



COMPASS

April 2022

Suffolk County Market Insights

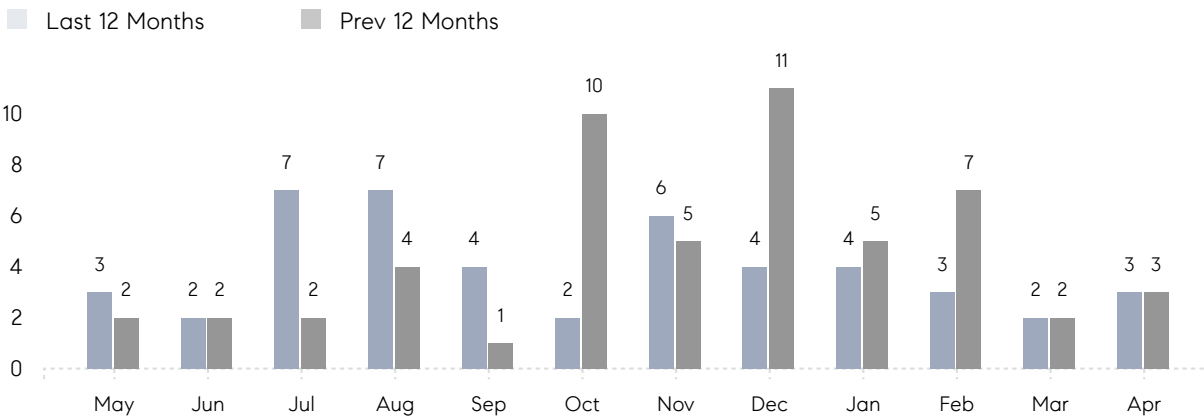
Cold Spring Harbor

SUFFOLK, APRIL 2022

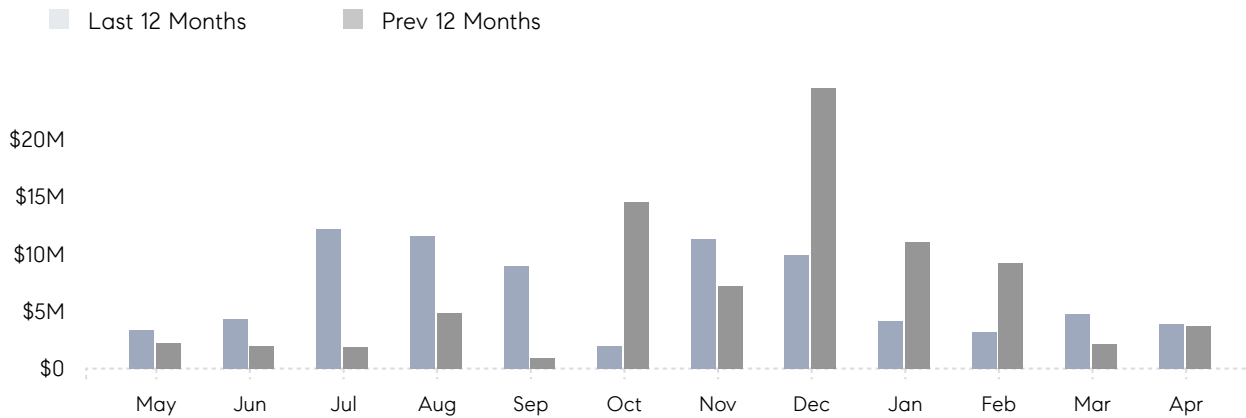
Property Statistics

		Apr 2022	Apr 2021	% Change
Single-Family	# OF SALES	3	3	0.0%
	SALES VOLUME	\$3,930,000	\$3,706,000	6.0%
	AVERAGE PRICE	\$1,310,000	\$1,235,333	6.0%
	AVERAGE DOM	50	10	400.0%

Monthly Sales



Monthly Total Sales Volume



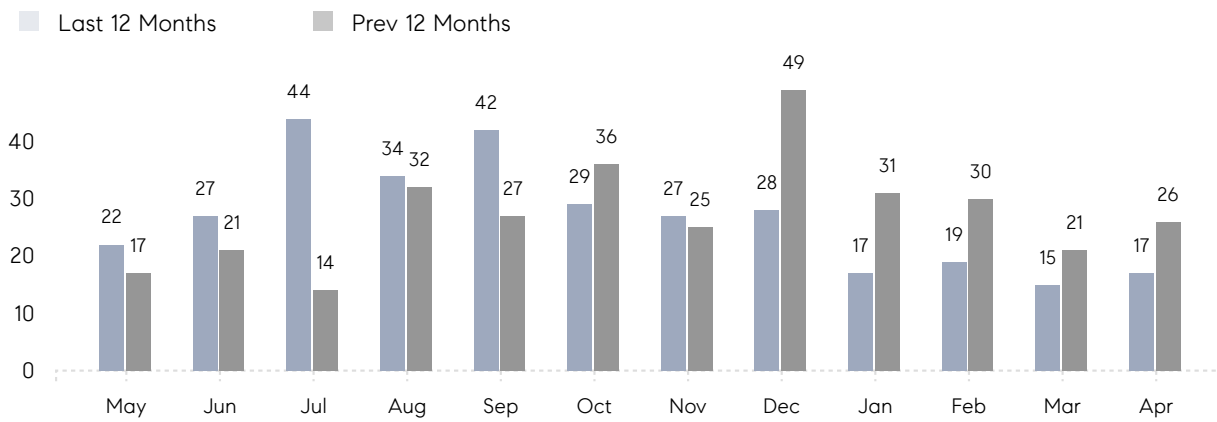
Commack

SUFFOLK, APRIL 2022

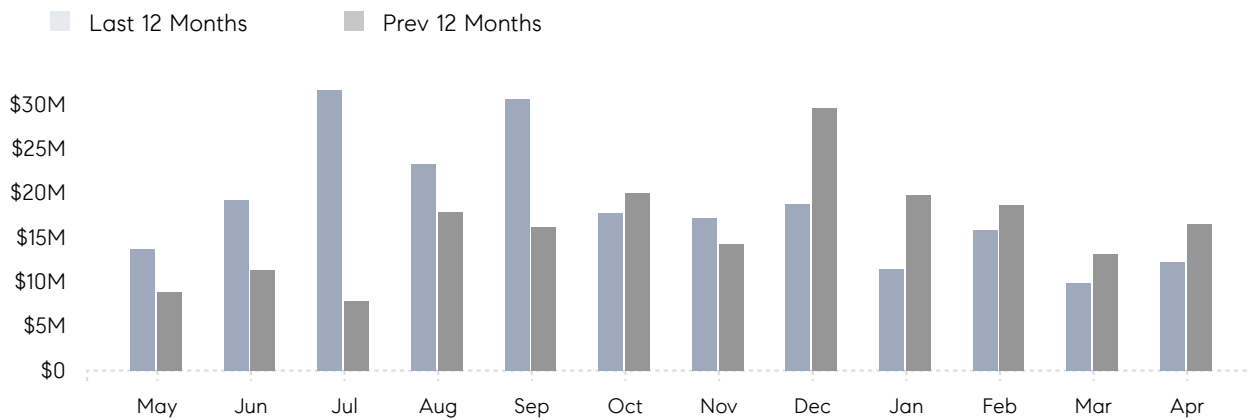
Property Statistics

		Apr 2022	Apr 2021	% Change
Single-Family	# OF SALES	17	26	-34.6%
	SALES VOLUME	\$12,184,388	\$16,530,888	-26.3%
	AVERAGE PRICE	\$716,729	\$635,803	12.7%
	AVERAGE DOM	34	41	-17.1%

Monthly Sales



Monthly Total Sales Volume



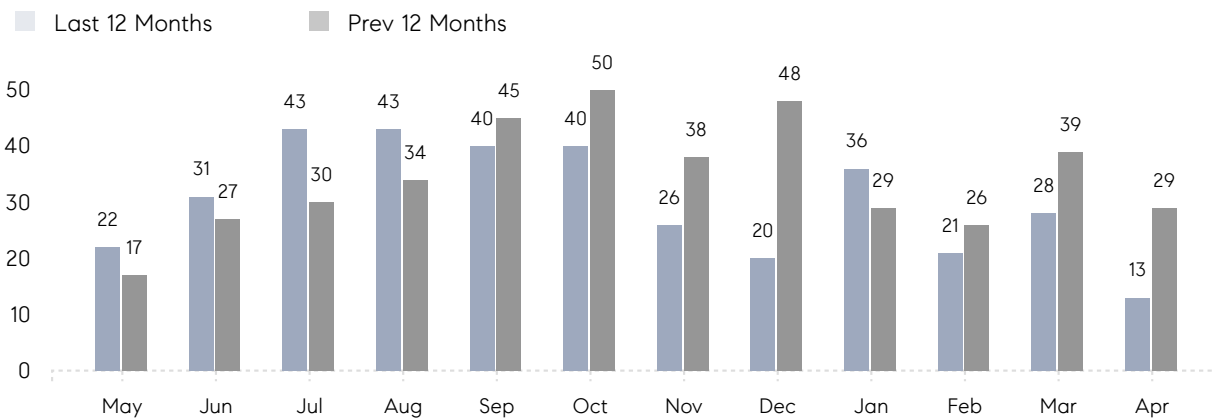
Dix Hills

SUFFOLK, APRIL 2022

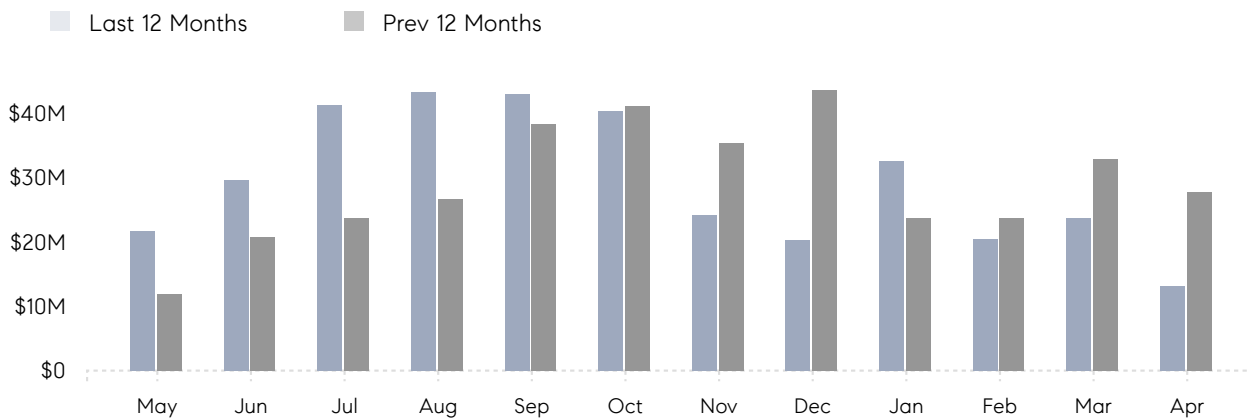
Property Statistics

		Apr 2022	Apr 2021	% Change
Single-Family	# OF SALES	13	29	-55.2%
	SALES VOLUME	\$13,118,999	\$27,754,000	-52.7%
	AVERAGE PRICE	\$1,009,154	\$957,034	5.4%
	AVERAGE DOM	57	61	-6.6%

Monthly Sales



Monthly Total Sales Volume



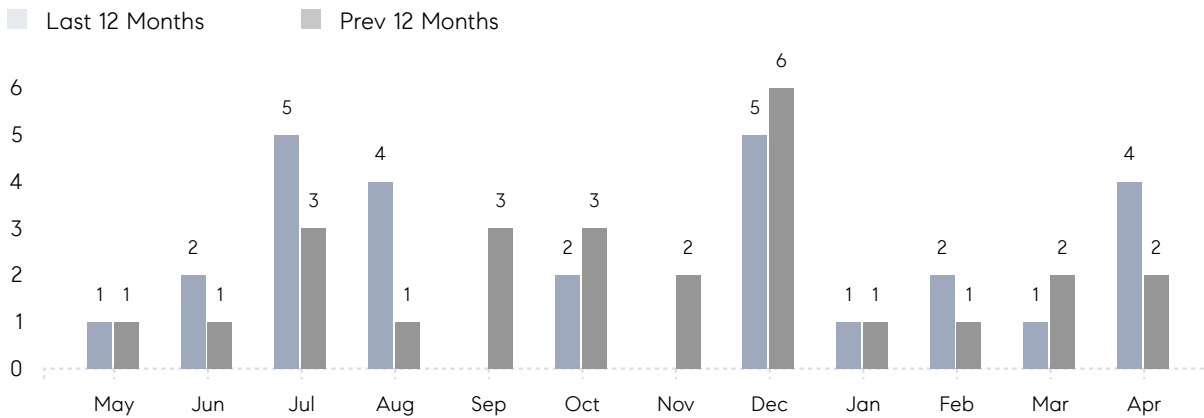
Fort Salonga

SUFFOLK, APRIL 2022

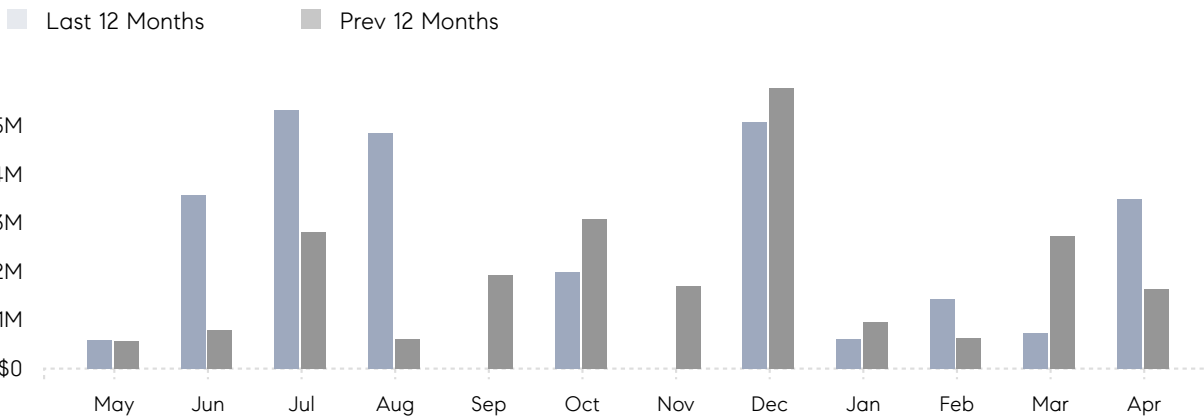
Property Statistics

		Apr 2022	Apr 2021	% Change
Single-Family	# OF SALES	4	2	100.0%
	SALES VOLUME	\$3,497,450	\$1,640,000	113.3%
	AVERAGE PRICE	\$874,363	\$820,000	6.6%
	AVERAGE DOM	74	58	27.6%

Monthly Sales



Monthly Total Sales Volume



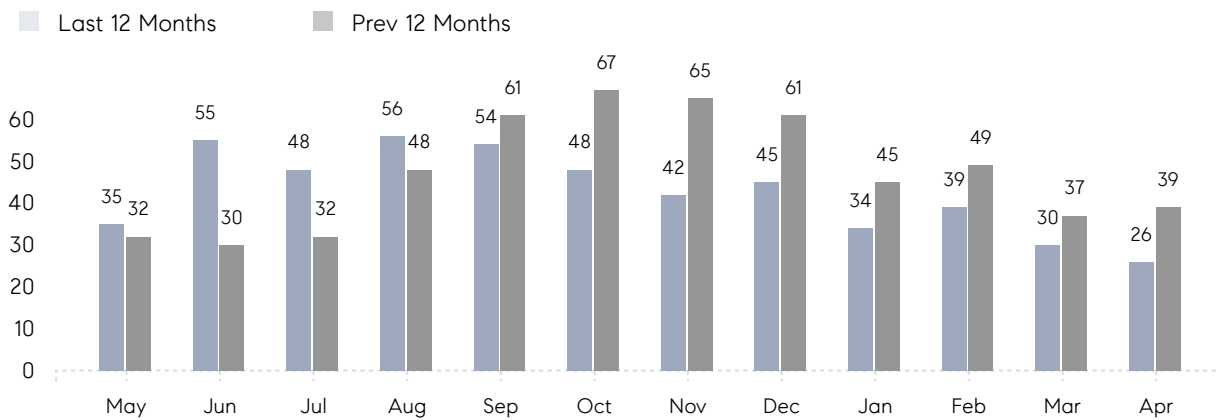
Huntington

SUFFOLK, APRIL 2022

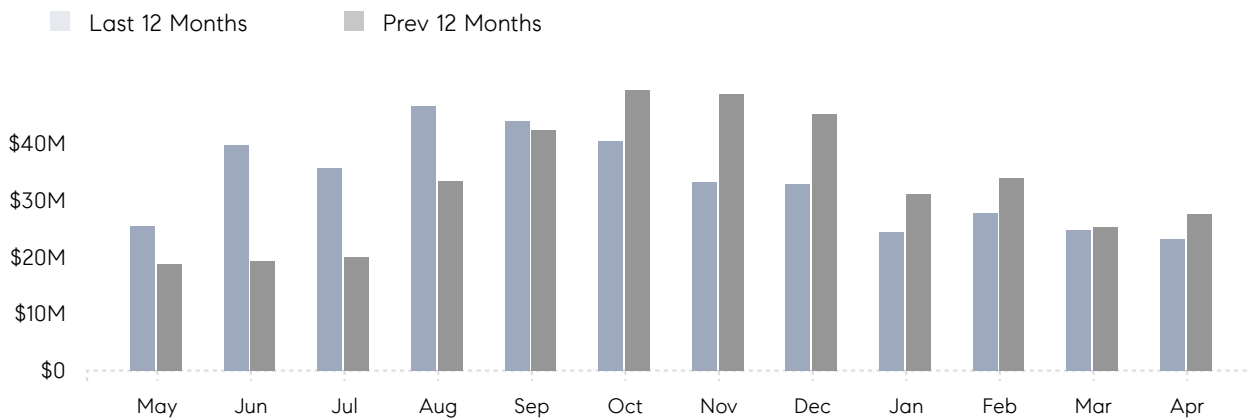
Property Statistics

		Apr 2022	Apr 2021	% Change
Single-Family	# OF SALES	26	39	-33.3%
	SALES VOLUME	\$23,284,499	\$27,671,750	-15.9%
	AVERAGE PRICE	\$895,558	\$709,532	26.2%
	AVERAGE DOM	39	78	-50.0%

Monthly Sales



Monthly Total Sales Volume



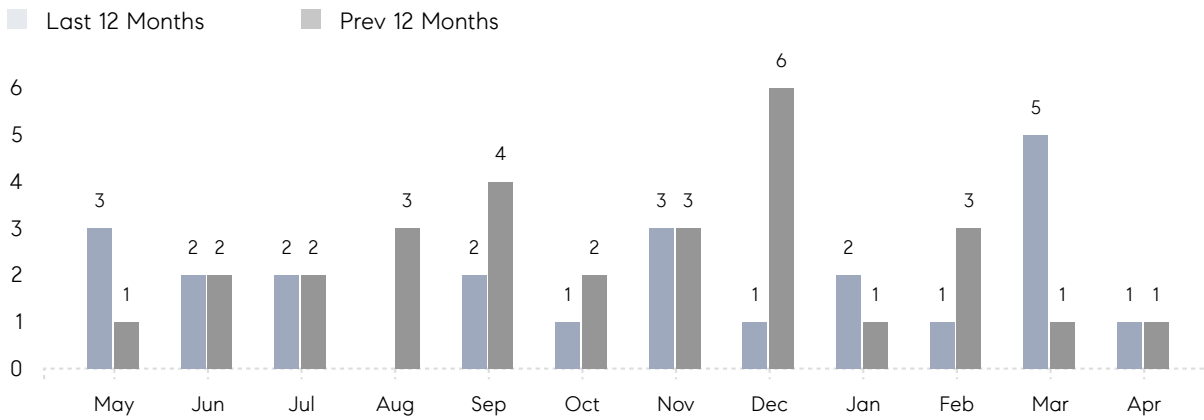
Huntington Bay

SUFFOLK, APRIL 2022

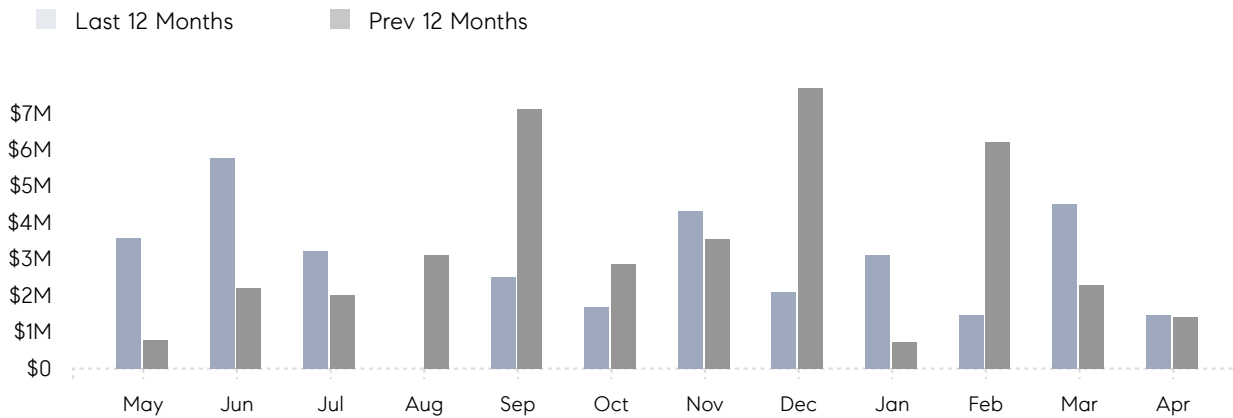
Property Statistics

		Apr 2022	Apr 2021	% Change
Single-Family	# OF SALES	1	1	0.0%
	SALES VOLUME	\$1,475,000	\$1,410,000	4.6%
	AVERAGE PRICE	\$1,475,000	\$1,410,000	4.6%
	AVERAGE DOM	21	9	133.3%

Monthly Sales



Monthly Total Sales Volume



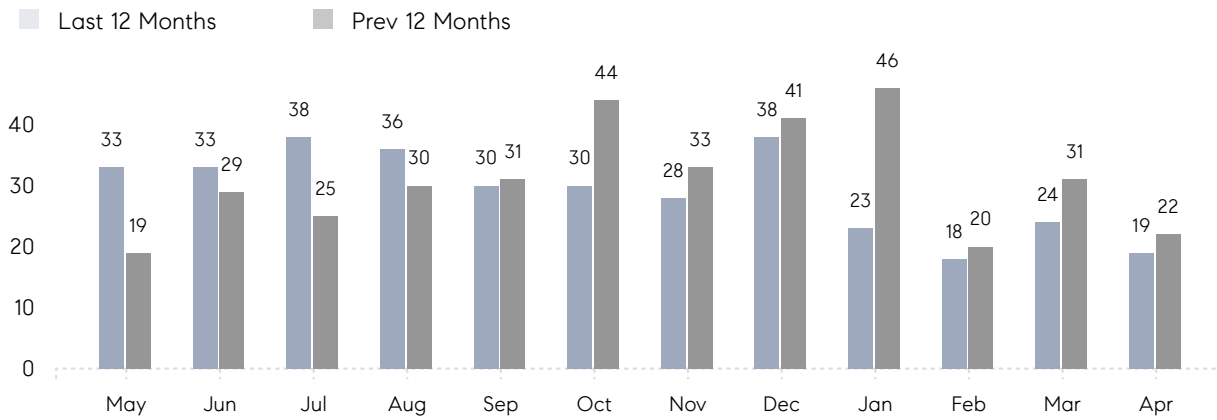
Huntington Station

SUFFOLK, APRIL 2022

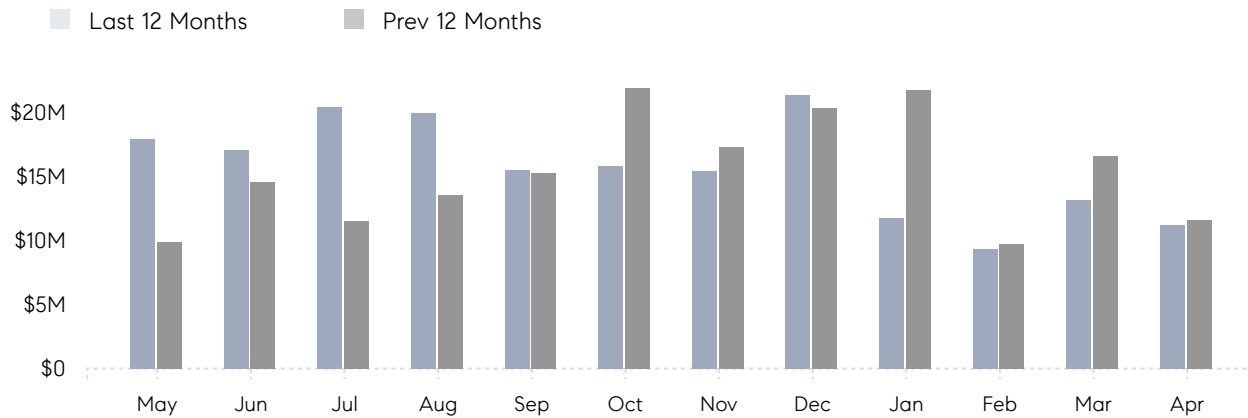
Property Statistics

		Apr 2022	Apr 2021	% Change
Single-Family	# OF SALES	19	22	-13.6%
	SALES VOLUME	\$11,177,000	\$11,614,500	-3.8%
	AVERAGE PRICE	\$588,263	\$527,932	11.4%
	AVERAGE DOM	40	38	5.3%

Monthly Sales



Monthly Total Sales Volume



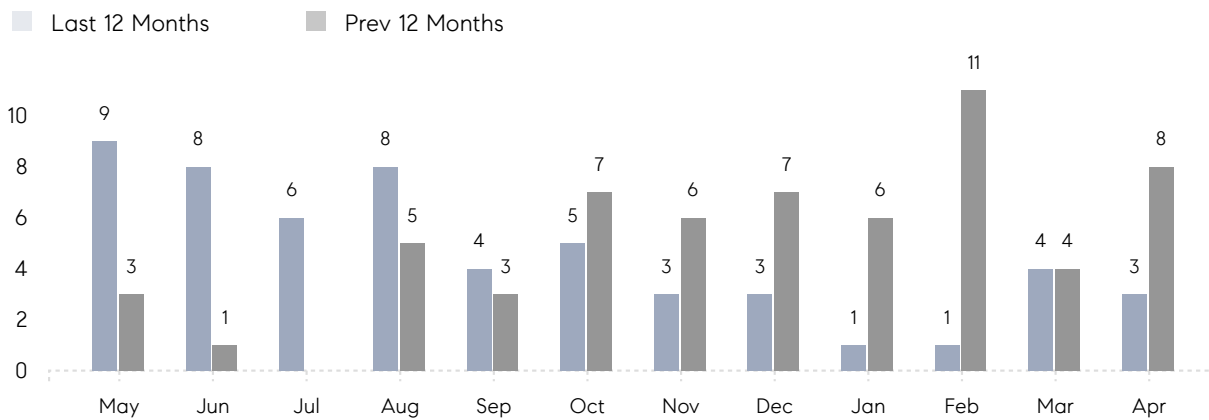
Lloyd Harbor

SUFFOLK, APRIL 2022

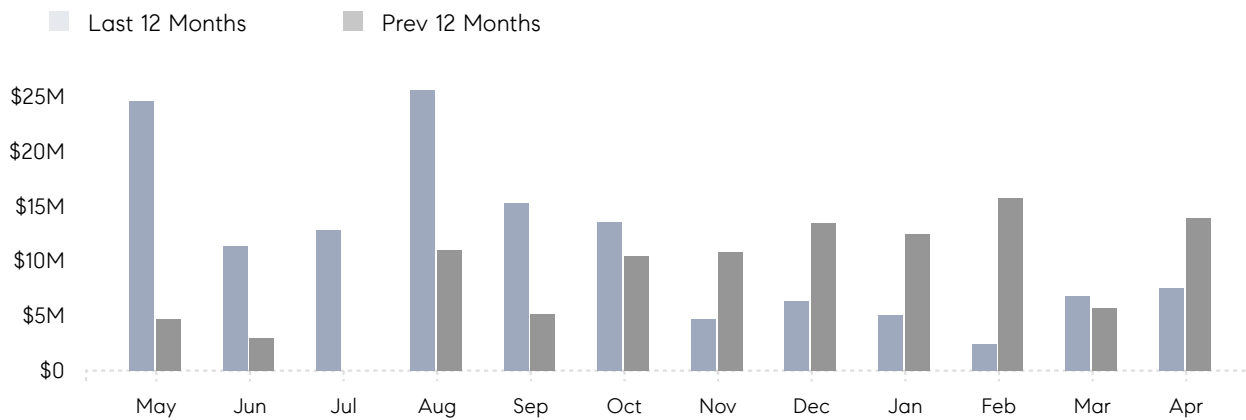
Property Statistics

		Apr 2022	Apr 2021	% Change
Single-Family	# OF SALES	3	8	-62.5%
	SALES VOLUME	\$7,545,000	\$13,945,000	-45.9%
	AVERAGE PRICE	\$2,515,000	\$1,743,125	44.3%
	AVERAGE DOM	39	99	-60.6%

Monthly Sales



Monthly Total Sales Volume



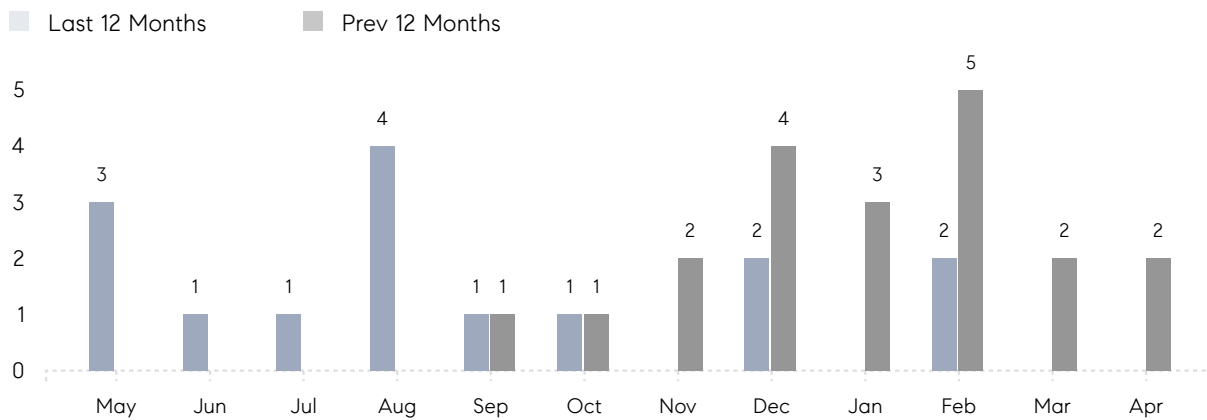
Lloyd Neck

SUFFOLK, APRIL 2022

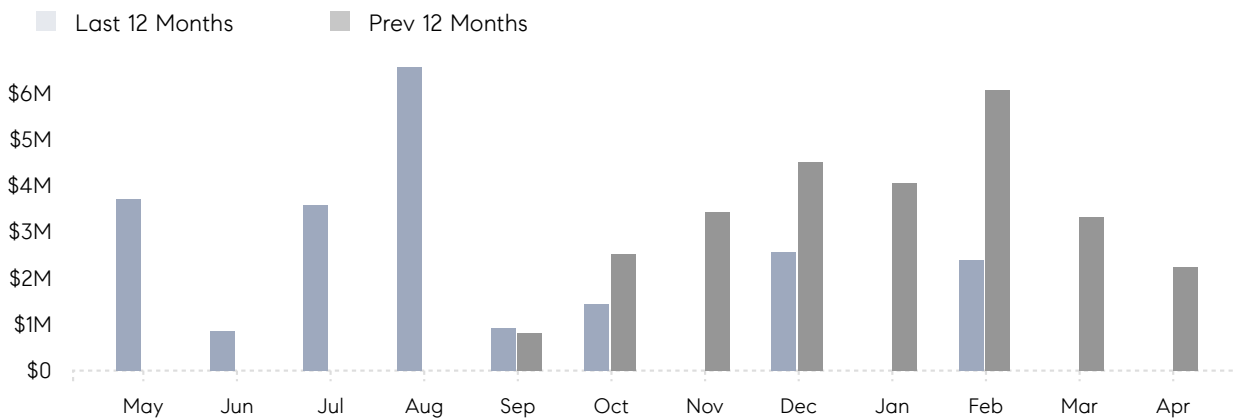
Property Statistics

		Apr 2022	Apr 2021	% Change
Single-Family	# OF SALES	0	2	0.0%
	SALES VOLUME	\$0	\$2,235,000	-
	AVERAGE PRICE	\$0	\$1,117,500	-
	AVERAGE DOM	0	148	-

Monthly Sales



Monthly Total Sales Volume



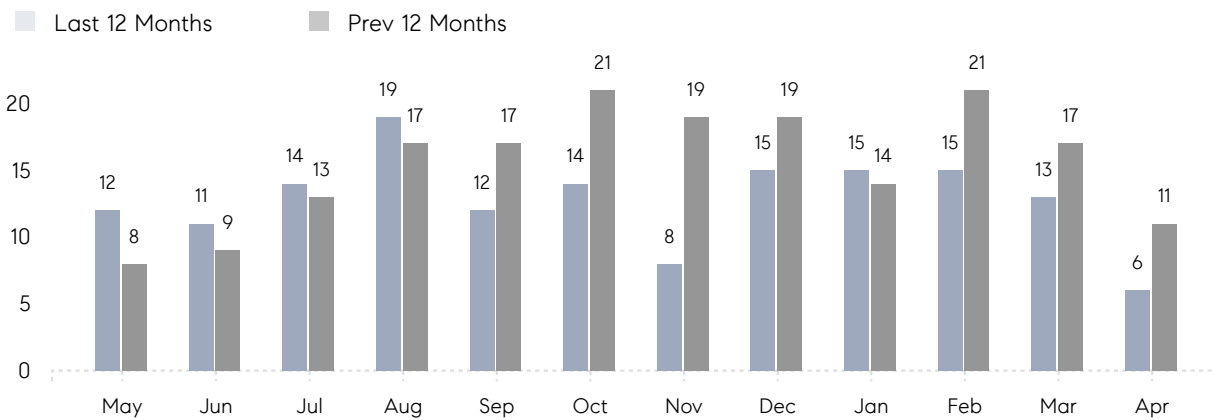
Melville

SUFFOLK, APRIL 2022

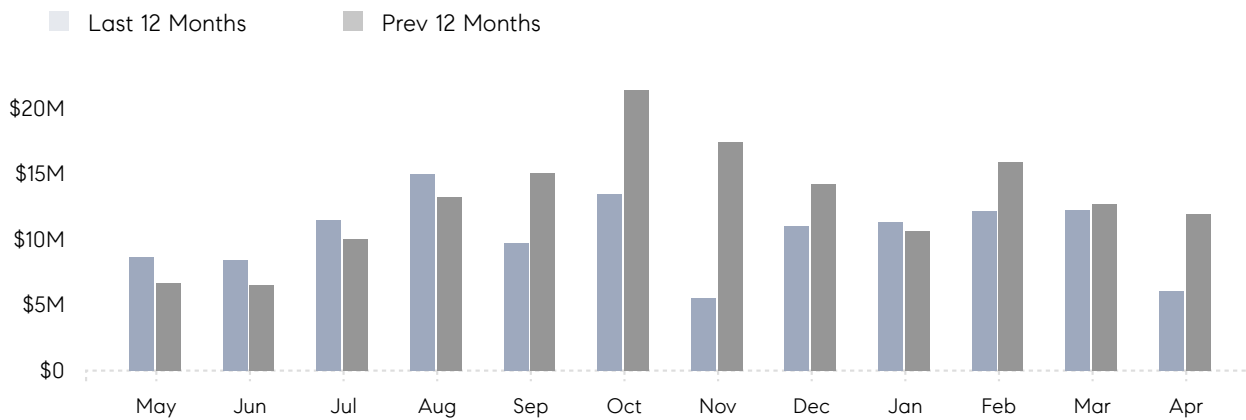
Property Statistics

		Apr 2022	Apr 2021	% Change
Single-Family	# OF SALES	6	11	-45.5%
	SALES VOLUME	\$6,042,000	\$11,959,000	-49.5%
	AVERAGE PRICE	\$1,007,000	\$1,087,182	-7.4%
	AVERAGE DOM	91	90	1.1%

Monthly Sales



Monthly Total Sales Volume



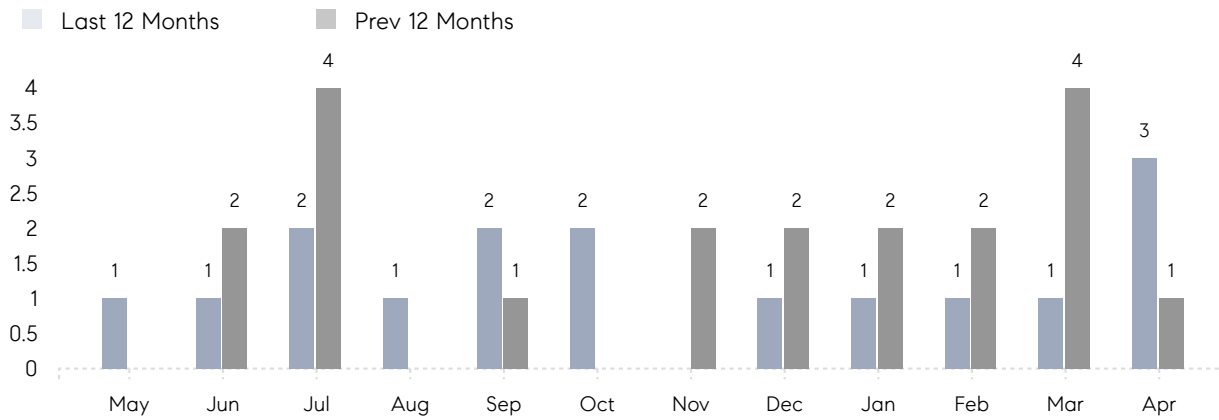
Moriches

SUFFOLK, APRIL 2022

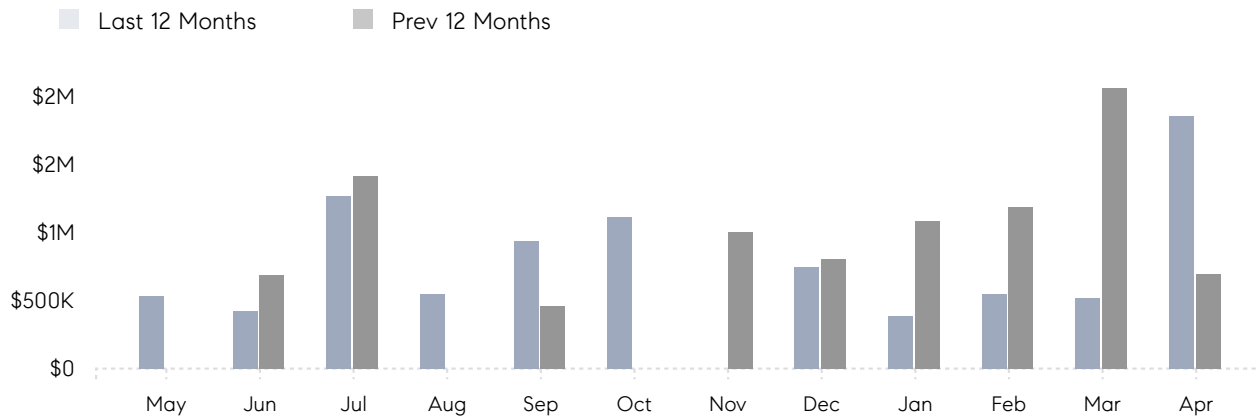
Property Statistics

		Apr 2022	Apr 2021	% Change
Single-Family	# OF SALES	3	1	200.0%
	SALES VOLUME	\$1,860,000	\$699,000	166.1%
	AVERAGE PRICE	\$620,000	\$699,000	-11.3%
	AVERAGE DOM	96	283	-66.1%

Monthly Sales



Monthly Total Sales Volume



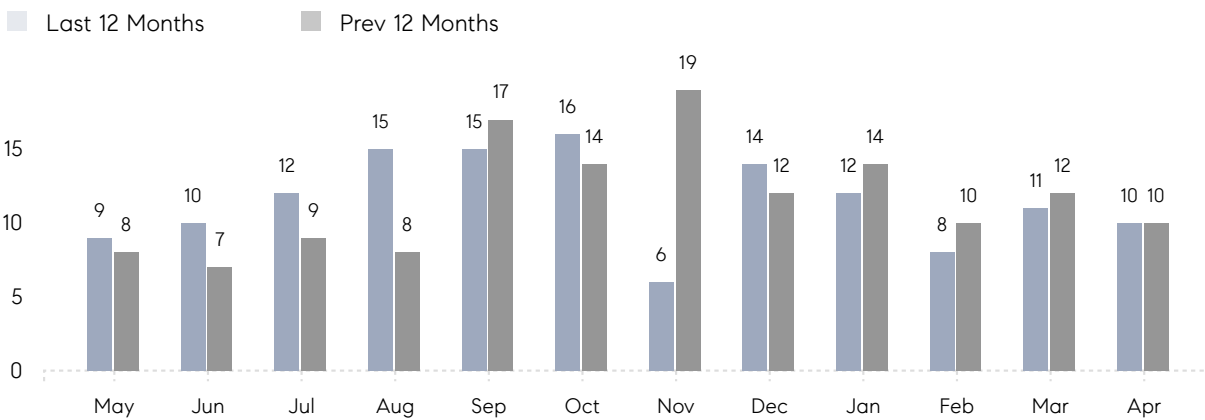
Mount Sinai

SUFFOLK, APRIL 2022

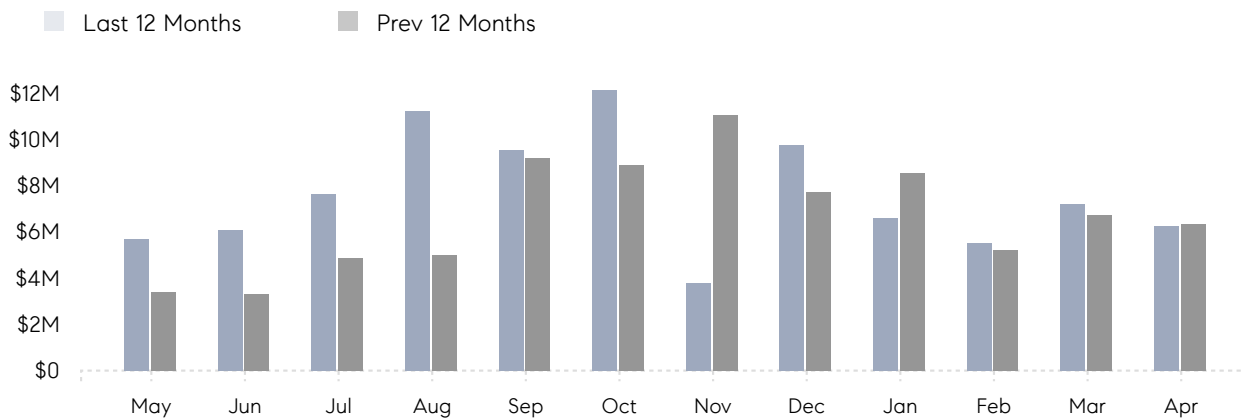
Property Statistics

		Apr 2022	Apr 2021	% Change
Single-Family	# OF SALES	10	10	0.0%
	SALES VOLUME	\$6,265,500	\$6,351,000	-1.3%
	AVERAGE PRICE	\$626,550	\$635,100	-1.3%
	AVERAGE DOM	89	75	18.7%

Monthly Sales



Monthly Total Sales Volume



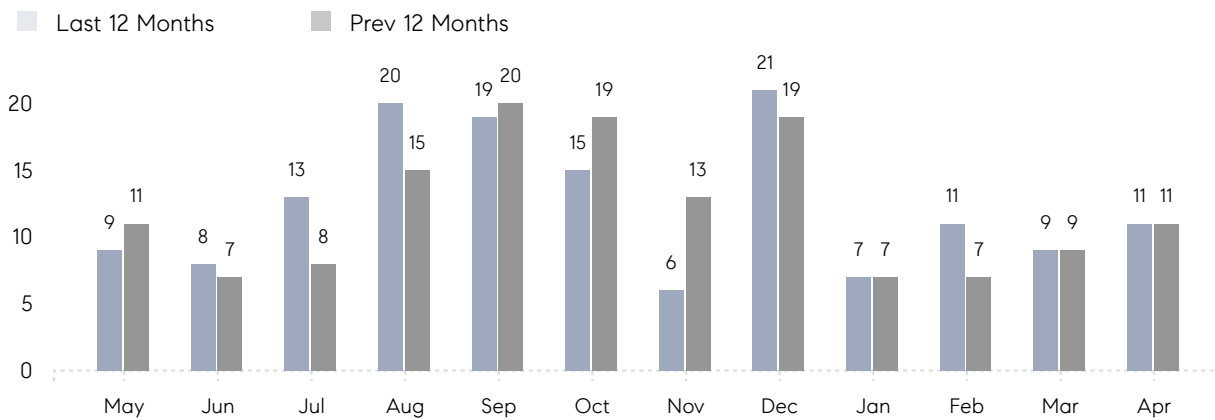
Nesconset

SUFFOLK, APRIL 2022

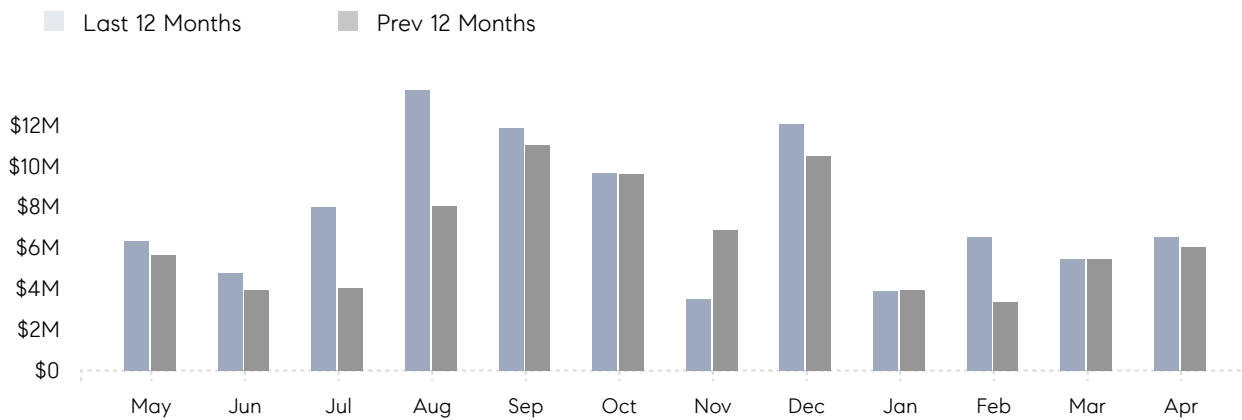
Property Statistics

		Apr 2022	Apr 2021	% Change
Single-Family	# OF SALES	11	11	0.0%
	SALES VOLUME	\$6,557,000	\$6,039,500	8.6%
	AVERAGE PRICE	\$596,091	\$549,045	8.6%
	AVERAGE DOM	56	25	124.0%

Monthly Sales



Monthly Total Sales Volume



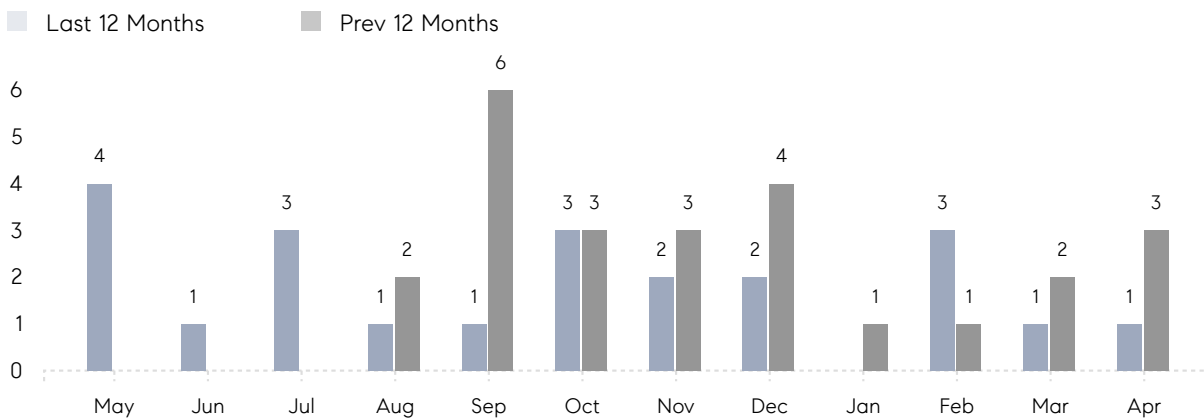
Nissequogue

SUFFOLK, APRIL 2022

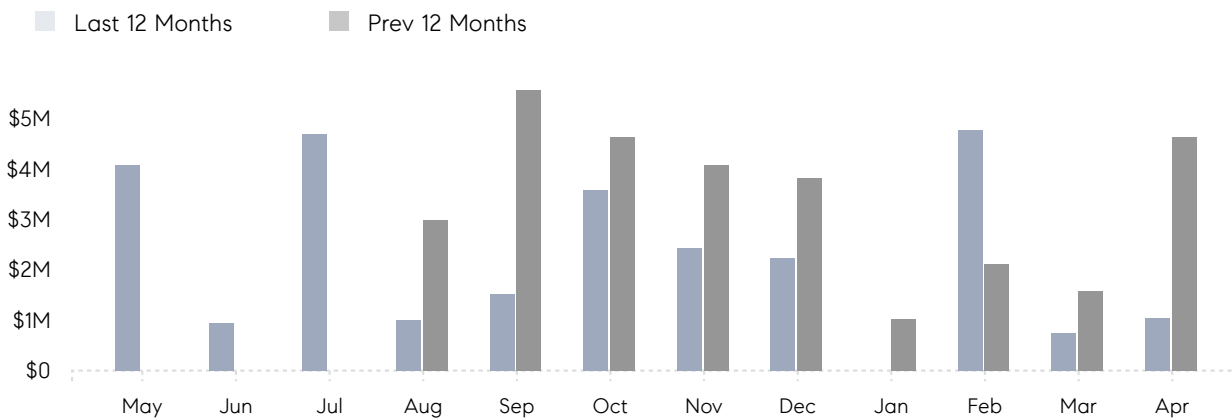
Property Statistics

		Apr 2022	Apr 2021	% Change
Single-Family	# OF SALES	1	3	-66.7%
	SALES VOLUME	\$1,050,000	\$4,640,000	-77.4%
	AVERAGE PRICE	\$1,050,000	\$1,546,667	-32.1%
	AVERAGE DOM	155	112	38.4%

Monthly Sales



Monthly Total Sales Volume



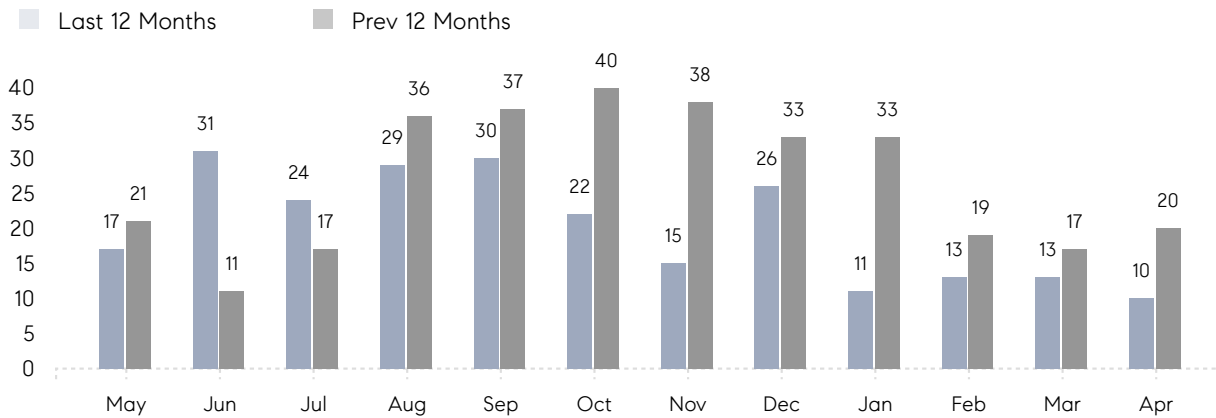
Northport

SUFFOLK, APRIL 2022

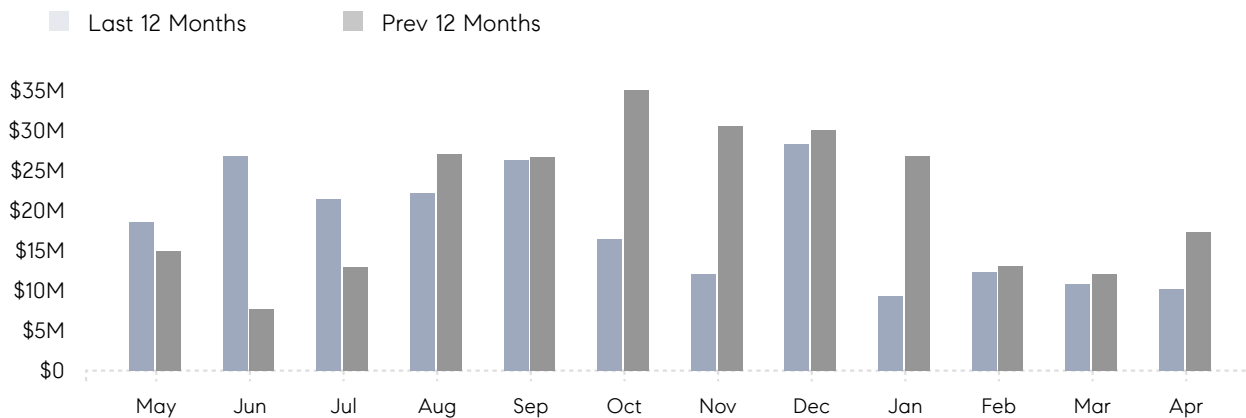
Property Statistics

		Apr 2022	Apr 2021	% Change
Single-Family	# OF SALES	10	20	-50.0%
	SALES VOLUME	\$10,145,000	\$17,351,500	-41.5%
	AVERAGE PRICE	\$1,014,500	\$867,575	16.9%
	AVERAGE DOM	82	87	-5.7%

Monthly Sales



Monthly Total Sales Volume



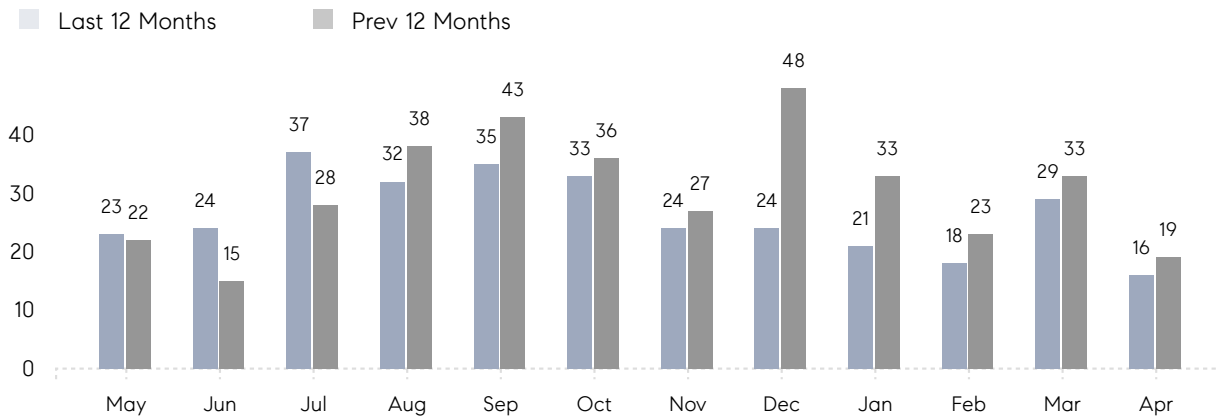
East Northport

SUFFOLK, APRIL 2022

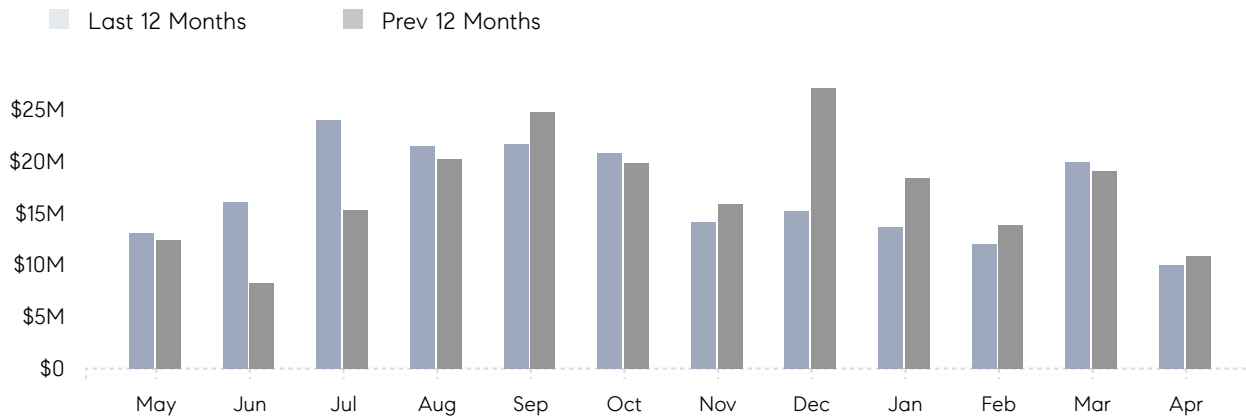
Property Statistics

		Apr 2022	Apr 2021	% Change
Single-Family	# OF SALES	16	19	-15.8%
	SALES VOLUME	\$9,986,250	\$10,860,900	-8.1%
	AVERAGE PRICE	\$624,141	\$571,626	9.2%
	AVERAGE DOM	36	46	-21.7%

Monthly Sales



Monthly Total Sales Volume



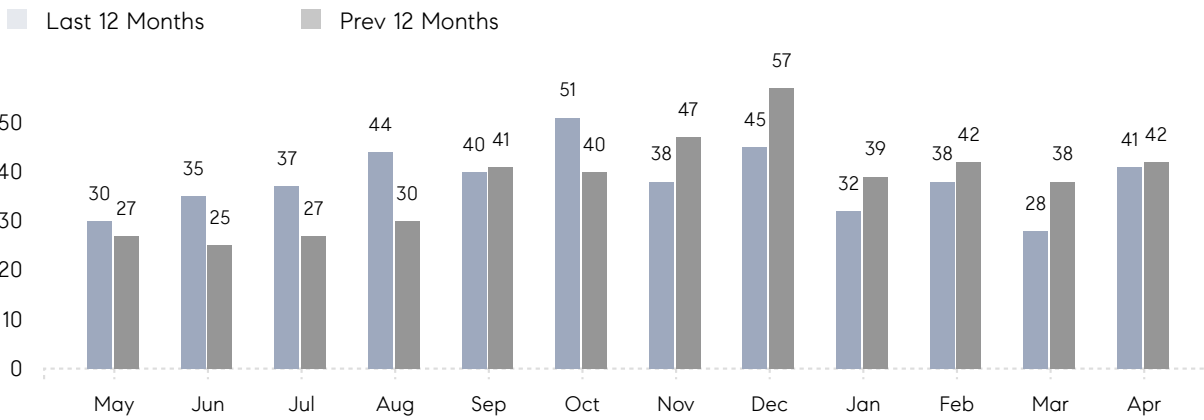
Patchogue

SUFFOLK, APRIL 2022

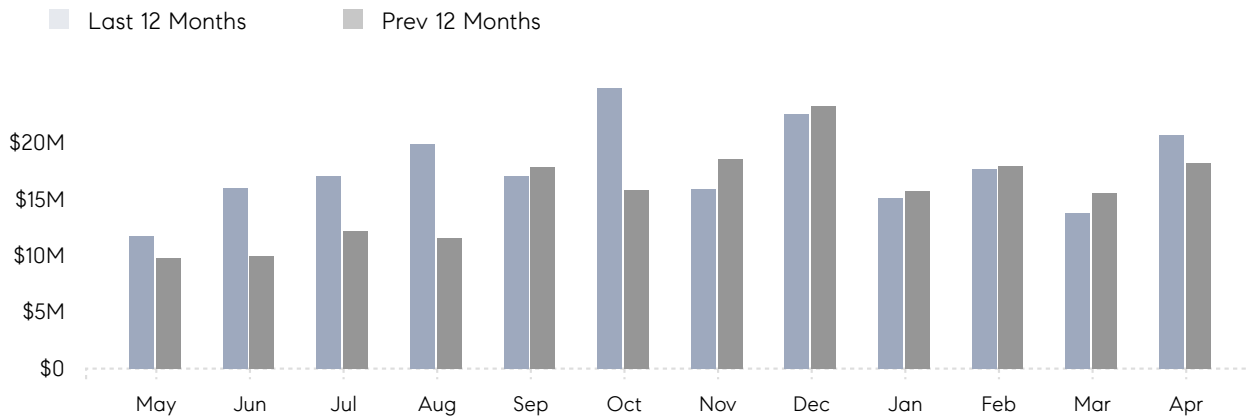
Property Statistics

		Apr 2022	Apr 2021	% Change
Single-Family	# OF SALES	41	42	-2.4%
	SALES VOLUME	\$20,680,250	\$18,186,500	13.7%
	AVERAGE PRICE	\$504,396	\$433,012	16.5%
	AVERAGE DOM	55	40	37.5%

Monthly Sales



Monthly Total Sales Volume



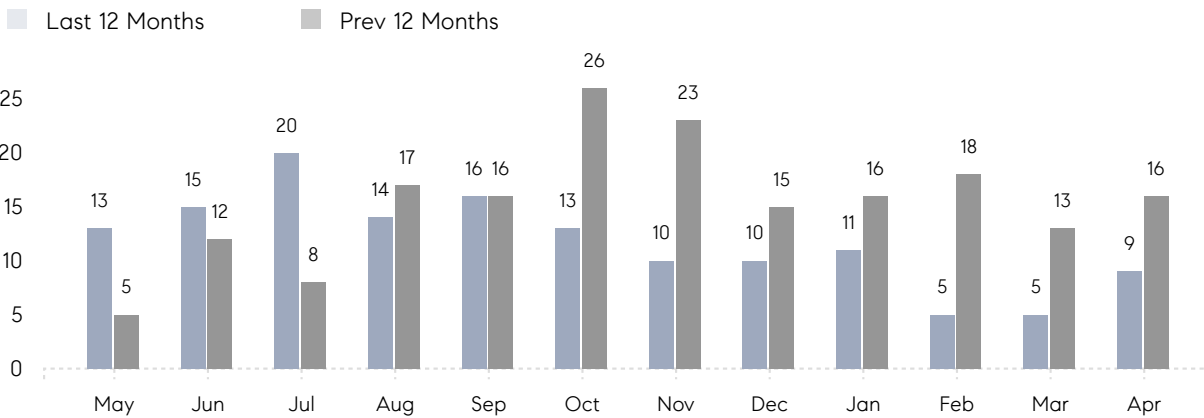
Saint James

SUFFOLK, APRIL 2022

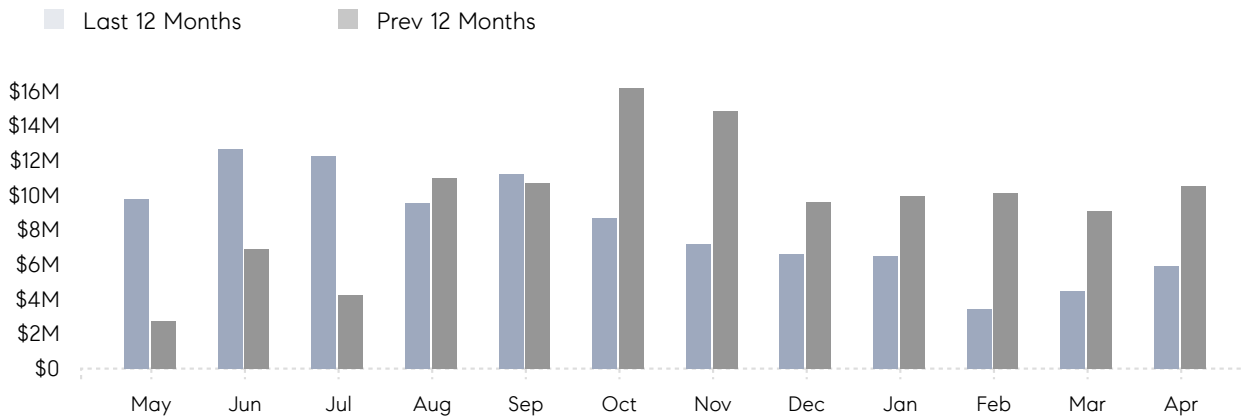
Property Statistics

		Apr 2022	Apr 2021	% Change
Single-Family	# OF SALES	9	16	-43.7%
	SALES VOLUME	\$5,928,200	\$10,520,400	-43.7%
	AVERAGE PRICE	\$658,689	\$657,525	0.2%
	AVERAGE DOM	25	58	-56.9%

Monthly Sales



Monthly Total Sales Volume



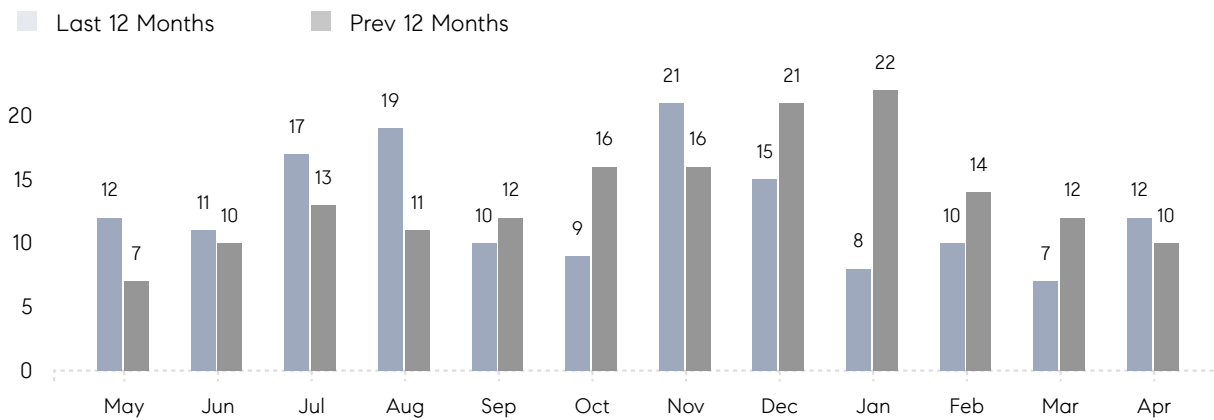
Sayville

SUFFOLK, APRIL 2022

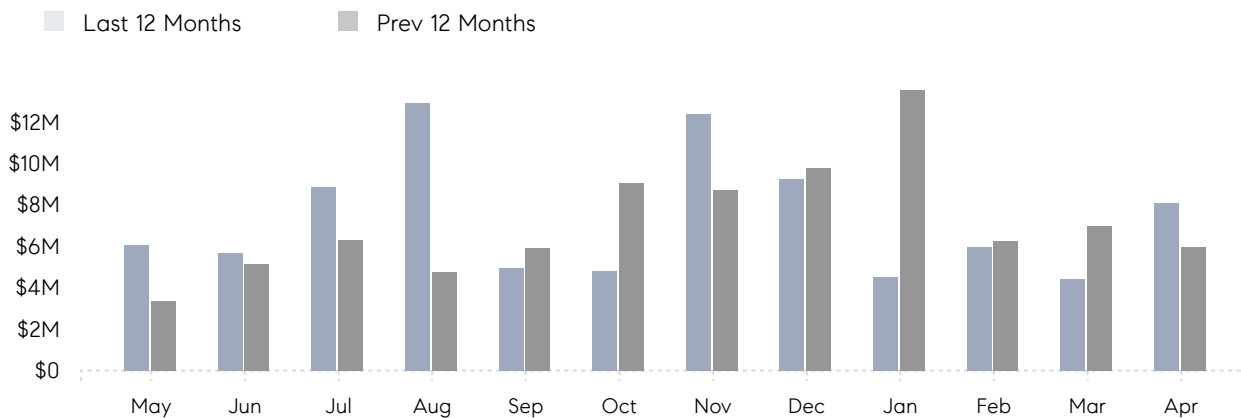
Property Statistics

		Apr 2022	Apr 2021	% Change
Single-Family	# OF SALES	12	10	20.0%
	SALES VOLUME	\$8,089,000	\$5,978,650	35.3%
	AVERAGE PRICE	\$674,083	\$597,865	12.7%
	AVERAGE DOM	50	92	-45.7%

Monthly Sales



Monthly Total Sales Volume



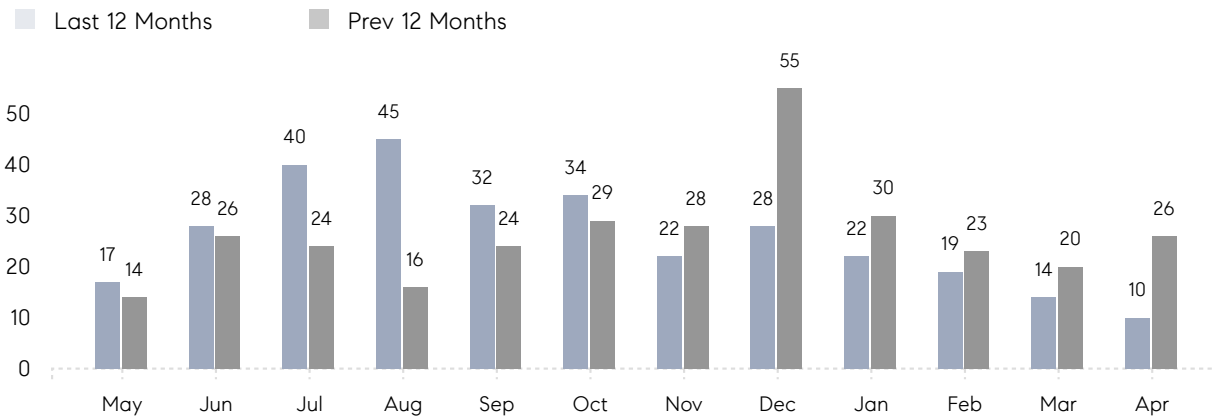
Setauket

SUFFOLK, APRIL 2022

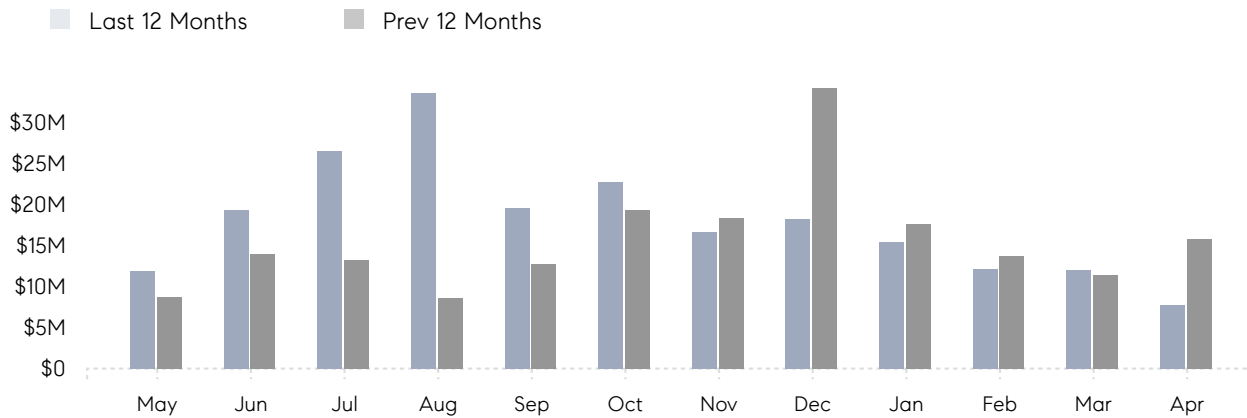
Property Statistics

		Apr 2022	Apr 2021	% Change
Single-Family	# OF SALES	10	26	-61.5%
	SALES VOLUME	\$7,733,500	\$15,791,700	-51.0%
	AVERAGE PRICE	\$773,350	\$607,373	27.3%
	AVERAGE DOM	54	74	-27.0%

Monthly Sales



Monthly Total Sales Volume



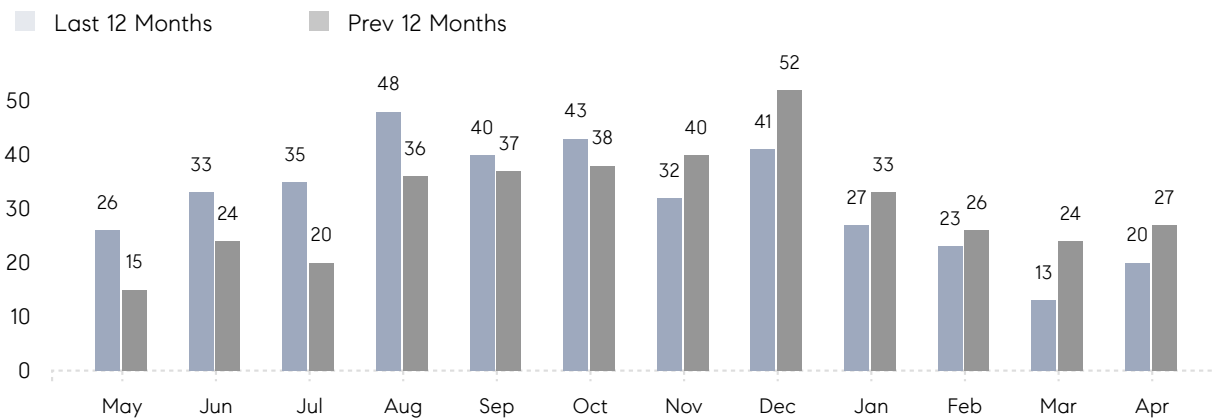
Smithtown

SUFFOLK, APRIL 2022

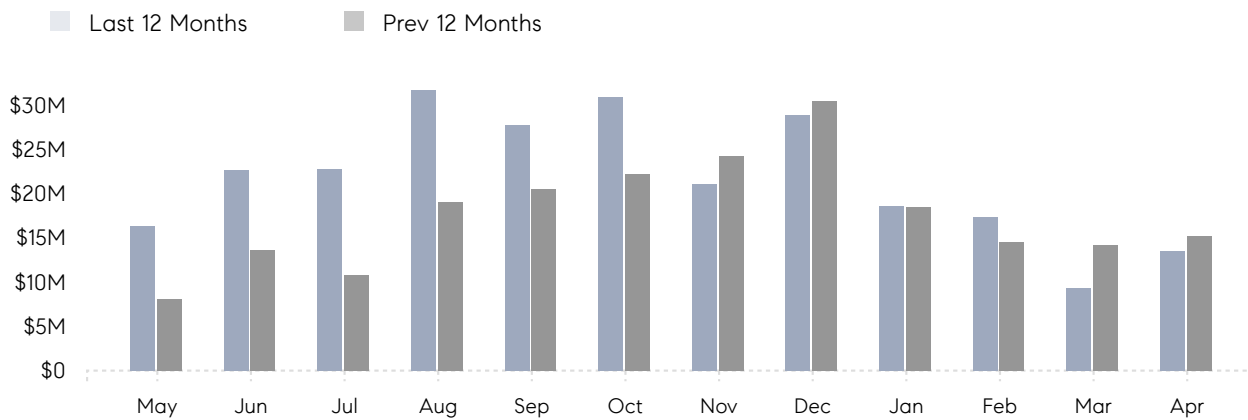
Property Statistics

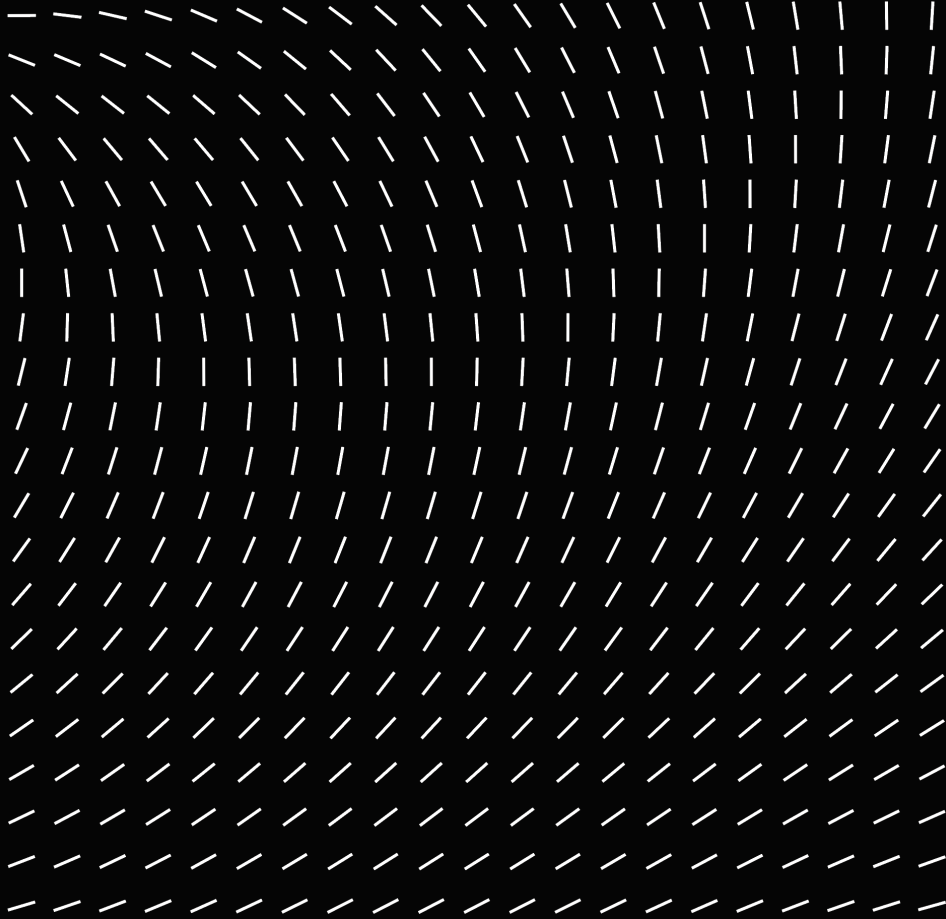
		Apr 2022	Apr 2021	% Change
Single-Family	# OF SALES	20	27	-25.9%
	SALES VOLUME	\$13,520,549	\$15,221,400	-11.2%
	AVERAGE PRICE	\$676,027	\$563,756	19.9%
	AVERAGE DOM	33	72	-54.2%

Monthly Sales



Monthly Total Sales Volume





COMPASS

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