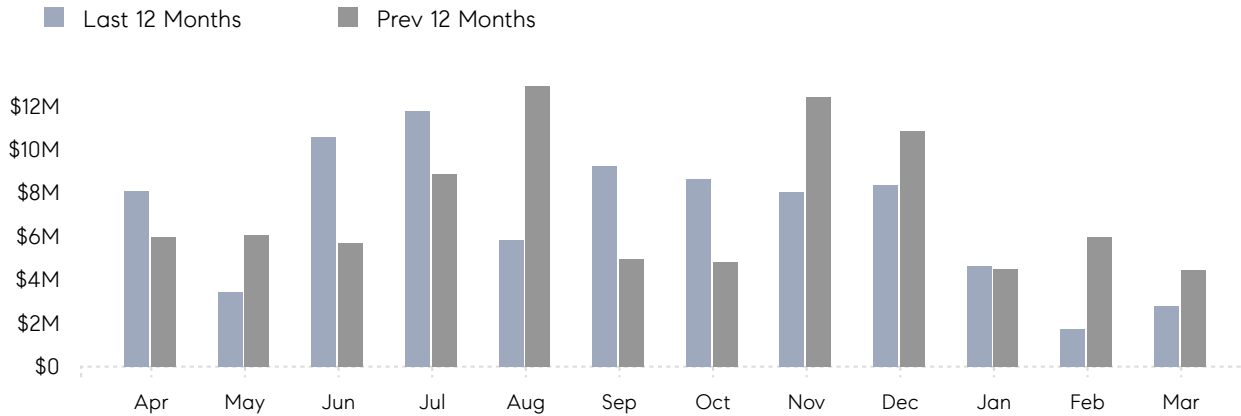
Property Statistics

		Mar 2023	Mar 2022	% Change
Single-Family	# OF SALES	4	7	-42.9%
	SALES VOLUME	\$2,800,000	\$4,443,499	-37.0%
	AVERAGE PRICE	\$700,000	\$634,786	10.3%
	AVERAGE DOM	53	20	165.0%

Monthly Sales



Monthly Total Sales Volume



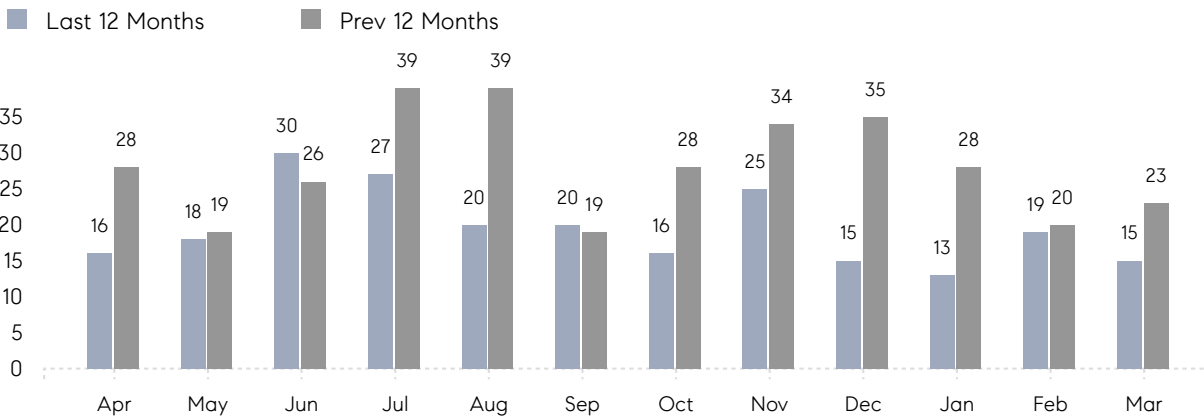
Selden

SUFFOLK, MARCH 2023

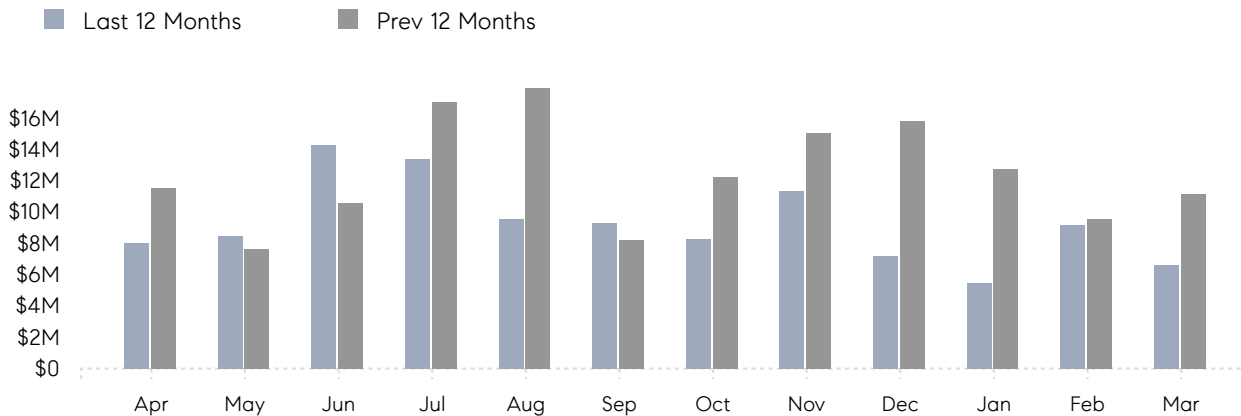
Property Statistics

		Mar 2023	Mar 2022	% Change
Single-Family	# OF SALES	15	23	-34.8%
	SALES VOLUME	\$6,640,500	\$11,164,900	-40.5%
	AVERAGE PRICE	\$442,700	\$485,430	-8.8%
	AVERAGE DOM	40	43	-7.0%

Monthly Sales



Monthly Total Sales Volume



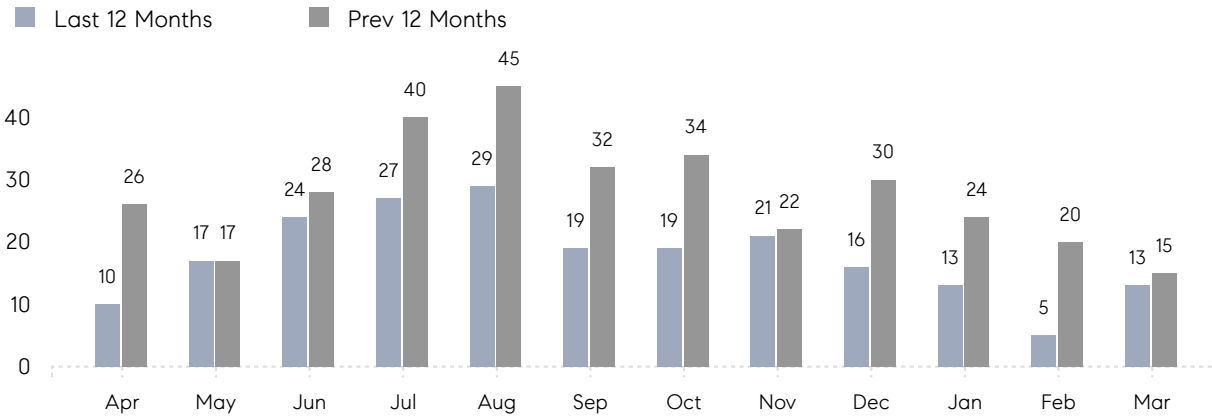
Setauket

SUFFOLK, MARCH 2023

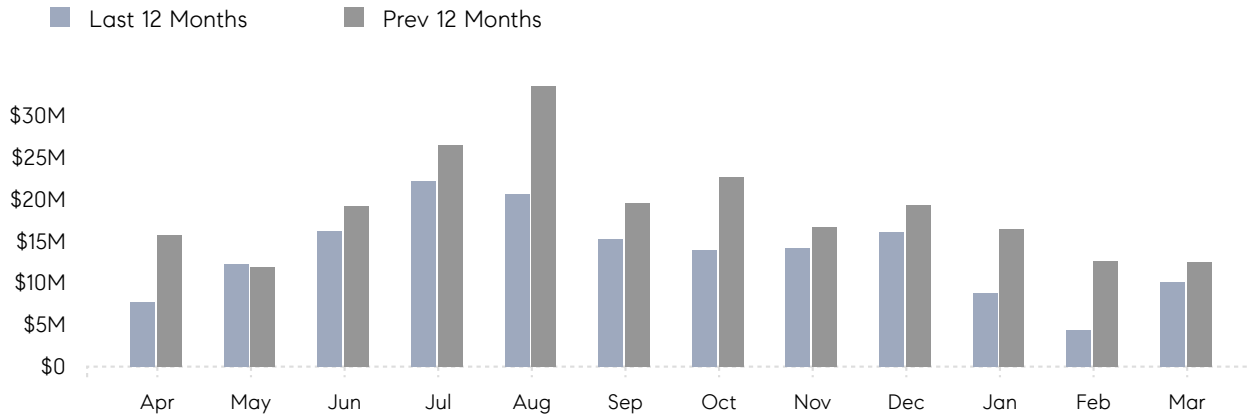
Property Statistics

		Mar 2023	Mar 2022	% Change
Single-Family	# OF SALES	13	15	-13.3%
	SALES VOLUME	\$10,127,500	\$12,562,515	-19.4%
	AVERAGE PRICE	\$779,038	\$837,501	-7.0%
	AVERAGE DOM	84	47	78.7%

Monthly Sales



Monthly Total Sales Volume



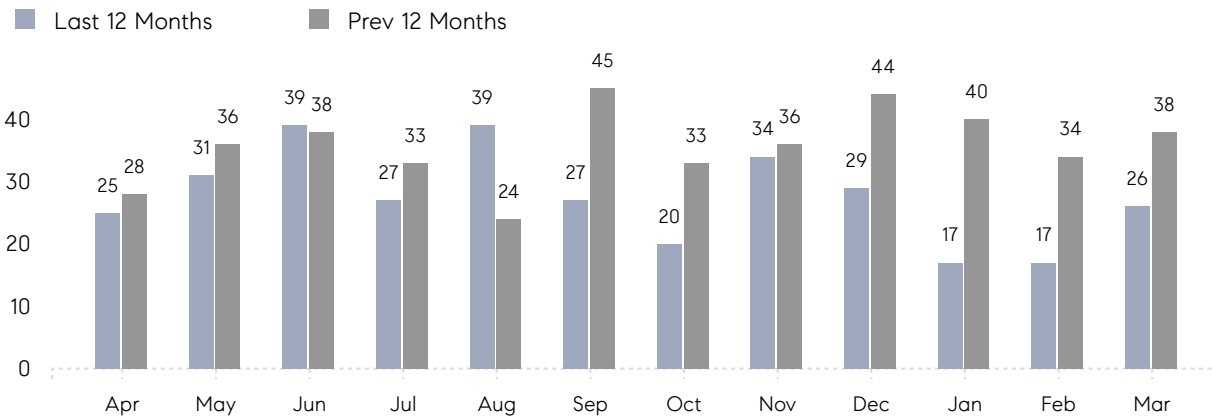
Shirley

SUFFOLK, MARCH 2023

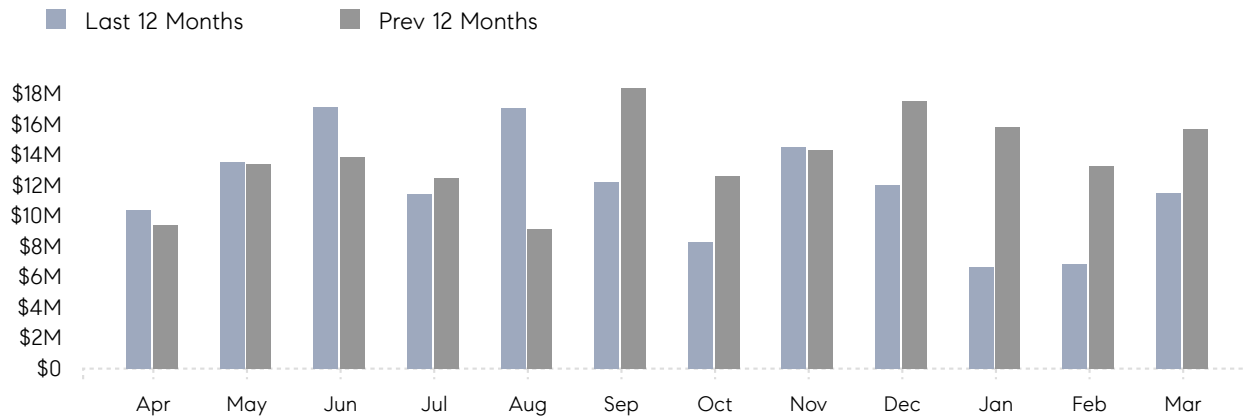
Property Statistics

		Mar 2023	Mar 2022	% Change
Single-Family	# OF SALES	26	38	-31.6%
	SALES VOLUME	\$11,511,000	\$15,732,527	-26.8%
	AVERAGE PRICE	\$442,731	\$414,014	6.9%
	AVERAGE DOM	44	60	-26.7%

Monthly Sales



Monthly Total Sales Volume



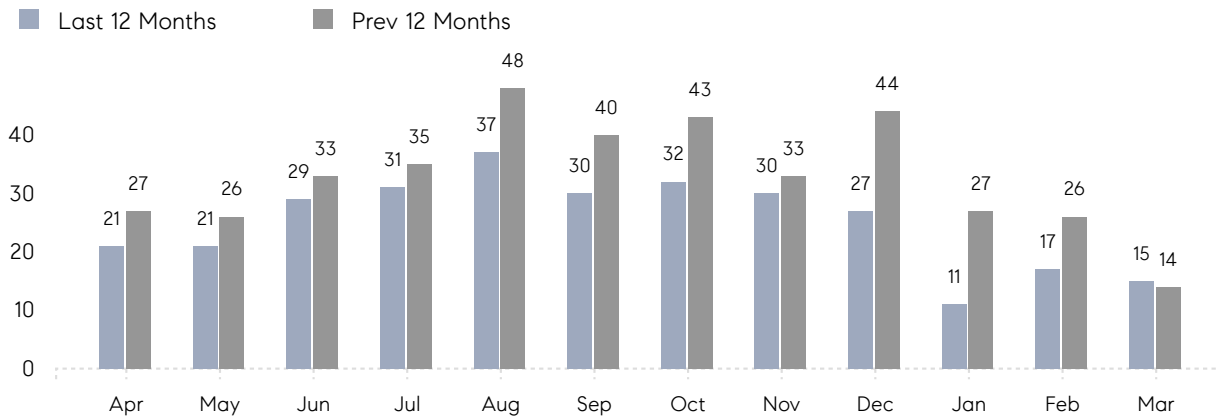
Smithtown

SUFFOLK, MARCH 2023

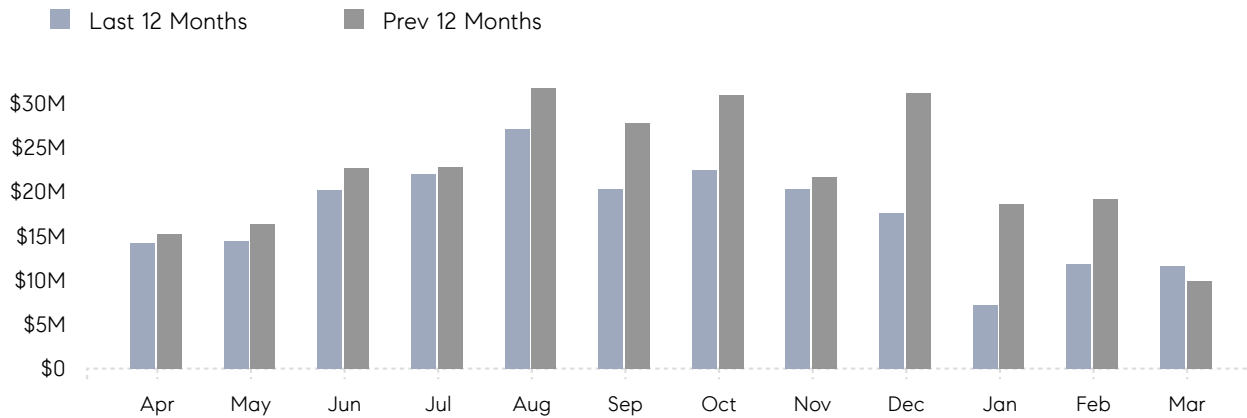
Property Statistics

		Mar 2023	Mar 2022	% Change
Single-Family	# OF SALES	15	14	7.1%
	SALES VOLUME	\$11,625,999	\$9,905,000	17.4%
	AVERAGE PRICE	\$775,067	\$707,500	9.6%
	AVERAGE DOM	91	58	56.9%

Monthly Sales



Monthly Total Sales Volume



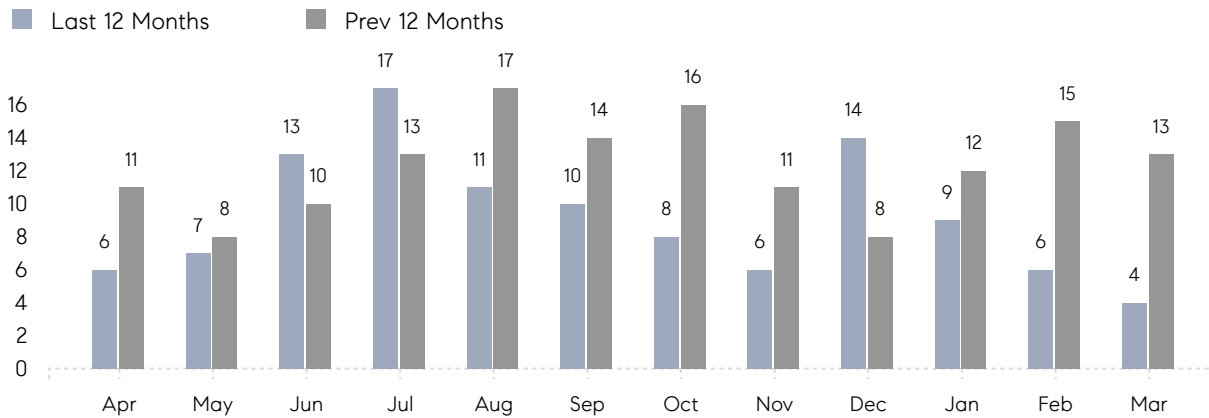
Wading River

SUFFOLK, MARCH 2023

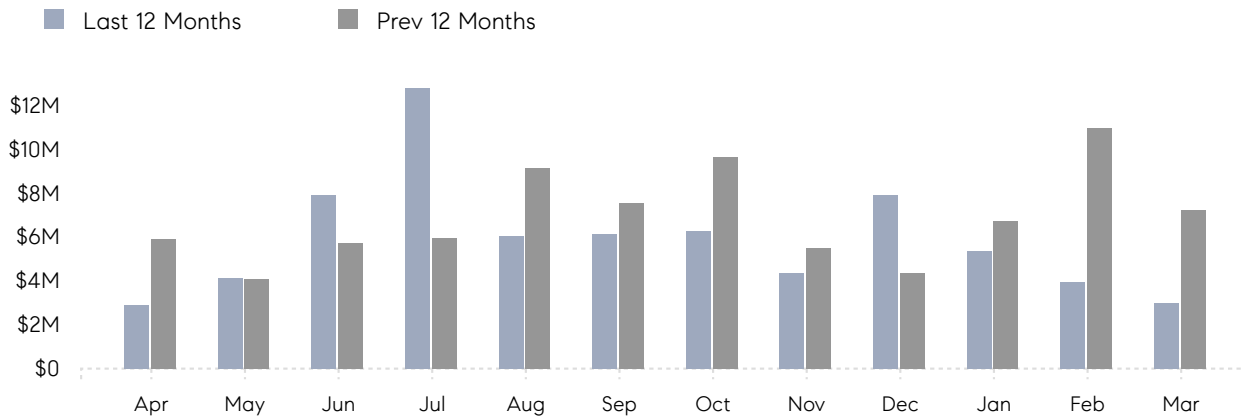
Property Statistics

		Mar 2023	Mar 2022	% Change
Single-Family	# OF SALES	4	13	-69.2%
	SALES VOLUME	\$3,005,000	\$7,227,000	-58.4%
	AVERAGE PRICE	\$751,250	\$555,923	35.1%
	AVERAGE DOM	99	40	147.5%

Monthly Sales



Monthly Total Sales Volume





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