



COMPASS

May 2023

Suffolk County Market Insights

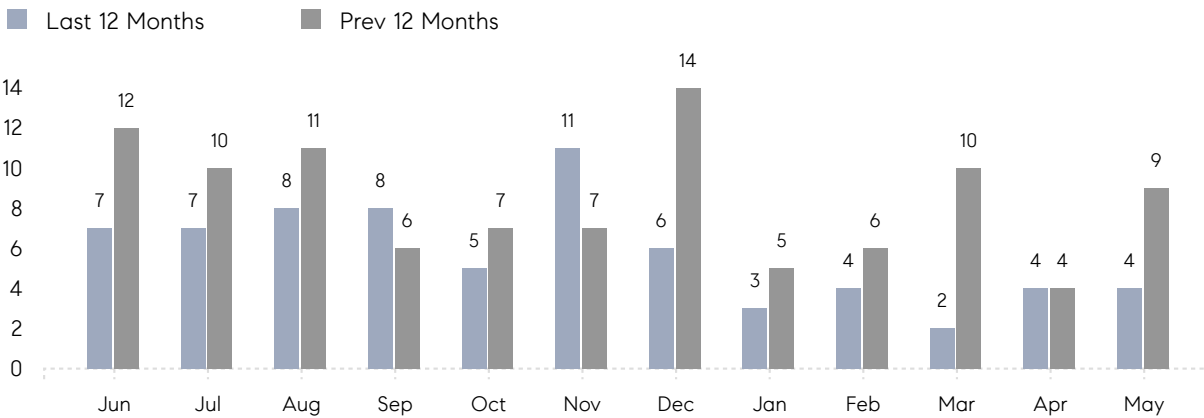
Center Moriches

SUFFOLK, MAY 2023

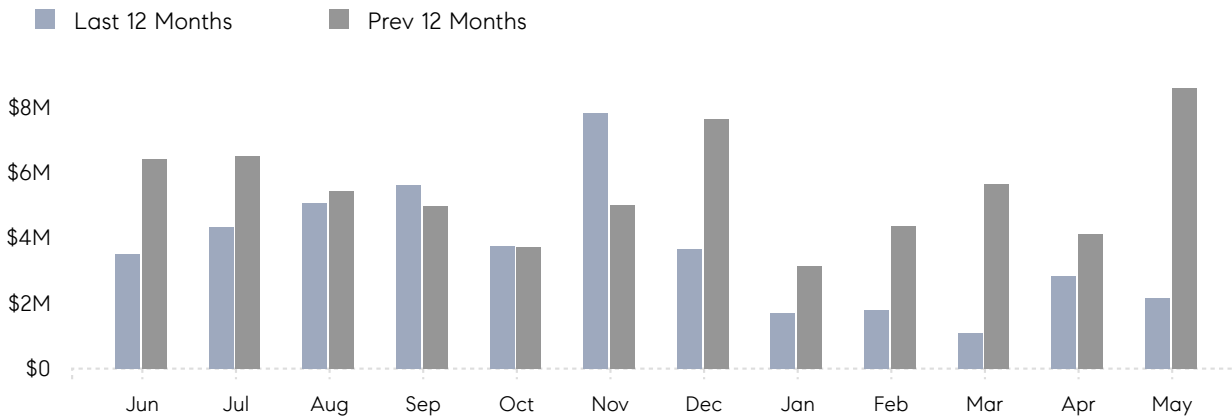
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	4	9	-55.6%
	SALES VOLUME	\$2,155,900	\$8,598,000	-74.9%
	AVERAGE PRICE	\$538,975	\$955,333	-43.6%
	AVERAGE DOM	28	77	-63.6%

Monthly Sales



Monthly Total Sales Volume



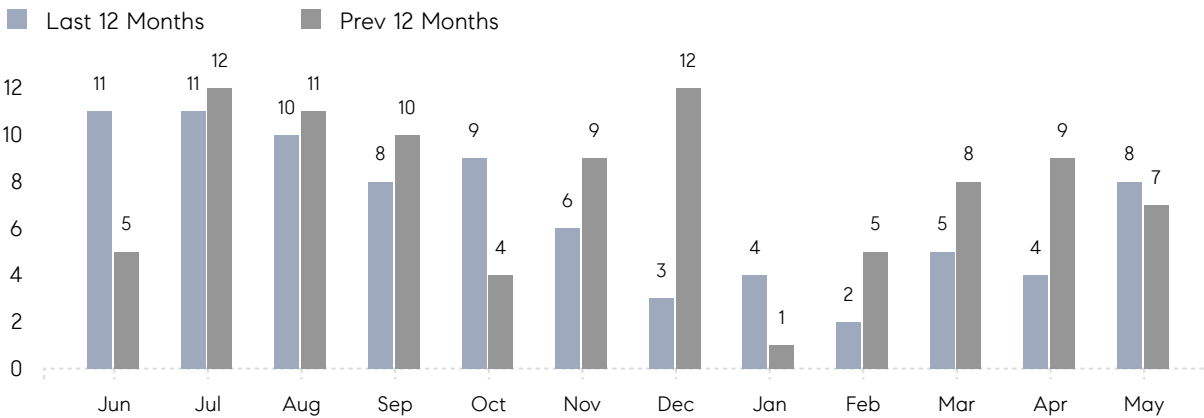
Centerport

SUFFOLK, MAY 2023

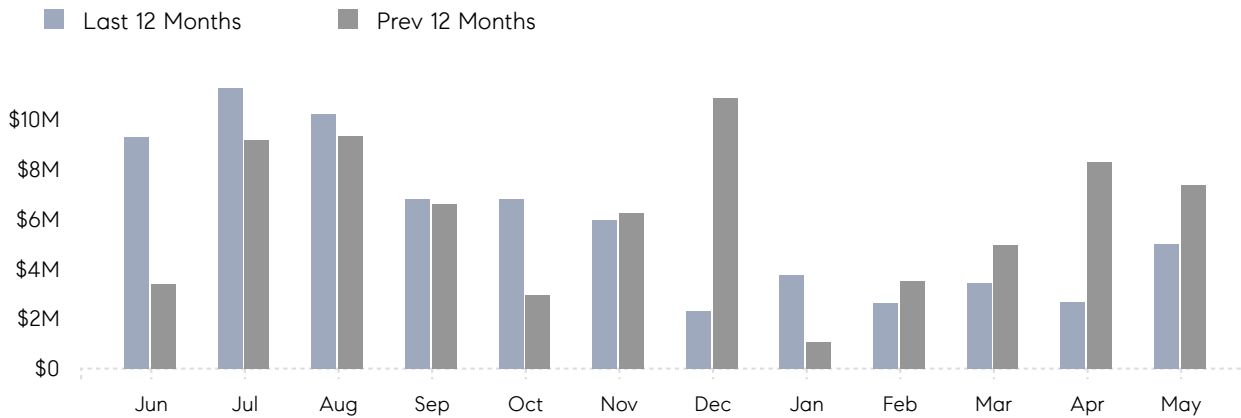
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	8	7	14.3%
	SALES VOLUME	\$5,009,000	\$7,394,000	-32.3%
	AVERAGE PRICE	\$626,125	\$1,056,286	-40.7%
	AVERAGE DOM	68	57	19.3%

Monthly Sales



Monthly Total Sales Volume



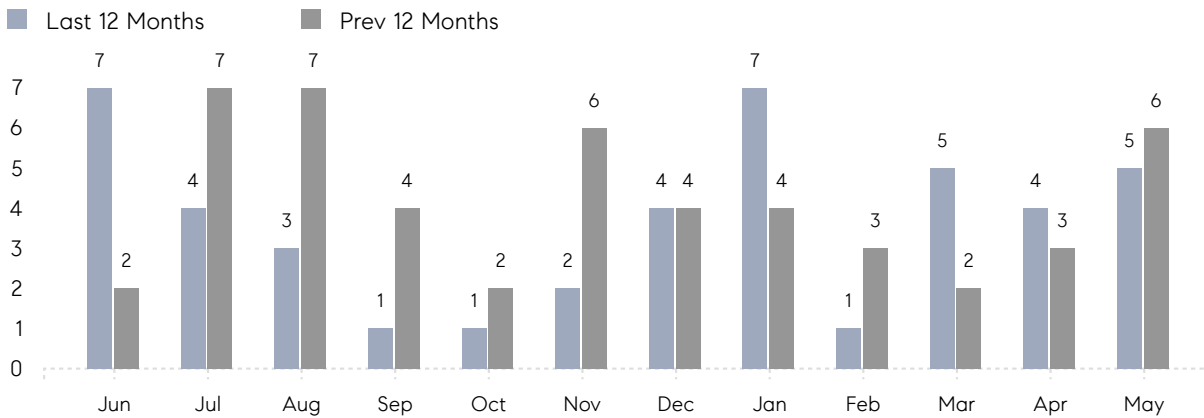
Cold Spring Harbor

SUFFOLK, MAY 2023

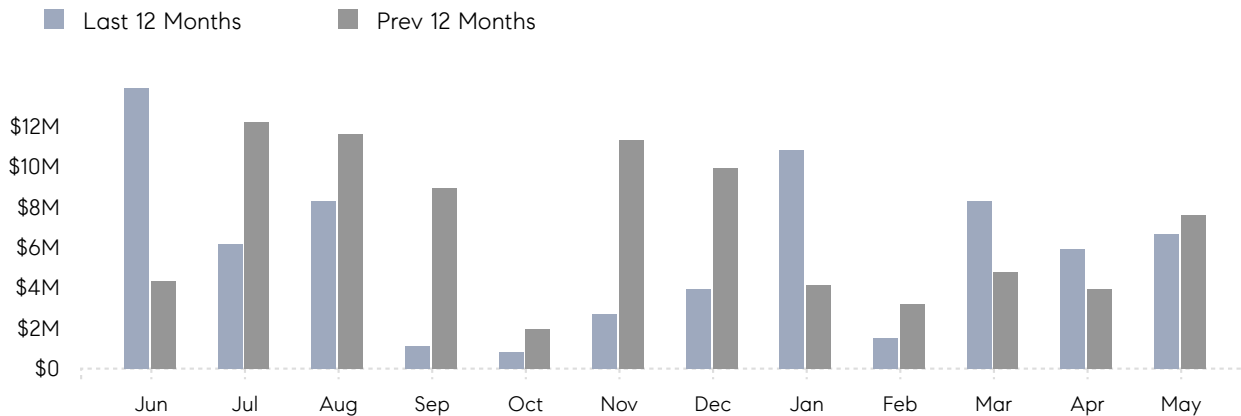
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	5	6	-16.7%
	SALES VOLUME	\$6,675,000	\$7,592,000	-12.1%
	AVERAGE PRICE	\$1,335,000	\$1,265,333	5.5%
	AVERAGE DOM	85	55	54.5%

Monthly Sales



Monthly Total Sales Volume



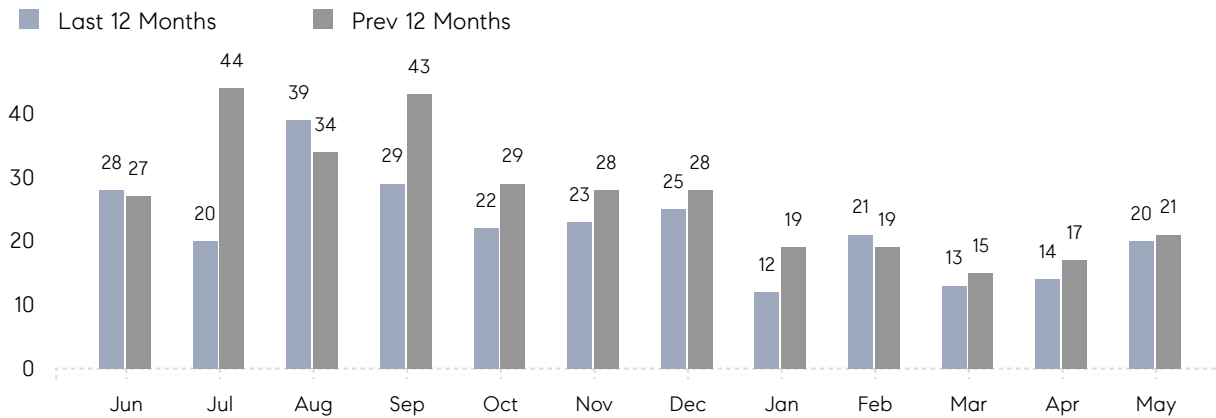
Commack

SUFFOLK, MAY 2023

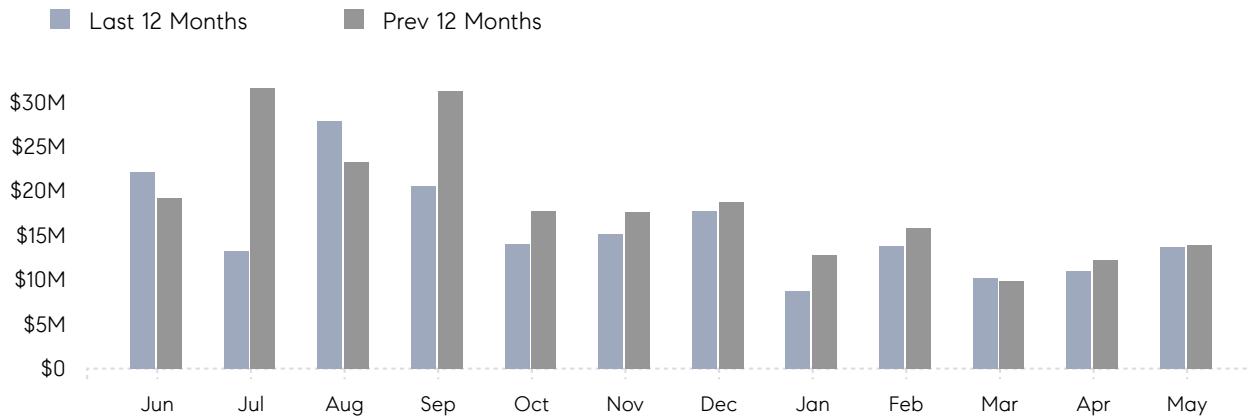
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	20	21	-4.8%
	SALES VOLUME	\$13,670,500	\$13,897,500	-1.6%
	AVERAGE PRICE	\$683,525	\$661,786	3.3%
	AVERAGE DOM	49	23	113.0%

Monthly Sales



Monthly Total Sales Volume



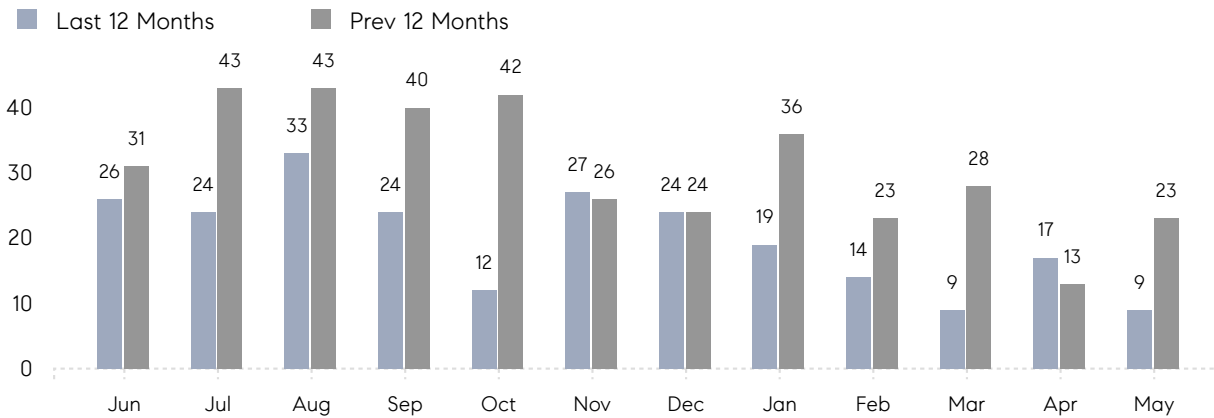
Dix Hills

SUFFOLK, MAY 2023

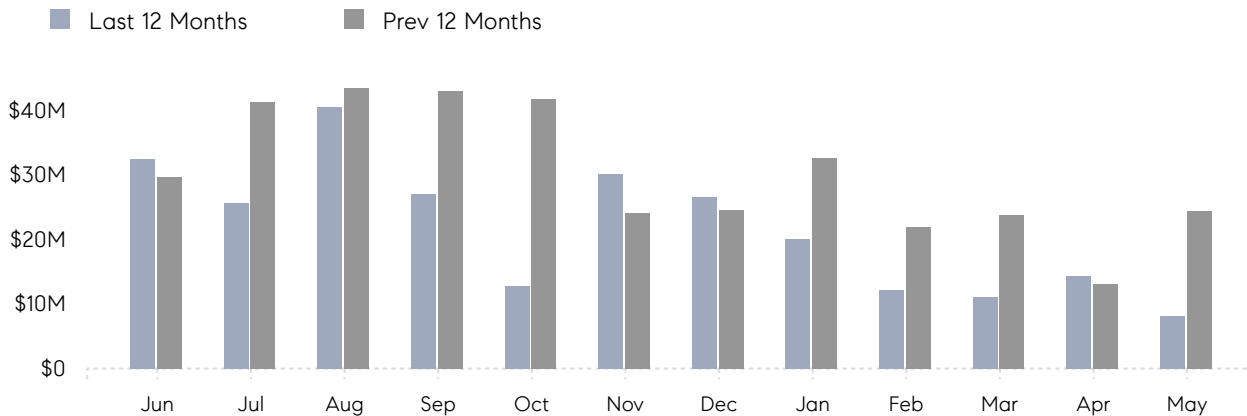
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	9	23	-60.9%
	SALES VOLUME	\$8,195,000	\$24,415,500	-66.4%
	AVERAGE PRICE	\$910,556	\$1,061,543	-14.2%
	AVERAGE DOM	35	70	-50.0%

Monthly Sales



Monthly Total Sales Volume



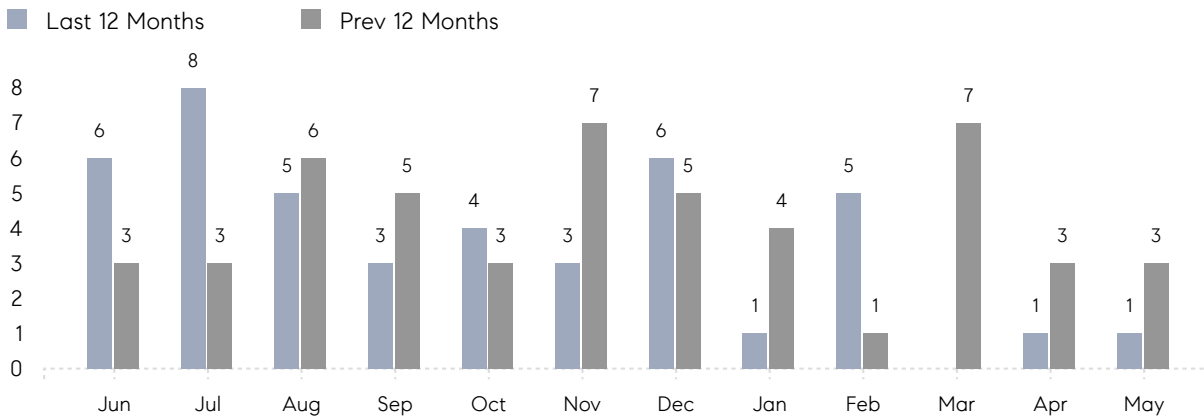
East Moriches

SUFFOLK, MAY 2023

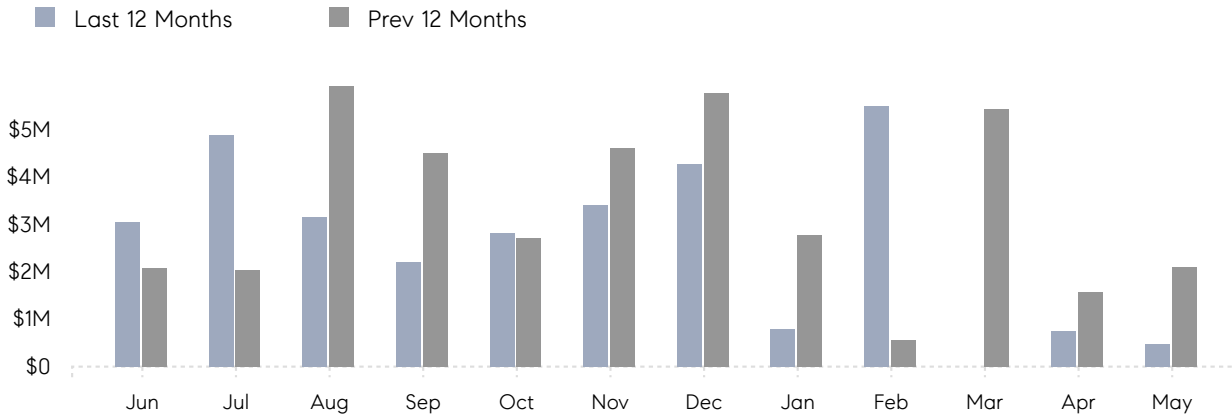
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	1	3	-66.7%
	SALES VOLUME	\$480,000	\$2,091,500	-77.0%
	AVERAGE PRICE	\$480,000	\$697,167	-31.1%
	AVERAGE DOM	17	125	-86.4%

Monthly Sales



Monthly Total Sales Volume



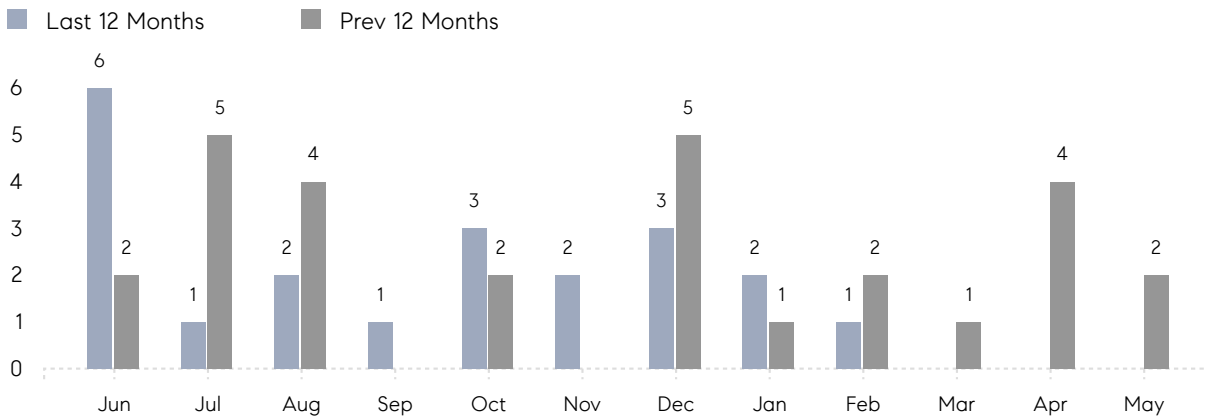
Fort Salonga

SUFFOLK, MAY 2023

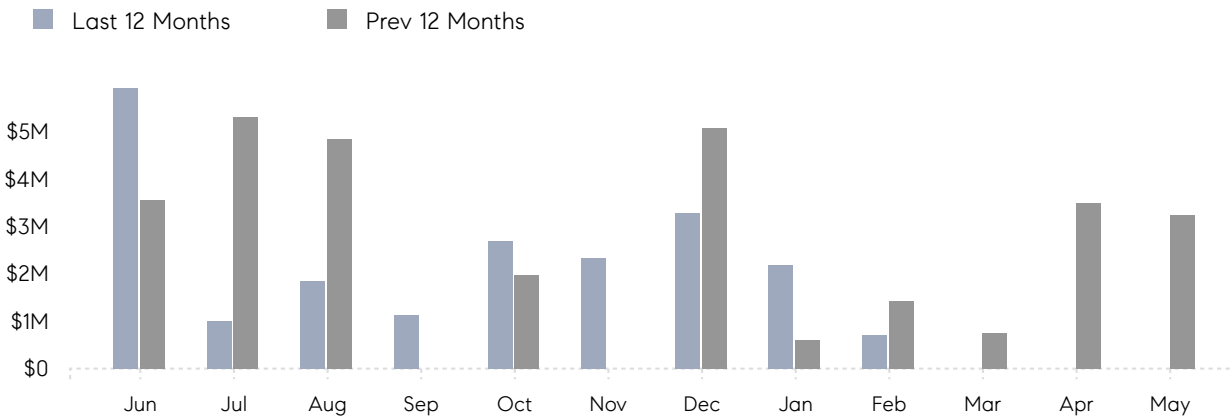
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	0	2	0.0%
	SALES VOLUME	\$0	\$3,250,000	-
	AVERAGE PRICE	\$0	\$1,625,000	-
	AVERAGE DOM	0	38	-

Monthly Sales



Monthly Total Sales Volume



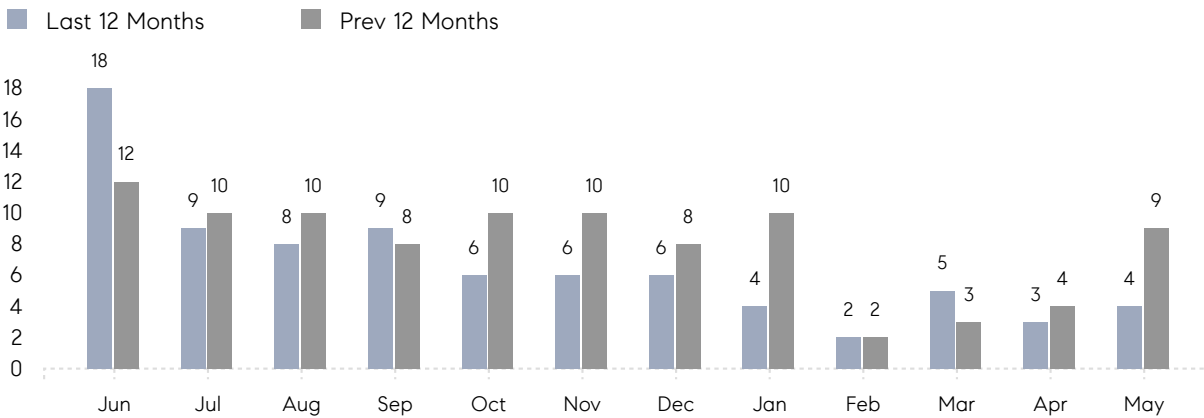
Greenlawn

SUFFOLK, MAY 2023

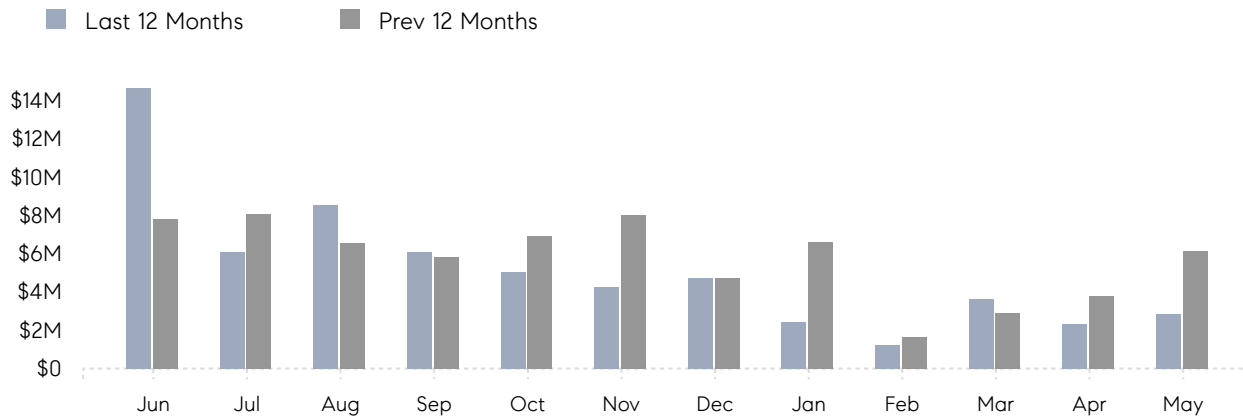
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	4	9	-55.6%
	SALES VOLUME	\$2,825,000	\$6,148,000	-54.1%
	AVERAGE PRICE	\$706,250	\$683,111	3.4%
	AVERAGE DOM	114	19	500.0%

Monthly Sales



Monthly Total Sales Volume



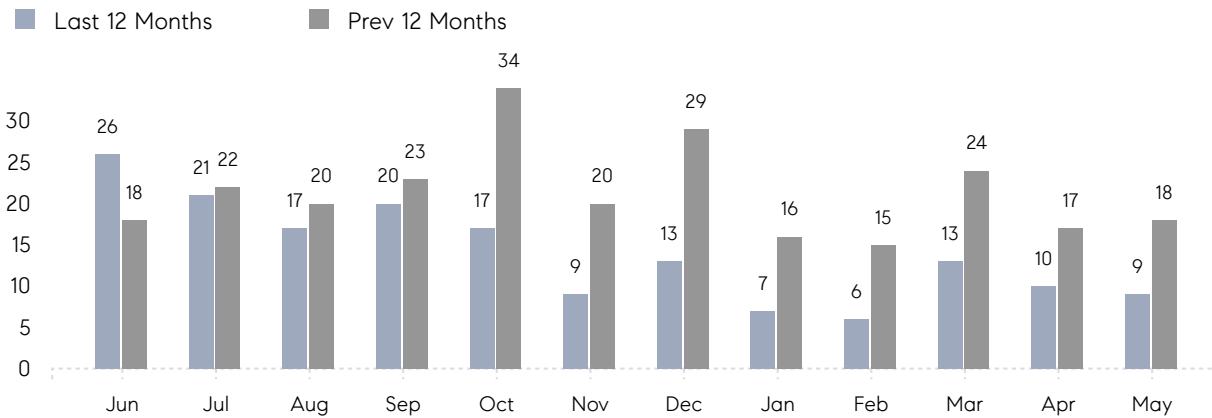
Holbrook

SUFFOLK, MAY 2023

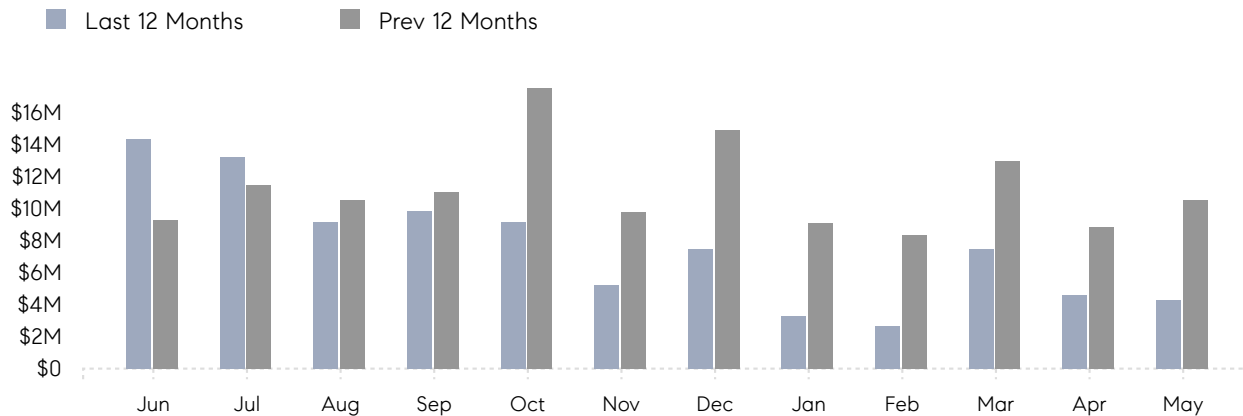
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	9	18	-50.0%
	SALES VOLUME	\$4,256,000	\$10,539,000	-59.6%
	AVERAGE PRICE	\$472,889	\$585,500	-19.2%
	AVERAGE DOM	90	35	157.1%

Monthly Sales



Monthly Total Sales Volume



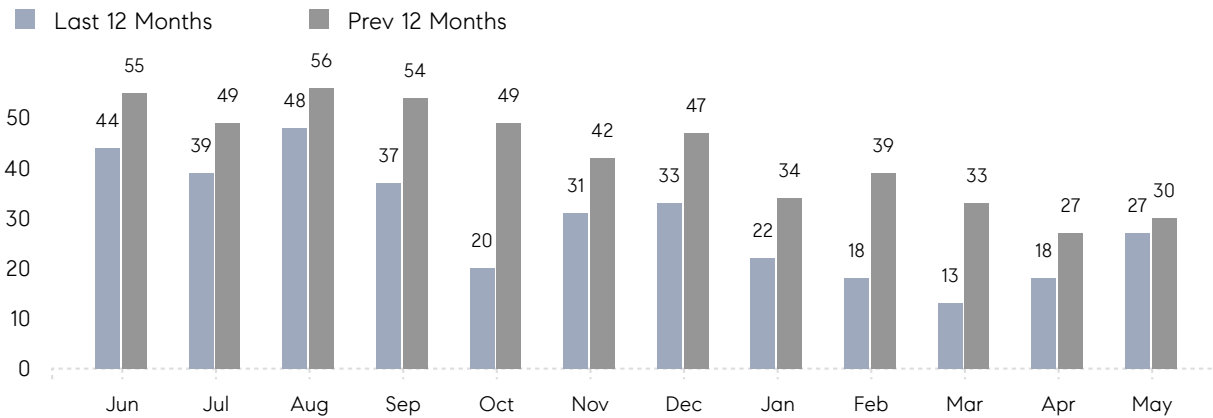
Huntington

SUFFOLK, MAY 2023

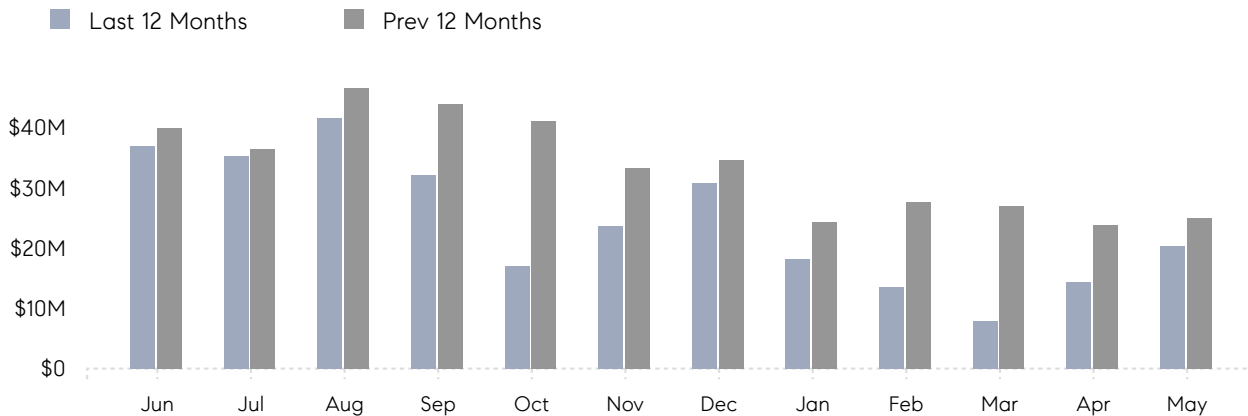
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	27	30	-10.0%
	SALES VOLUME	\$20,371,277	\$25,097,500	-18.8%
	AVERAGE PRICE	\$754,492	\$836,583	-9.8%
	AVERAGE DOM	46	29	58.6%

Monthly Sales



Monthly Total Sales Volume



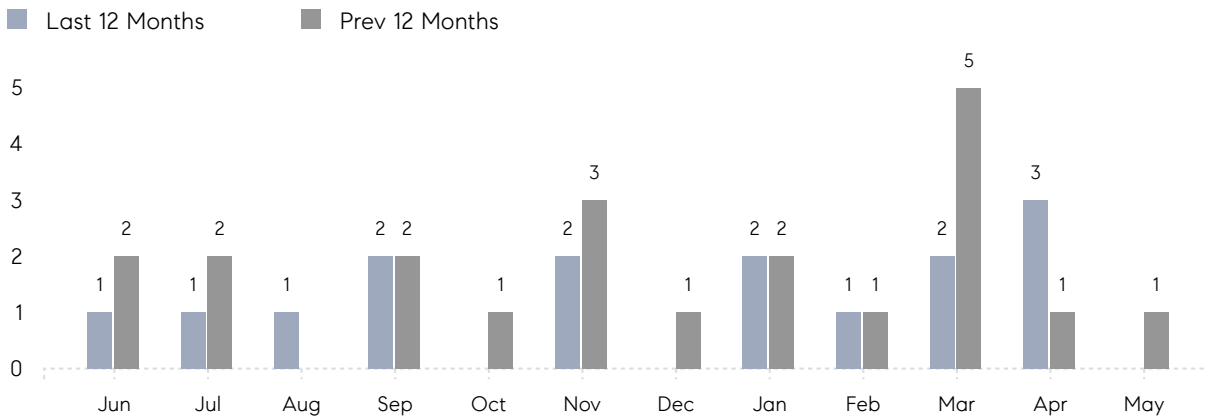
Huntington Bay

SUFFOLK, MAY 2023

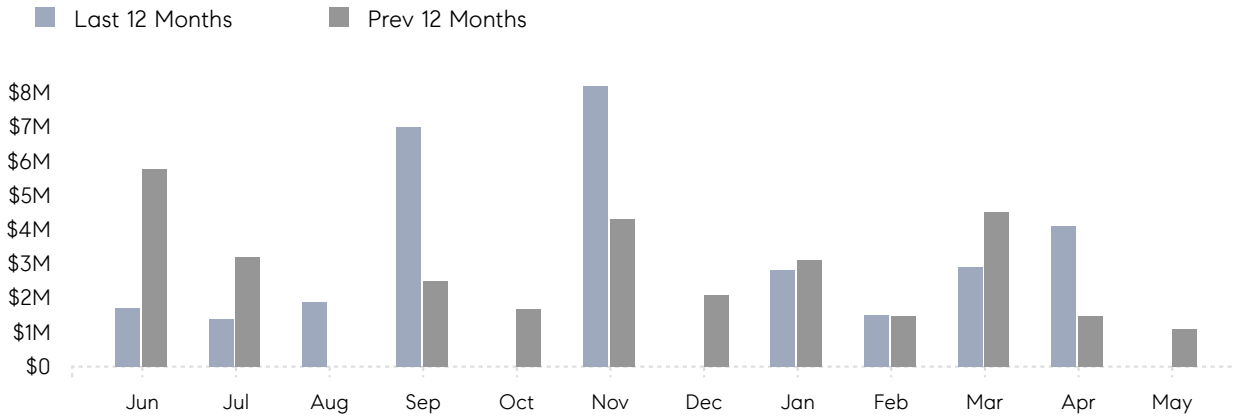
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	0	1	0.0%
	SALES VOLUME	\$0	\$1,085,000	-
	AVERAGE PRICE	\$0	\$1,085,000	-
	AVERAGE DOM	0	21	-

Monthly Sales



Monthly Total Sales Volume



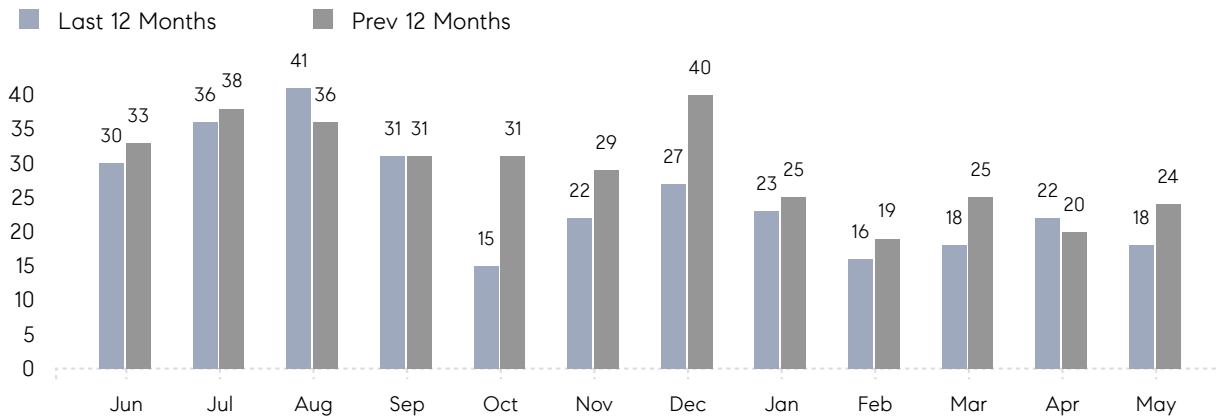
Huntington Station

SUFFOLK, MAY 2023

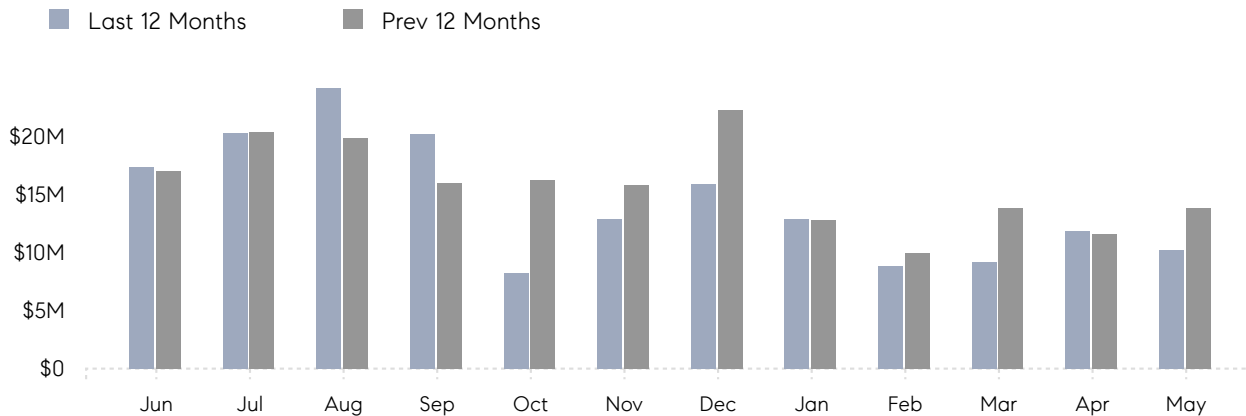
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	18	24	-25.0%
	SALES VOLUME	\$10,205,000	\$13,831,500	-26.2%
	AVERAGE PRICE	\$566,944	\$576,313	-1.6%
	AVERAGE DOM	55	31	77.4%

Monthly Sales



Monthly Total Sales Volume



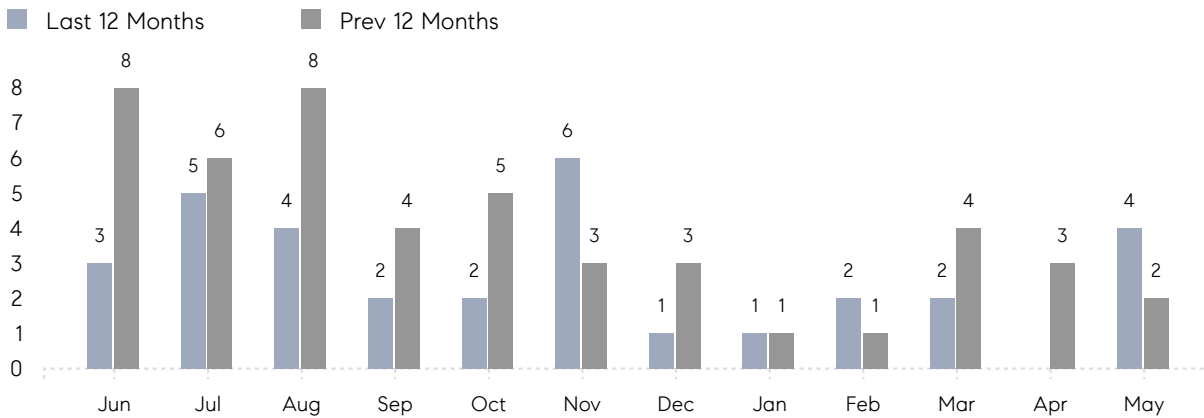
Lloyd Harbor

SUFFOLK, MAY 2023

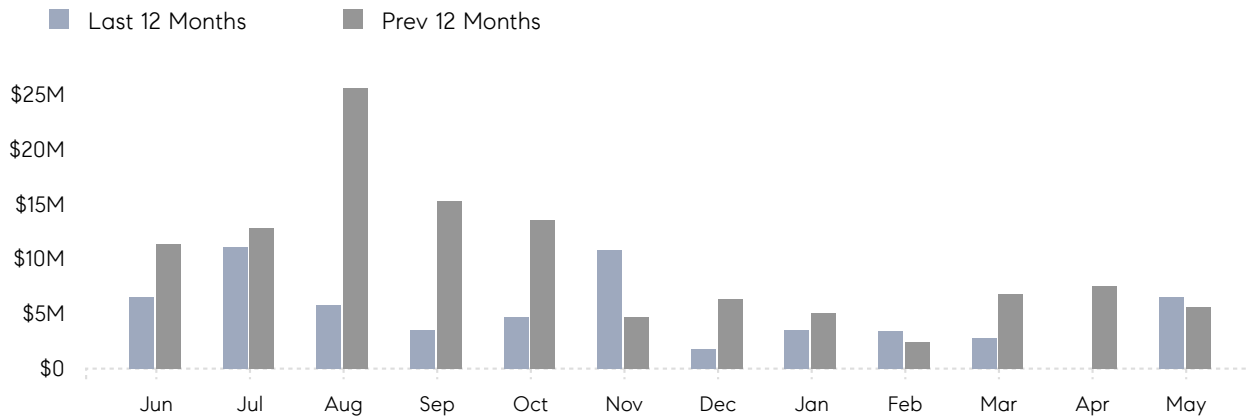
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	4	2	100.0%
	SALES VOLUME	\$6,576,000	\$5,588,500	17.7%
	AVERAGE PRICE	\$1,644,000	\$2,794,250	-41.2%
	AVERAGE DOM	128	9	1,322.2%

Monthly Sales



Monthly Total Sales Volume



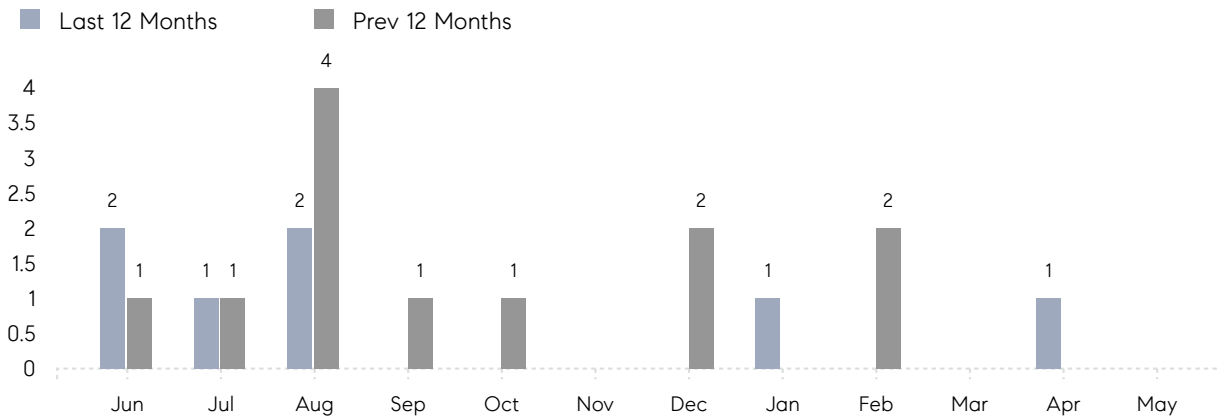
Lloyd Neck

SUFFOLK, MAY 2023

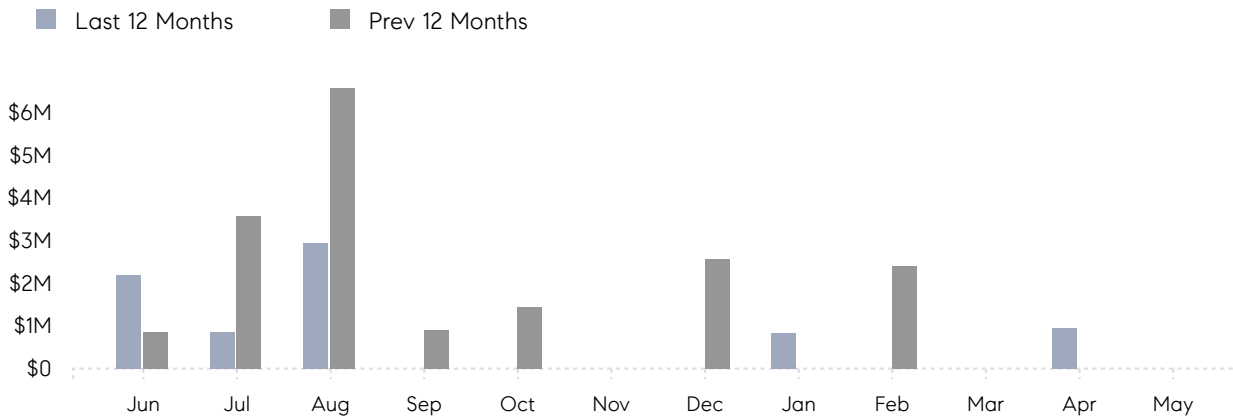
Property Statistics

		May 2023	May 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



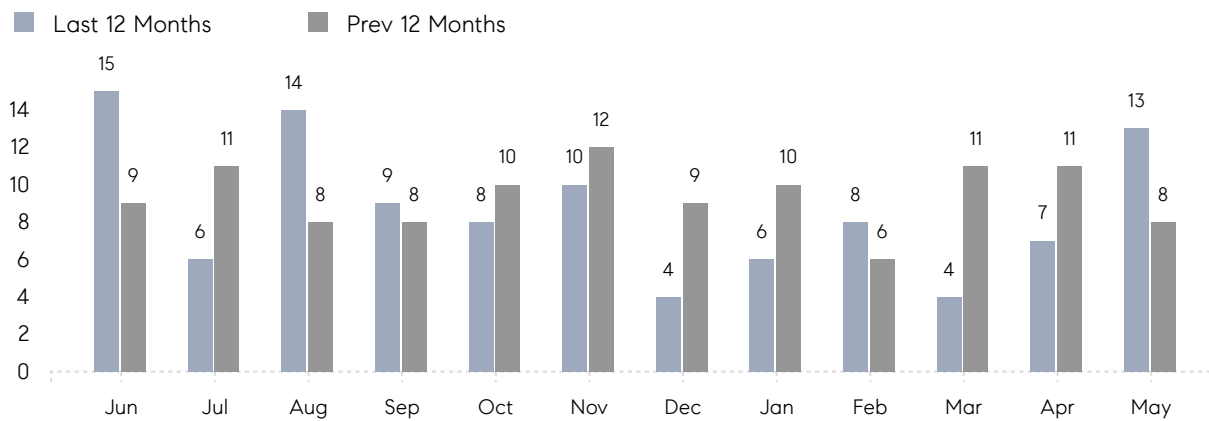
Manorville

SUFFOLK, MAY 2023

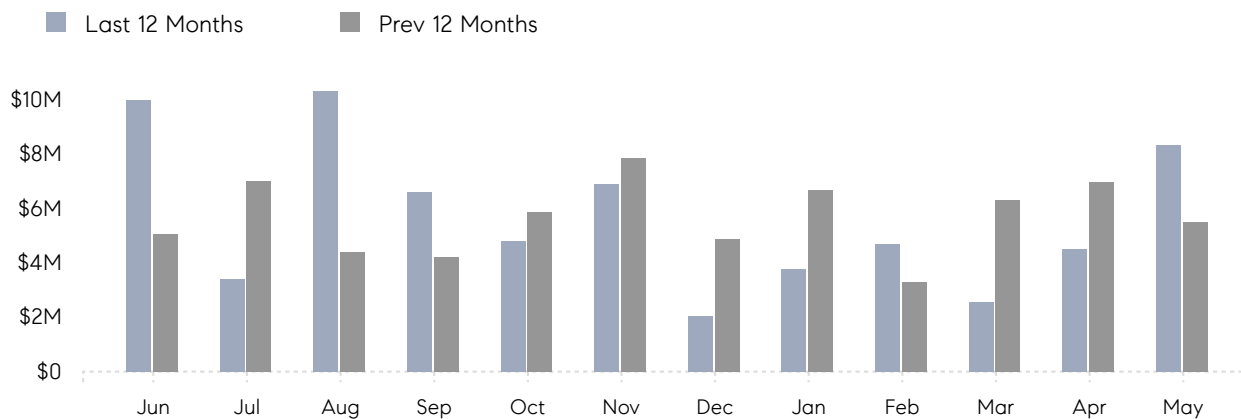
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	13	8	62.5%
	SALES VOLUME	\$8,318,250	\$5,500,990	51.2%
	AVERAGE PRICE	\$639,865	\$687,624	-6.9%
	AVERAGE DOM	66	70	-5.7%

Monthly Sales



Monthly Total Sales Volume



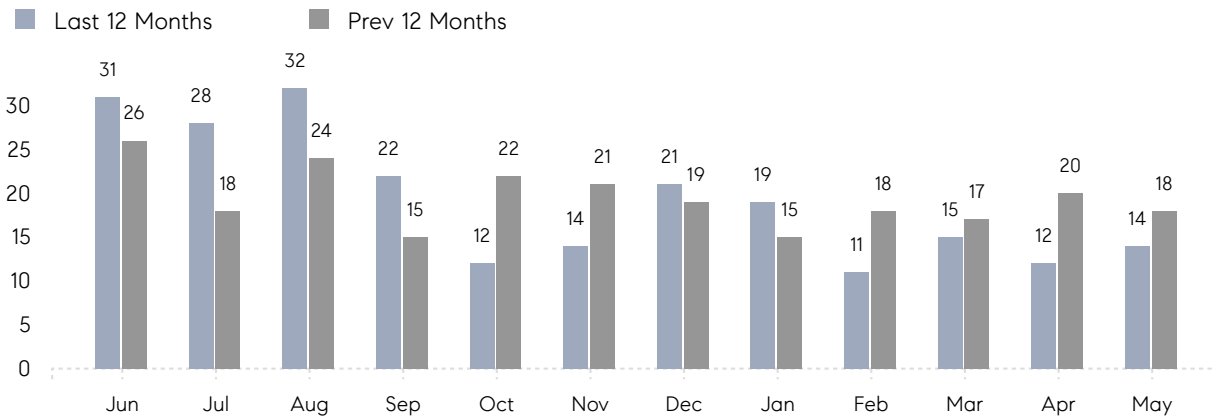
Mastic

SUFFOLK, MAY 2023

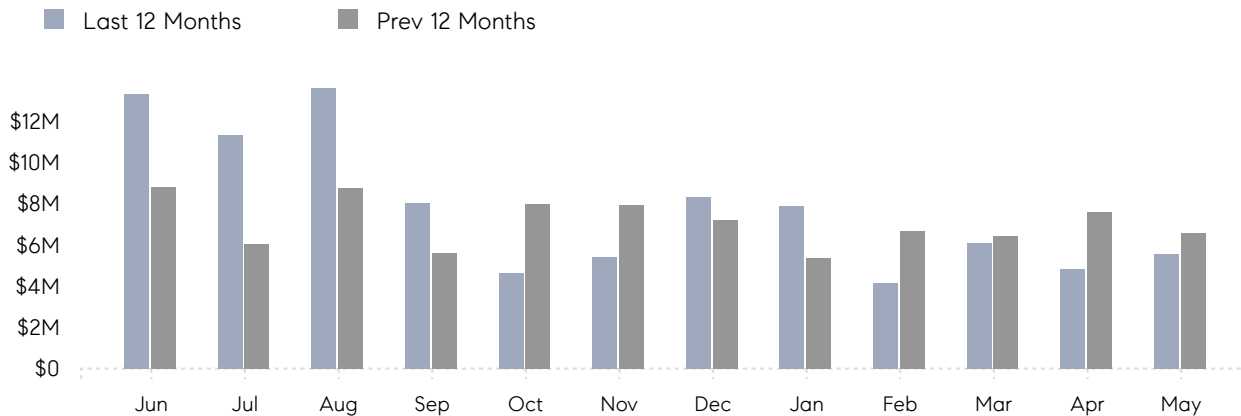
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	14	18	-22.2%
	SALES VOLUME	\$5,573,000	\$6,580,100	-15.3%
	AVERAGE PRICE	\$398,071	\$365,561	8.9%
	AVERAGE DOM	56	75	-25.3%

Monthly Sales



Monthly Total Sales Volume



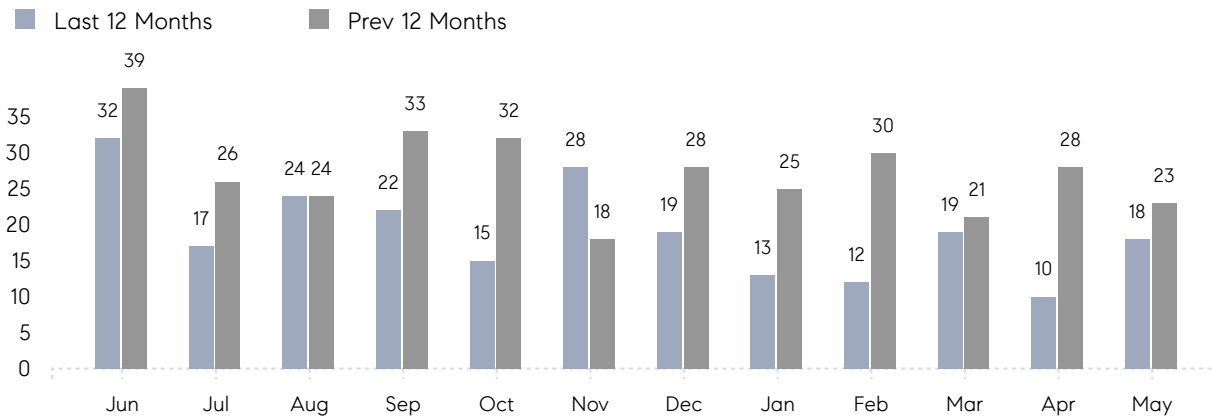
Mastic Beach

SUFFOLK, MAY 2023

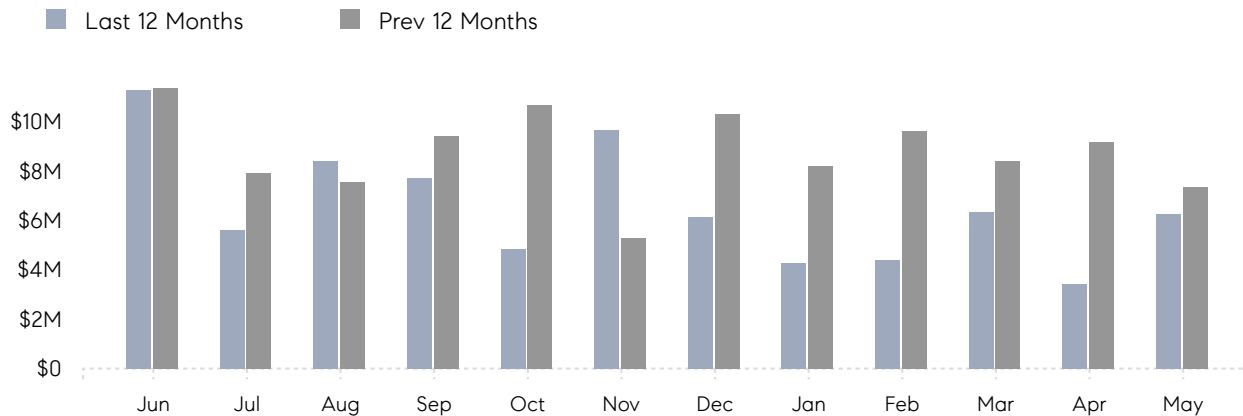
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	18	23	-21.7%
	SALES VOLUME	\$6,253,000	\$7,349,350	-14.9%
	AVERAGE PRICE	\$347,389	\$319,537	8.7%
	AVERAGE DOM	117	83	41.0%

Monthly Sales



Monthly Total Sales Volume



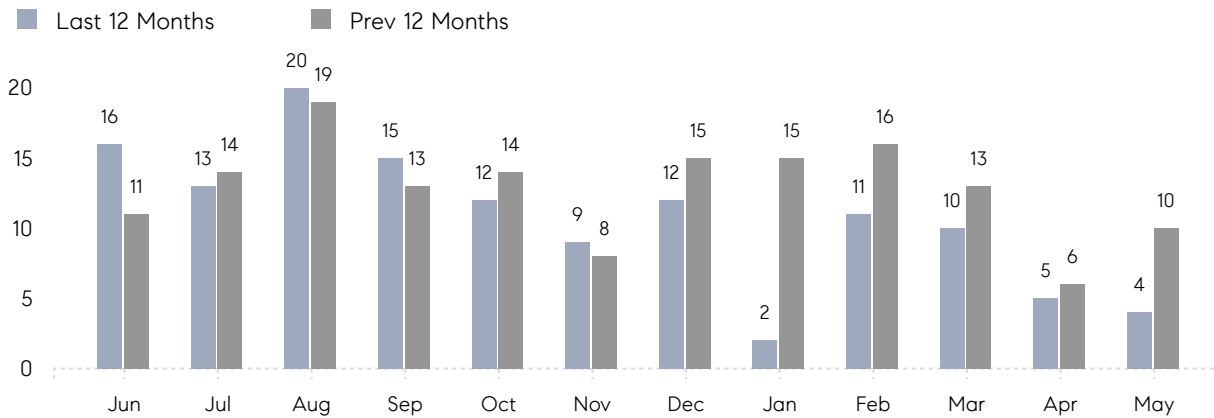
Melville

SUFFOLK, MAY 2023

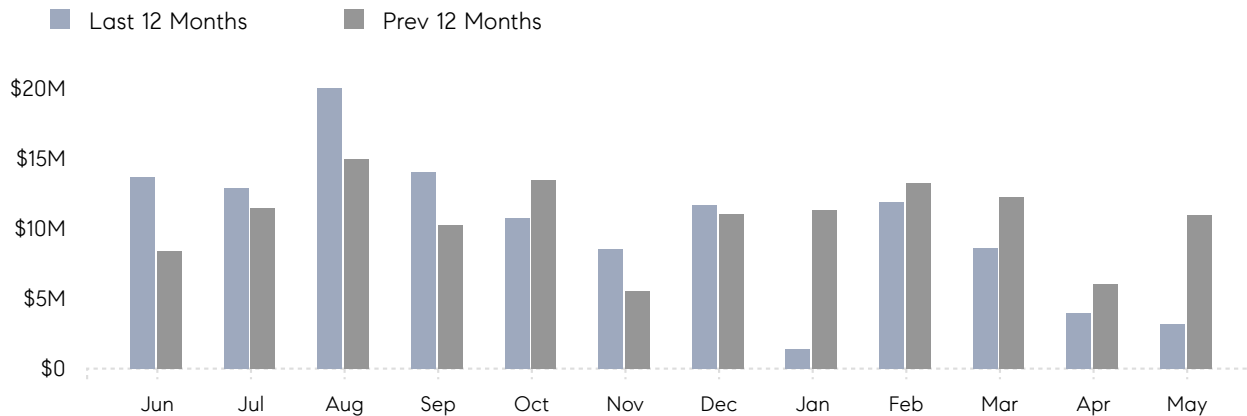
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	4	10	-60.0%
	SALES VOLUME	\$3,161,000	\$11,007,000	-71.3%
	AVERAGE PRICE	\$790,250	\$1,100,700	-28.2%
	AVERAGE DOM	51	53	-3.8%

Monthly Sales



Monthly Total Sales Volume



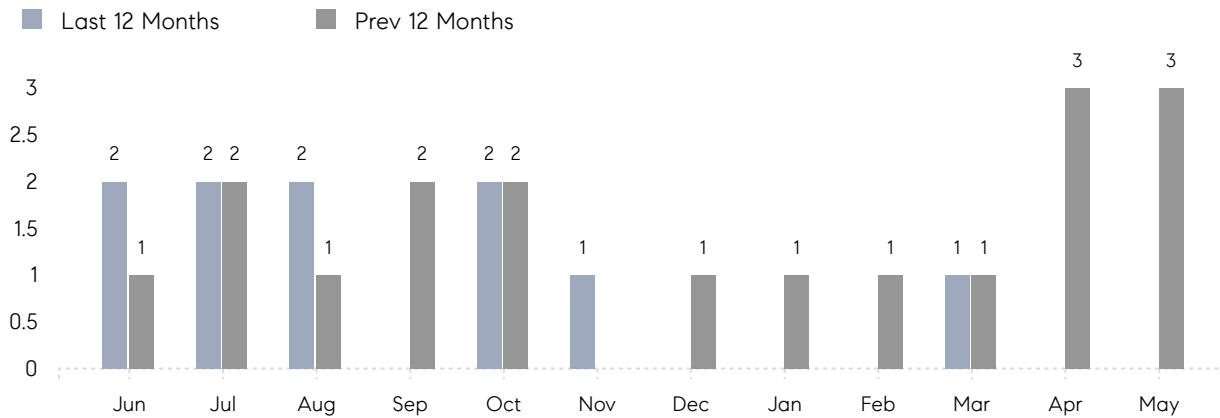
Moriches

SUFFOLK, MAY 2023

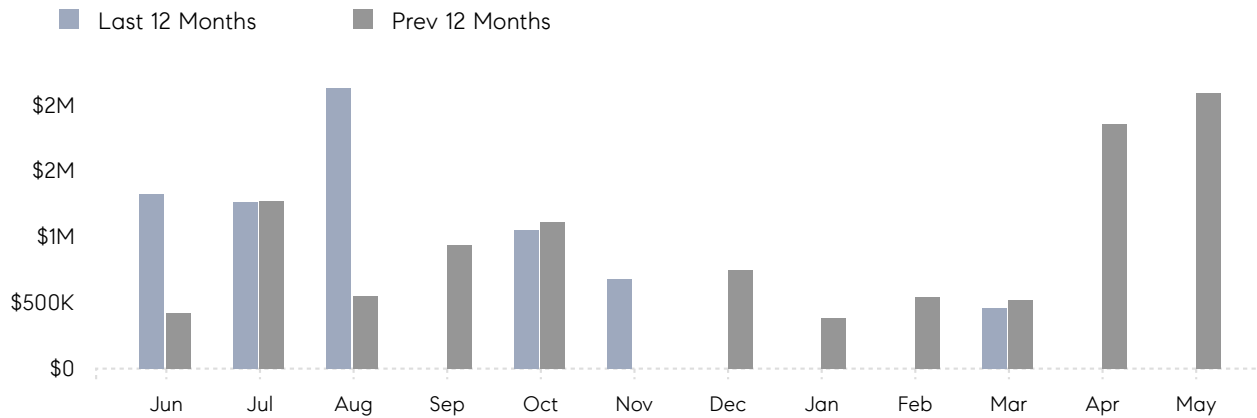
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	0	3	0.0%
	SALES VOLUME	\$0	\$2,094,000	-
	AVERAGE PRICE	\$0	\$698,000	-
	AVERAGE DOM	0	30	-

Monthly Sales



Monthly Total Sales Volume



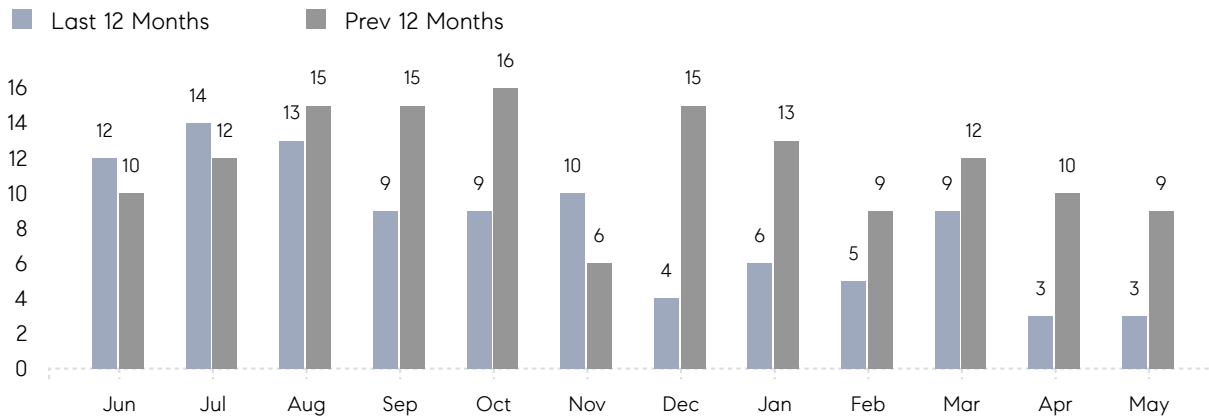
Mount Sinai

SUFFOLK, MAY 2023

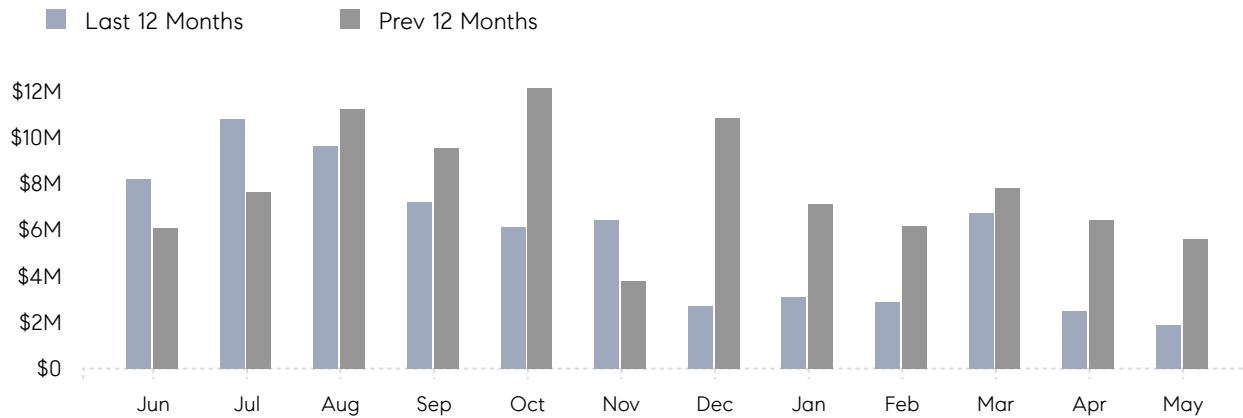
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	3	9	-66.7%
	SALES VOLUME	\$1,896,000	\$5,587,800	-66.1%
	AVERAGE PRICE	\$632,000	\$620,867	1.8%
	AVERAGE DOM	66	37	78.4%

Monthly Sales



Monthly Total Sales Volume



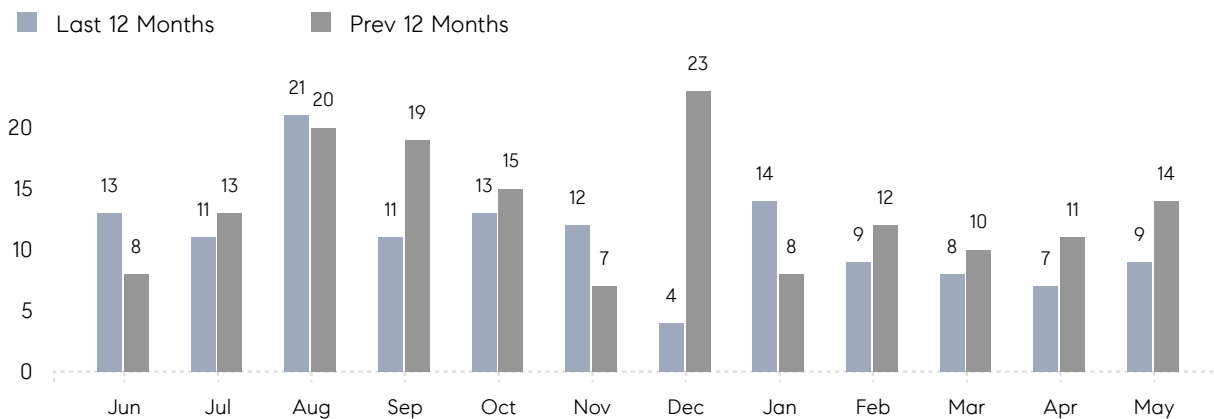
Nesconset

SUFFOLK, MAY 2023

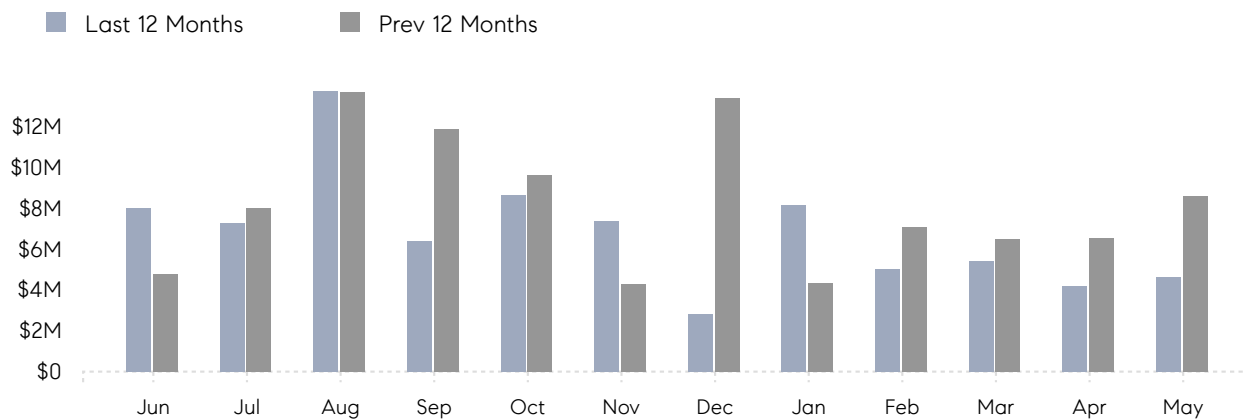
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	9	14	-35.7%
	SALES VOLUME	\$4,620,000	\$8,633,000	-46.5%
	AVERAGE PRICE	\$513,333	\$616,643	-16.8%
	AVERAGE DOM	58	33	75.8%

Monthly Sales



Monthly Total Sales Volume



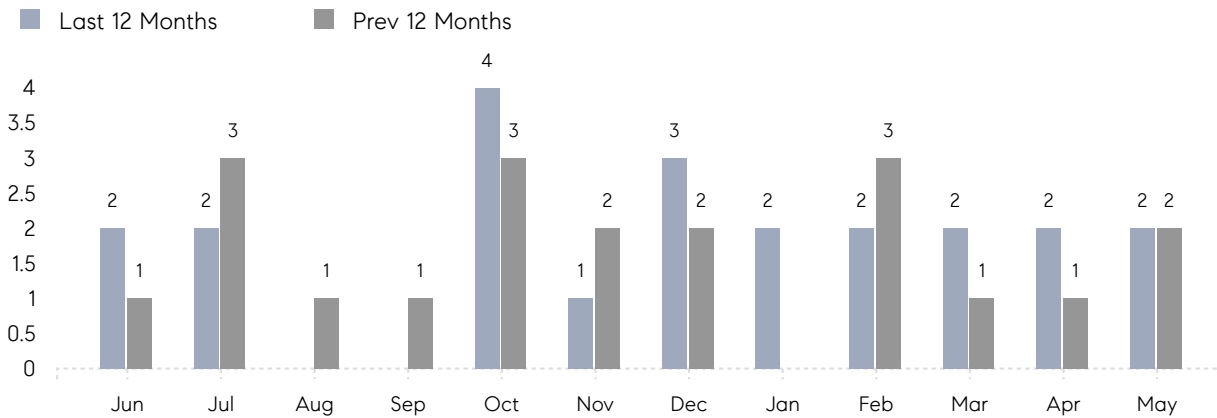
Nissequogue

SUFFOLK, MAY 2023

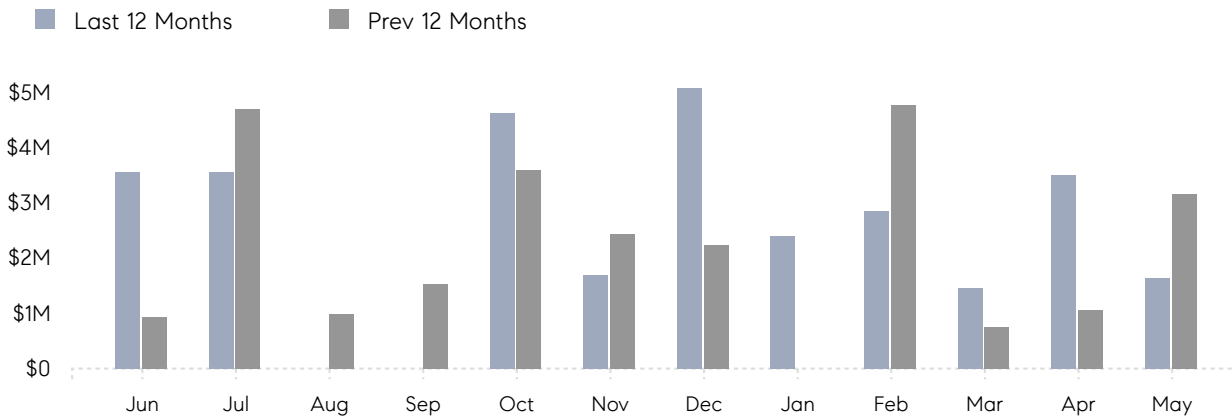
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	2	2	0.0%
	SALES VOLUME	\$1,632,490	\$3,149,000	-48.2%
	AVERAGE PRICE	\$816,245	\$1,574,500	-48.2%
	AVERAGE DOM	24	25	-4.0%

Monthly Sales



Monthly Total Sales Volume



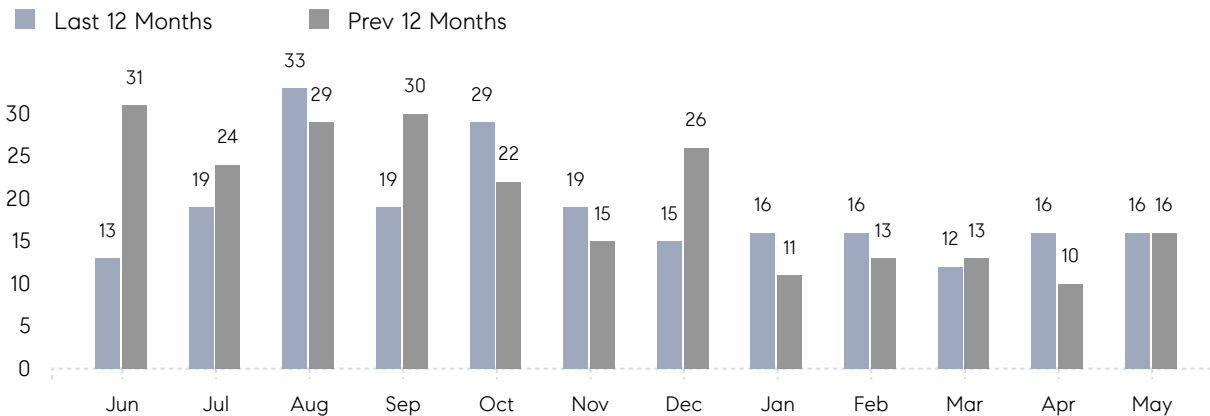
Northport

SUFFOLK, MAY 2023

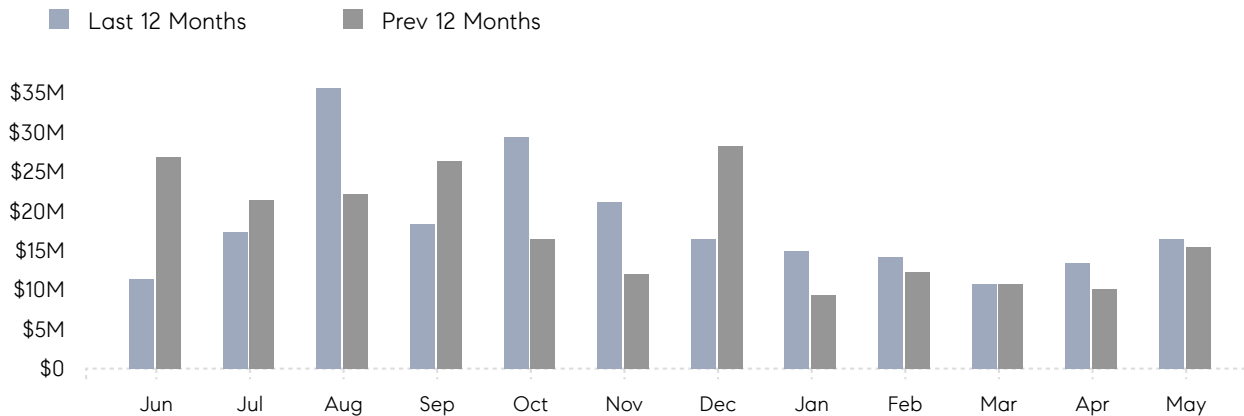
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	16	16	0.0%
	SALES VOLUME	\$16,516,000	\$15,380,704	7.4%
	AVERAGE PRICE	\$1,032,250	\$961,294	7.4%
	AVERAGE DOM	67	47	42.6%

Monthly Sales



Monthly Total Sales Volume



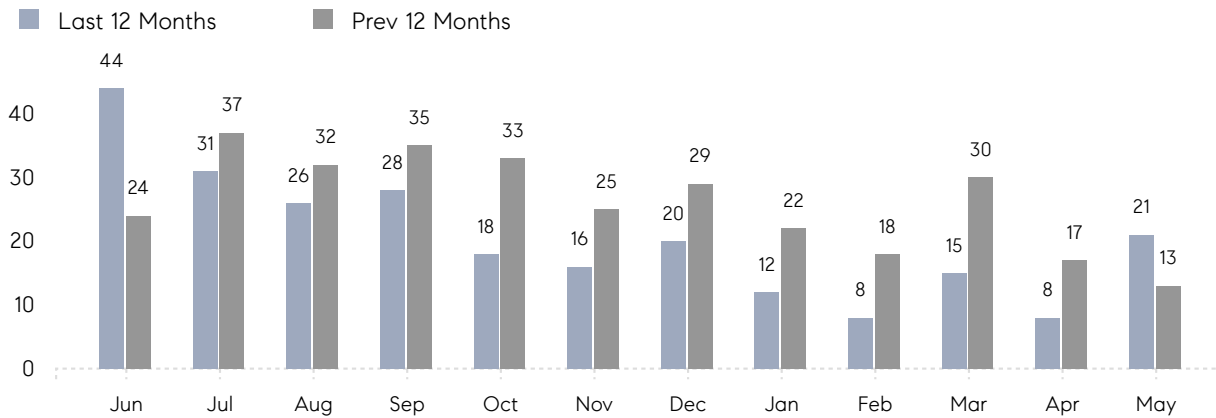
East Northport

SUFFOLK, MAY 2023

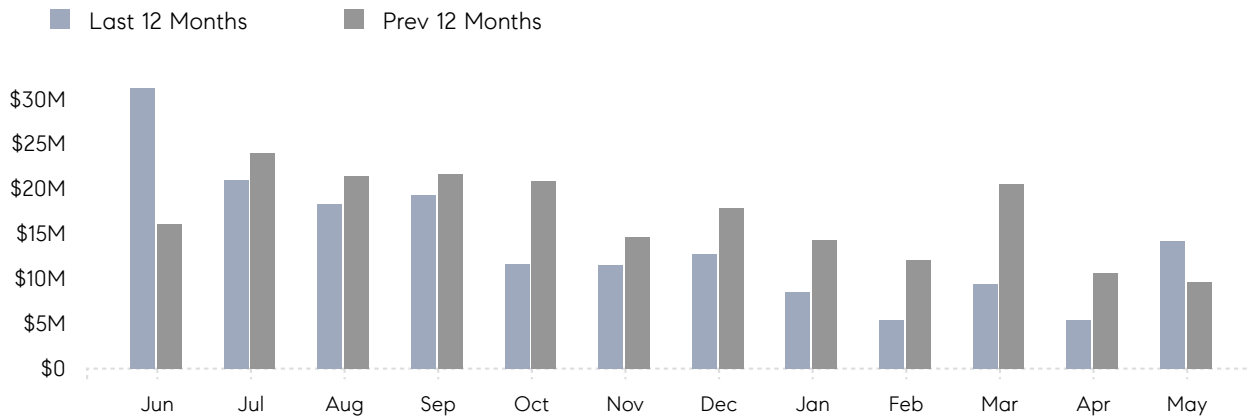
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	21	13	61.5%
	SALES VOLUME	\$14,152,000	\$9,620,000	47.1%
	AVERAGE PRICE	\$673,905	\$740,000	-8.9%
	AVERAGE DOM	29	29	0.0%

Monthly Sales



Monthly Total Sales Volume



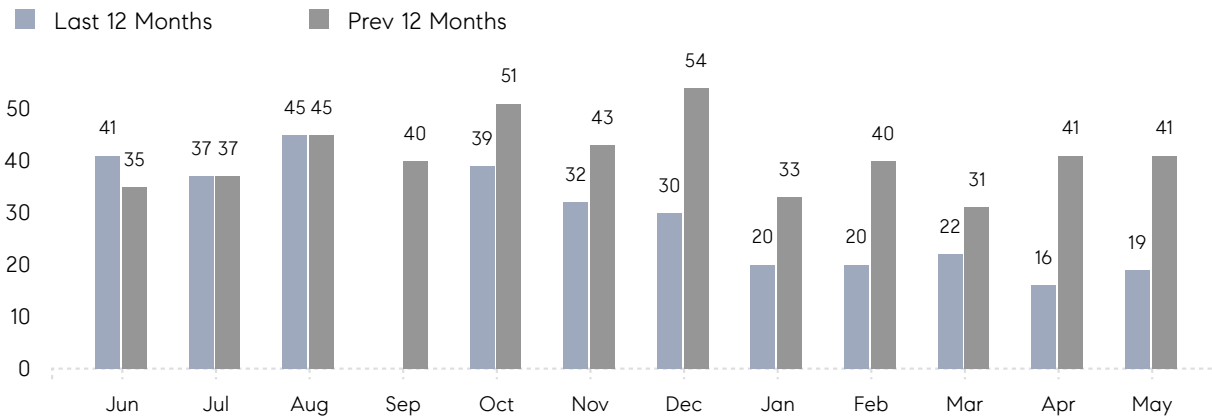
Patchogue

SUFFOLK, MAY 2023

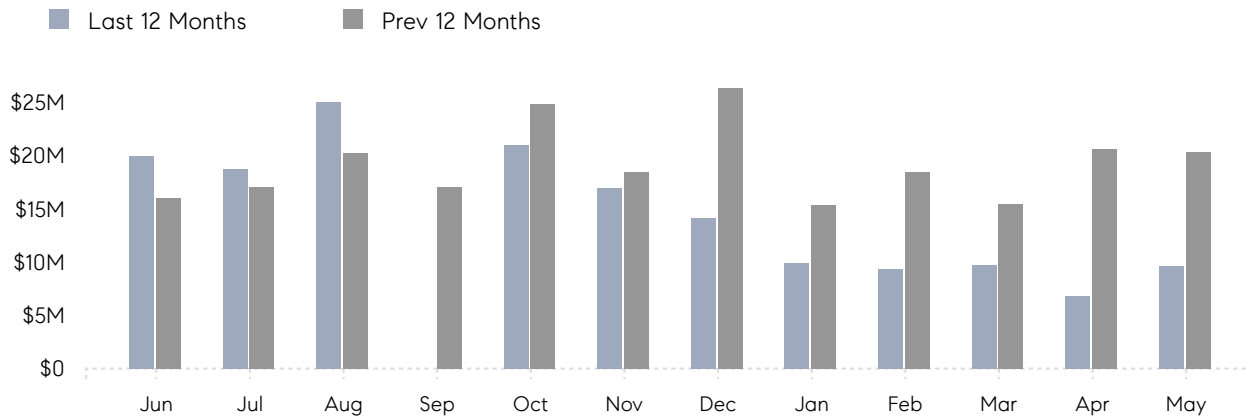
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	19	41	-53.7%
	SALES VOLUME	\$9,644,500	\$20,364,710	-52.6%
	AVERAGE PRICE	\$507,605	\$496,700	2.2%
	AVERAGE DOM	47	51	-7.8%

Monthly Sales



Monthly Total Sales Volume



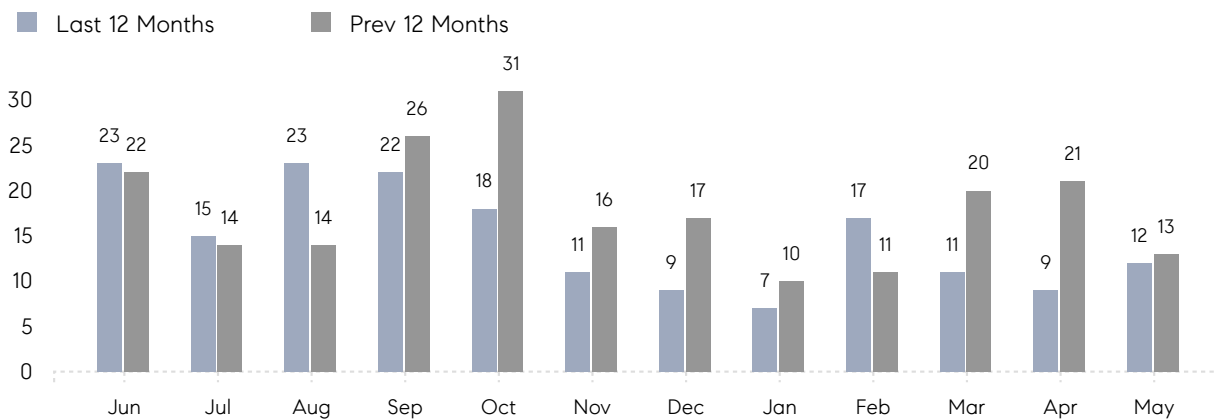
Riverhead

SUFFOLK, MAY 2023

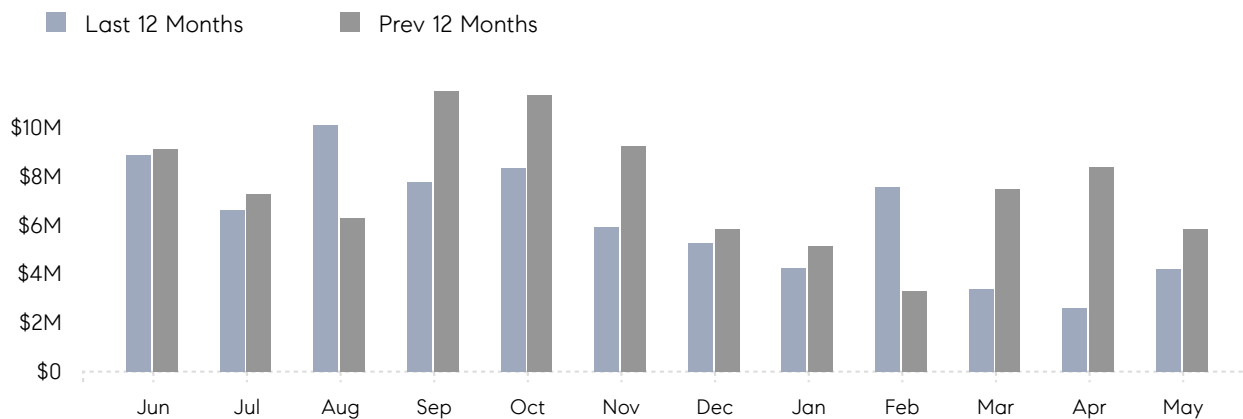
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	12	13	-7.7%
	SALES VOLUME	\$4,212,399	\$5,859,550	-28.1%
	AVERAGE PRICE	\$351,033	\$450,735	-22.1%
	AVERAGE DOM	68	76	-10.5%

Monthly Sales



Monthly Total Sales Volume



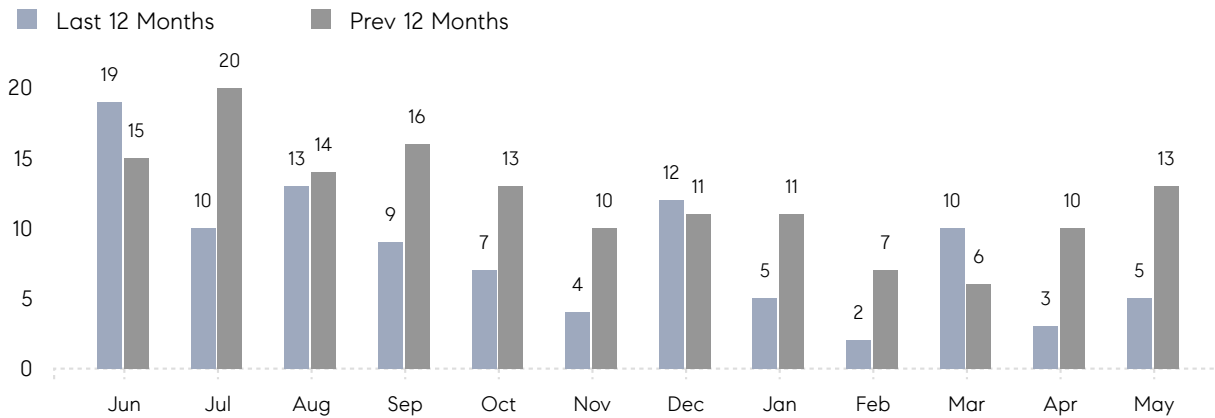
Saint James

SUFFOLK, MAY 2023

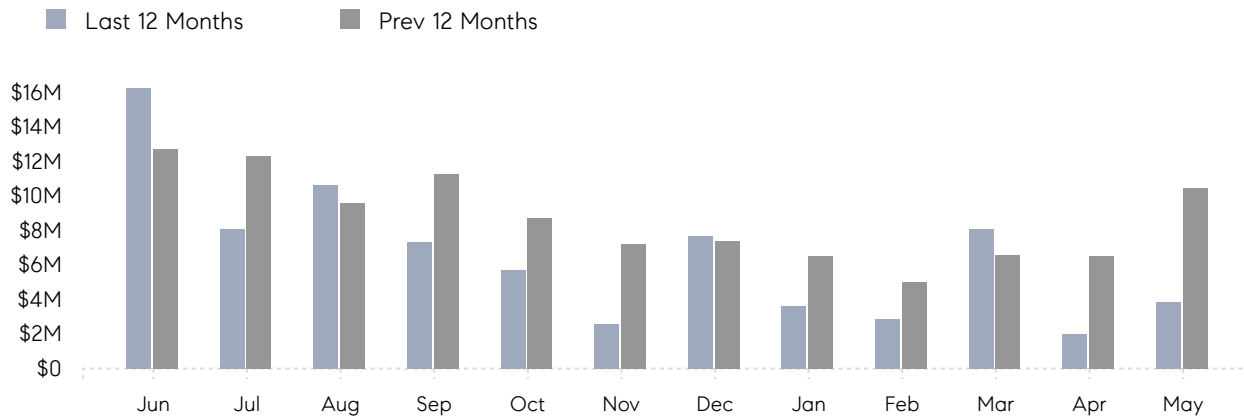
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	5	13	-61.5%
	SALES VOLUME	\$3,832,000	\$10,464,000	-63.4%
	AVERAGE PRICE	\$766,400	\$804,923	-4.8%
	AVERAGE DOM	26	27	-3.7%

Monthly Sales



Monthly Total Sales Volume



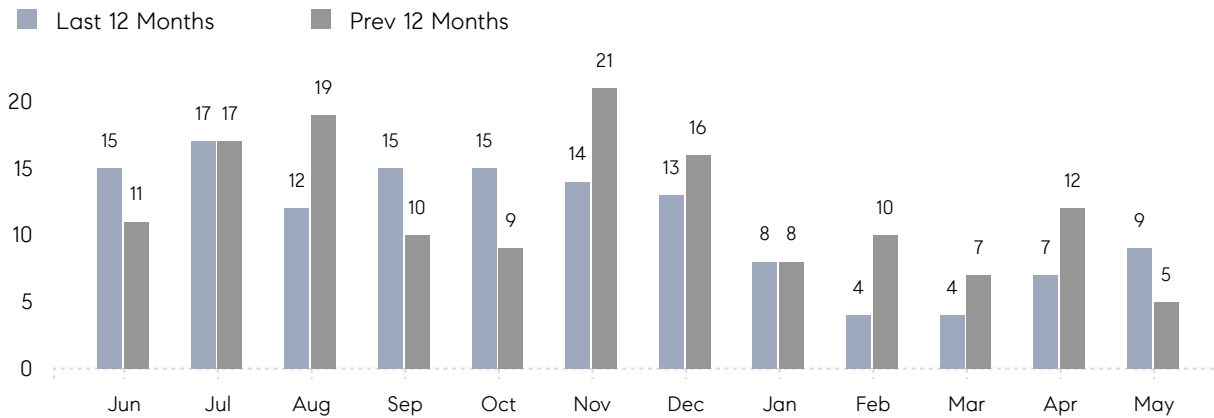
Sayville

SUFFOLK, MAY 2023

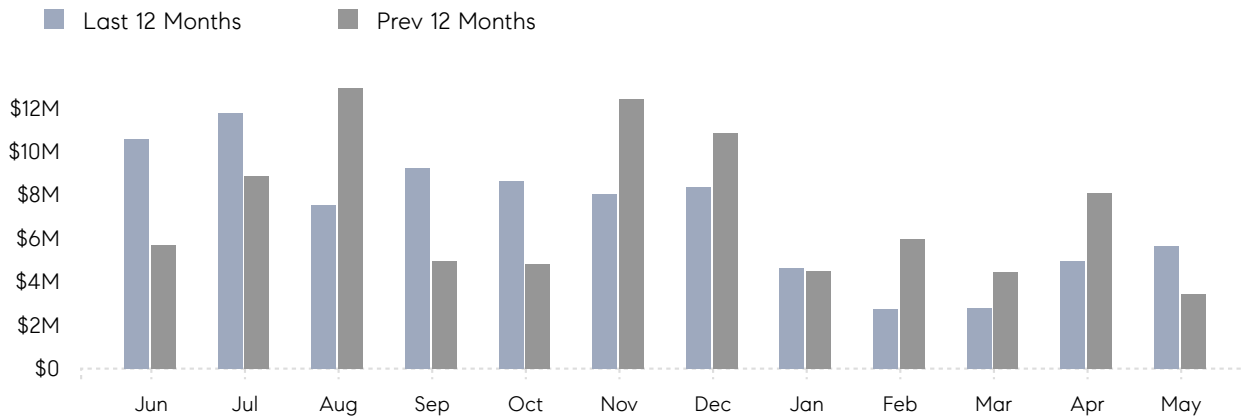
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	9	5	80.0%
	SALES VOLUME	\$5,637,500	\$3,452,000	63.3%
	AVERAGE PRICE	\$626,389	\$690,400	-9.3%
	AVERAGE DOM	56	12	366.7%

Monthly Sales



Monthly Total Sales Volume



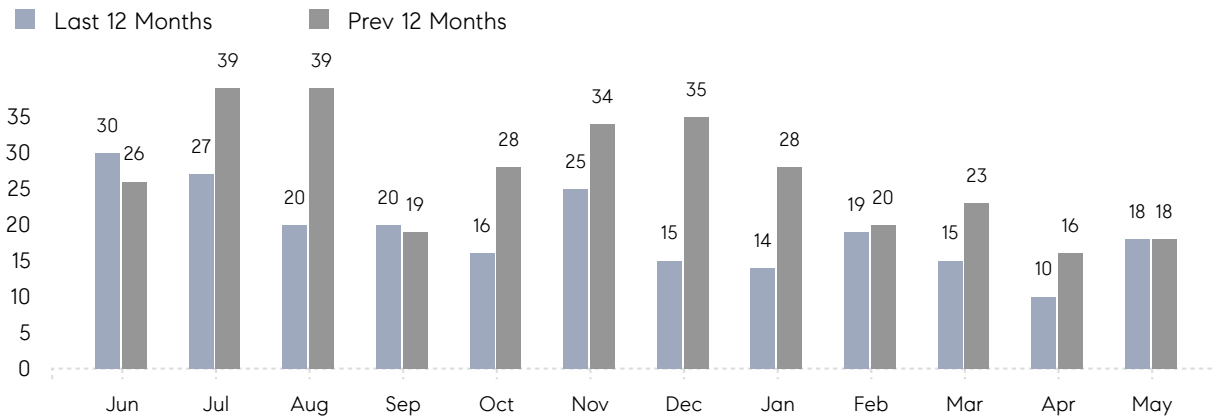
Selden

SUFFOLK, MAY 2023

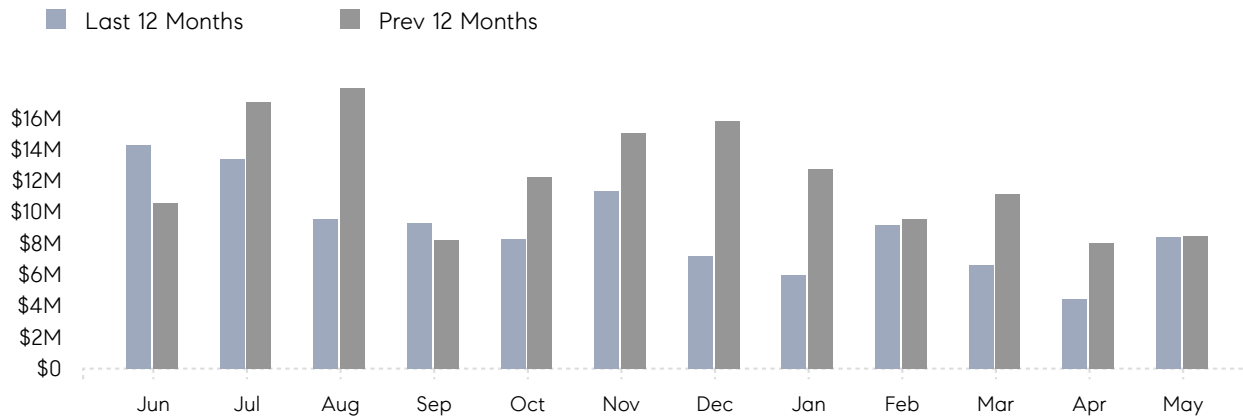
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	18	18	0.0%
	SALES VOLUME	\$8,414,400	\$8,438,000	-0.3%
	AVERAGE PRICE	\$467,467	\$468,778	-0.3%
	AVERAGE DOM	50	45	11.1%

Monthly Sales



Monthly Total Sales Volume



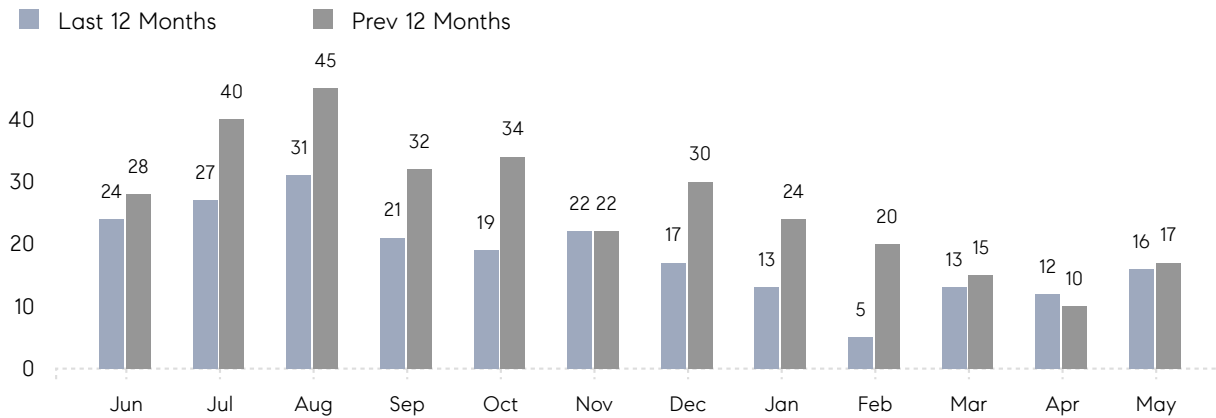
Setauket

SUFFOLK, MAY 2023

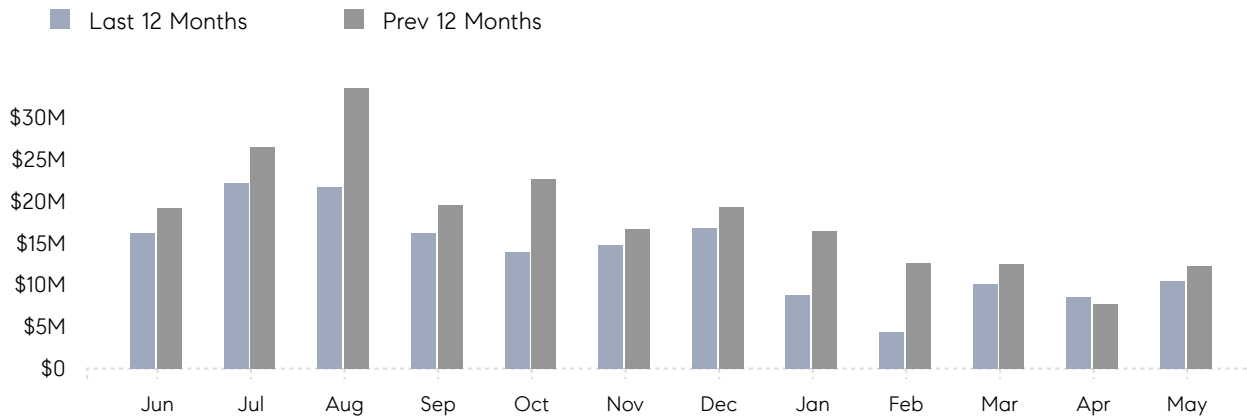
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	16	17	-5.9%
	SALES VOLUME	\$10,442,000	\$12,275,000	-14.9%
	AVERAGE PRICE	\$652,625	\$722,059	-9.6%
	AVERAGE DOM	50	48	4.2%

Monthly Sales



Monthly Total Sales Volume



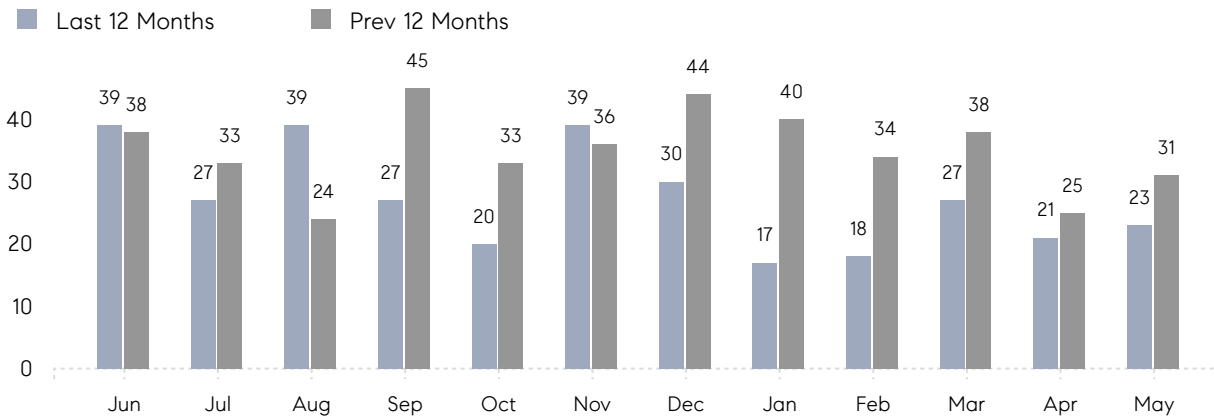
Shirley

SUFFOLK, MAY 2023

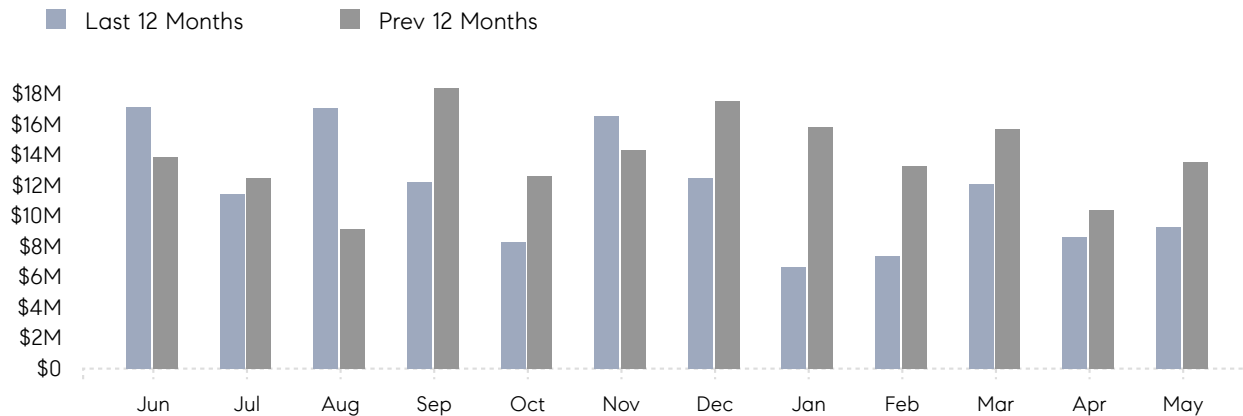
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	23	31	-25.8%
	SALES VOLUME	\$9,264,944	\$13,551,500	-31.6%
	AVERAGE PRICE	\$402,824	\$437,145	-7.9%
	AVERAGE DOM	43	40	7.5%

Monthly Sales



Monthly Total Sales Volume



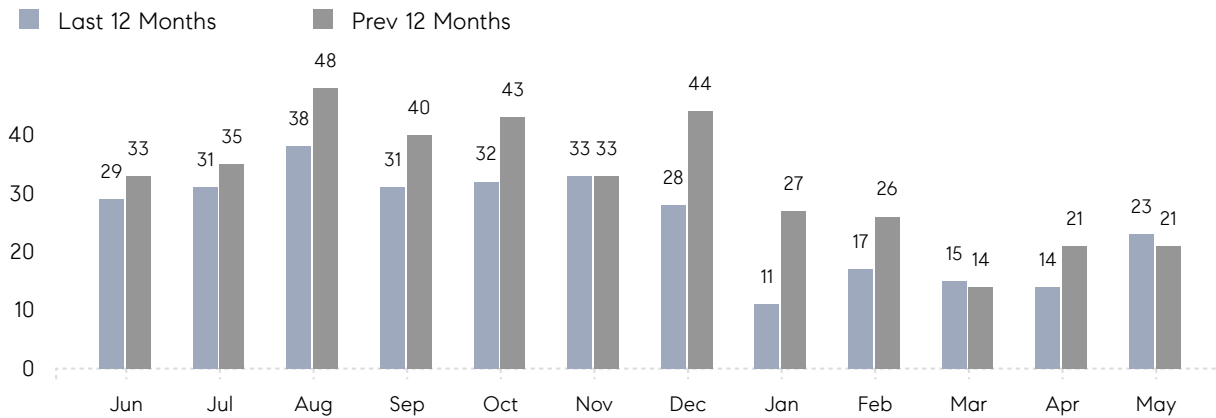
Smithtown

SUFFOLK, MAY 2023

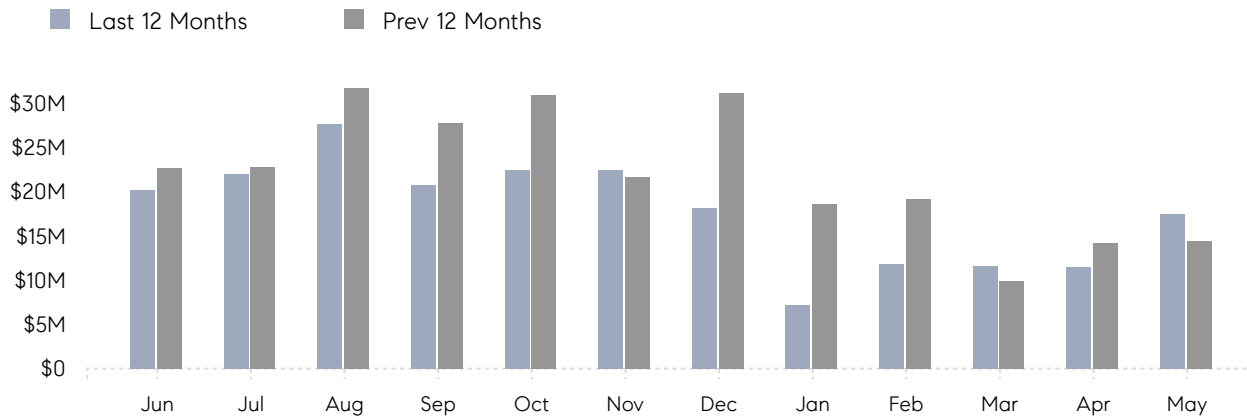
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	23	21	9.5%
	SALES VOLUME	\$17,544,500	\$14,394,300	21.9%
	AVERAGE PRICE	\$762,804	\$685,443	11.3%
	AVERAGE DOM	54	26	107.7%

Monthly Sales



Monthly Total Sales Volume



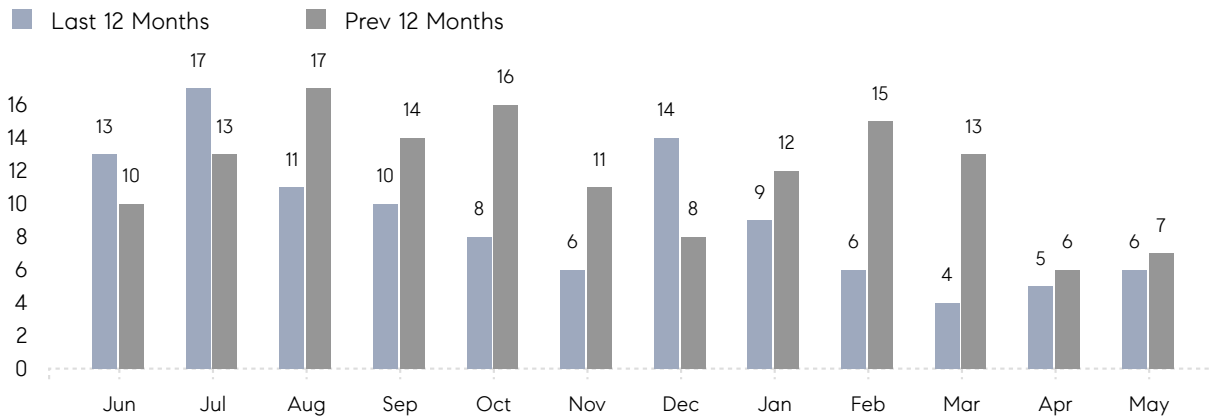
Wading River

SUFFOLK, MAY 2023

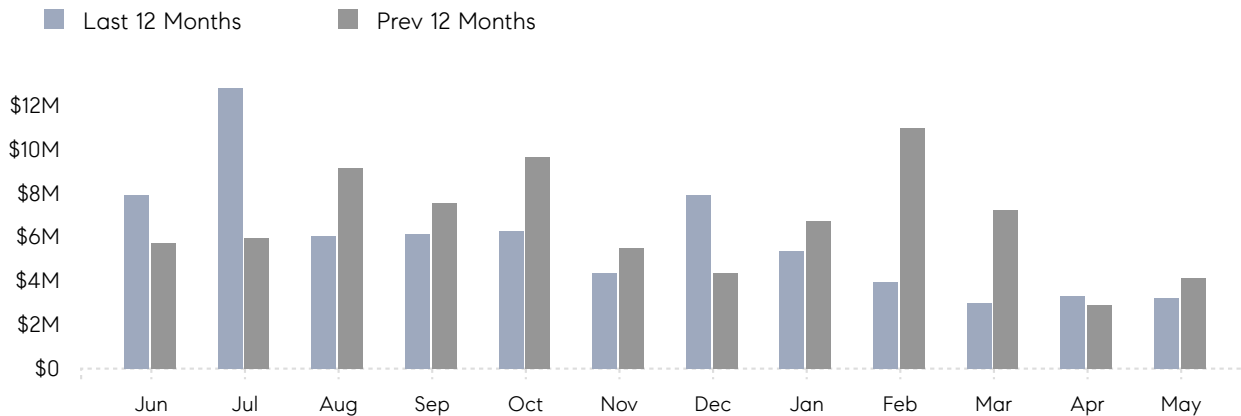
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	6	7	-14.3%
	SALES VOLUME	\$3,232,500	\$4,124,000	-21.6%
	AVERAGE PRICE	\$538,750	\$589,143	-8.6%
	AVERAGE DOM	103	46	123.9%

Monthly Sales



Monthly Total Sales Volume





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