



COMPASS

May 2022

Suffolk County Market Insights

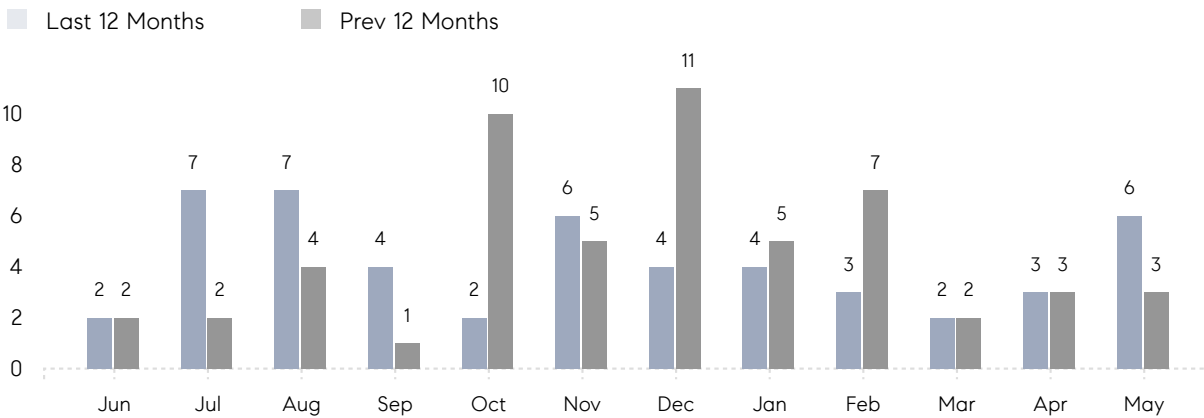
Cold Spring Harbor

SUFFOLK, MAY 2022

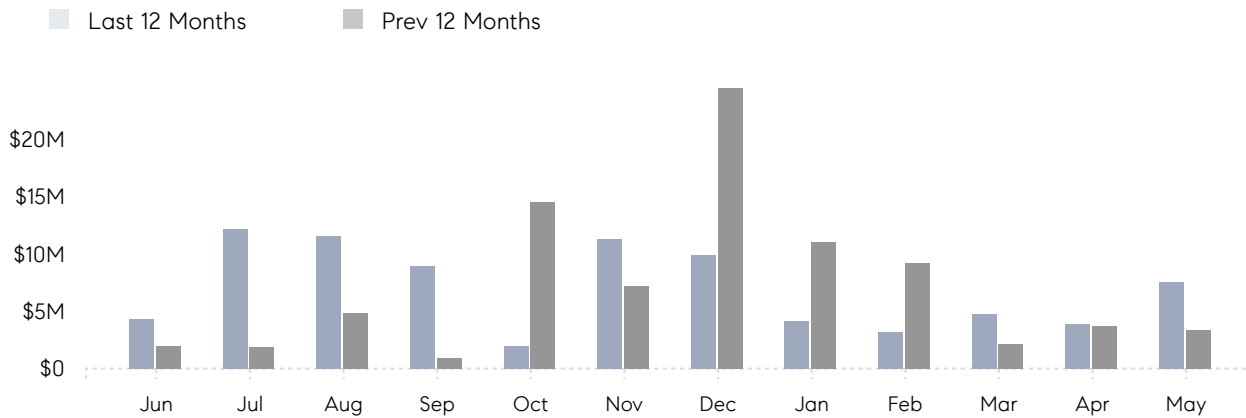
Property Statistics

		May 2022	May 2021	% Change
Single-Family	# OF SALES	6	3	100.0%
	SALES VOLUME	\$7,592,000	\$3,405,000	123.0%
	AVERAGE PRICE	\$1,265,333	\$1,135,000	11.5%
	AVERAGE DOM	55	156	-64.7%

Monthly Sales



Monthly Total Sales Volume



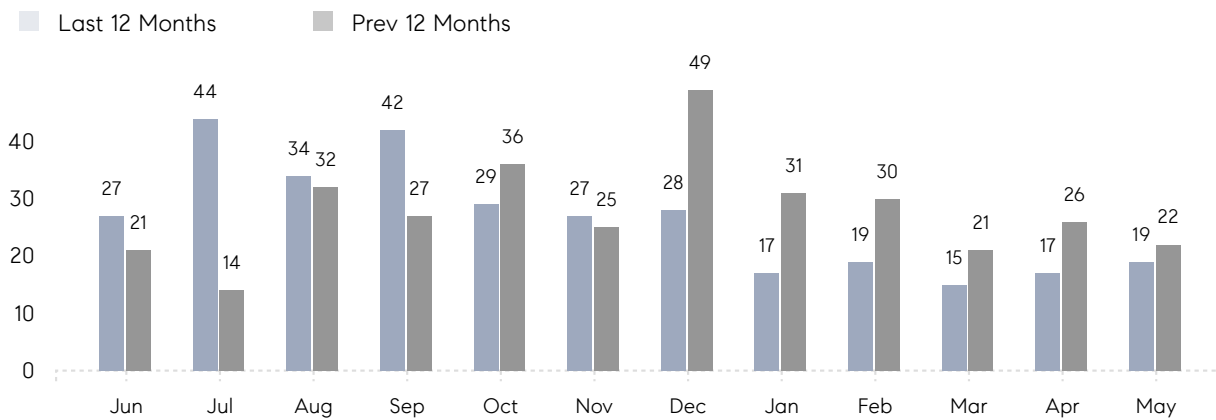
Commack

SUFFOLK, MAY 2022

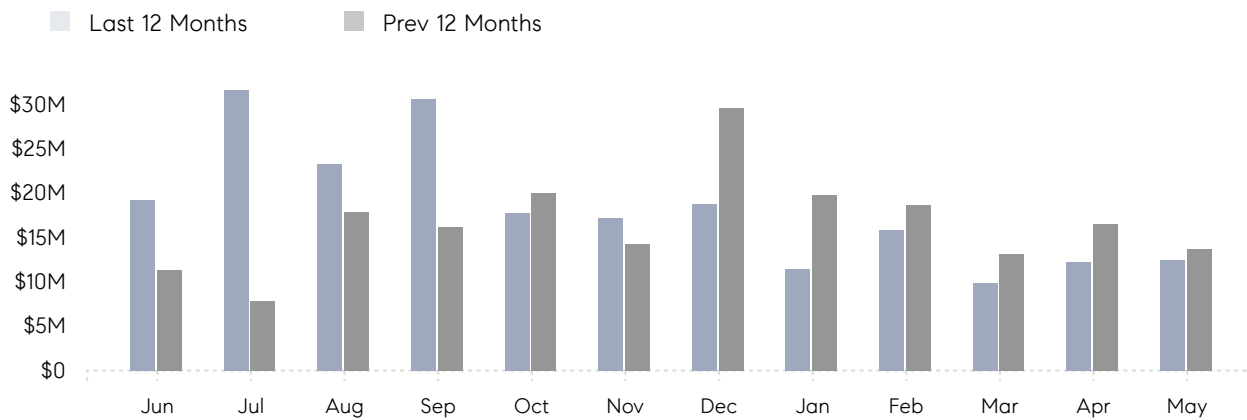
Property Statistics

		May 2022	May 2021	% Change
Single-Family	# OF SALES	19	22	-13.6%
	SALES VOLUME	\$12,406,500	\$13,706,740	-9.5%
	AVERAGE PRICE	\$652,974	\$623,034	4.8%
	AVERAGE DOM	18	56	-67.9%

Monthly Sales



Monthly Total Sales Volume



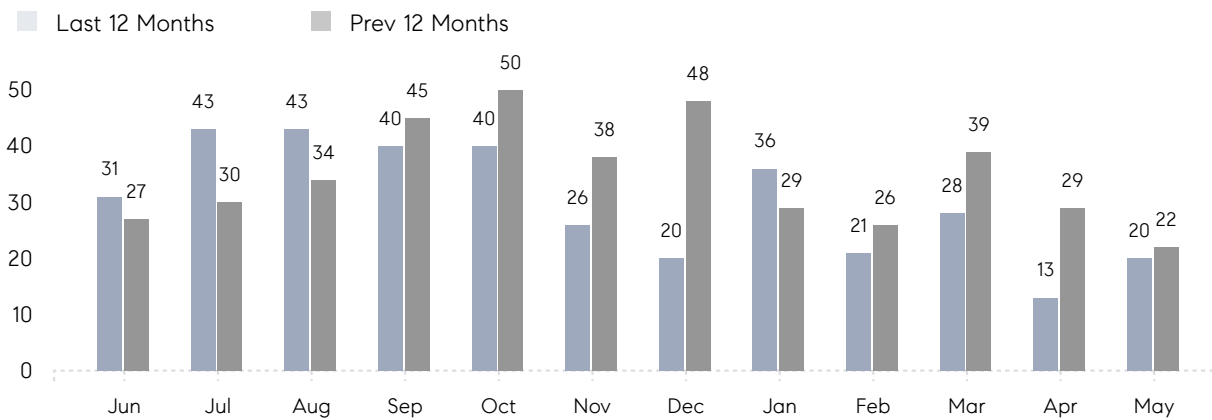
Dix Hills

SUFFOLK, MAY 2022

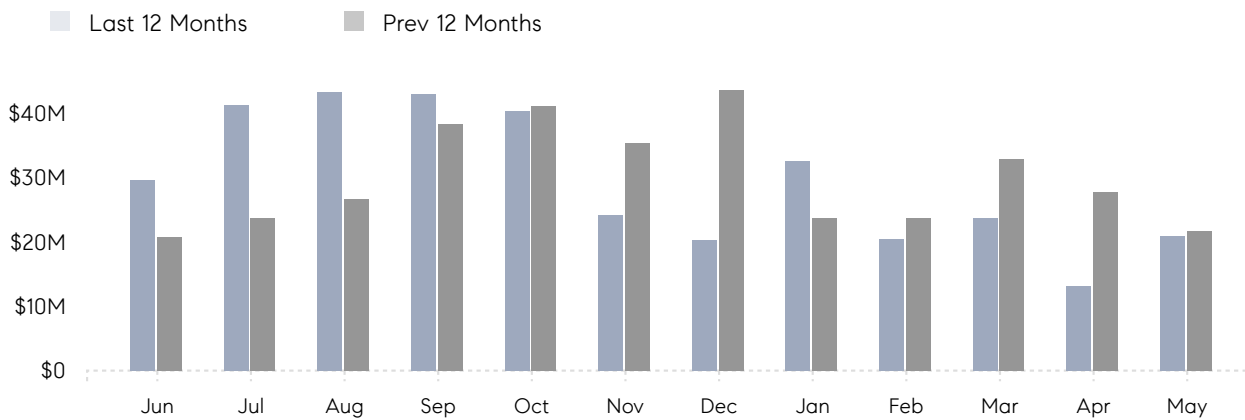
Property Statistics

		May 2022	May 2021	% Change
Single-Family	# OF SALES	20	22	-9.1%
	SALES VOLUME	\$20,990,500	\$21,768,499	-3.6%
	AVERAGE PRICE	\$1,049,525	\$989,477	6.1%
	AVERAGE DOM	66	57	15.8%

Monthly Sales



Monthly Total Sales Volume



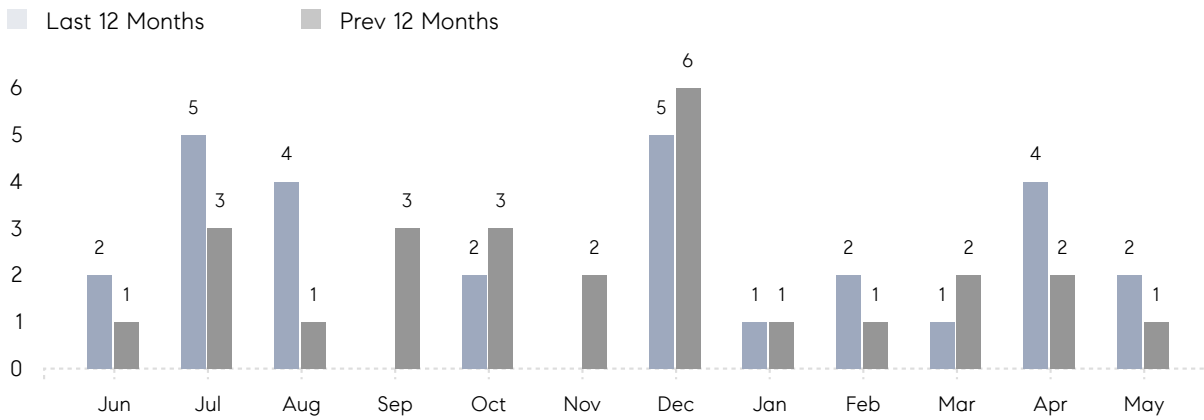
Fort Salonga

SUFFOLK, MAY 2022

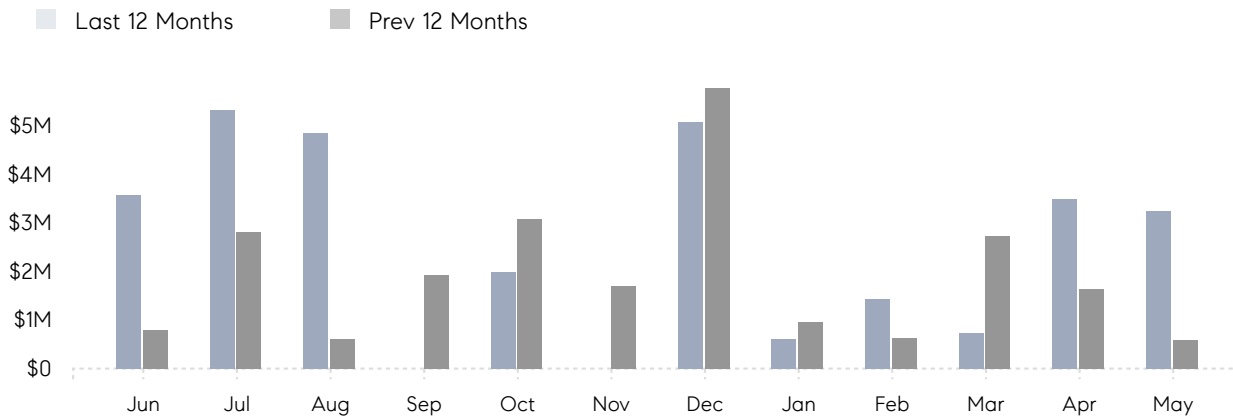
Property Statistics

		May 2022	May 2021	% Change
Single-Family	# OF SALES	2	1	100.0%
	SALES VOLUME	\$3,250,000	\$585,000	455.6%
	AVERAGE PRICE	\$1,625,000	\$585,000	177.8%
	AVERAGE DOM	38	21	81.0%

Monthly Sales



Monthly Total Sales Volume



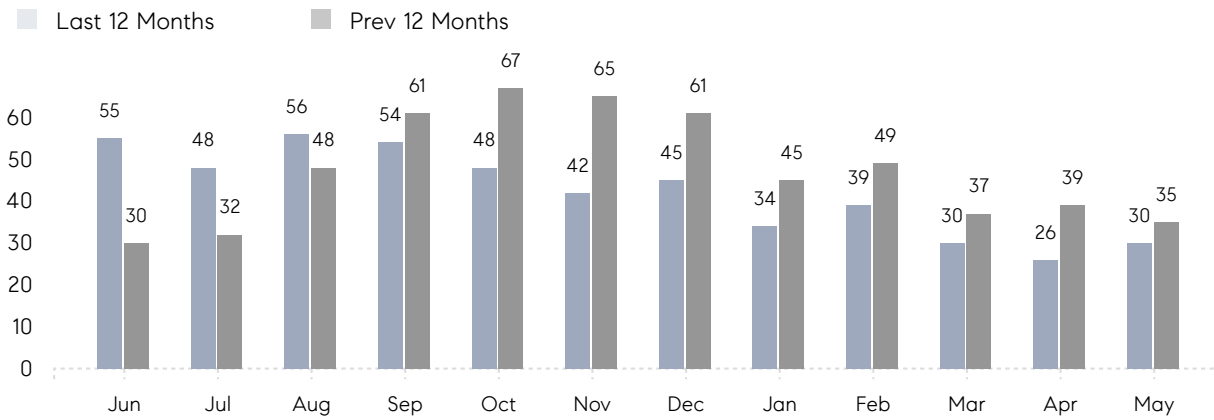
Huntington

SUFFOLK, MAY 2022

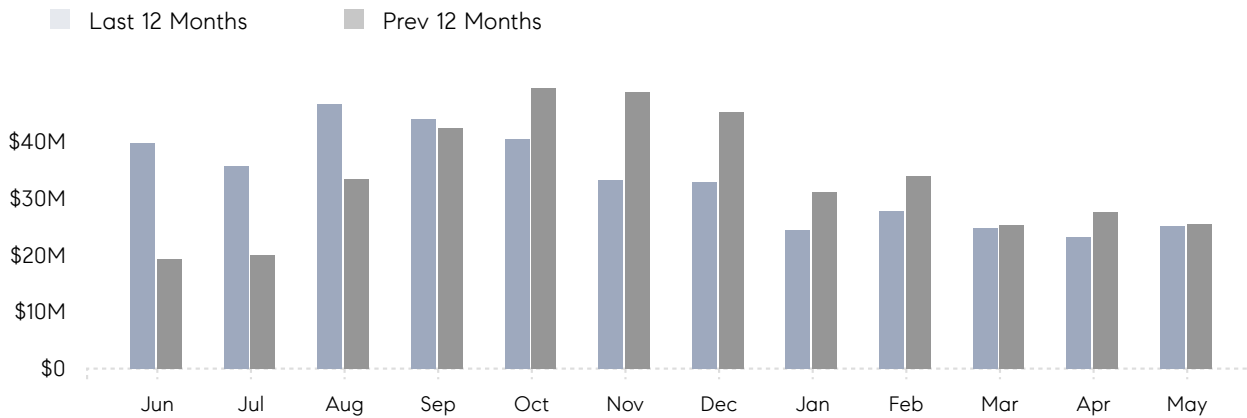
Property Statistics

		May 2022	May 2021	% Change
Single-Family	# OF SALES	30	35	-14.3%
	SALES VOLUME	\$25,097,500	\$25,454,550	-1.4%
	AVERAGE PRICE	\$836,583	\$727,273	15.0%
	AVERAGE DOM	29	60	-51.7%

Monthly Sales



Monthly Total Sales Volume



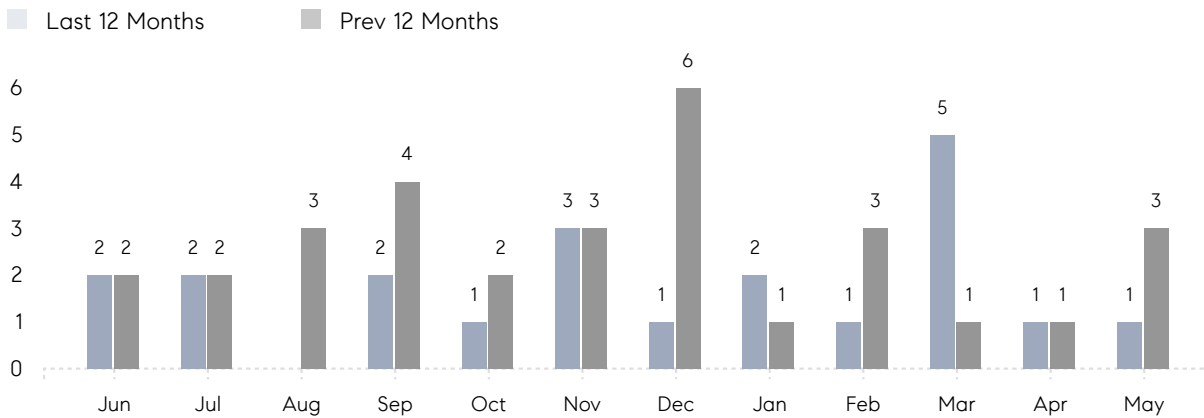
Huntington Bay

SUFFOLK, MAY 2022

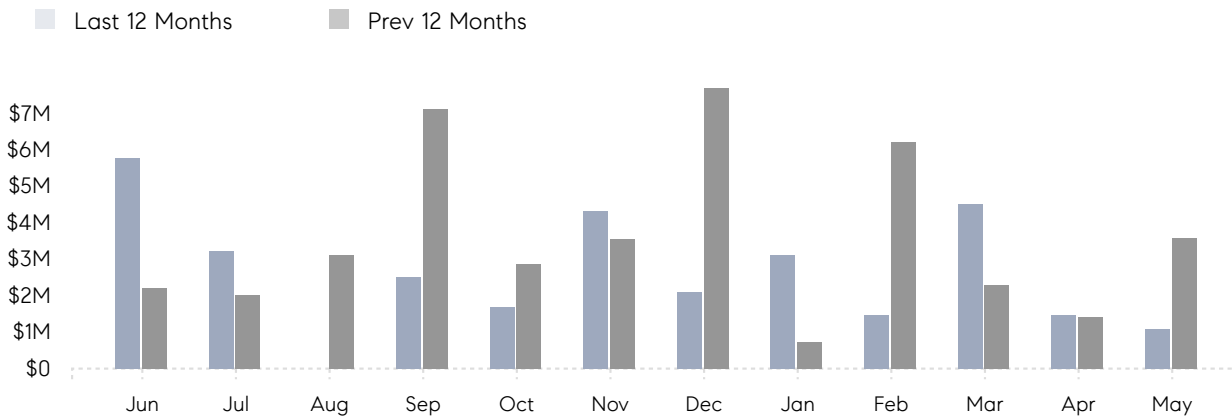
Property Statistics

		May 2022	May 2021	% Change
Single-Family	# OF SALES	1	3	-66.7%
	SALES VOLUME	\$1,085,000	\$3,575,000	-69.7%
	AVERAGE PRICE	\$1,085,000	\$1,191,667	-9.0%
	AVERAGE DOM	21	62	-66.1%

Monthly Sales



Monthly Total Sales Volume



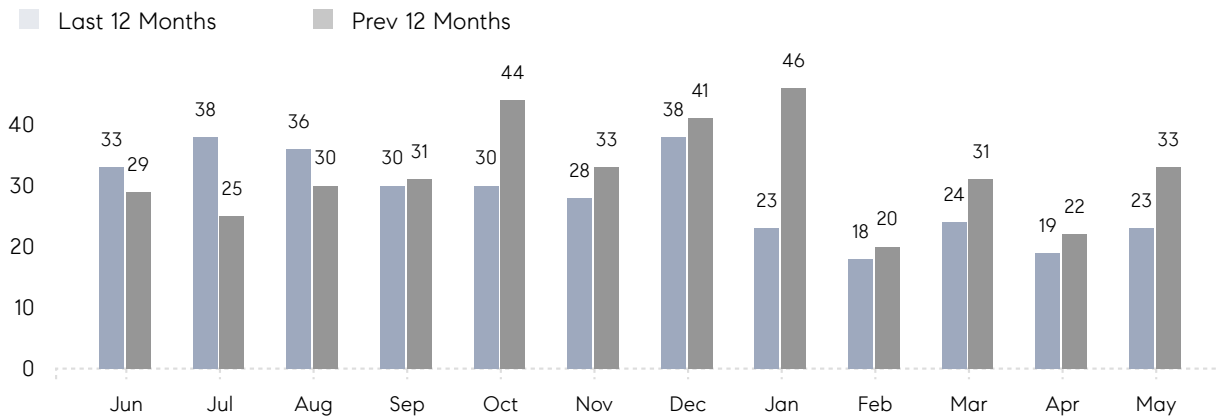
Huntington Station

SUFFOLK, MAY 2022

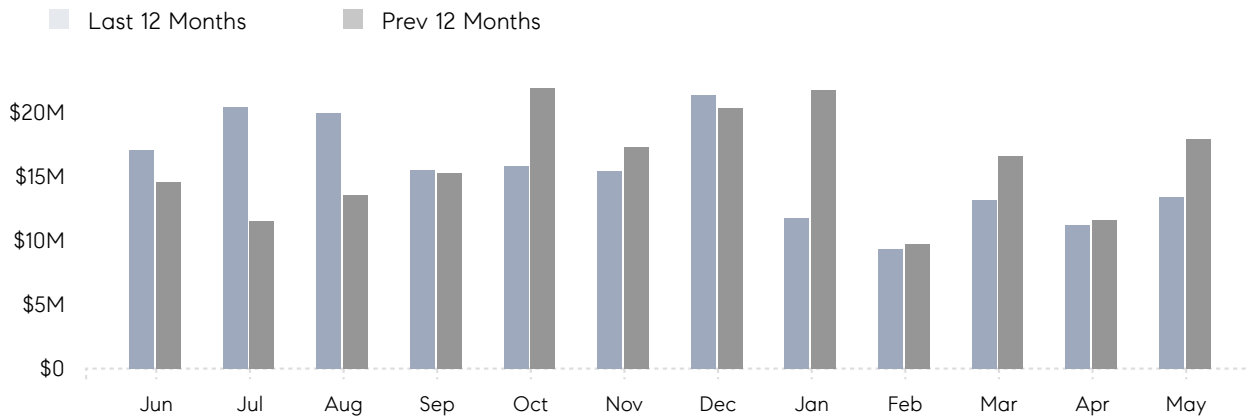
Property Statistics

		May 2022	May 2021	% Change
Single-Family	# OF SALES	23	33	-30.3%
	SALES VOLUME	\$13,341,500	\$17,880,180	-25.4%
	AVERAGE PRICE	\$580,065	\$541,824	7.1%
	AVERAGE DOM	30	32	-6.2%

Monthly Sales



Monthly Total Sales Volume



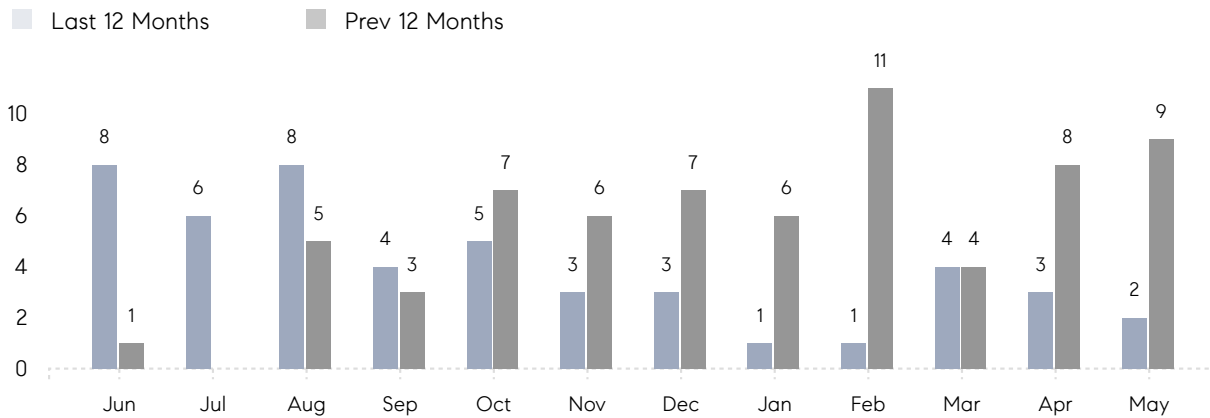
Lloyd Harbor

SUFFOLK, MAY 2022

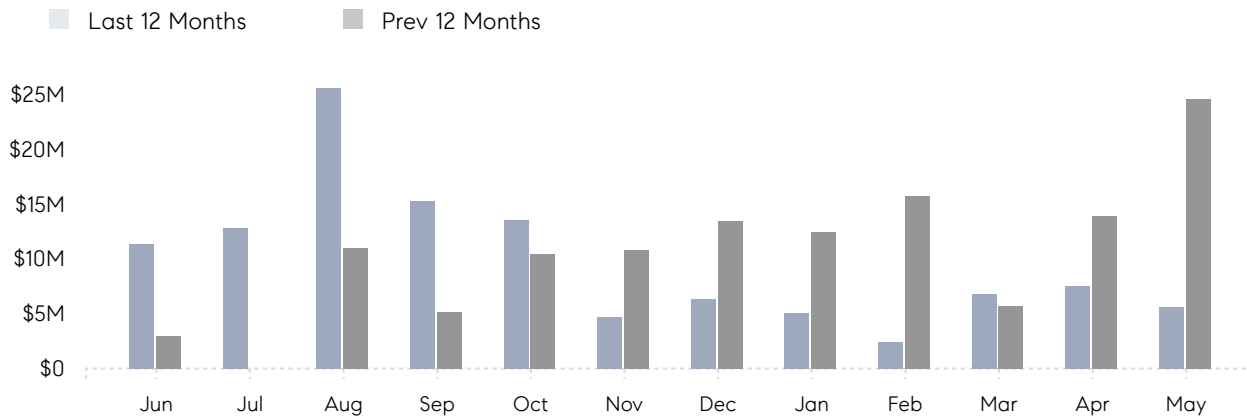
Property Statistics

		May 2022	May 2021	% Change
Single-Family	# OF SALES	2	9	-77.8%
	SALES VOLUME	\$5,588,500	\$24,625,000	-77.3%
	AVERAGE PRICE	\$2,794,250	\$2,736,111	2.1%
	AVERAGE DOM	9	147	-93.9%

Monthly Sales



Monthly Total Sales Volume



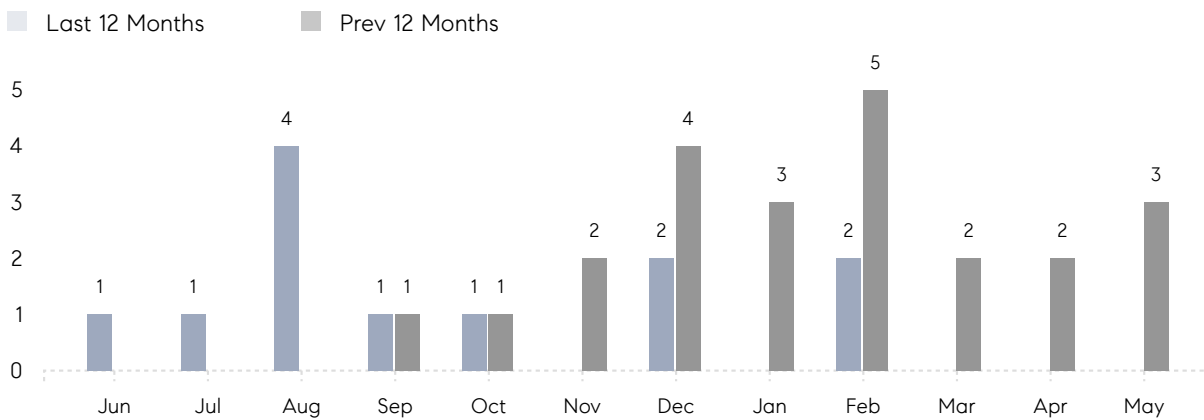
Lloyd Neck

SUFFOLK, MAY 2022

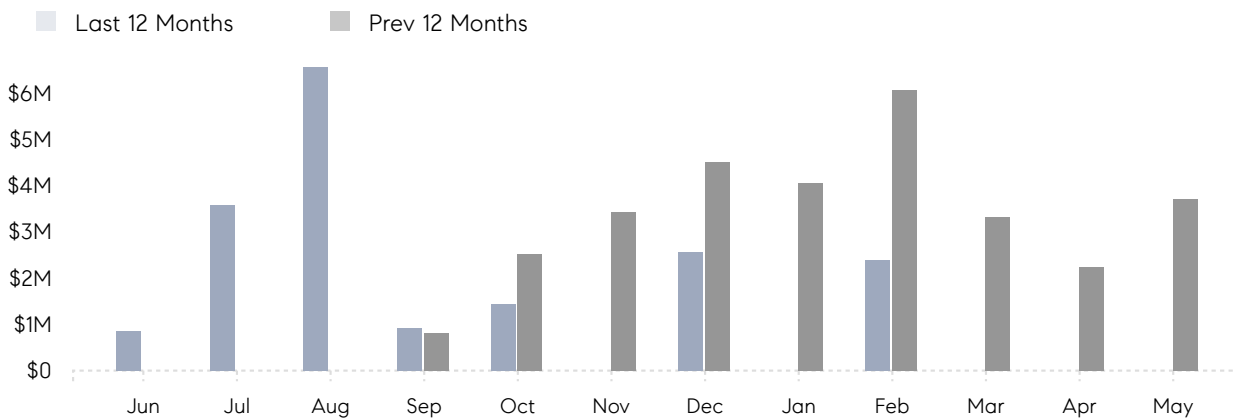
Property Statistics

		May 2022	May 2021	% Change
Single-Family	# OF SALES	0	3	0.0%
	SALES VOLUME	\$0	\$3,709,000	-
	AVERAGE PRICE	\$0	\$1,236,333	-
	AVERAGE DOM	0	139	-

Monthly Sales



Monthly Total Sales Volume



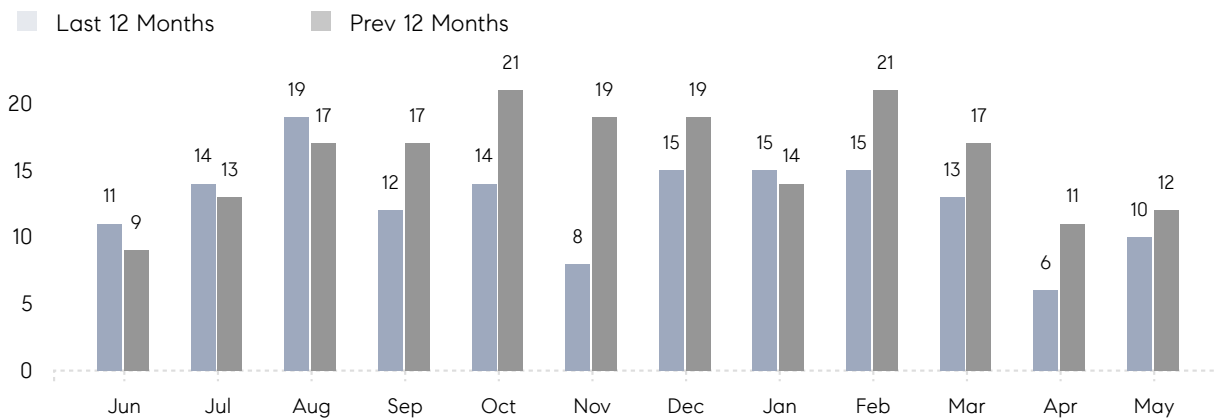
Melville

SUFFOLK, MAY 2022

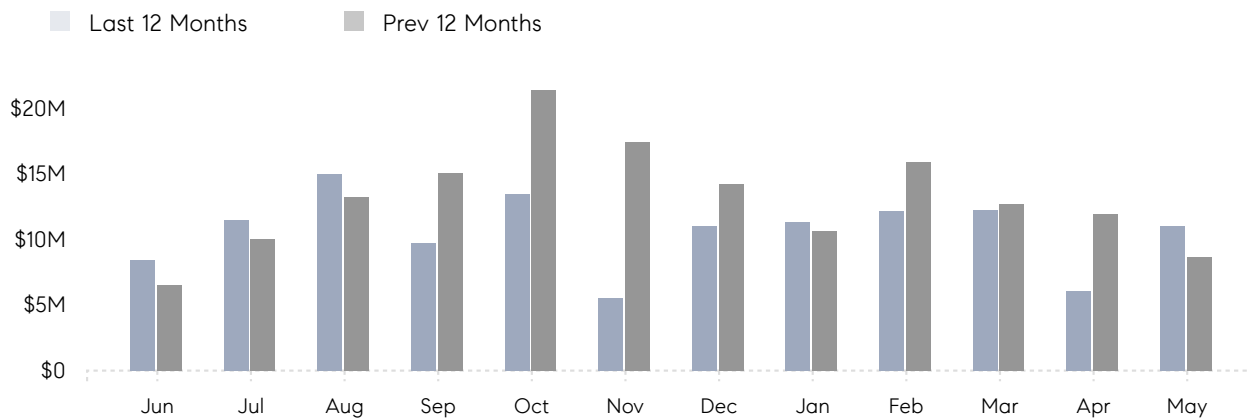
Property Statistics

		May 2022	May 2021	% Change
Single-Family	# OF SALES	10	12	-16.7%
	SALES VOLUME	\$11,007,000	\$8,678,999	26.8%
	AVERAGE PRICE	\$1,100,700	\$723,250	52.2%
	AVERAGE DOM	53	90	-41.1%

Monthly Sales



Monthly Total Sales Volume



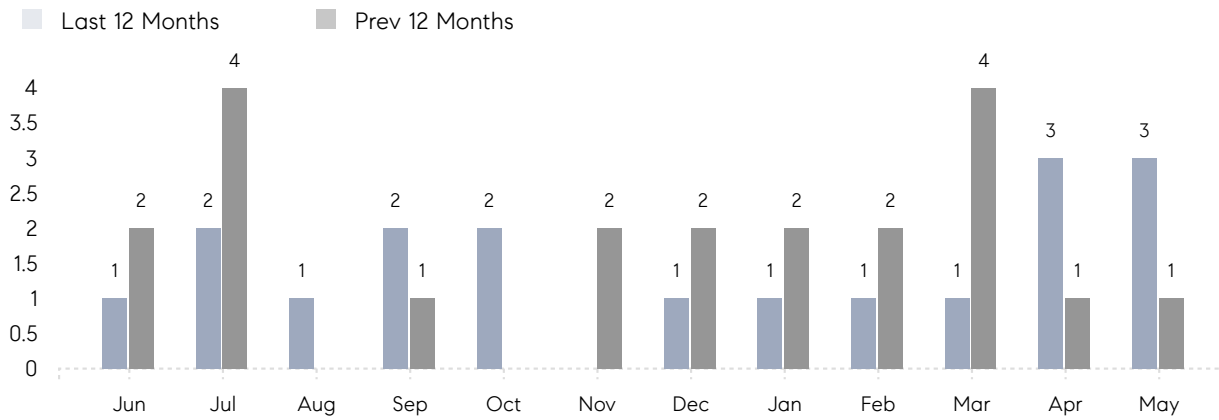
Moriches

SUFFOLK, MAY 2022

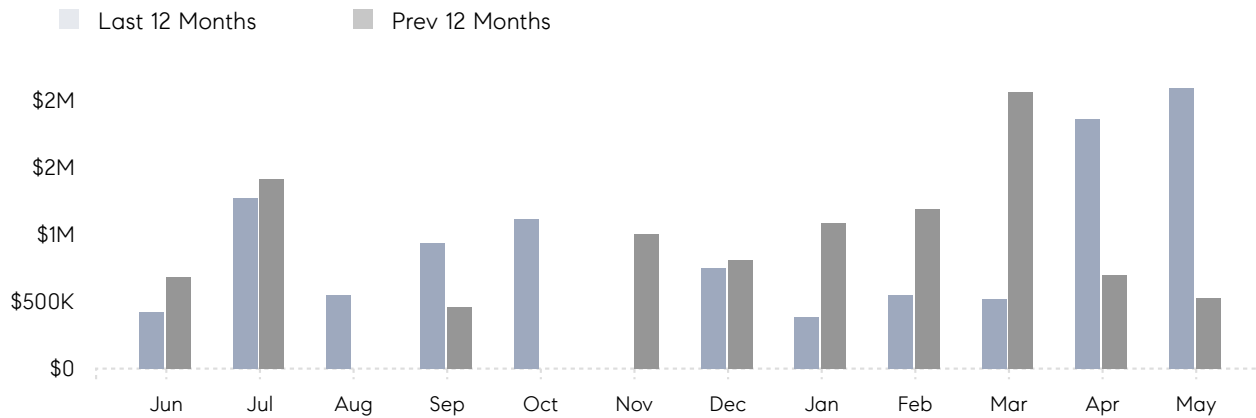
Property Statistics

		May 2022	May 2021	% Change
Single-Family	# OF SALES	3	1	200.0%
	SALES VOLUME	\$2,094,000	\$530,000	295.1%
	AVERAGE PRICE	\$698,000	\$530,000	31.7%
	AVERAGE DOM	30	102	-70.6%

Monthly Sales



Monthly Total Sales Volume



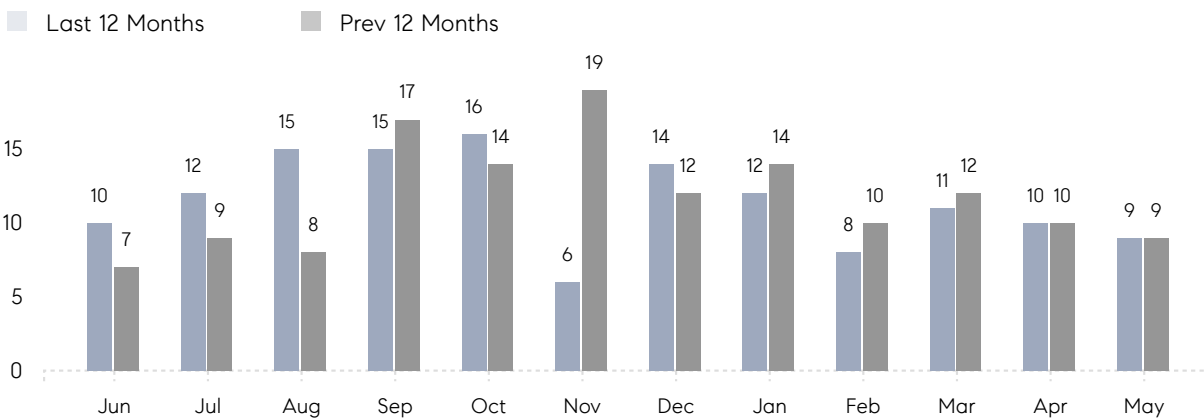
Mount Sinai

SUFFOLK, MAY 2022

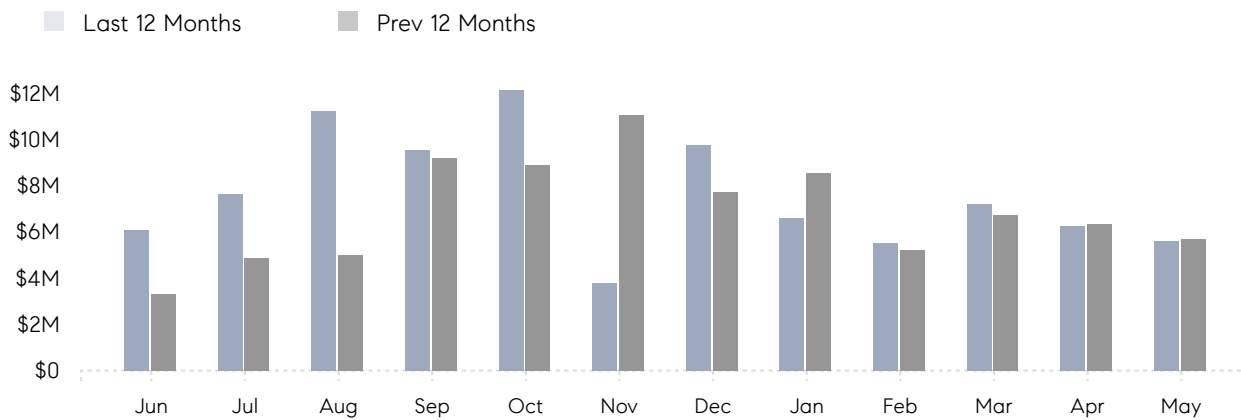
Property Statistics

		May 2022	May 2021	% Change
Single-Family	# OF SALES	9	9	0.0%
	SALES VOLUME	\$5,587,800	\$5,700,000	-2.0%
	AVERAGE PRICE	\$620,867	\$633,333	-2.0%
	AVERAGE DOM	37	152	-75.7%

Monthly Sales



Monthly Total Sales Volume



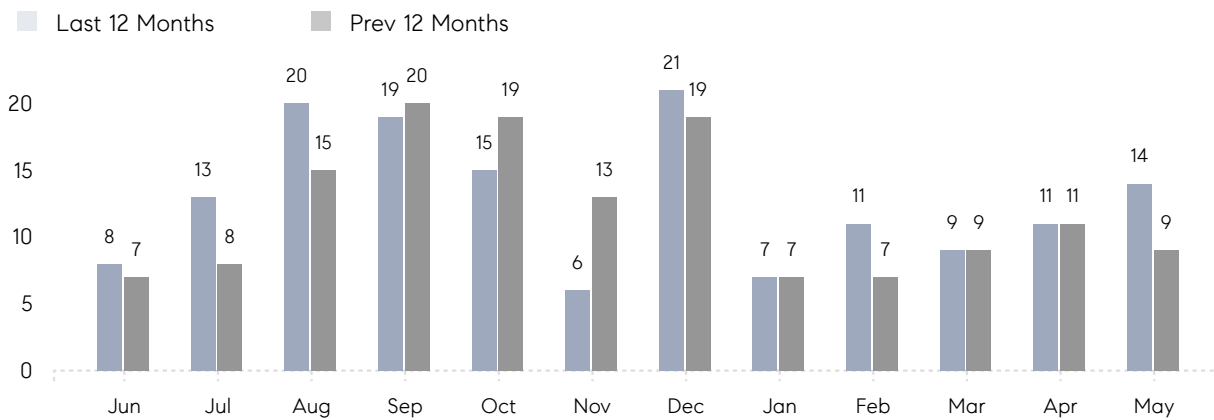
Nesconset

SUFFOLK, MAY 2022

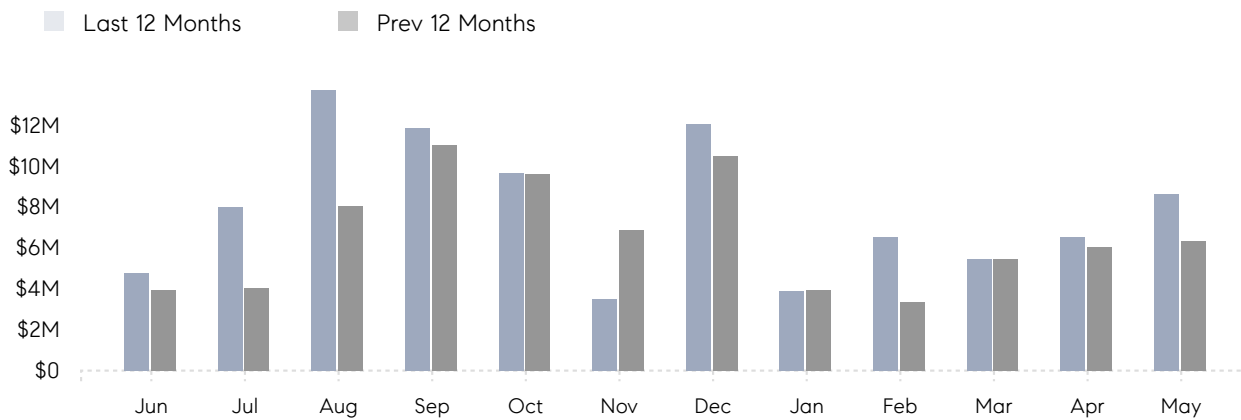
Property Statistics

		May 2022	May 2021	% Change
Single-Family	# OF SALES	14	9	55.6%
	SALES VOLUME	\$8,633,000	\$6,359,900	35.7%
	AVERAGE PRICE	\$616,643	\$706,656	-12.7%
	AVERAGE DOM	33	68	-51.5%

Monthly Sales



Monthly Total Sales Volume



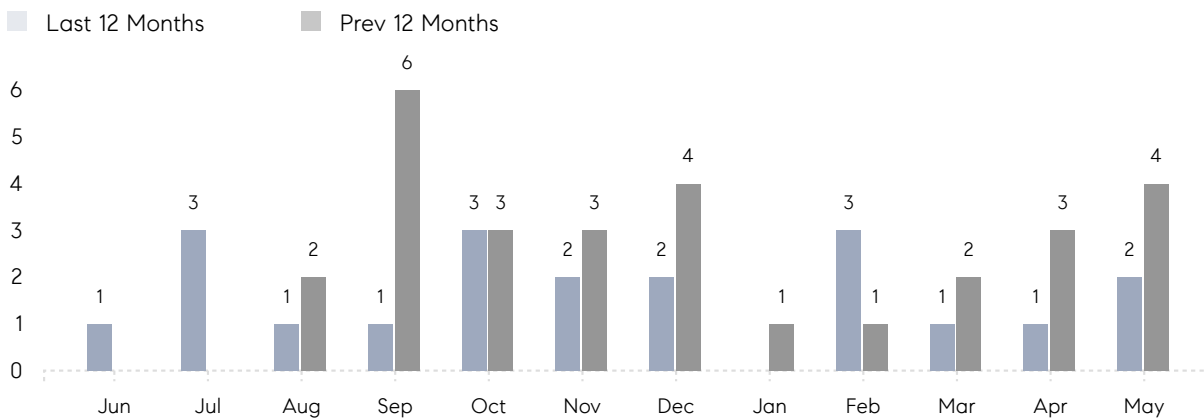
Nissequogue

SUFFOLK, MAY 2022

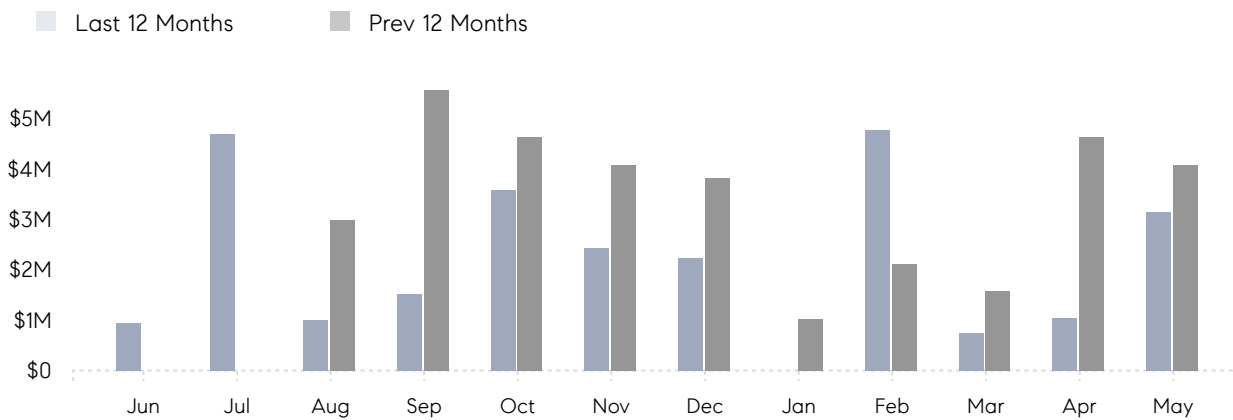
Property Statistics

		May 2022	May 2021	% Change
Single-Family	# OF SALES	2	4	-50.0%
	SALES VOLUME	\$3,149,000	\$4,080,000	-22.8%
	AVERAGE PRICE	\$1,574,500	\$1,020,000	54.4%
	AVERAGE DOM	25	145	-82.8%

Monthly Sales



Monthly Total Sales Volume



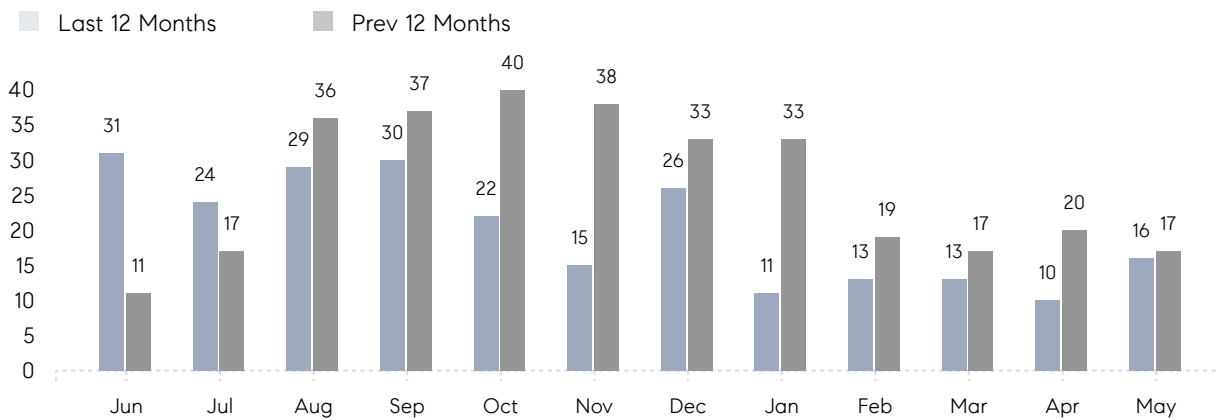
Northport

SUFFOLK, MAY 2022

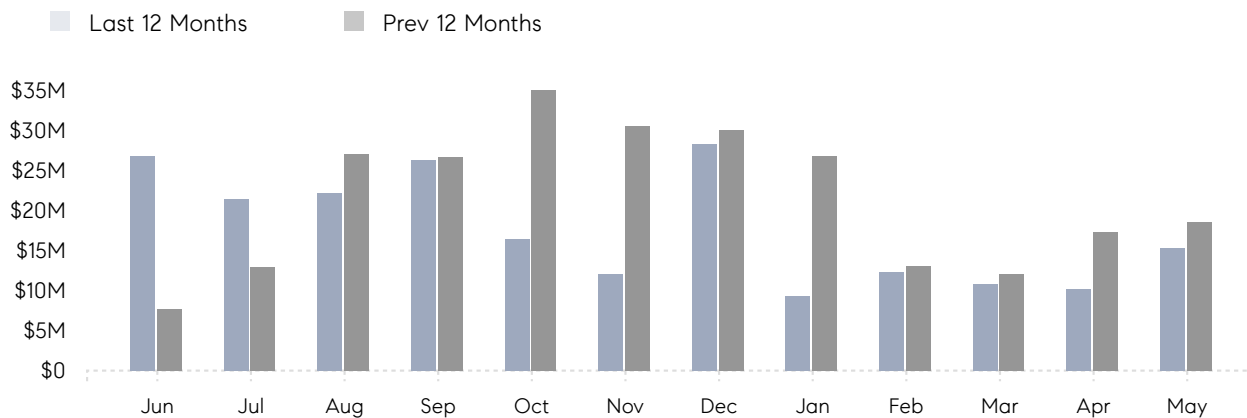
Property Statistics

		May 2022	May 2021	% Change
Single-Family	# OF SALES	16	17	-5.9%
	SALES VOLUME	\$15,380,704	\$18,543,500	-17.1%
	AVERAGE PRICE	\$961,294	\$1,090,794	-11.9%
	AVERAGE DOM	47	113	-58.4%

Monthly Sales



Monthly Total Sales Volume



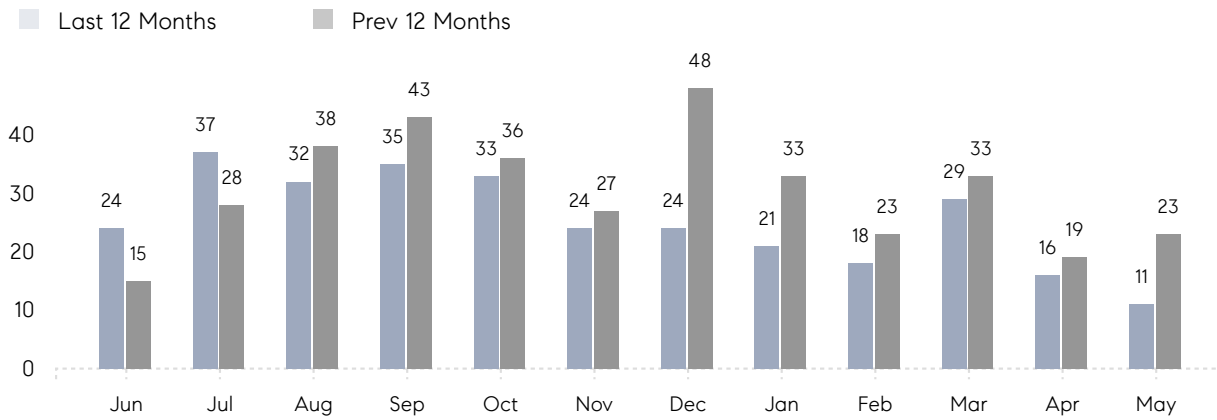
East Northport

SUFFOLK, MAY 2022

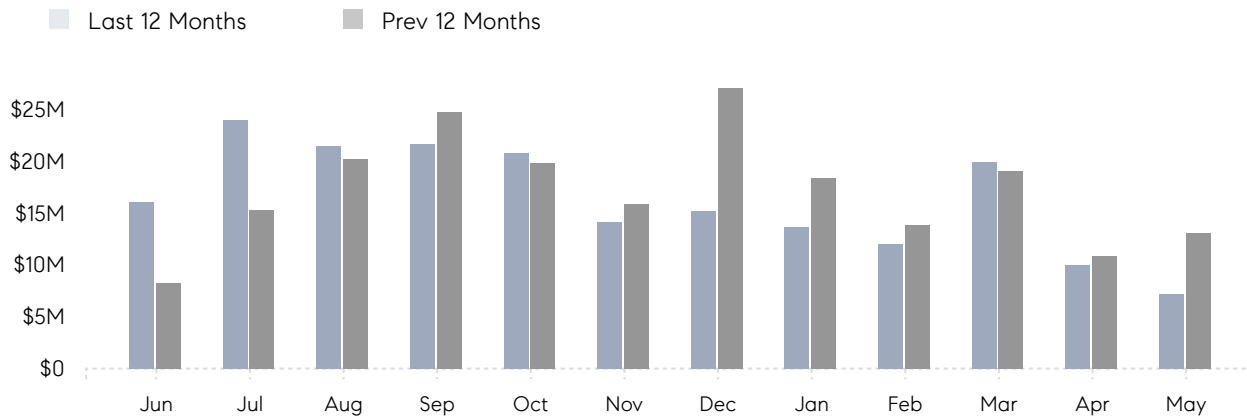
Property Statistics

		May 2022	May 2021	% Change
Single-Family	# OF SALES	11	23	-52.2%
	SALES VOLUME	\$7,247,000	\$13,096,500	-44.7%
	AVERAGE PRICE	\$658,818	\$569,413	15.7%
	AVERAGE DOM	24	15	60.0%

Monthly Sales



Monthly Total Sales Volume



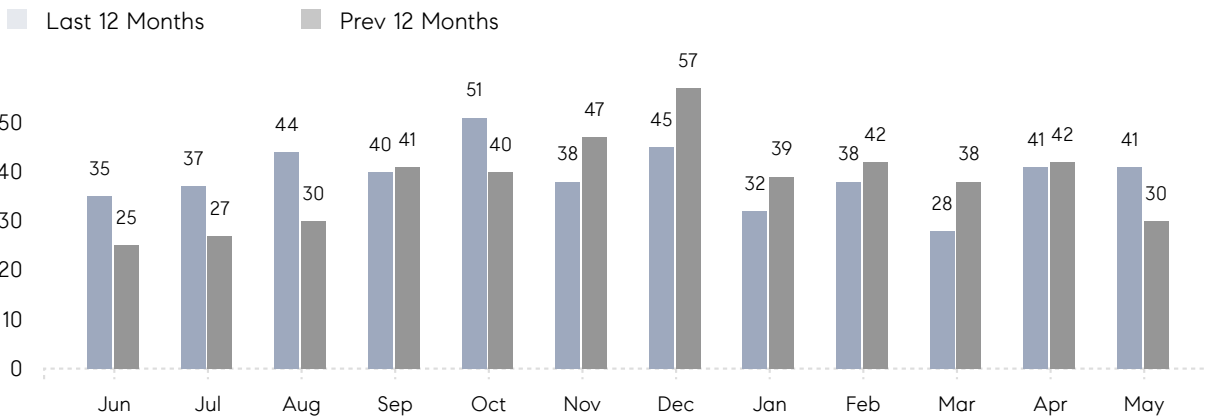
Patchogue

SUFFOLK, MAY 2022

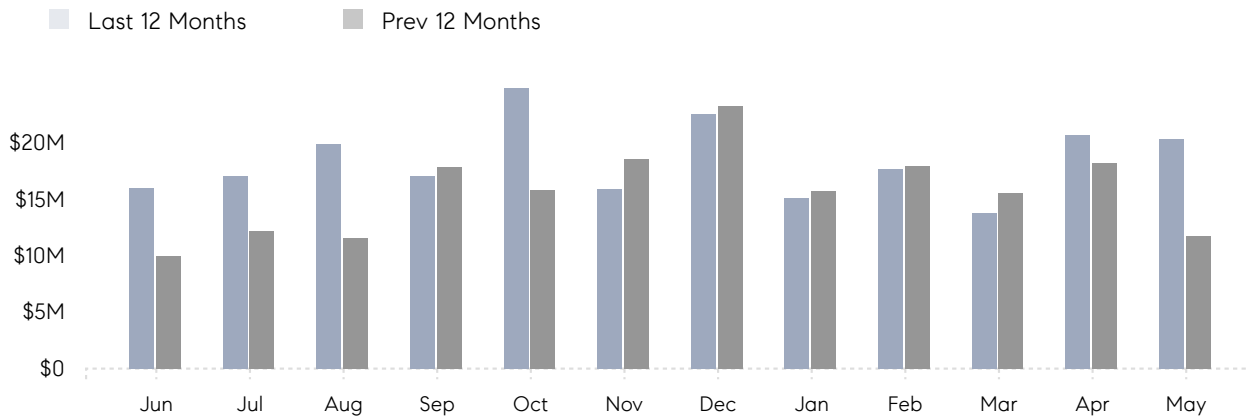
Property Statistics

		May 2022	May 2021	% Change
Single-Family	# OF SALES	41	30	36.7%
	SALES VOLUME	\$20,364,710	\$11,714,900	73.8%
	AVERAGE PRICE	\$496,700	\$390,497	27.2%
	AVERAGE DOM	51	58	-12.1%

Monthly Sales



Monthly Total Sales Volume



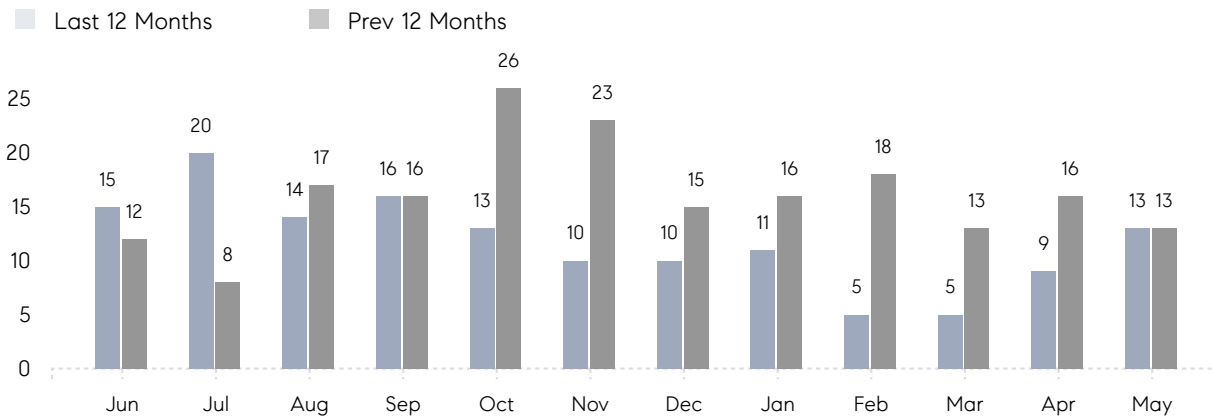
Saint James

SUFFOLK, MAY 2022

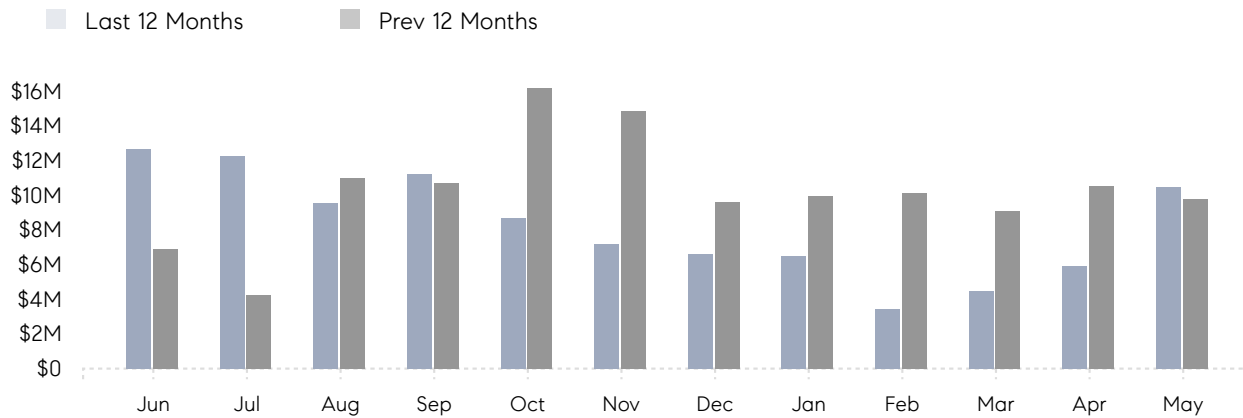
Property Statistics

		May 2022	May 2021	% Change
Single-Family	# OF SALES	13	13	0.0%
	SALES VOLUME	\$10,464,000	\$9,767,499	7.1%
	AVERAGE PRICE	\$804,923	\$751,346	7.1%
	AVERAGE DOM	27	84	-67.9%

Monthly Sales



Monthly Total Sales Volume



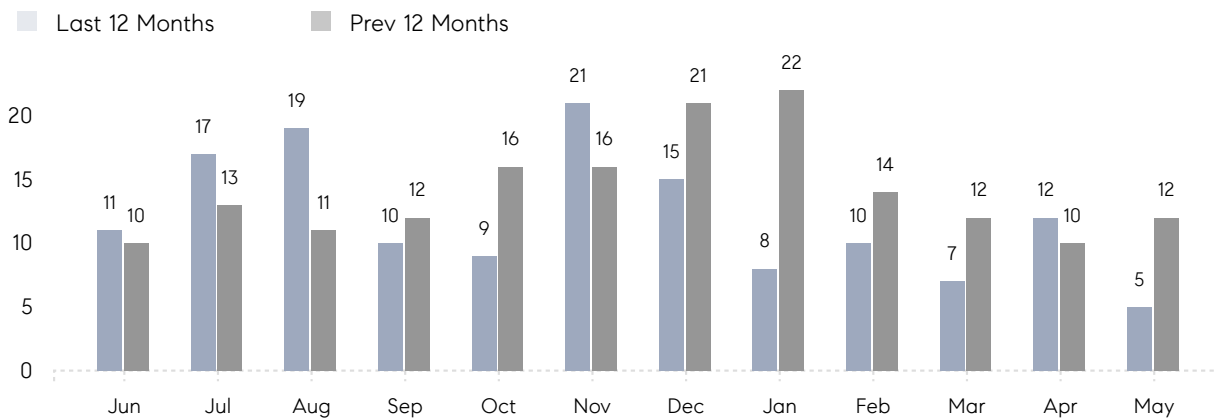
Sayville

SUFFOLK, MAY 2022

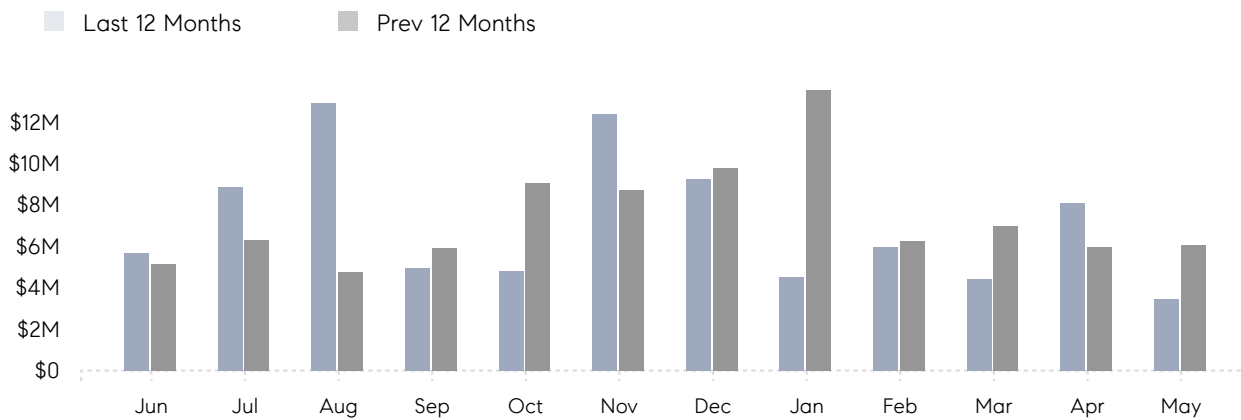
Property Statistics

		May 2022	May 2021	% Change
Single-Family	# OF SALES	5	12	-58.3%
	SALES VOLUME	\$3,452,000	\$6,069,000	-43.1%
	AVERAGE PRICE	\$690,400	\$505,750	36.5%
	AVERAGE DOM	12	43	-72.1%

Monthly Sales



Monthly Total Sales Volume



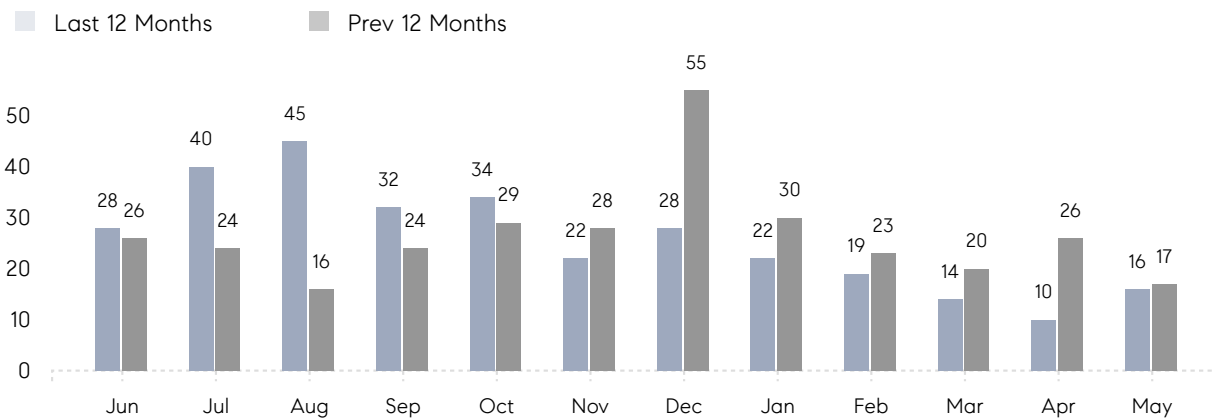
Setauket

SUFFOLK, MAY 2022

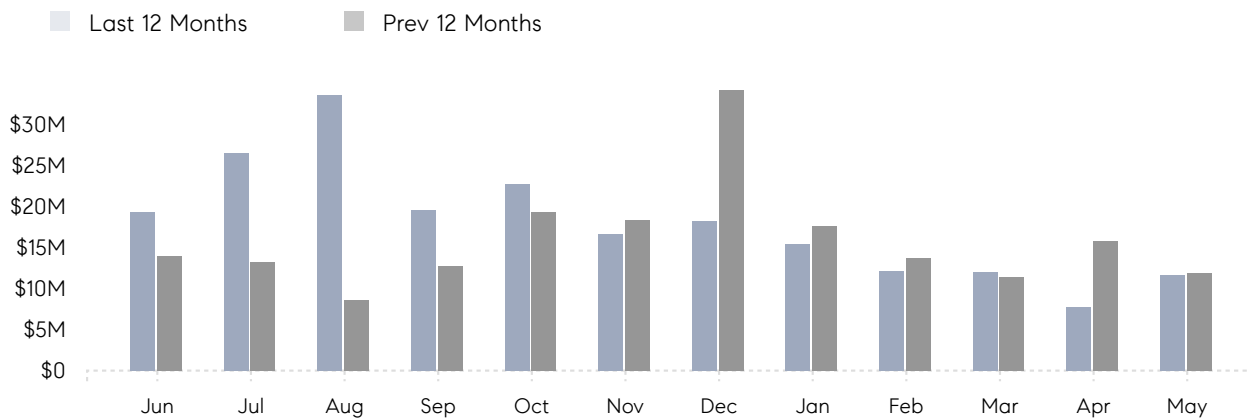
Property Statistics

		May 2022	May 2021	% Change
Single-Family	# OF SALES	16	17	-5.9%
	SALES VOLUME	\$11,672,000	\$11,908,500	-2.0%
	AVERAGE PRICE	\$729,500	\$700,500	4.1%
	AVERAGE DOM	47	80	-41.2%

Monthly Sales



Monthly Total Sales Volume



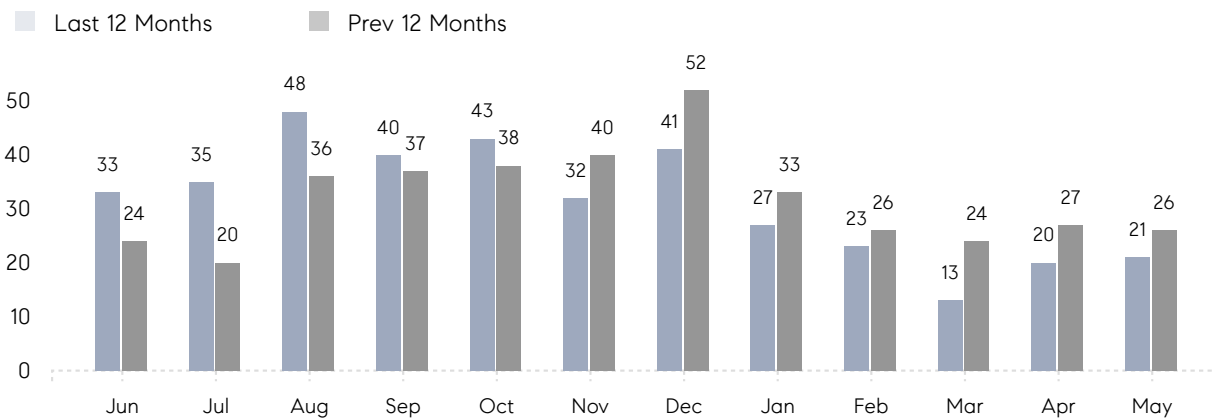
Smithtown

SUFFOLK, MAY 2022

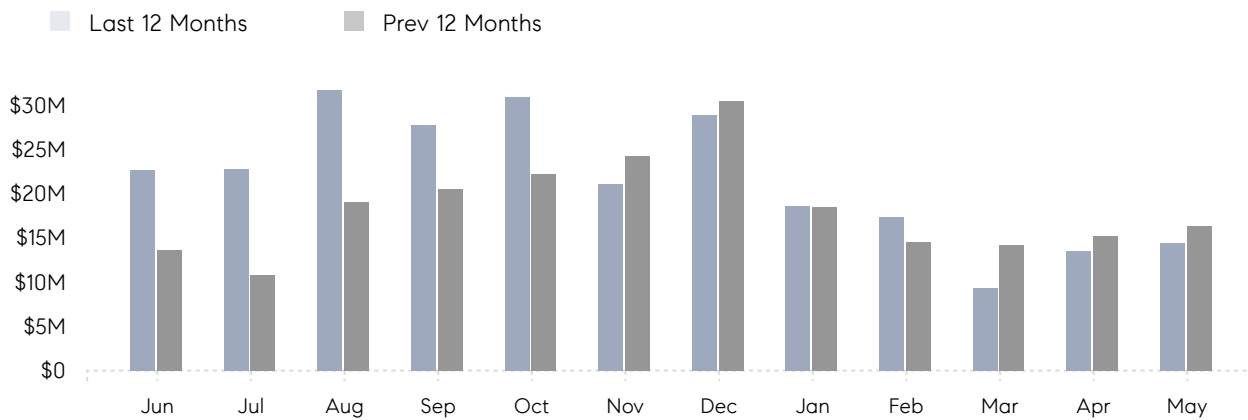
Property Statistics

		May 2022	May 2021	% Change
Single-Family	# OF SALES	21	26	-19.2%
	SALES VOLUME	\$14,394,300	\$16,382,750	-12.1%
	AVERAGE PRICE	\$685,443	\$630,106	8.8%
	AVERAGE DOM	26	42	-38.1%

Monthly Sales



Monthly Total Sales Volume





COMPASS

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