



COMPASS

October 2021

Suffolk County Market Insights

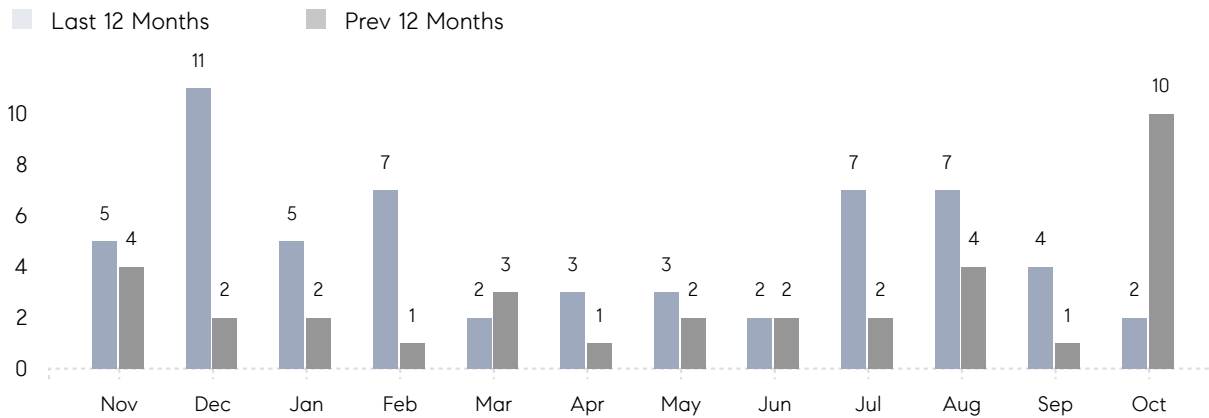
Cold Spring Harbor

SUFFOLK, OCTOBER 2021

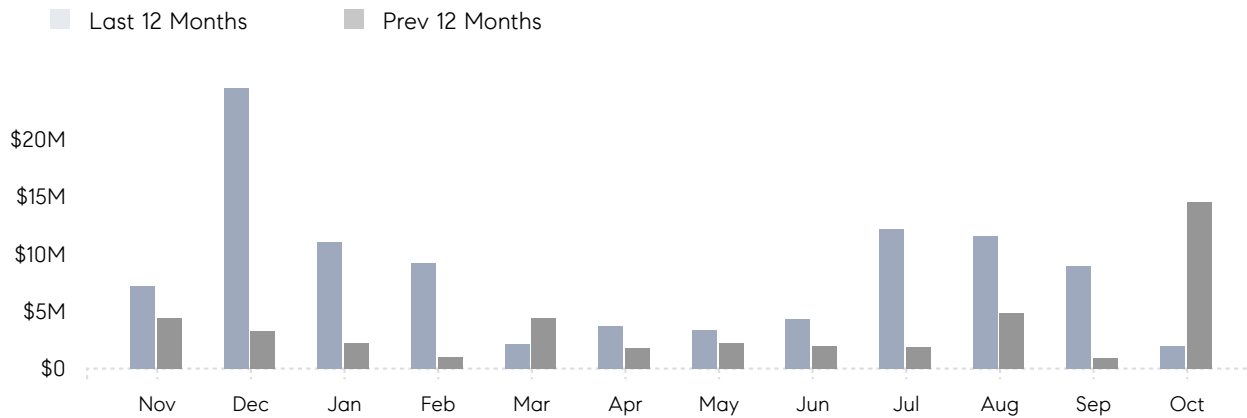
Property Statistics

		Oct 2021	Oct 2020	% Change
Single-Family	# OF SALES	2	10	-80.0%
	SALES VOLUME	\$1,950,000	\$14,556,500	-86.6%
	AVERAGE PRICE	\$975,000	\$1,455,650	-33.0%
	AVERAGE DOM	67	90	-25.6%

Monthly Sales



Monthly Total Sales Volume



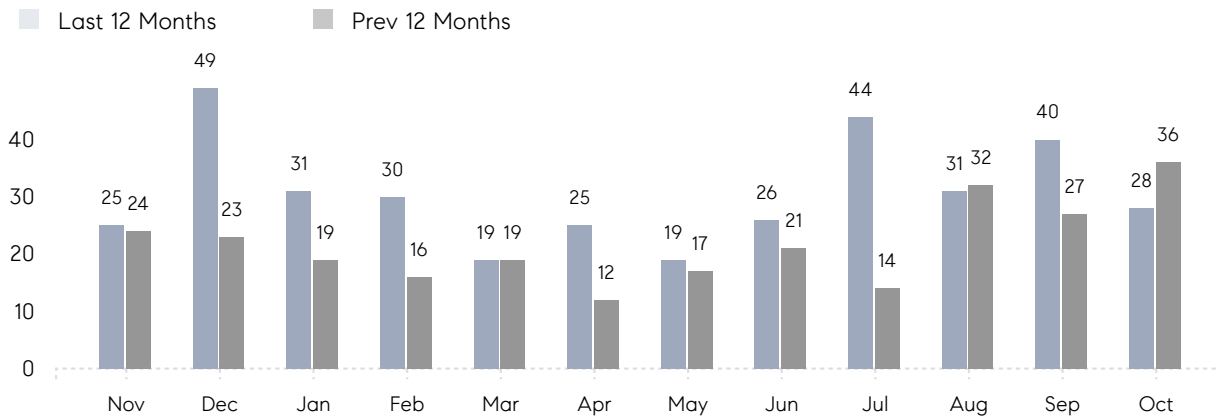
Commack

SUFFOLK, OCTOBER 2021

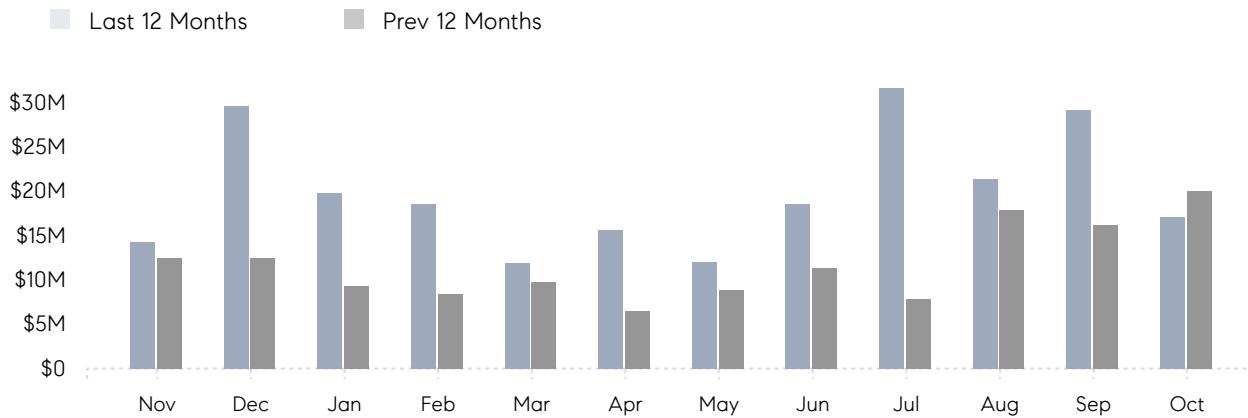
Property Statistics

		Oct 2021	Oct 2020	% Change
Single-Family	# OF SALES	28	36	-22.2%
	SALES VOLUME	\$17,079,762	\$19,962,138	-14.4%
	AVERAGE PRICE	\$609,992	\$554,504	10.0%
	AVERAGE DOM	58	42	38.1%

Monthly Sales



Monthly Total Sales Volume



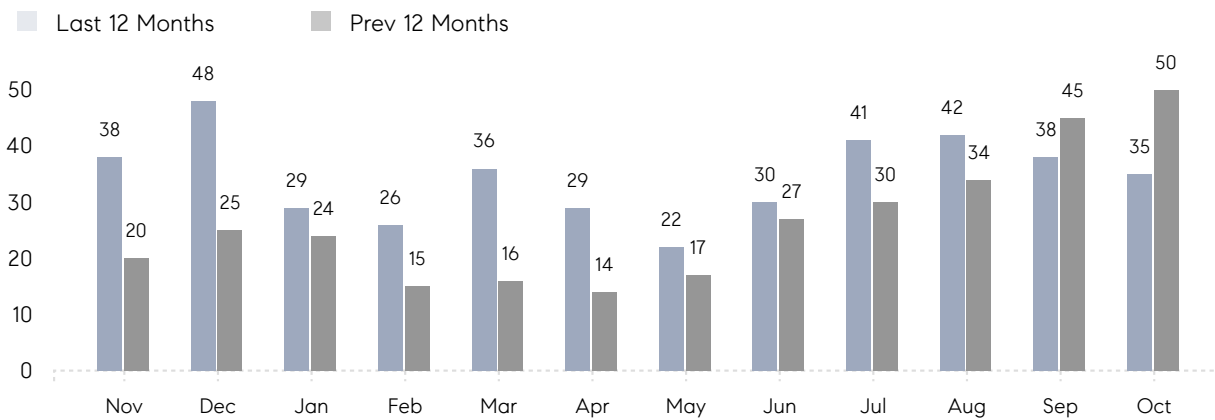
Dix Hills

SUFFOLK, OCTOBER 2021

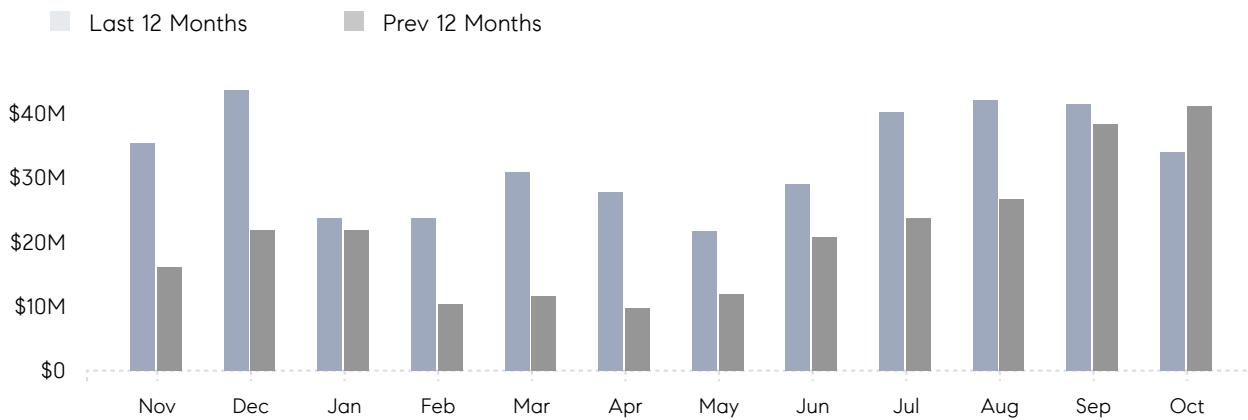
Property Statistics

		Oct 2021	Oct 2020	% Change
Single-Family	# OF SALES	35	50	-30.0%
	SALES VOLUME	\$34,077,000	\$41,284,000	-17.5%
	AVERAGE PRICE	\$973,629	\$825,680	17.9%
	AVERAGE DOM	44	68	-35.3%

Monthly Sales



Monthly Total Sales Volume



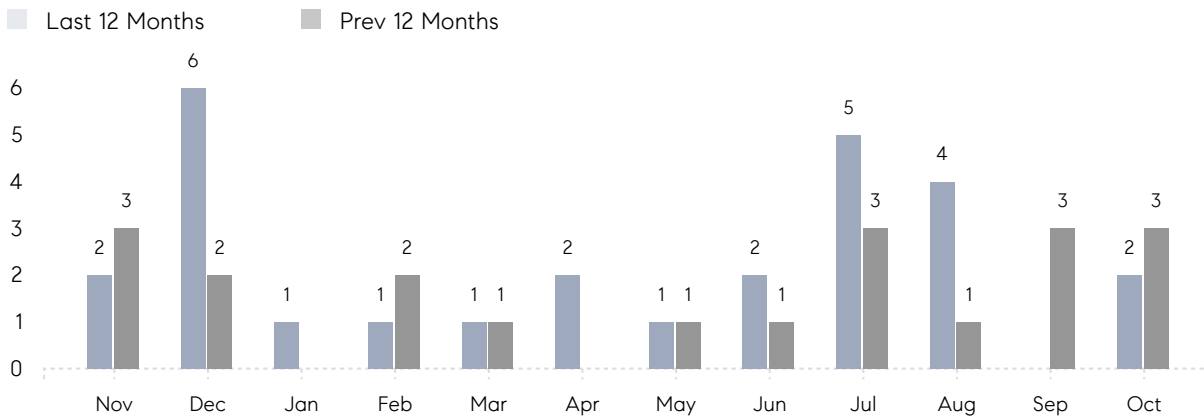
Fort Salonga

SUFFOLK, OCTOBER 2021

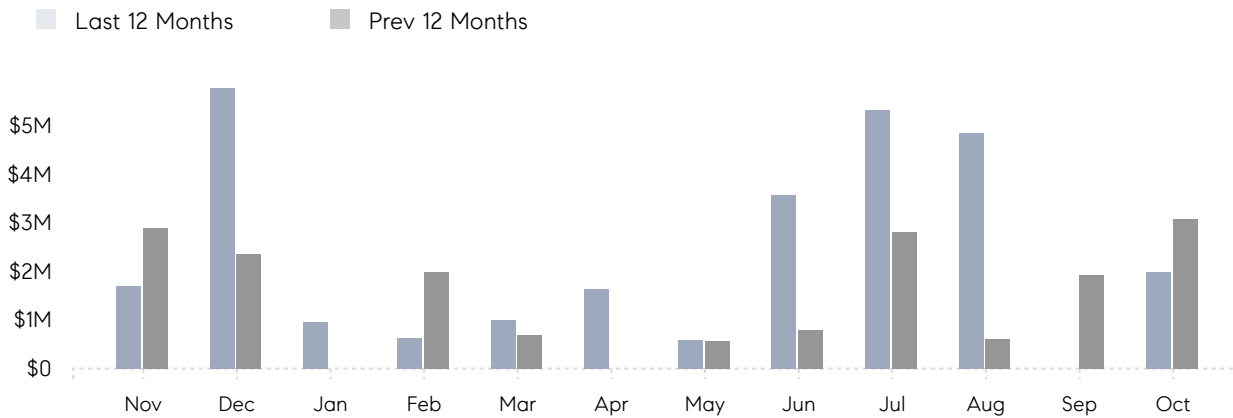
Property Statistics

		Oct 2021	Oct 2020	% Change
Single-Family	# OF SALES	2	3	-33.3%
	SALES VOLUME	\$1,985,000	\$3,082,000	-35.6%
	AVERAGE PRICE	\$992,500	\$1,027,333	-3.4%
	AVERAGE DOM	60	82	-26.8%

Monthly Sales



Monthly Total Sales Volume



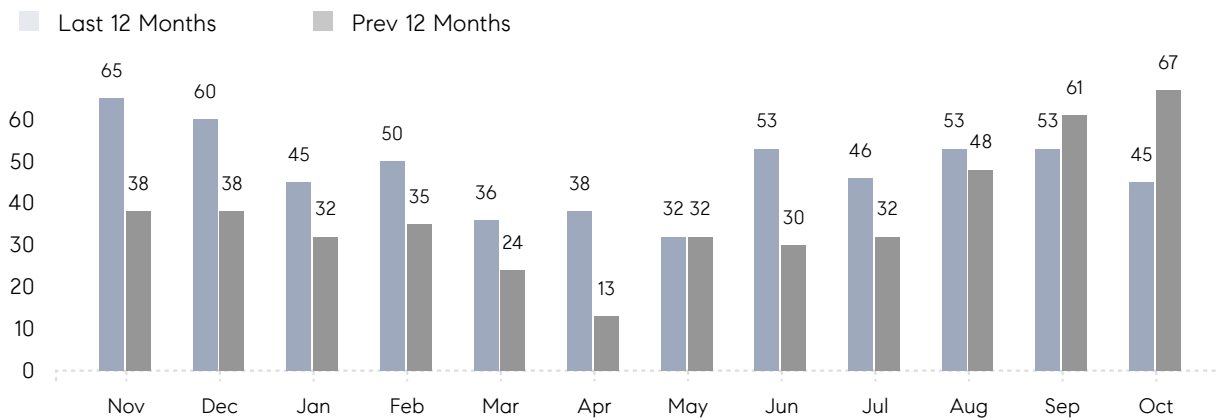
Huntington

SUFFOLK, OCTOBER 2021

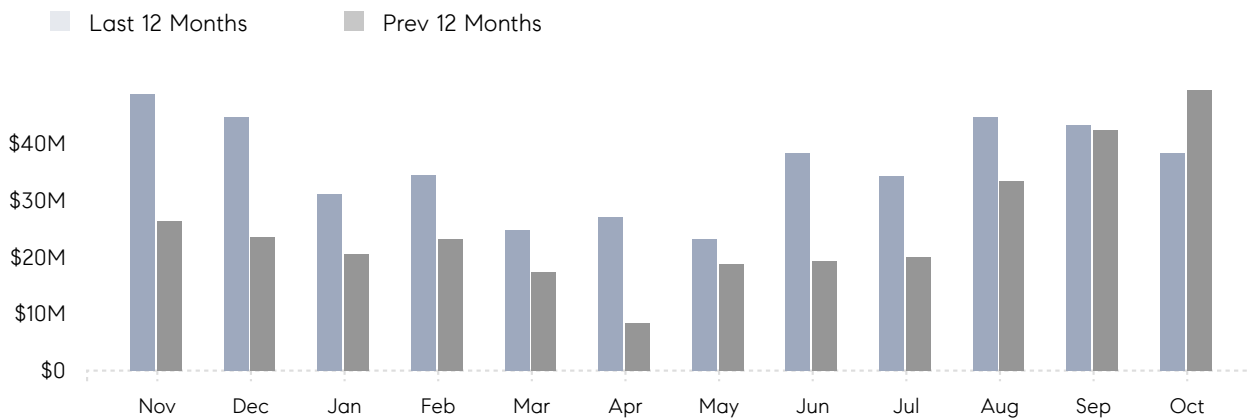
Property Statistics

		Oct 2021	Oct 2020	% Change
Single-Family	# OF SALES	45	67	-32.8%
	SALES VOLUME	\$38,484,899	\$49,553,085	-22.3%
	AVERAGE PRICE	\$855,220	\$739,598	15.6%
	AVERAGE DOM	70	60	16.7%

Monthly Sales



Monthly Total Sales Volume



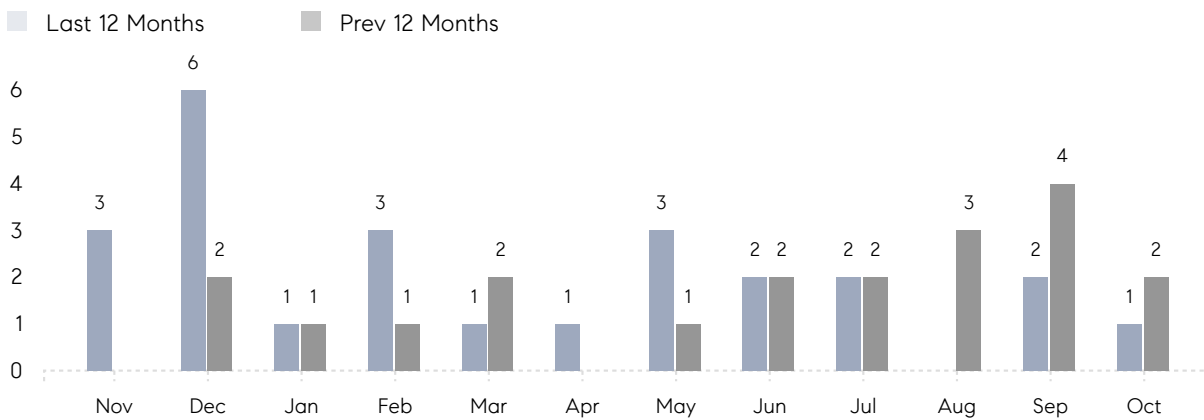
Huntington Bay

SUFFOLK, OCTOBER 2021

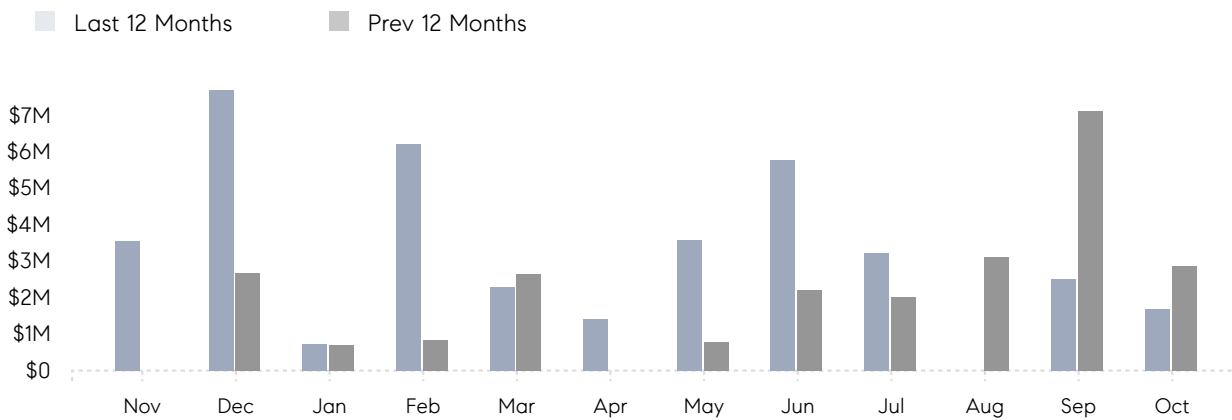
Property Statistics

		Oct 2021	Oct 2020	% Change
Single-Family	# OF SALES	1	2	-50.0%
	SALES VOLUME	\$1,675,000	\$2,860,000	-41.4%
	AVERAGE PRICE	\$1,675,000	\$1,430,000	17.1%
	AVERAGE DOM	364	19	1,815.8%

Monthly Sales



Monthly Total Sales Volume



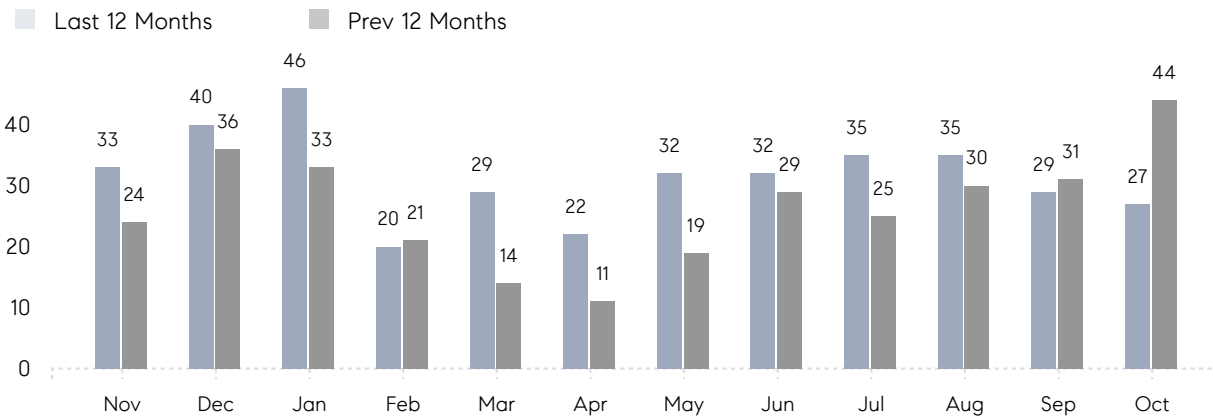
Huntington Station

SUFFOLK, OCTOBER 2021

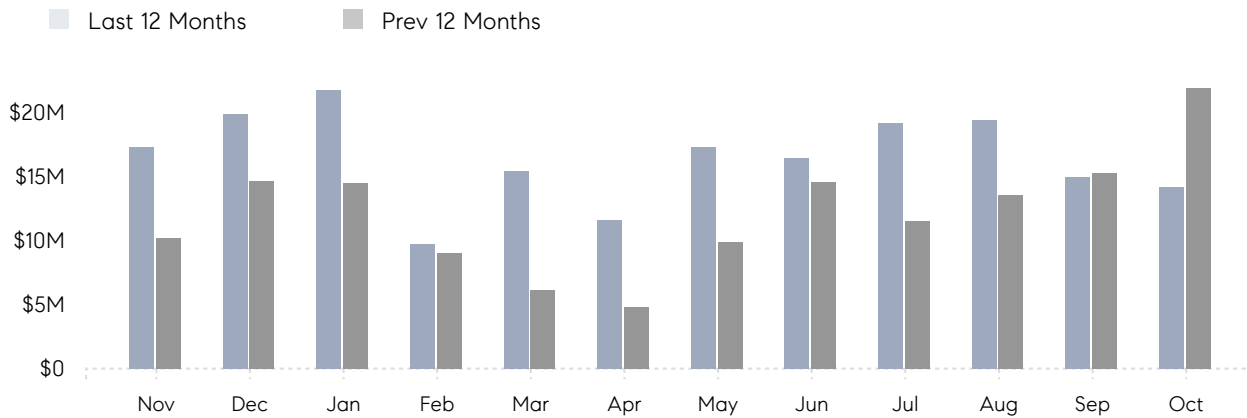
Property Statistics

		Oct 2021	Oct 2020	% Change
Single-Family	# OF SALES	27	44	-38.6%
	SALES VOLUME	\$14,145,107	\$21,882,999	-35.4%
	AVERAGE PRICE	\$523,893	\$497,341	5.3%
	AVERAGE DOM	65	63	3.2%

Monthly Sales



Monthly Total Sales Volume



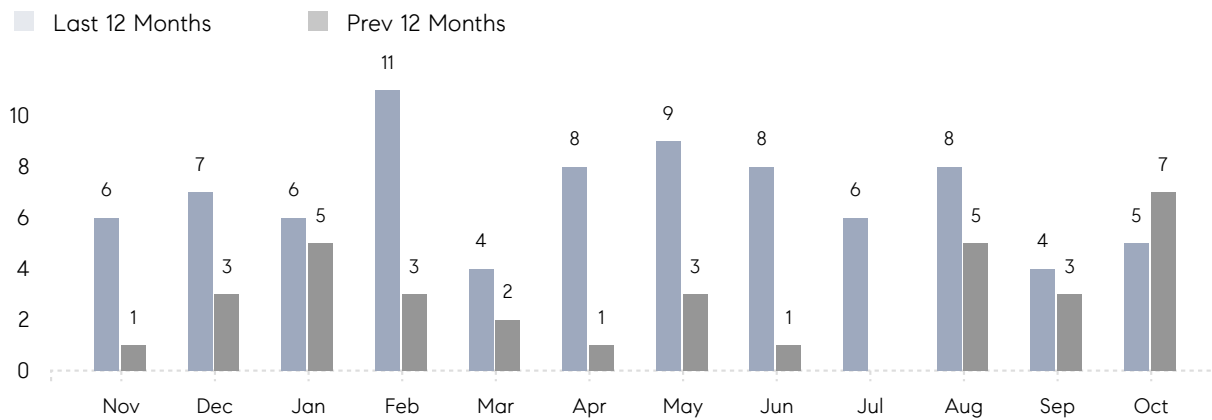
Lloyd Harbor

SUFFOLK, OCTOBER 2021

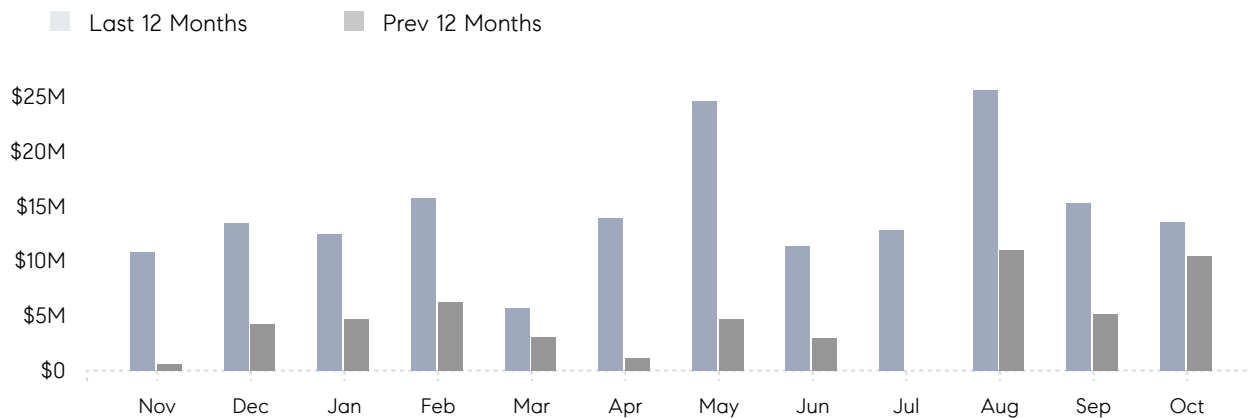
Property Statistics

		Oct 2021	Oct 2020	% Change
Single-Family	# OF SALES	5	7	-28.6%
	SALES VOLUME	\$13,582,000	\$10,447,941	30.0%
	AVERAGE PRICE	\$2,716,400	\$1,492,563	82.0%
	AVERAGE DOM	72	57	26.3%

Monthly Sales



Monthly Total Sales Volume



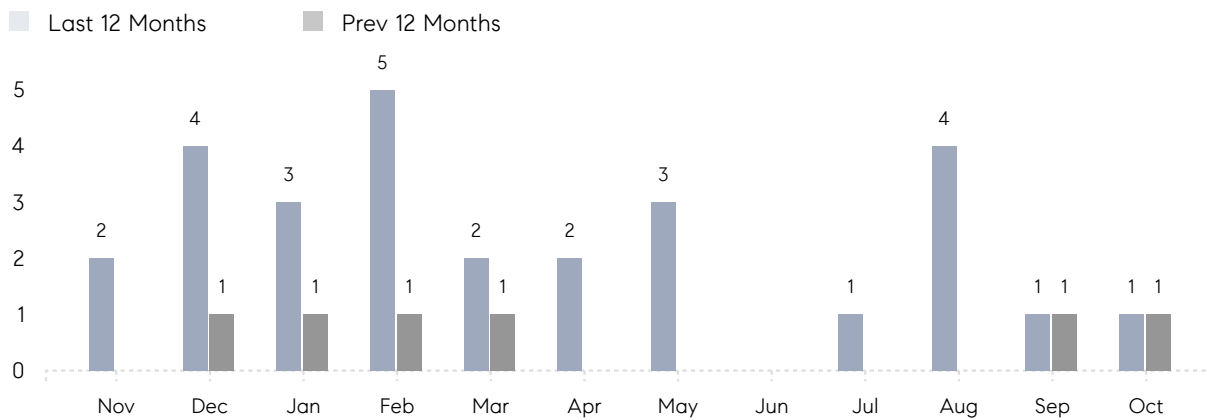
Lloyd Neck

SUFFOLK, OCTOBER 2021

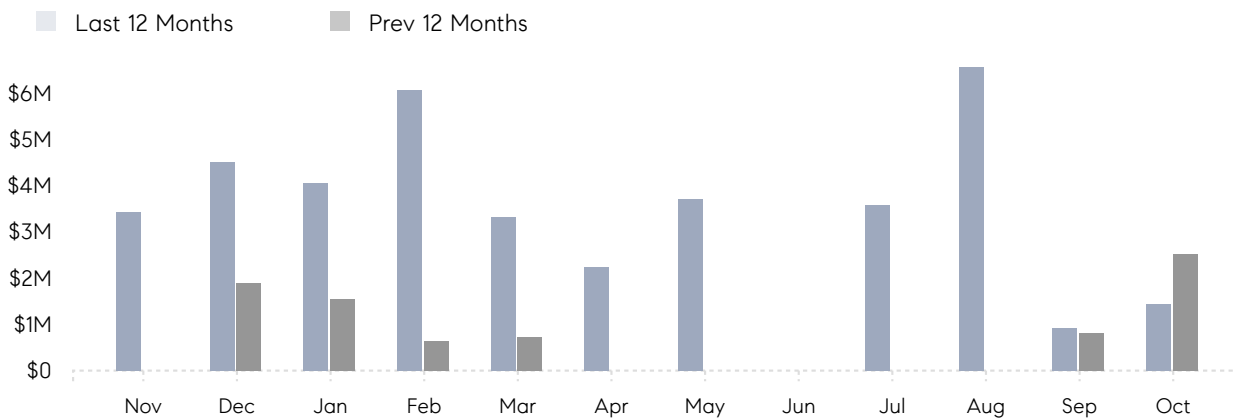
Property Statistics

		Oct 2021	Oct 2020	% Change
Single-Family	# OF SALES	1	1	0.0%
	SALES VOLUME	\$1,450,000	\$2,525,000	-42.6%
	AVERAGE PRICE	\$1,450,000	\$2,525,000	-42.6%
	AVERAGE DOM	122	11	1,009.1%

Monthly Sales



Monthly Total Sales Volume



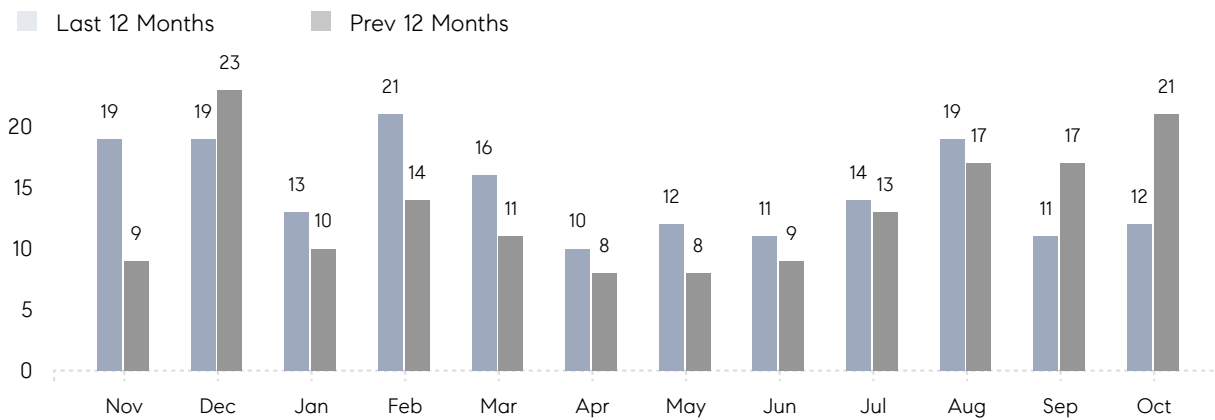
Melville

SUFFOLK, OCTOBER 2021

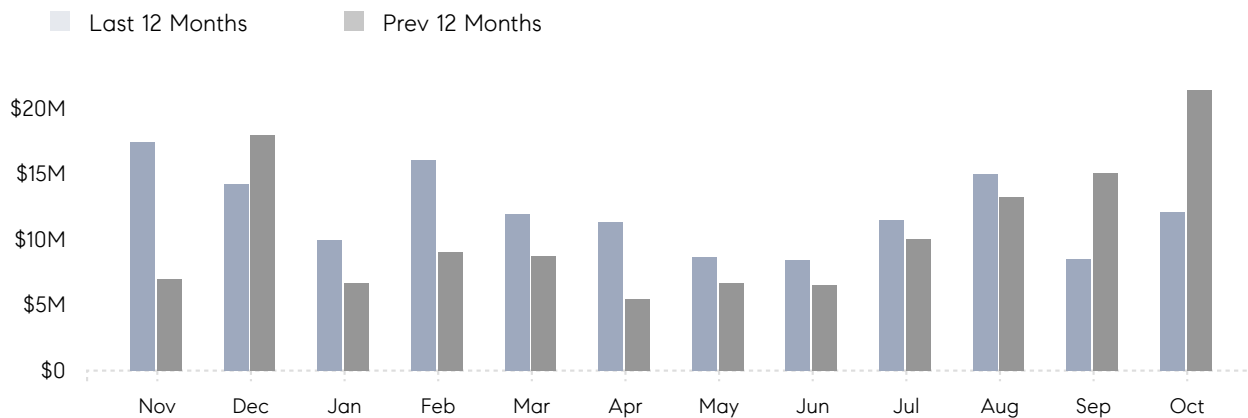
Property Statistics

		Oct 2021	Oct 2020	% Change
Single-Family	# OF SALES	12	21	-42.9%
	SALES VOLUME	\$12,129,500	\$21,411,500	-43.4%
	AVERAGE PRICE	\$1,010,792	\$1,019,595	-0.9%
	AVERAGE DOM	63	41	53.7%

Monthly Sales



Monthly Total Sales Volume



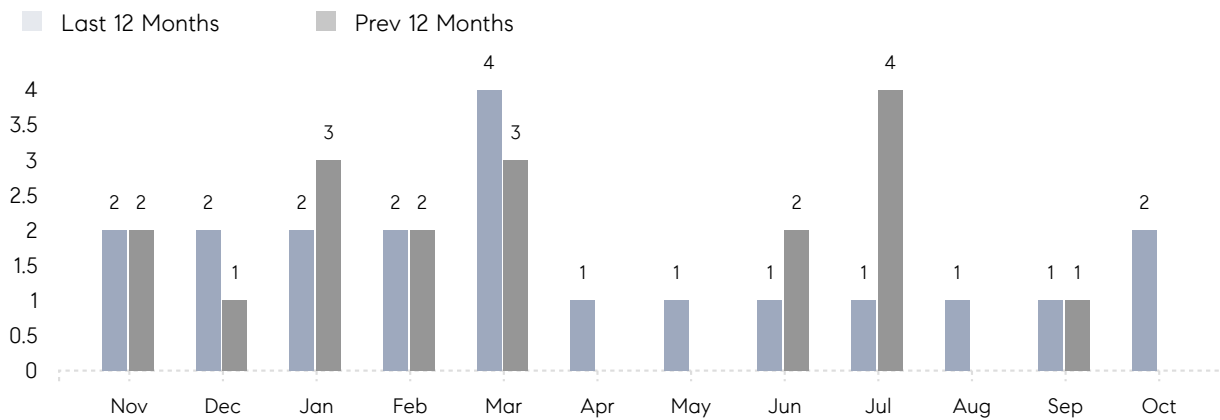
Moriches

SUFFOLK, OCTOBER 2021

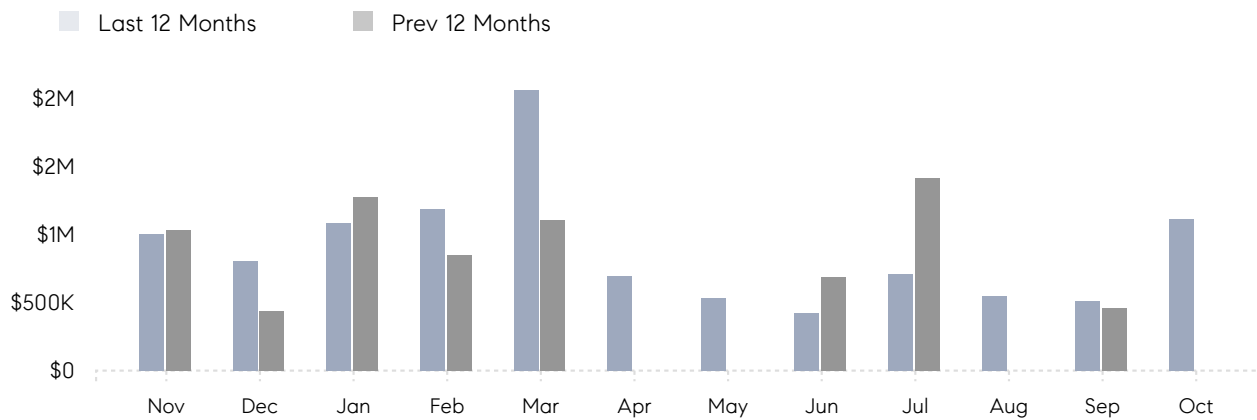
Property Statistics

		Oct 2021	Oct 2020	% Change
Single-Family	# OF SALES	2	0	0.0%
	SALES VOLUME	\$1,114,999	\$0	-
	AVERAGE PRICE	\$557,500	\$0	-
	AVERAGE DOM	37	0	-

Monthly Sales



Monthly Total Sales Volume



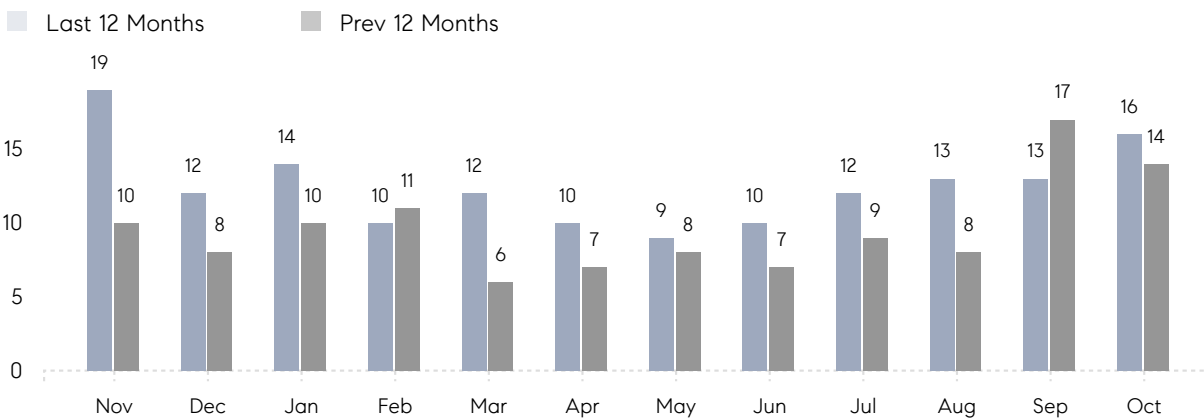
Mount Sinai

SUFFOLK, OCTOBER 2021

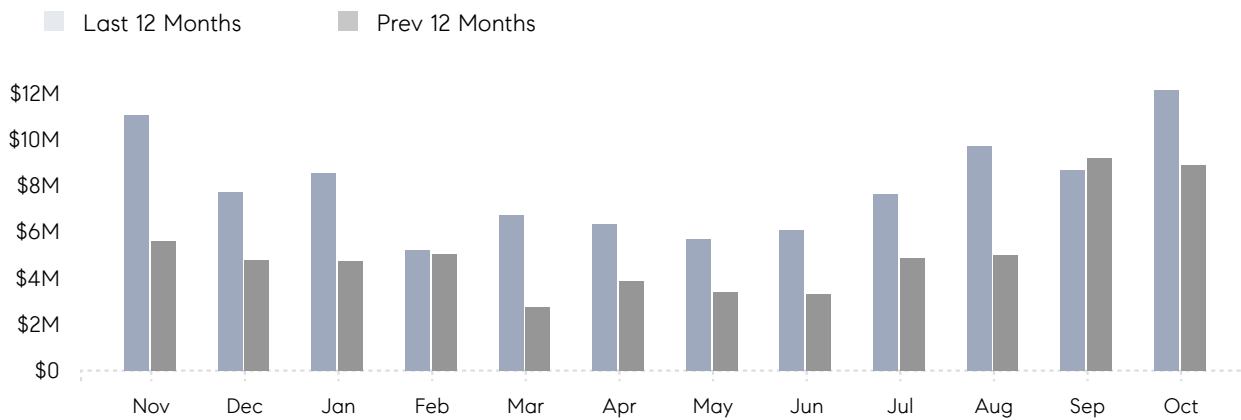
Property Statistics

		Oct 2021	Oct 2020	% Change
Single-Family	# OF SALES	16	14	14.3%
	SALES VOLUME	\$12,147,601	\$8,901,495	36.5%
	AVERAGE PRICE	\$759,225	\$635,821	19.4%
	AVERAGE DOM	48	82	-41.5%

Monthly Sales



Monthly Total Sales Volume



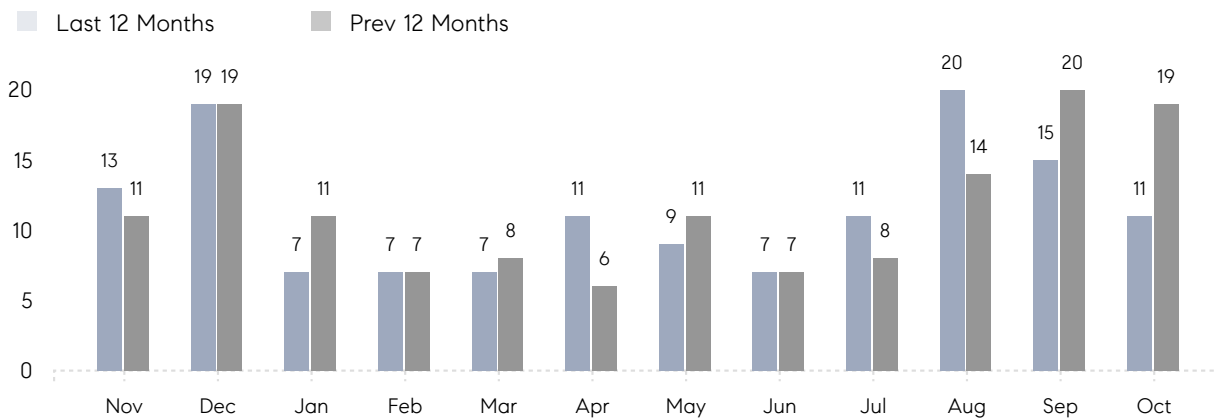
Nesconset

SUFFOLK, OCTOBER 2021

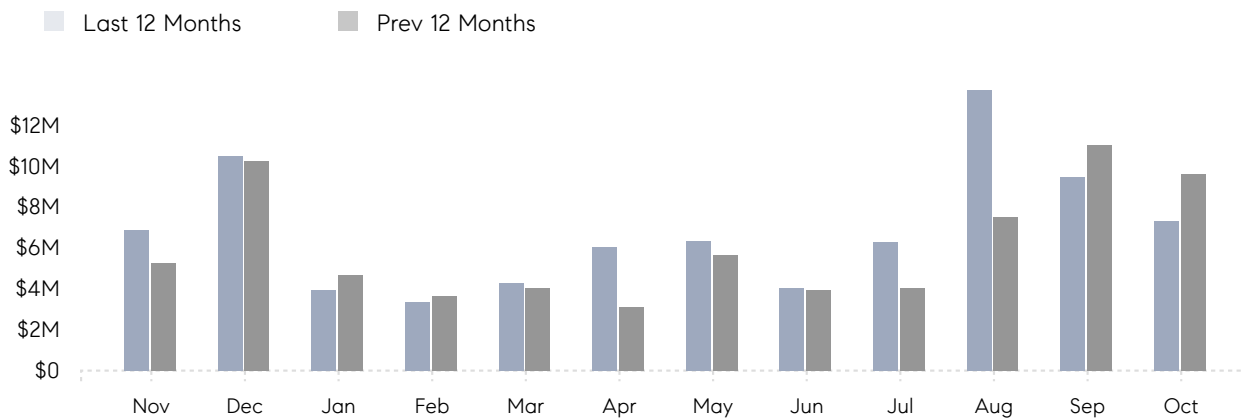
Property Statistics

		Oct 2021	Oct 2020	% Change
Single-Family	# OF SALES	11	19	-42.1%
	SALES VOLUME	\$7,304,591	\$9,637,535	-24.2%
	AVERAGE PRICE	\$664,054	\$507,239	30.9%
	AVERAGE DOM	34	66	-48.5%

Monthly Sales



Monthly Total Sales Volume



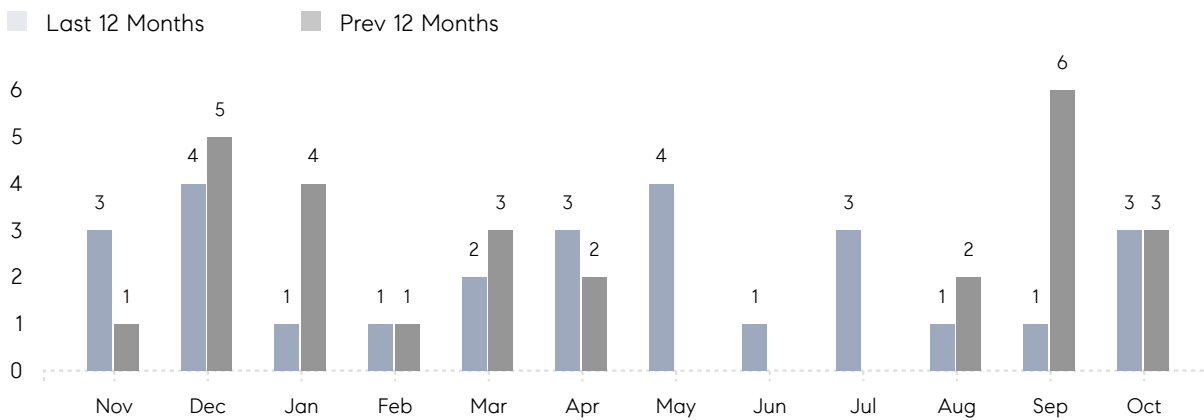
Nissequogue

SUFFOLK, OCTOBER 2021

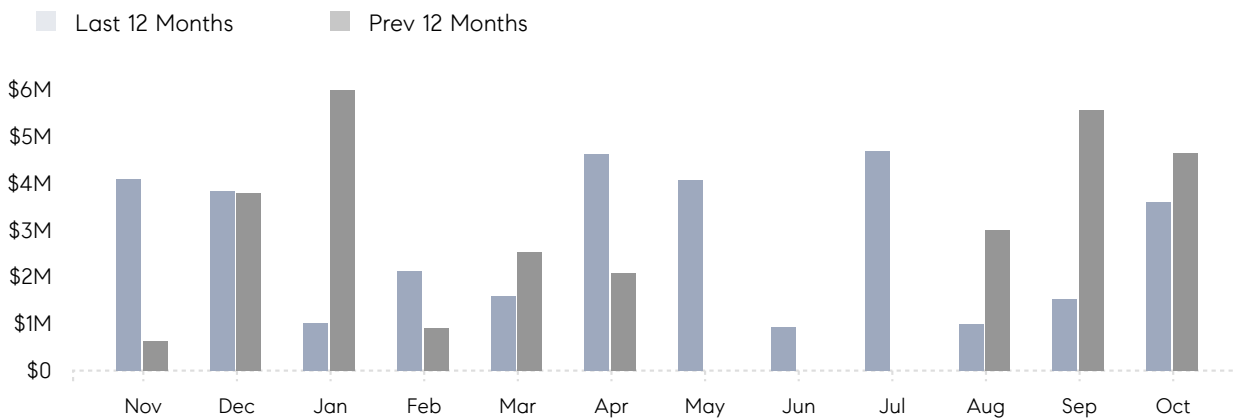
Property Statistics

		Oct 2021	Oct 2020	% Change
Single-Family	# OF SALES	3	3	0.0%
	SALES VOLUME	\$3,597,500	\$4,650,000	-22.6%
	AVERAGE PRICE	\$1,199,167	\$1,550,000	-22.6%
	AVERAGE DOM	134	73	83.6%

Monthly Sales



Monthly Total Sales Volume



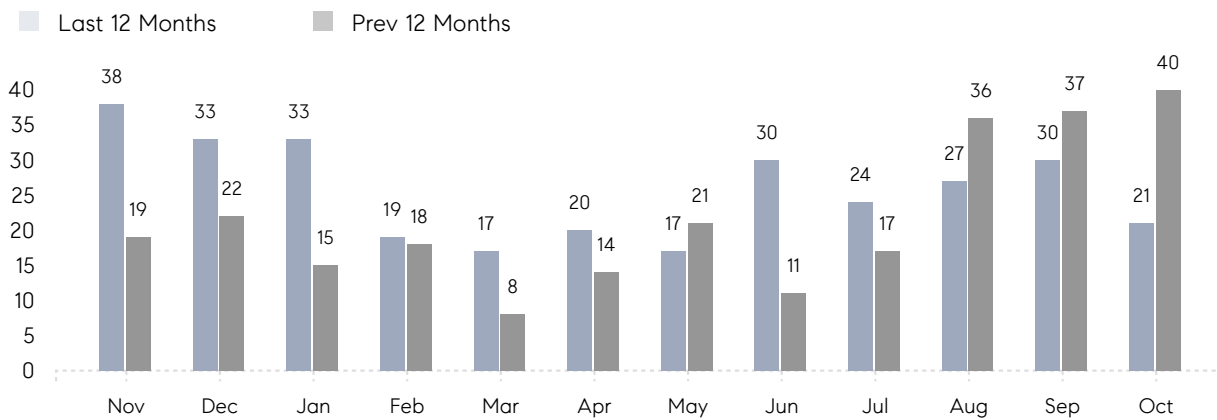
Northport

SUFFOLK, OCTOBER 2021

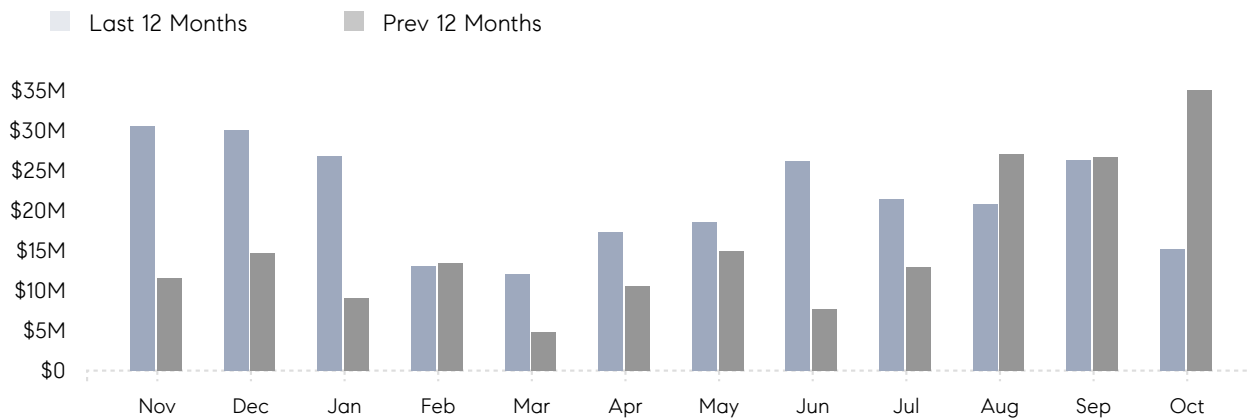
Property Statistics

		Oct 2021	Oct 2020	% Change
Single-Family	# OF SALES	21	40	-47.5%
	SALES VOLUME	\$15,230,000	\$35,116,075	-56.6%
	AVERAGE PRICE	\$725,238	\$877,902	-17.4%
	AVERAGE DOM	44	104	-57.7%

Monthly Sales



Monthly Total Sales Volume



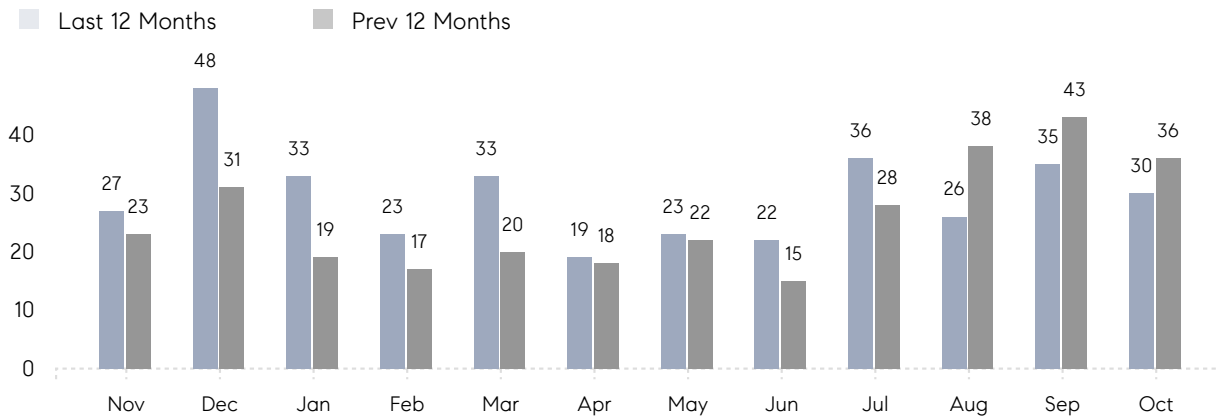
East Northport

SUFFOLK, OCTOBER 2021

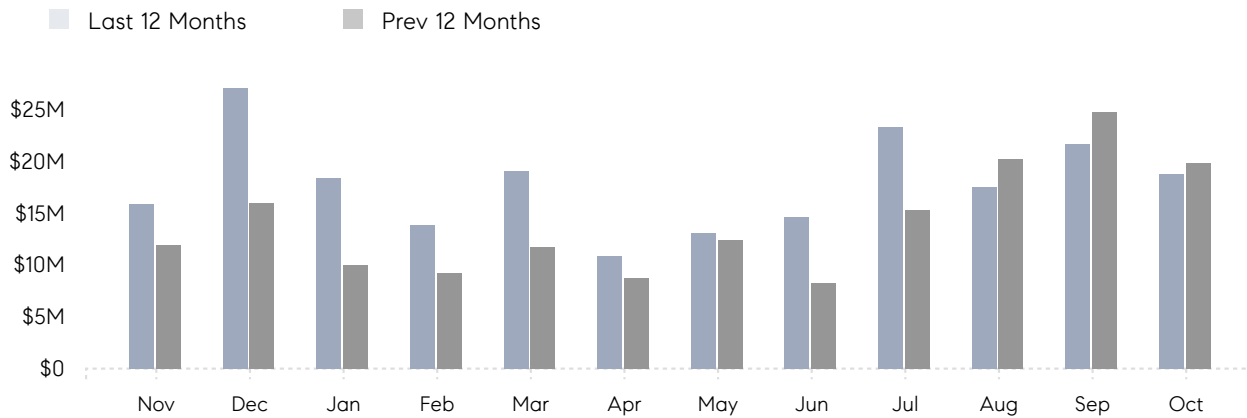
Property Statistics

		Oct 2021	Oct 2020	% Change
Single-Family	# OF SALES	30	36	-16.7%
	SALES VOLUME	\$18,789,000	\$19,905,765	-5.6%
	AVERAGE PRICE	\$626,300	\$552,938	13.3%
	AVERAGE DOM	32	54	-40.7%

Monthly Sales



Monthly Total Sales Volume



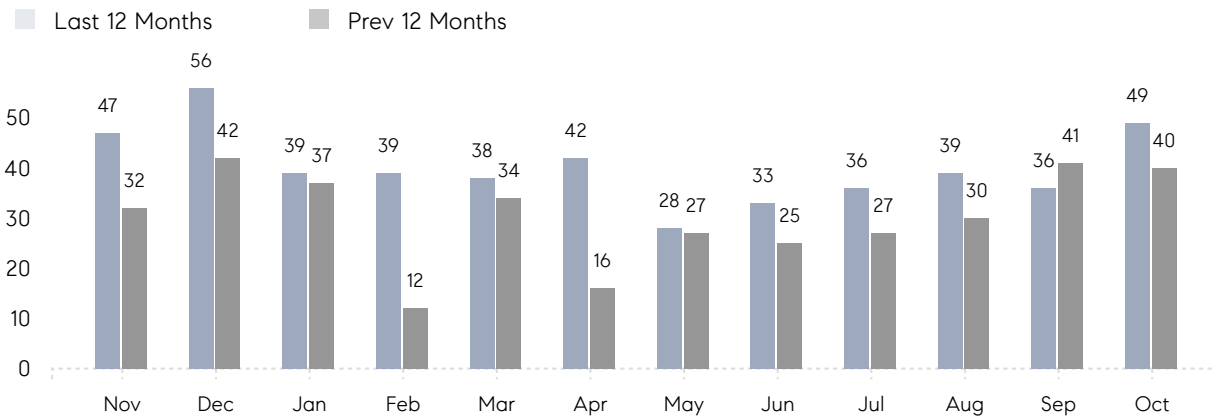
Patchogue

SUFFOLK, OCTOBER 2021

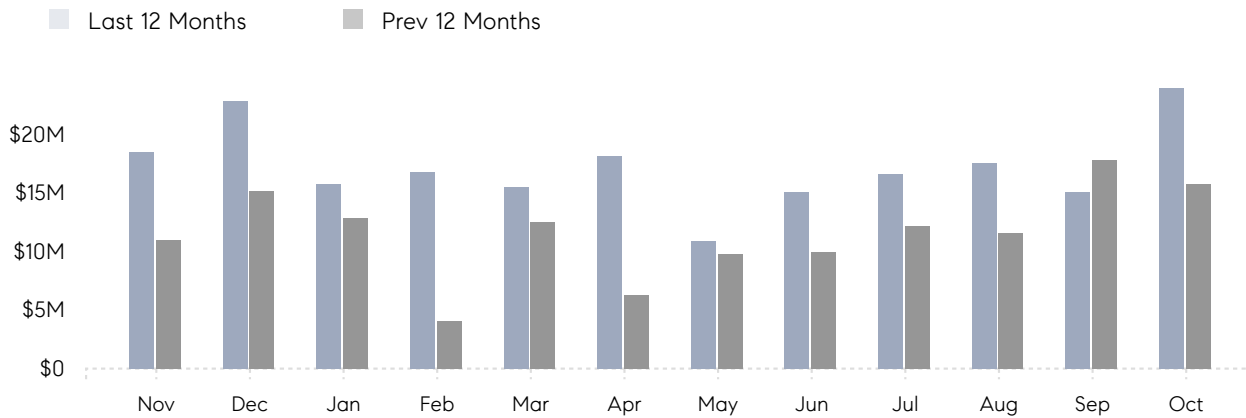
Property Statistics

		Oct 2021	Oct 2020	% Change
Single-Family	# OF SALES	49	40	22.5%
	SALES VOLUME	\$23,990,230	\$15,798,000	51.9%
	AVERAGE PRICE	\$489,597	\$394,950	24.0%
	AVERAGE DOM	38	43	-11.6%

Monthly Sales



Monthly Total Sales Volume



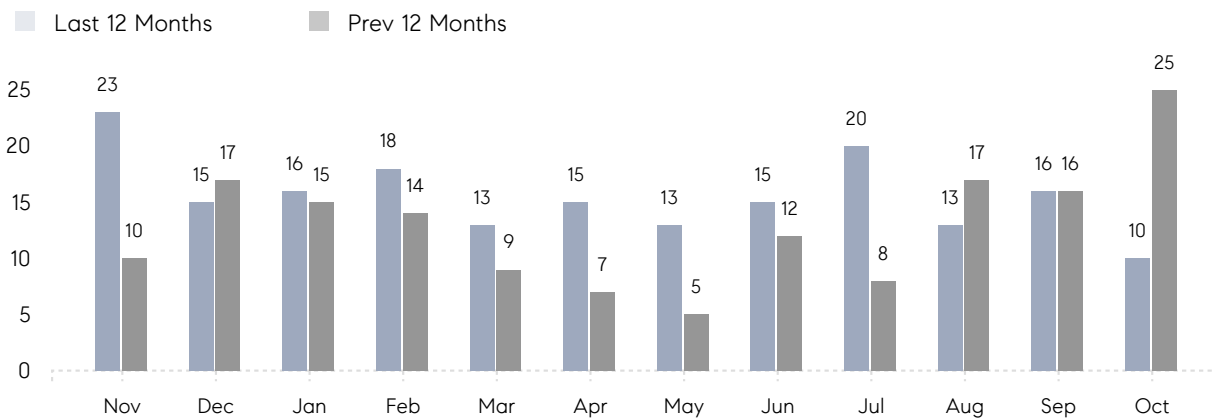
Saint James

SUFFOLK, OCTOBER 2021

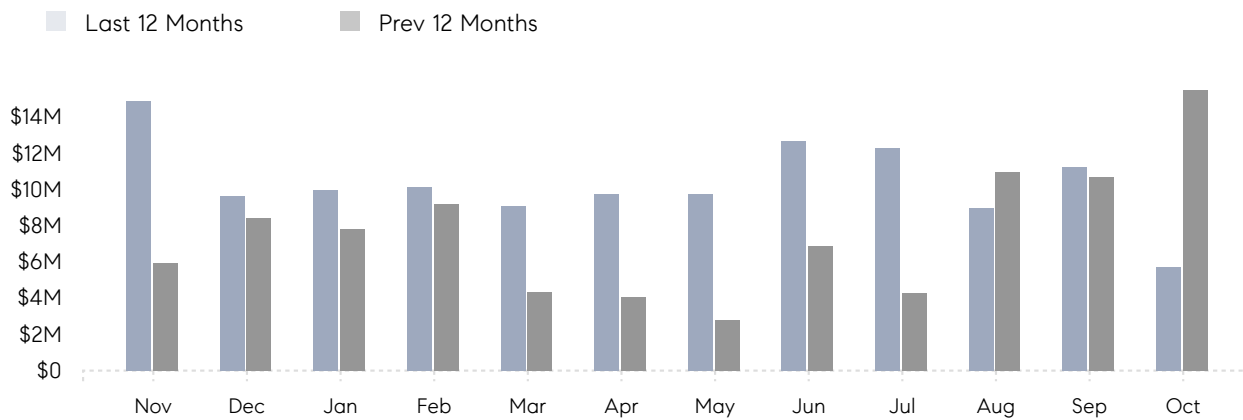
Property Statistics

		Oct 2021	Oct 2020	% Change
Single-Family	# OF SALES	10	25	-60.0%
	SALES VOLUME	\$5,743,000	\$15,492,000	-62.9%
	AVERAGE PRICE	\$574,300	\$619,680	-7.3%
	AVERAGE DOM	69	62	11.3%

Monthly Sales



Monthly Total Sales Volume



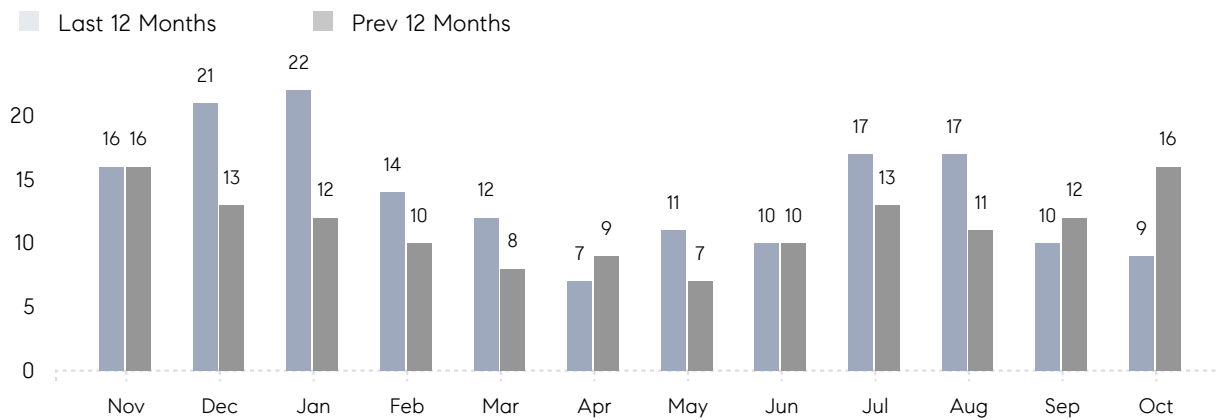
Sayville

SUFFOLK, OCTOBER 2021

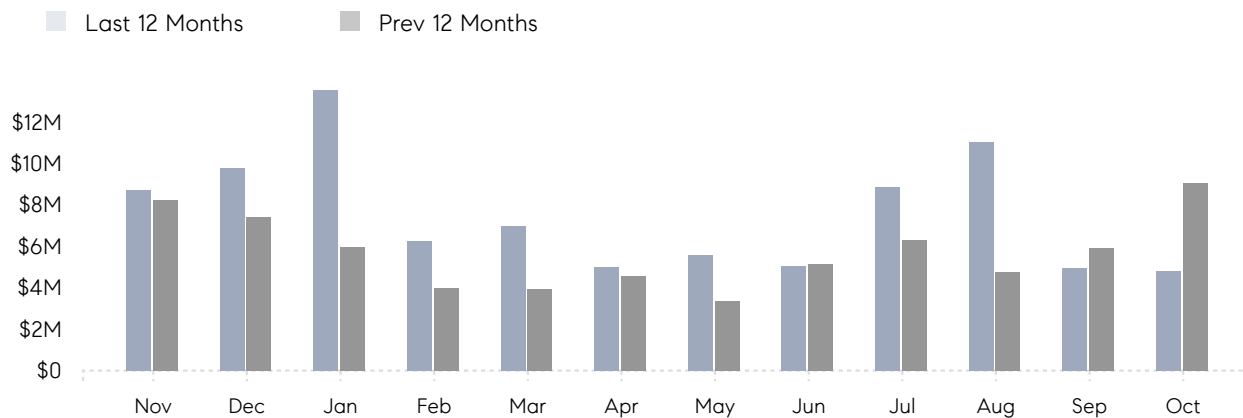
Property Statistics

		Oct 2021	Oct 2020	% Change
Single-Family	# OF SALES	9	16	-43.7%
	SALES VOLUME	\$4,829,000	\$9,052,500	-46.7%
	AVERAGE PRICE	\$536,556	\$565,781	-5.2%
	AVERAGE DOM	24	35	-31.4%

Monthly Sales



Monthly Total Sales Volume



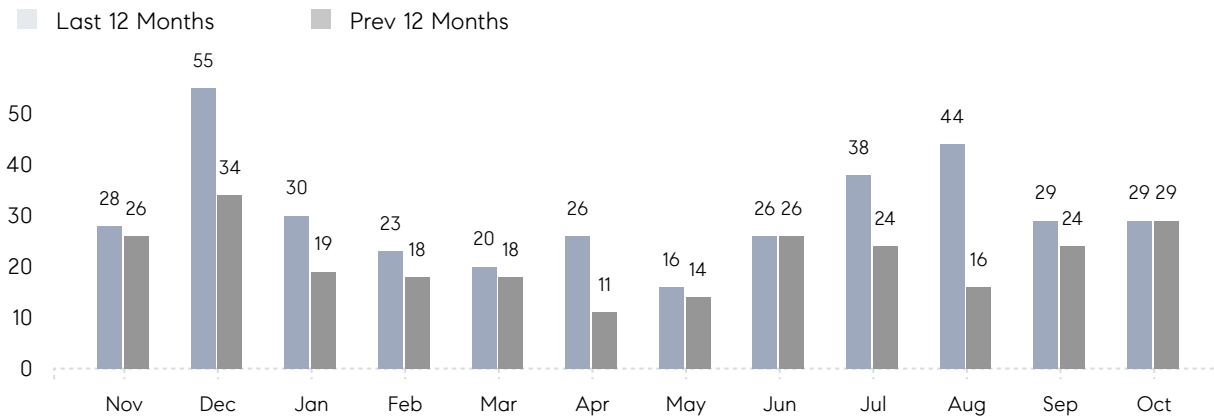
Setauket

SUFFOLK, OCTOBER 2021

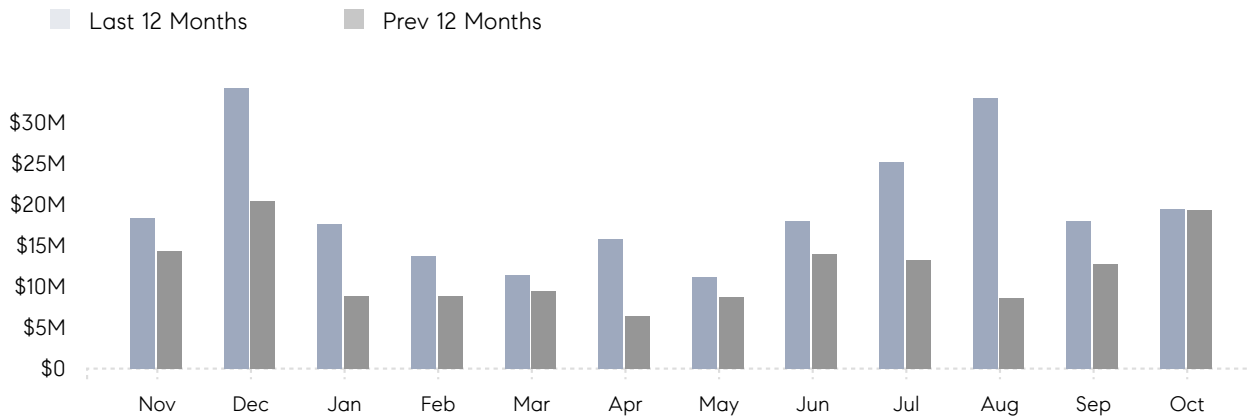
Property Statistics

		Oct 2021	Oct 2020	% Change
Single-Family	# OF SALES	29	29	0.0%
	SALES VOLUME	\$19,481,888	\$19,279,190	1.1%
	AVERAGE PRICE	\$671,789	\$664,800	1.1%
	AVERAGE DOM	37	77	-51.9%

Monthly Sales



Monthly Total Sales Volume



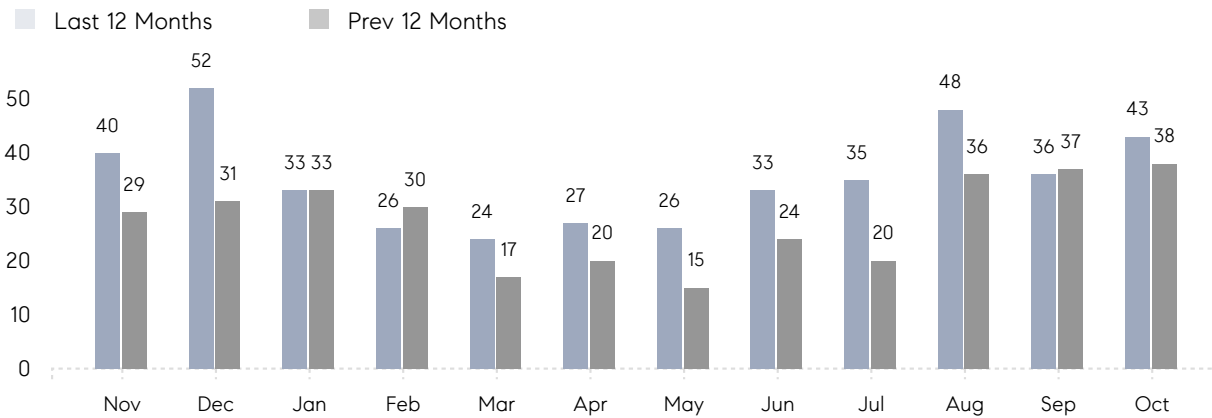
Smithtown

SUFFOLK, OCTOBER 2021

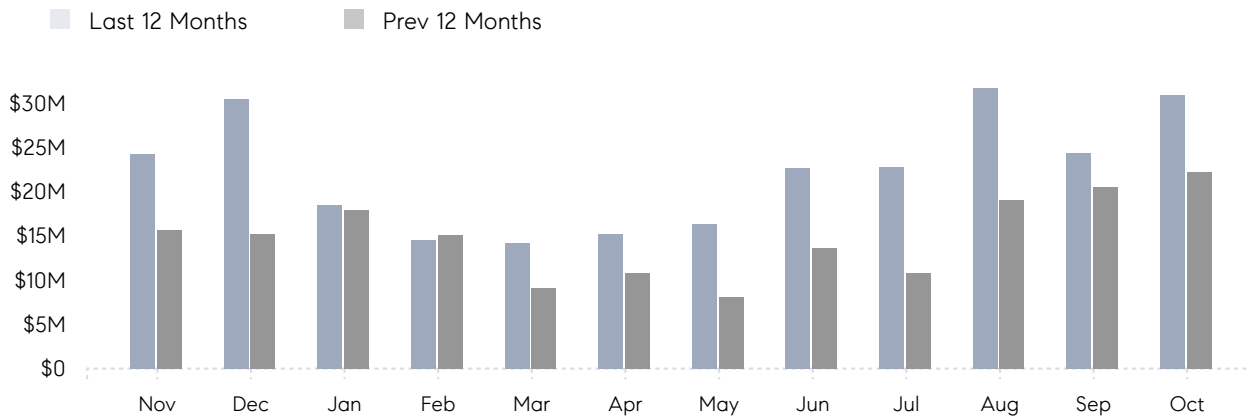
Property Statistics

		Oct 2021	Oct 2020	% Change
Single-Family	# OF SALES	43	38	13.2%
	SALES VOLUME	\$30,940,761	\$22,250,890	39.1%
	AVERAGE PRICE	\$719,553	\$585,550	22.9%
	AVERAGE DOM	43	37	16.2%

Monthly Sales



Monthly Total Sales Volume





COMPASS

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