



COMPASS

July 2022

Suffolk County Market Insights

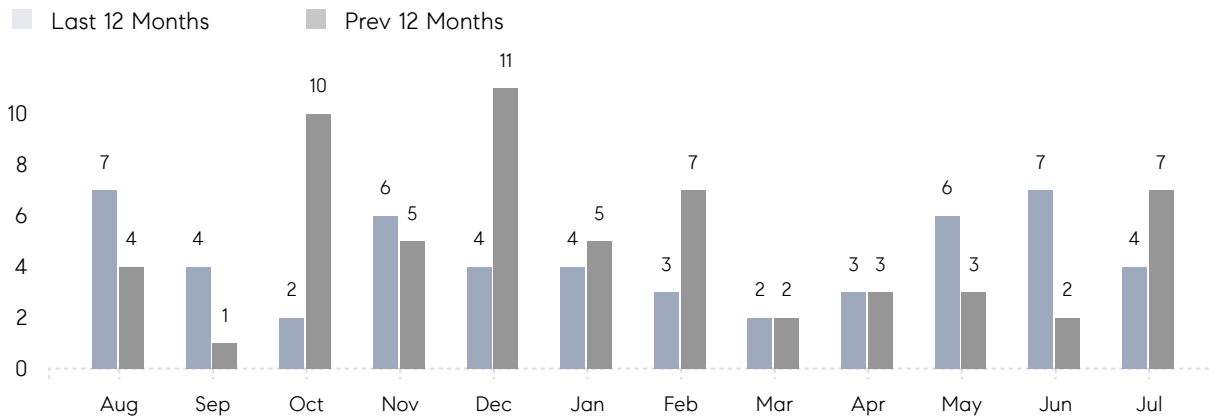
Cold Spring Harbor

SUFFOLK, JULY 2022

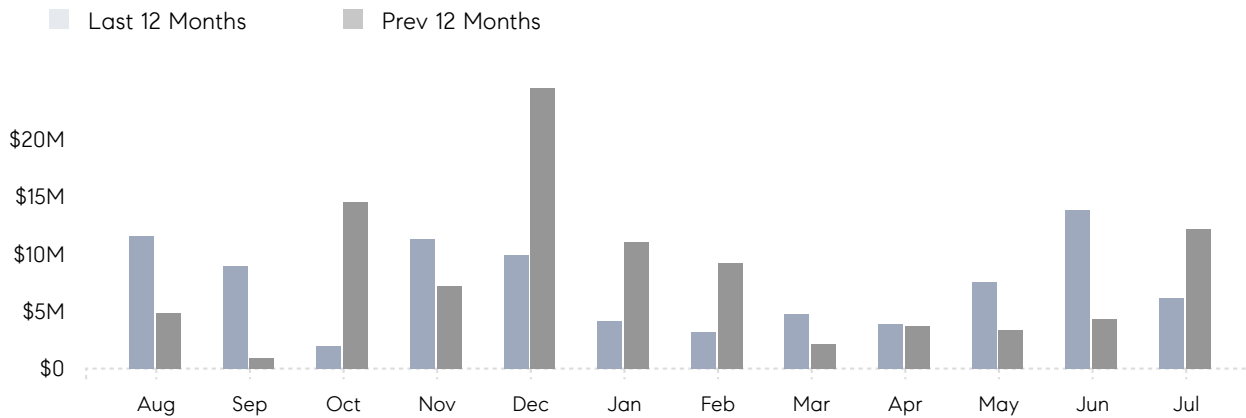
Property Statistics

		Jul 2022	Jul 2021	% Change
Single-Family	# OF SALES	4	7	-42.9%
	SALES VOLUME	\$6,178,500	\$12,231,500	-49.5%
	AVERAGE PRICE	\$1,544,625	\$1,747,357	-11.6%
	AVERAGE DOM	22	46	-52.2%

Monthly Sales



Monthly Total Sales Volume



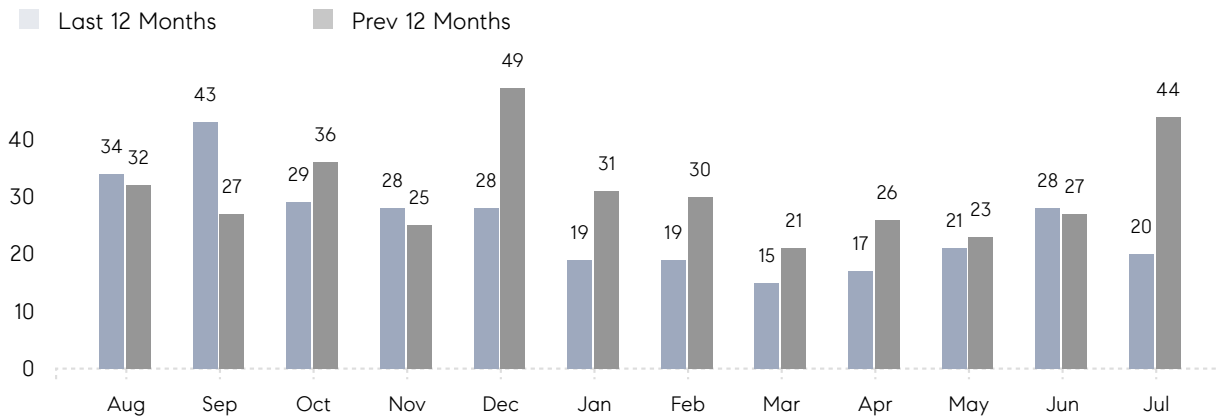
Commack

SUFFOLK, JULY 2022

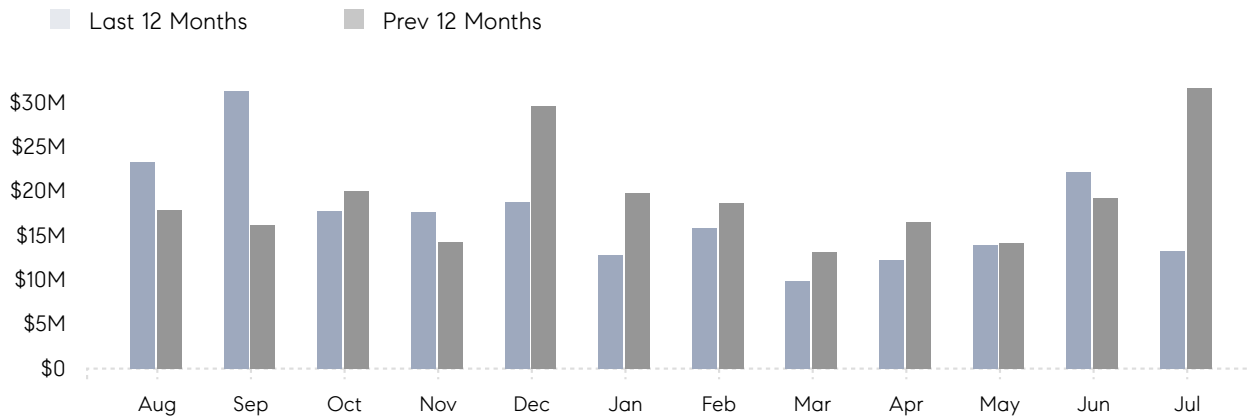
Property Statistics

		Jul 2022	Jul 2021	% Change
Single-Family	# OF SALES	20	44	-54.5%
	SALES VOLUME	\$13,184,000	\$31,600,900	-58.3%
	AVERAGE PRICE	\$659,200	\$718,202	-8.2%
	AVERAGE DOM	29	36	-19.4%

Monthly Sales



Monthly Total Sales Volume



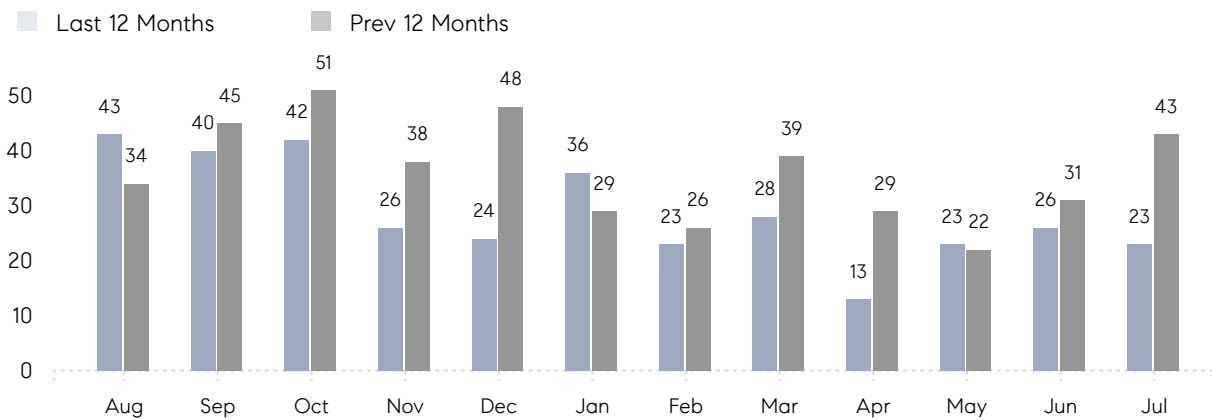
Dix Hills

SUFFOLK, JULY 2022

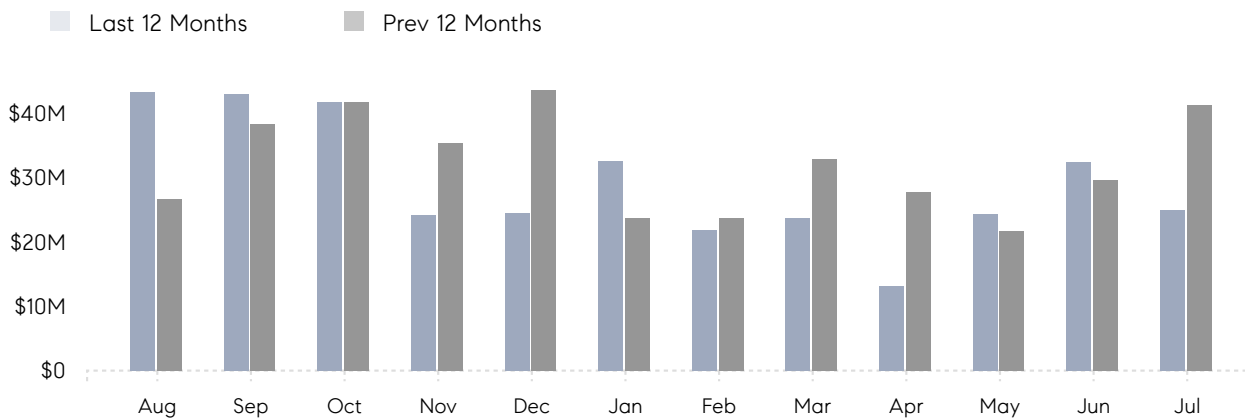
Property Statistics

		Jul 2022	Jul 2021	% Change
Single-Family	# OF SALES	23	43	-46.5%
	SALES VOLUME	\$25,072,999	\$41,393,500	-39.4%
	AVERAGE PRICE	\$1,090,130	\$962,640	13.2%
	AVERAGE DOM	30	39	-23.1%

Monthly Sales



Monthly Total Sales Volume



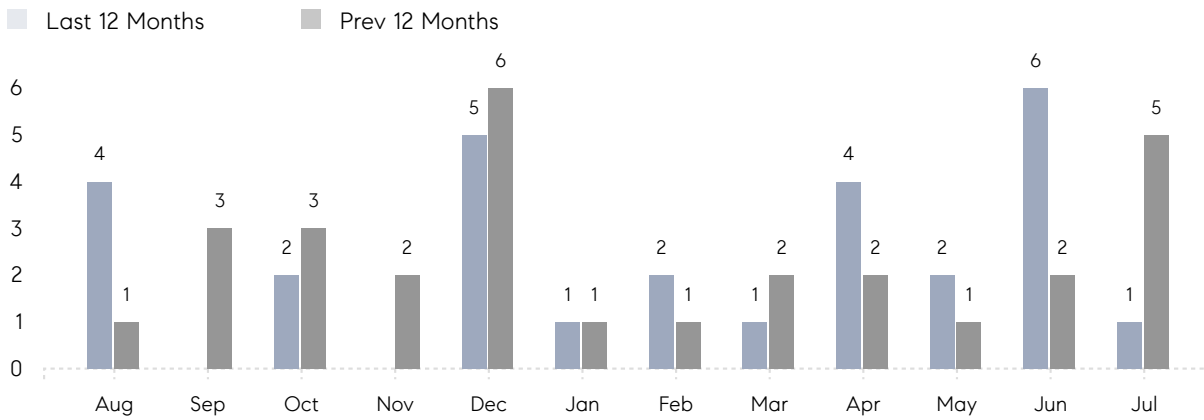
Fort Salonga

SUFFOLK, JULY 2022

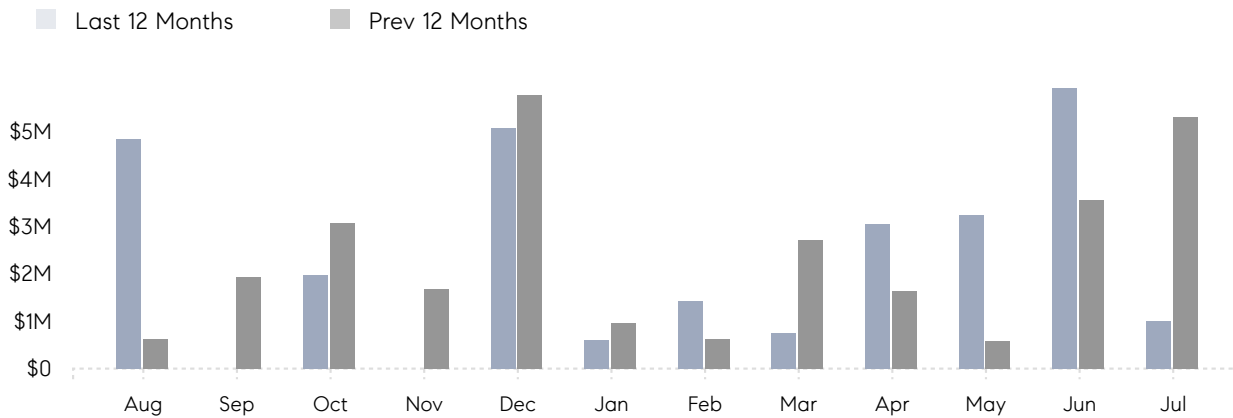
Property Statistics

		Jul 2022	Jul 2021	% Change
Single-Family	# OF SALES	1	5	-80.0%
	SALES VOLUME	\$999,000	\$5,322,000	-81.2%
	AVERAGE PRICE	\$999,000	\$1,064,400	-6.1%
	AVERAGE DOM	19	28	-32.1%

Monthly Sales



Monthly Total Sales Volume



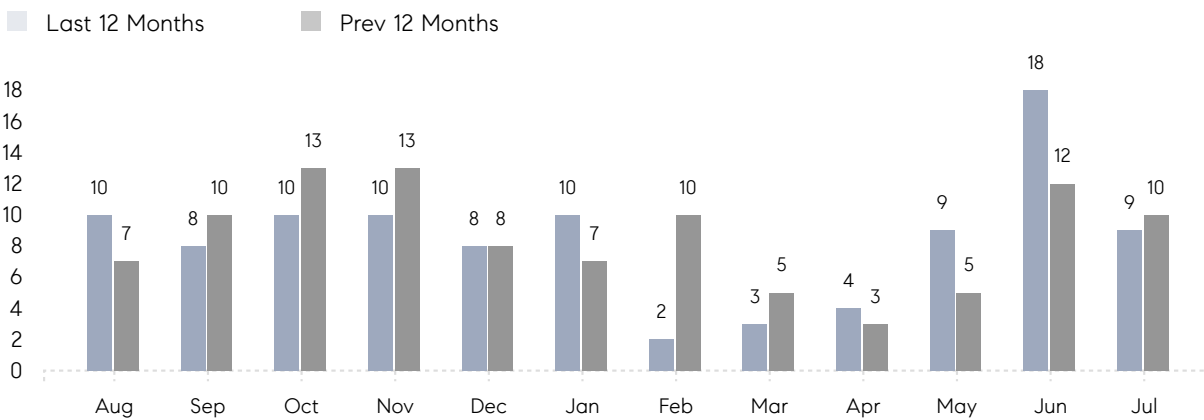
Greenlawn

SUFFOLK, JULY 2022

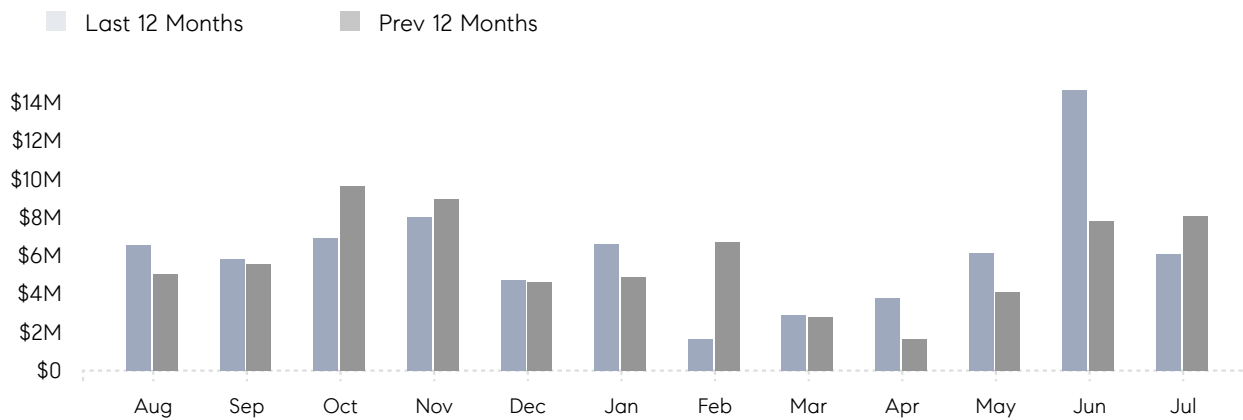
Property Statistics

		Jul 2022	Jul 2021	% Change
Single-Family	# OF SALES	9	10	-10.0%
	SALES VOLUME	\$6,088,500	\$8,056,000	-24.4%
	AVERAGE PRICE	\$676,500	\$805,600	-16.0%
	AVERAGE DOM	31	41	-24.4%

Monthly Sales



Monthly Total Sales Volume



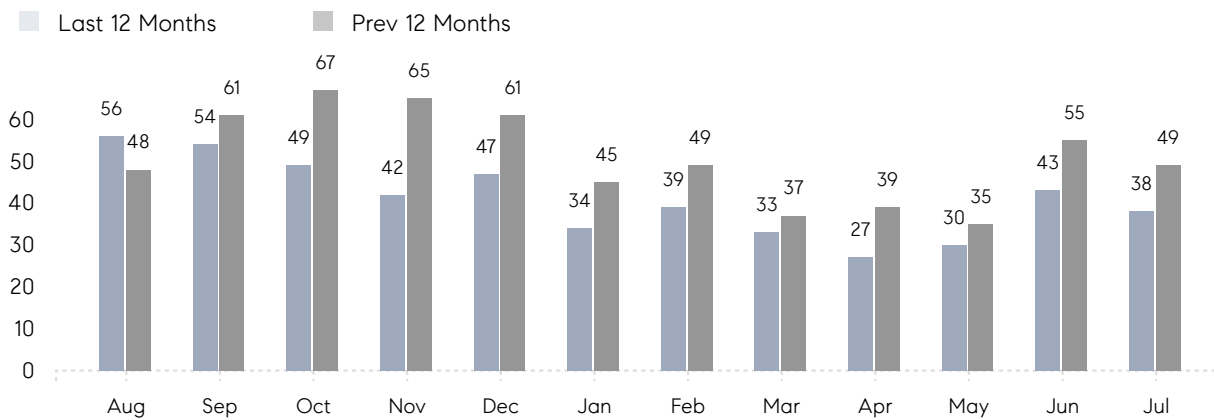
Huntington

SUFFOLK, JULY 2022

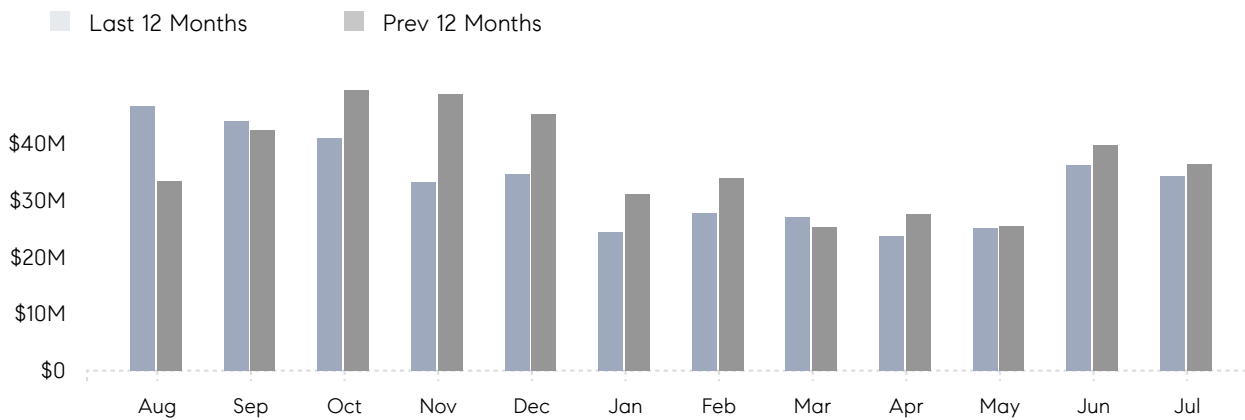
Property Statistics

		Jul 2022	Jul 2021	% Change
Single-Family	# OF SALES	38	49	-22.4%
	SALES VOLUME	\$34,433,413	\$36,529,326	-5.7%
	AVERAGE PRICE	\$906,142	\$745,496	21.5%
	AVERAGE DOM	33	55	-40.0%

Monthly Sales



Monthly Total Sales Volume



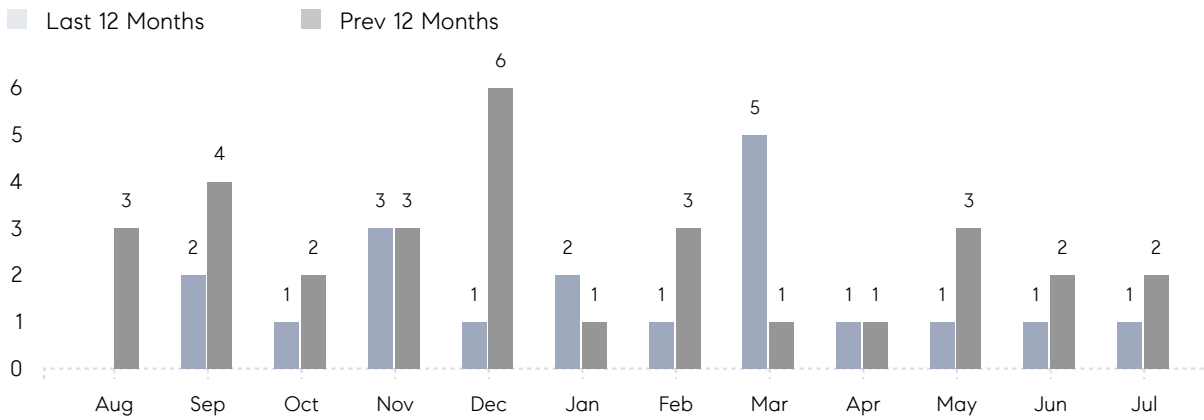
Huntington Bay

SUFFOLK, JULY 2022

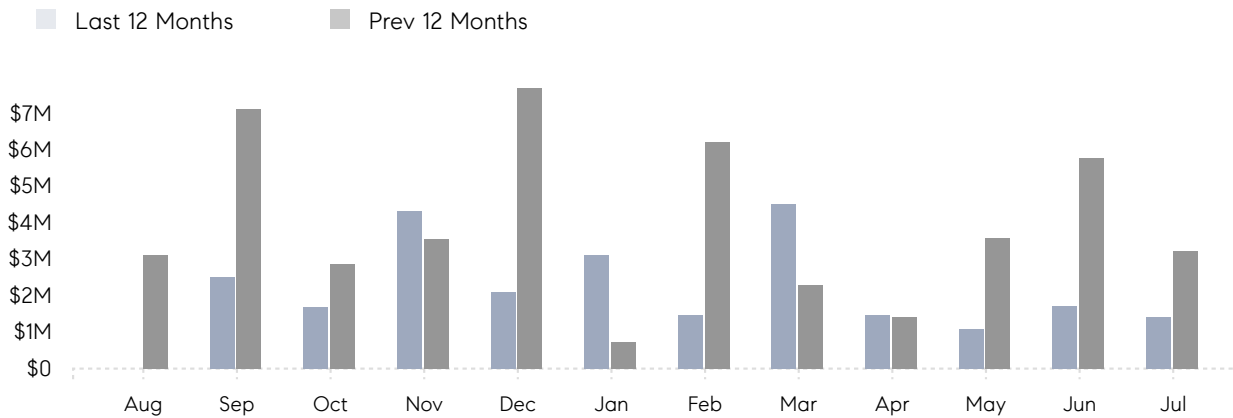
Property Statistics

		Jul 2022	Jul 2021	% Change
Single-Family	# OF SALES	1	2	-50.0%
	SALES VOLUME	\$1,400,000	\$3,215,000	-56.5%
	AVERAGE PRICE	\$1,400,000	\$1,607,500	-12.9%
	AVERAGE DOM	13	202	-93.6%

Monthly Sales



Monthly Total Sales Volume



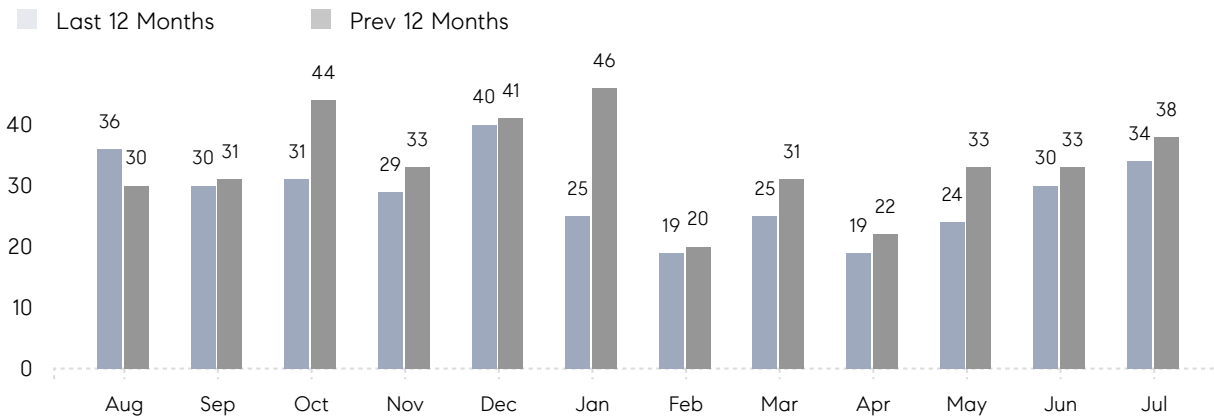
Huntington Station

SUFFOLK, JULY 2022

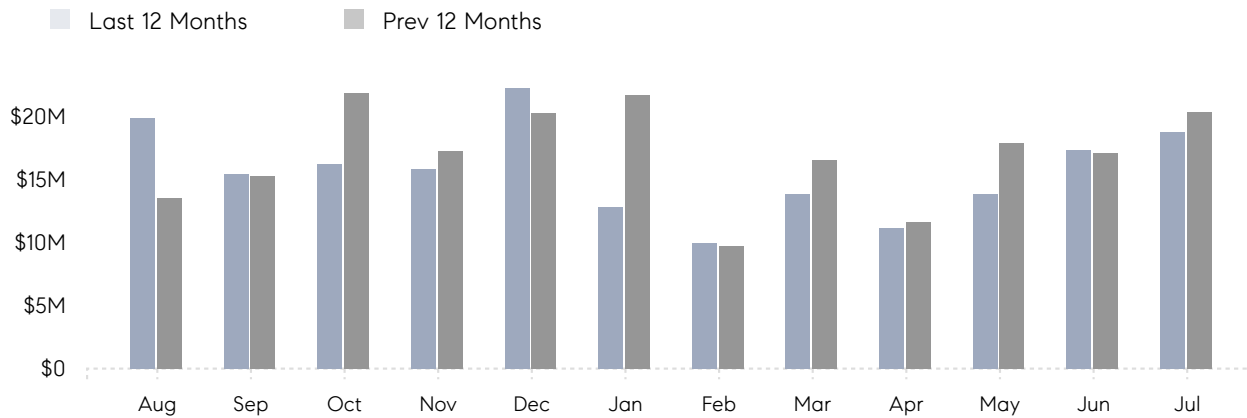
Property Statistics

		Jul 2022	Jul 2021	% Change
Single-Family	# OF SALES	34	38	-10.5%
	SALES VOLUME	\$18,814,600	\$20,407,400	-7.8%
	AVERAGE PRICE	\$553,371	\$537,037	3.0%
	AVERAGE DOM	32	28	14.3%

Monthly Sales



Monthly Total Sales Volume



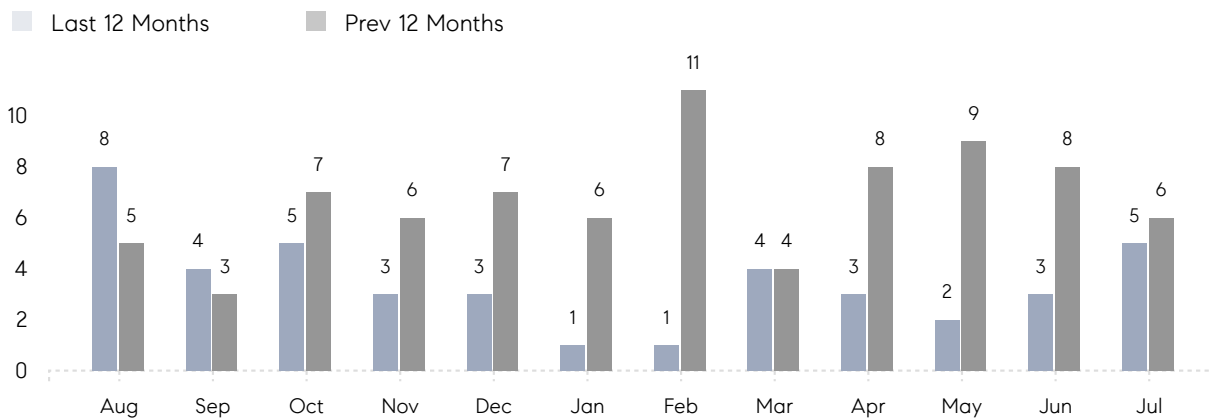
Lloyd Harbor

SUFFOLK, JULY 2022

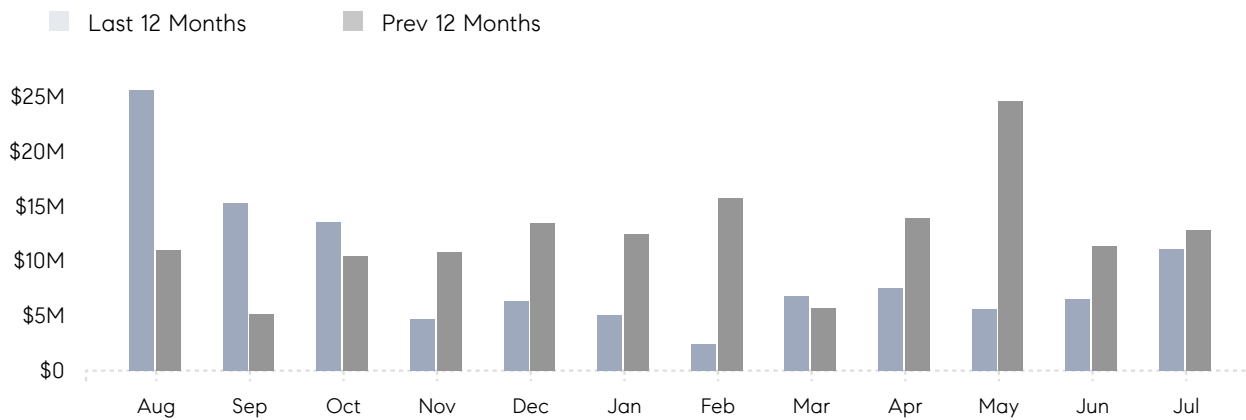
Property Statistics

		Jul 2022	Jul 2021	% Change
Single-Family	# OF SALES	5	6	-16.7%
	SALES VOLUME	\$11,062,000	\$12,875,000	-14.1%
	AVERAGE PRICE	\$2,212,400	\$2,145,833	3.1%
	AVERAGE DOM	68	69	-1.4%

Monthly Sales



Monthly Total Sales Volume



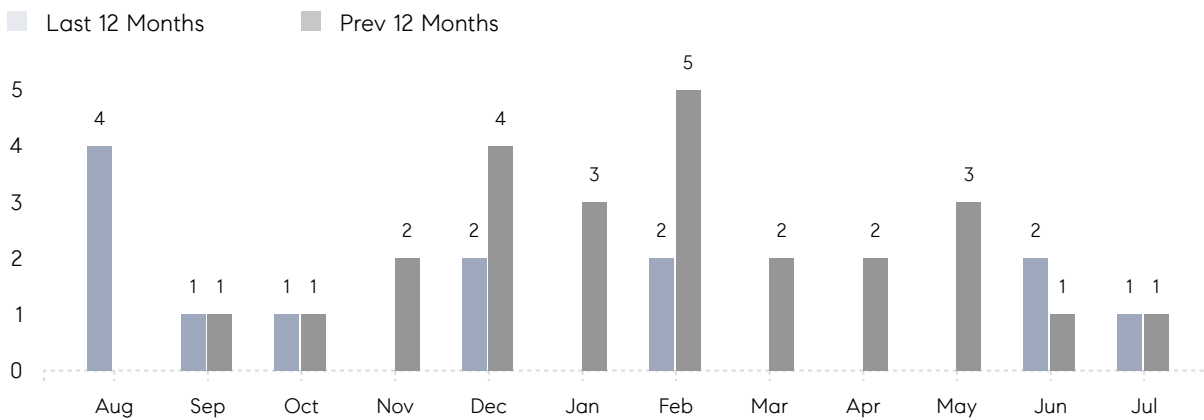
Lloyd Neck

SUFFOLK, JULY 2022

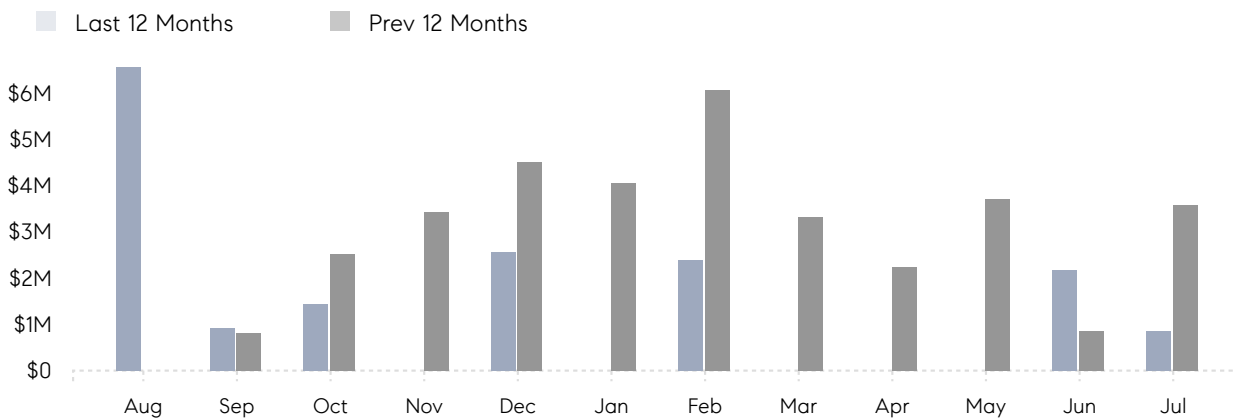
Property Statistics

		Jul 2022	Jul 2021	% Change
Single-Family	# OF SALES	1	1	0.0%
	SALES VOLUME	\$850,000	\$3,590,000	-76.3%
	AVERAGE PRICE	\$850,000	\$3,590,000	-76.3%
	AVERAGE DOM	33	20	65.0%

Monthly Sales



Monthly Total Sales Volume



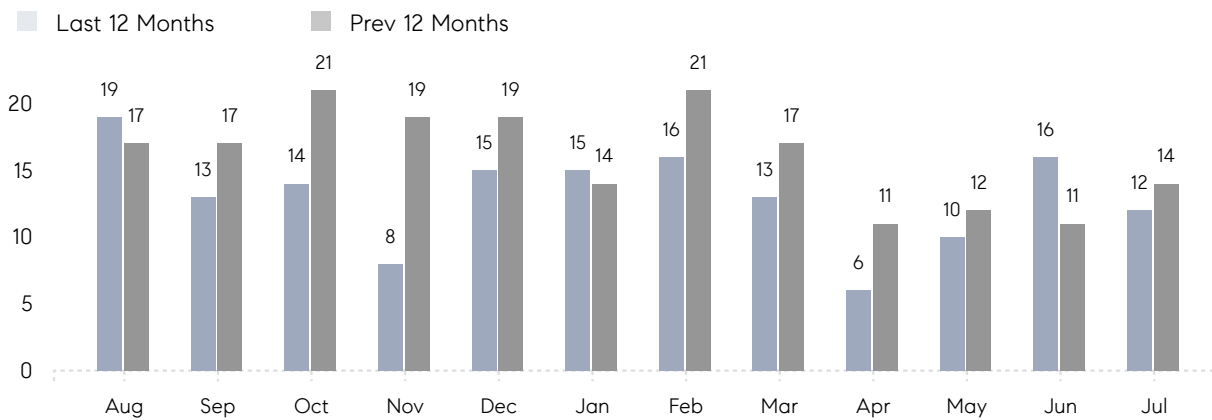
Melville

SUFFOLK, JULY 2022

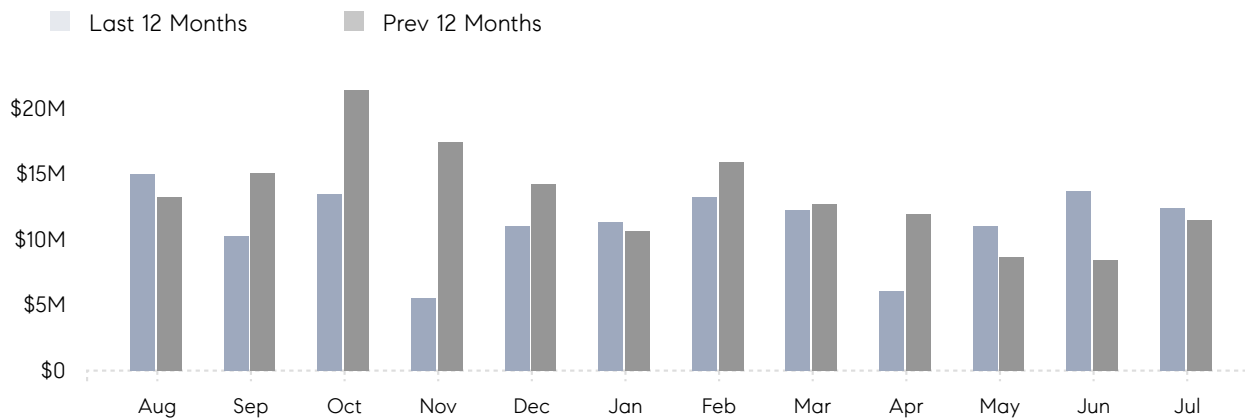
Property Statistics

		Jul 2022	Jul 2021	% Change
Single-Family	# OF SALES	12	14	-14.3%
	SALES VOLUME	\$12,429,055	\$11,491,515	8.2%
	AVERAGE PRICE	\$1,035,755	\$820,823	26.2%
	AVERAGE DOM	57	41	39.0%

Monthly Sales



Monthly Total Sales Volume



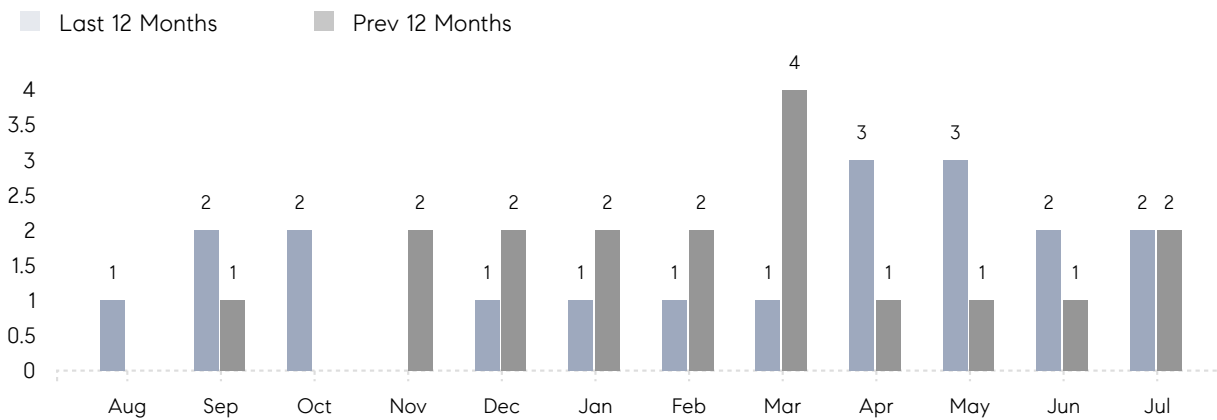
Moriches

SUFFOLK, JULY 2022

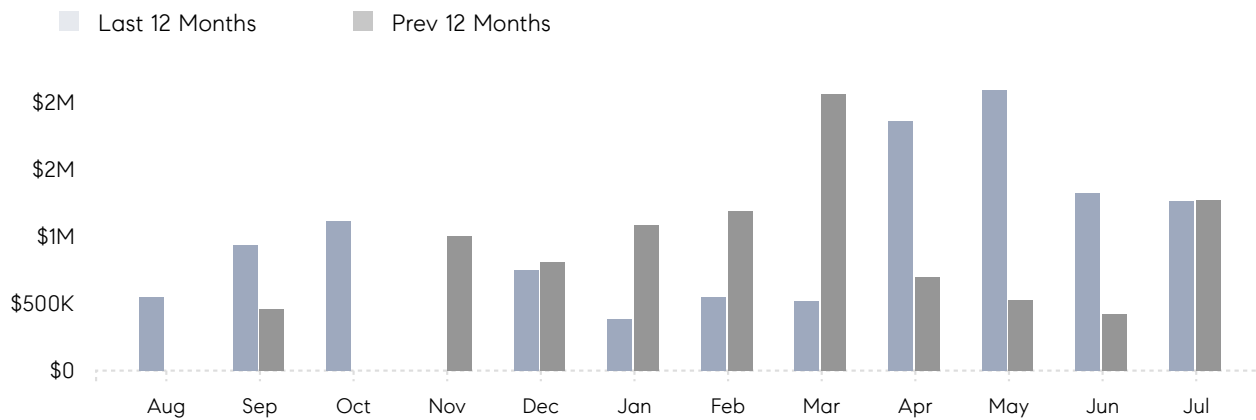
Property Statistics

		Jul 2022	Jul 2021	% Change
Single-Family	# OF SALES	2	2	0.0%
	SALES VOLUME	\$1,268,000	\$1,270,000	-0.2%
	AVERAGE PRICE	\$634,000	\$635,000	-0.2%
	AVERAGE DOM	151	39	287.2%

Monthly Sales



Monthly Total Sales Volume



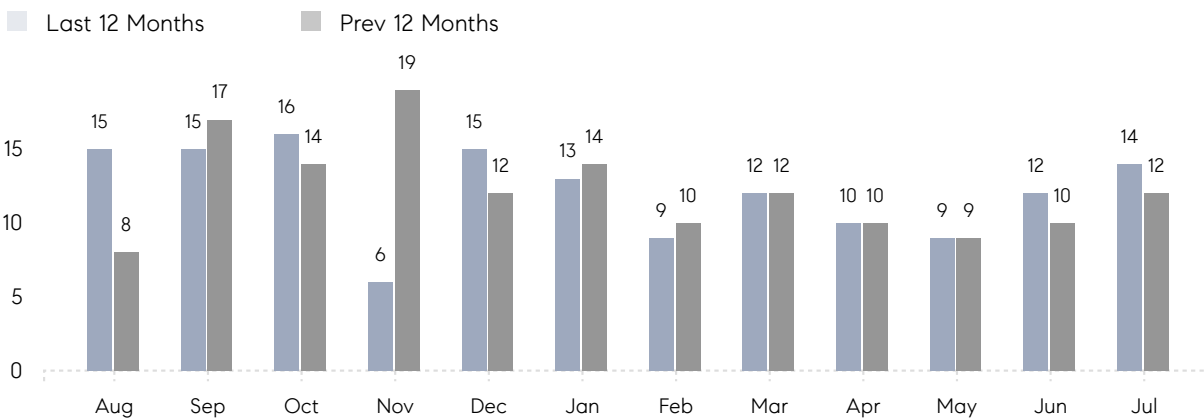
Mount Sinai

SUFFOLK, JULY 2022

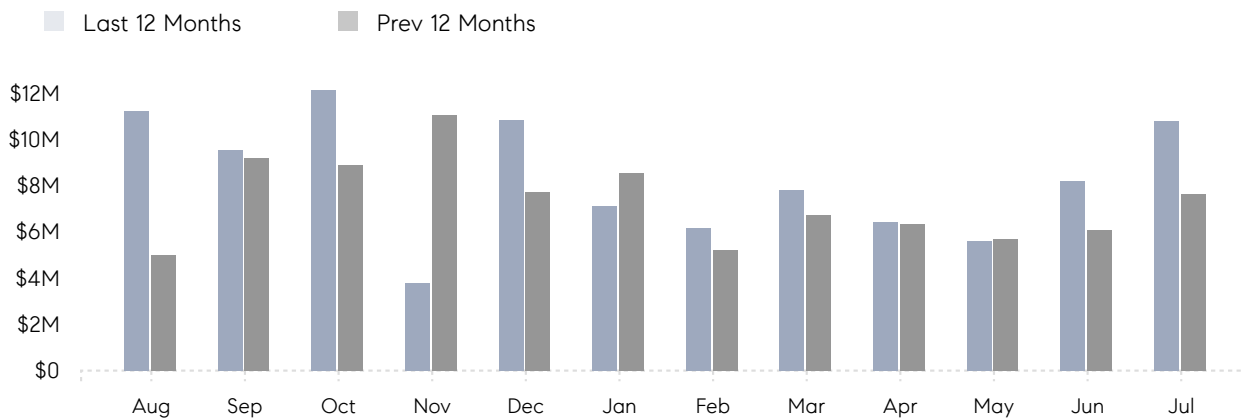
Property Statistics

		Jul 2022	Jul 2021	% Change
Single-Family	# OF SALES	14	12	16.7%
	SALES VOLUME	\$10,804,500	\$7,664,000	41.0%
	AVERAGE PRICE	\$771,750	\$638,667	20.8%
	AVERAGE DOM	29	51	-43.1%

Monthly Sales



Monthly Total Sales Volume



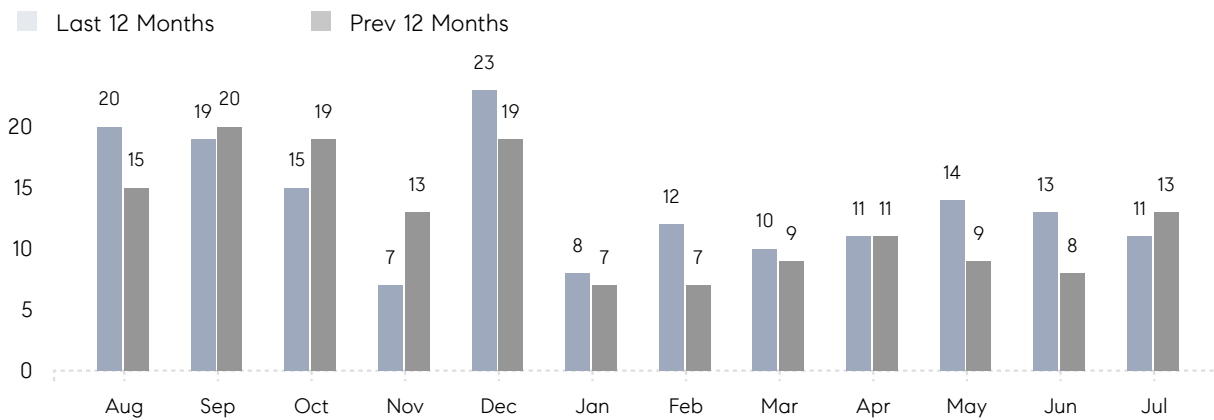
Nesconset

SUFFOLK, JULY 2022

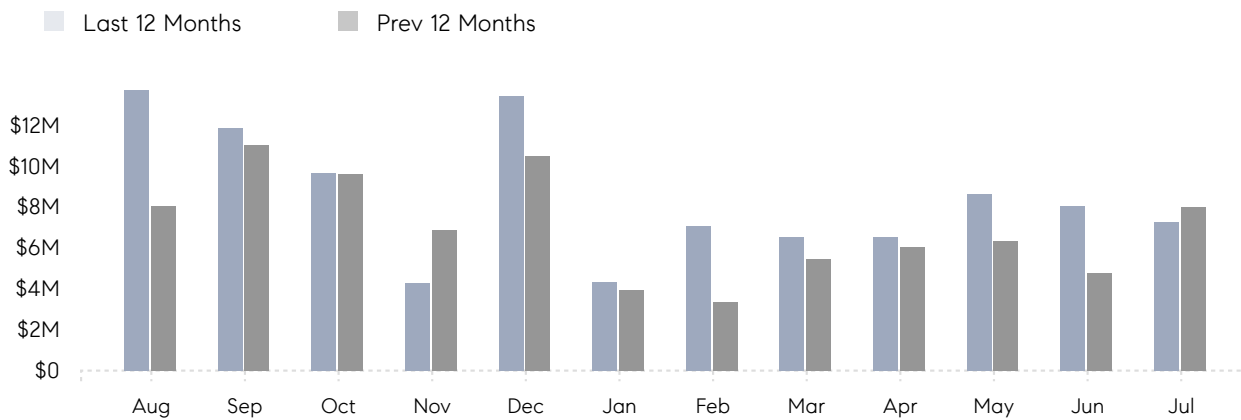
Property Statistics

		Jul 2022	Jul 2021	% Change
Single-Family	# OF SALES	11	13	-15.4%
	SALES VOLUME	\$7,284,000	\$7,997,000	-8.9%
	AVERAGE PRICE	\$662,182	\$615,154	7.6%
	AVERAGE DOM	21	32	-34.4%

Monthly Sales



Monthly Total Sales Volume



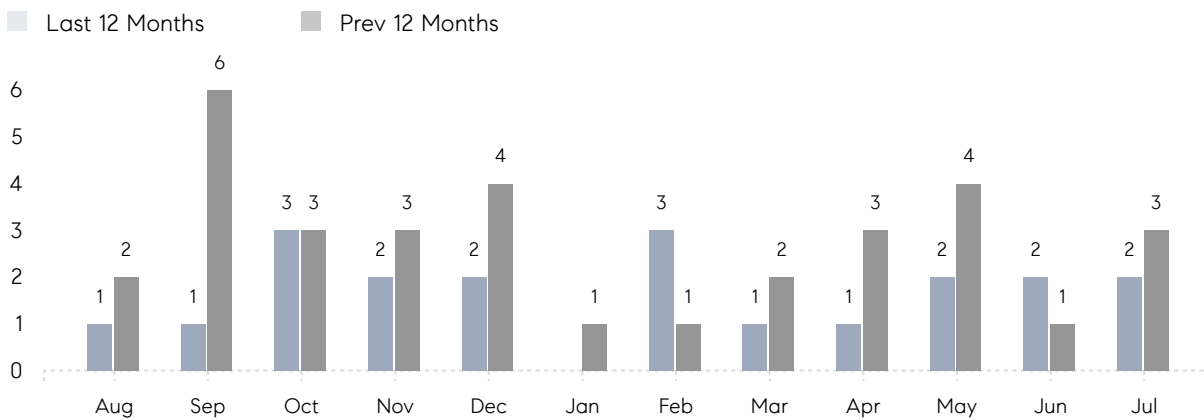
Nissequogue

SUFFOLK, JULY 2022

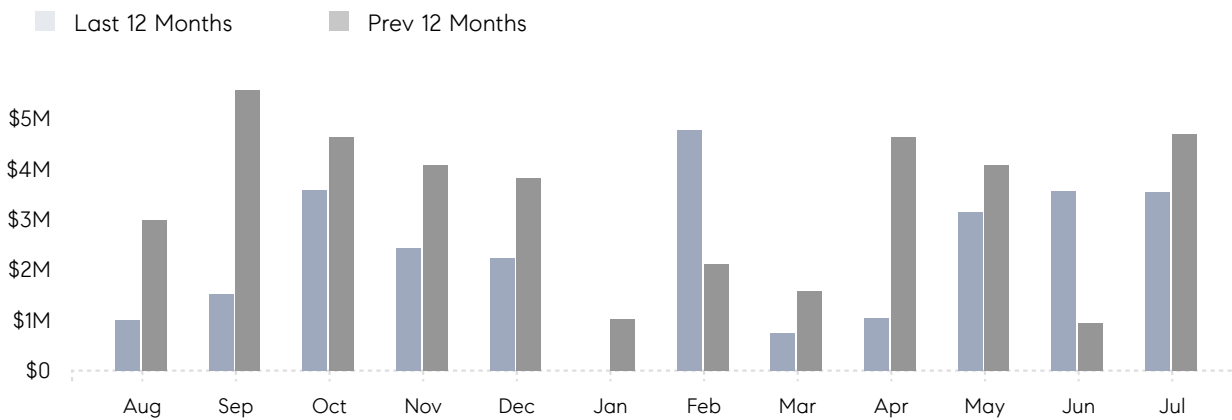
Property Statistics

		Jul 2022	Jul 2021	% Change
Single-Family	# OF SALES	2	3	-33.3%
	SALES VOLUME	\$3,555,000	\$4,691,500	-24.2%
	AVERAGE PRICE	\$1,777,500	\$1,563,833	13.7%
	AVERAGE DOM	306	146	109.6%

Monthly Sales



Monthly Total Sales Volume



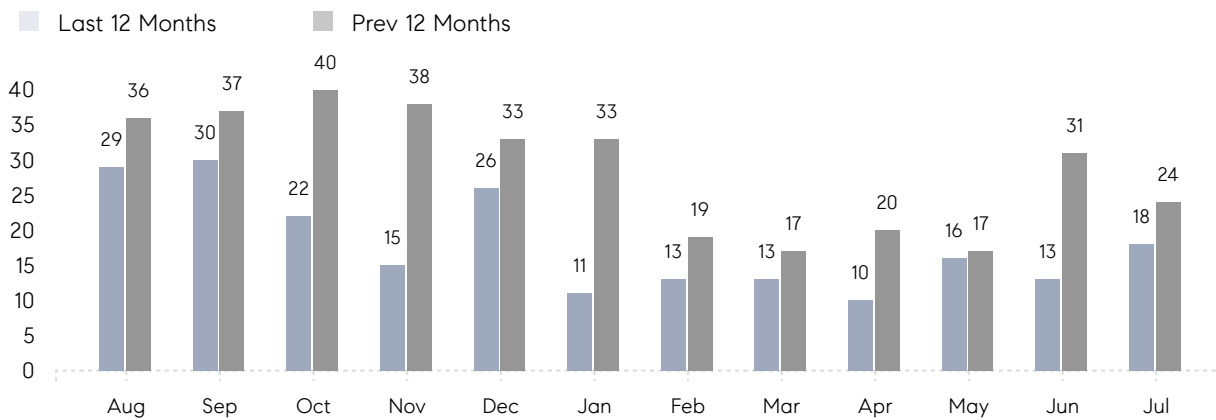
Northport

SUFFOLK, JULY 2022

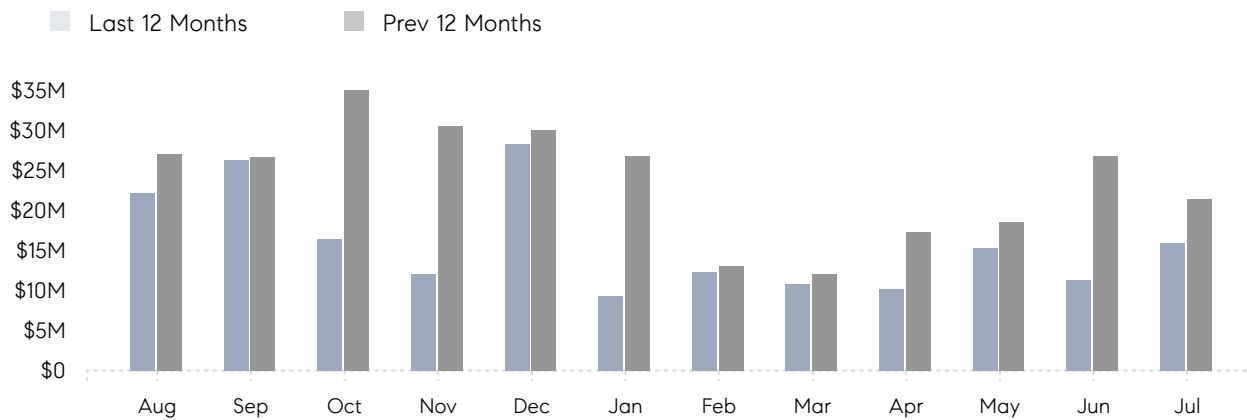
Property Statistics

		Jul 2022	Jul 2021	% Change
Single-Family	# OF SALES	18	24	-25.0%
	SALES VOLUME	\$15,961,000	\$21,427,000	-25.5%
	AVERAGE PRICE	\$886,722	\$892,792	-0.7%
	AVERAGE DOM	35	59	-40.7%

Monthly Sales



Monthly Total Sales Volume



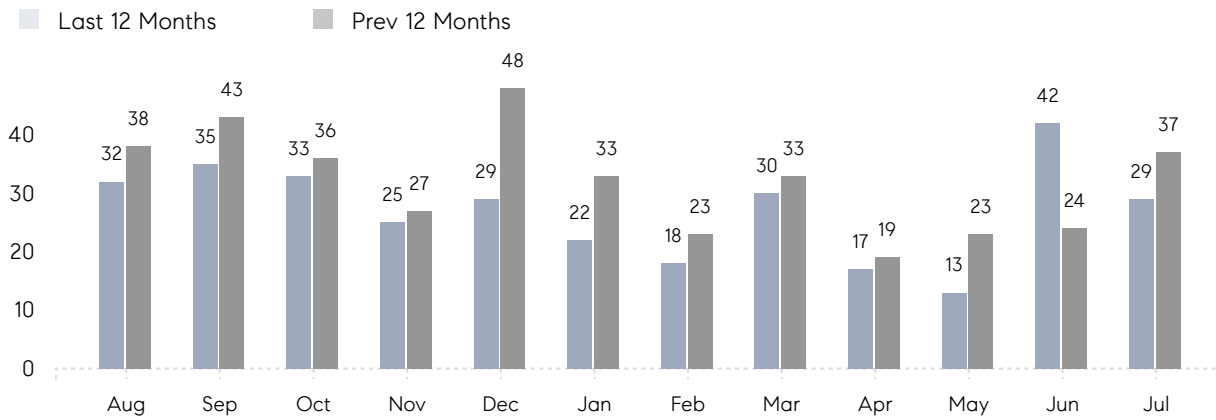
East Northport

SUFFOLK, JULY 2022

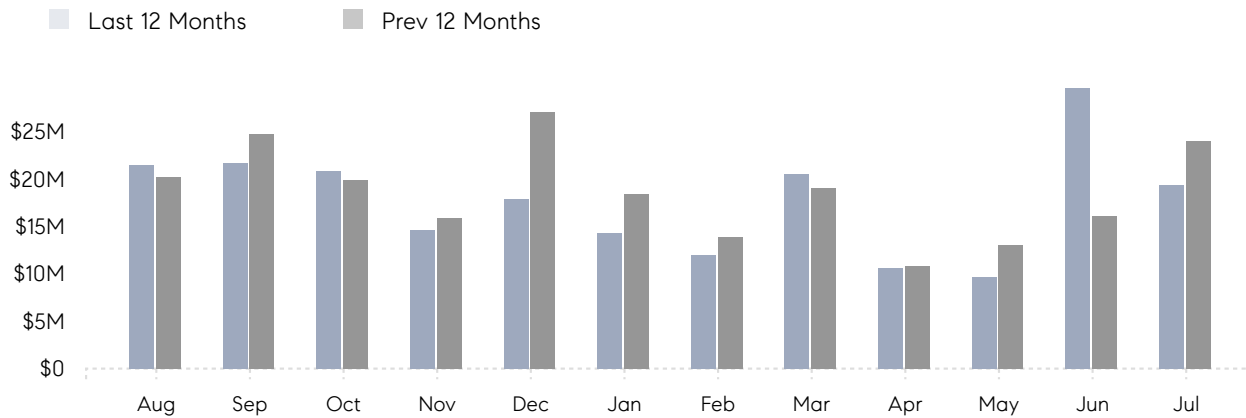
Property Statistics

		Jul 2022	Jul 2021	% Change
Single-Family	# OF SALES	29	37	-21.6%
	SALES VOLUME	\$19,376,766	\$24,000,878	-19.3%
	AVERAGE PRICE	\$668,164	\$648,672	3.0%
	AVERAGE DOM	33	19	73.7%

Monthly Sales



Monthly Total Sales Volume



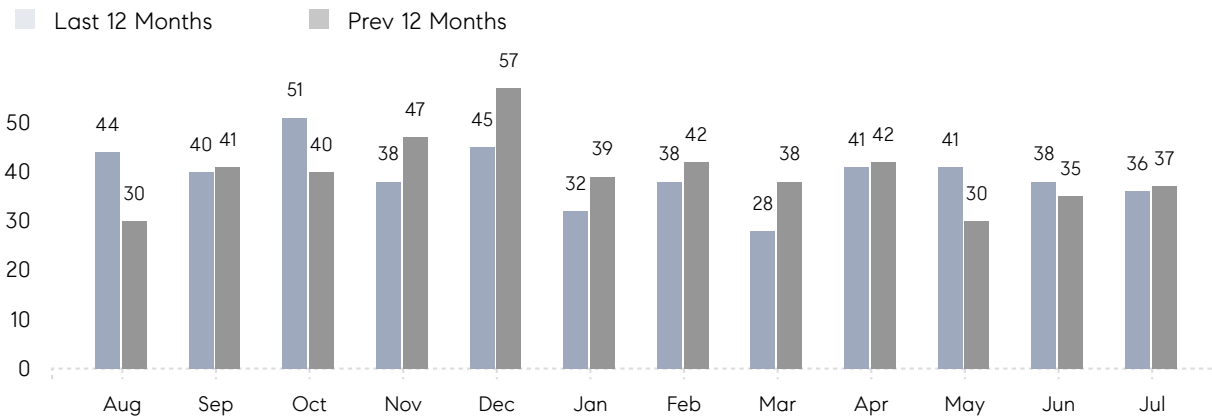
Patchogue

SUFFOLK, JULY 2022

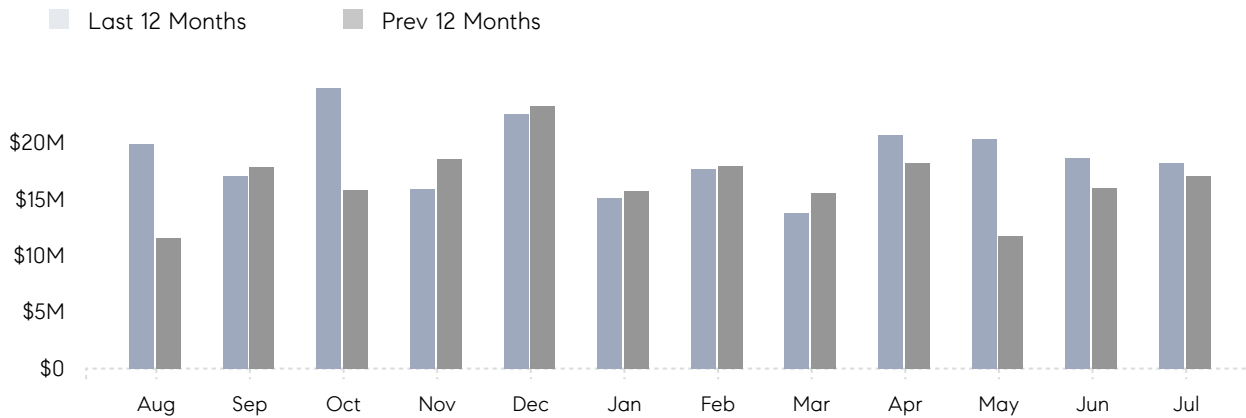
Property Statistics

		Jul 2022	Jul 2021	% Change
Single-Family	# OF SALES	36	37	-2.7%
	SALES VOLUME	\$18,171,900	\$17,079,000	6.4%
	AVERAGE PRICE	\$504,775	\$461,595	9.4%
	AVERAGE DOM	34	50	-32.0%

Monthly Sales



Monthly Total Sales Volume



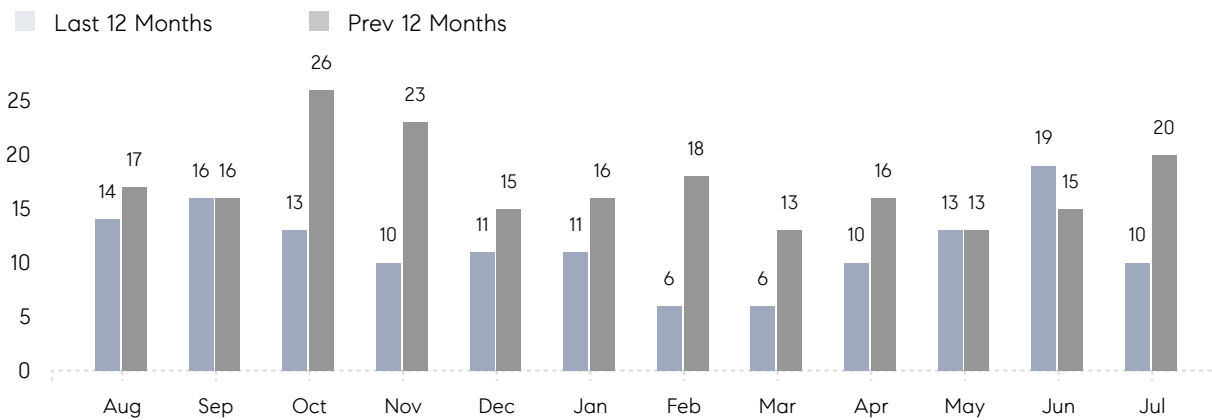
Saint James

SUFFOLK, JULY 2022

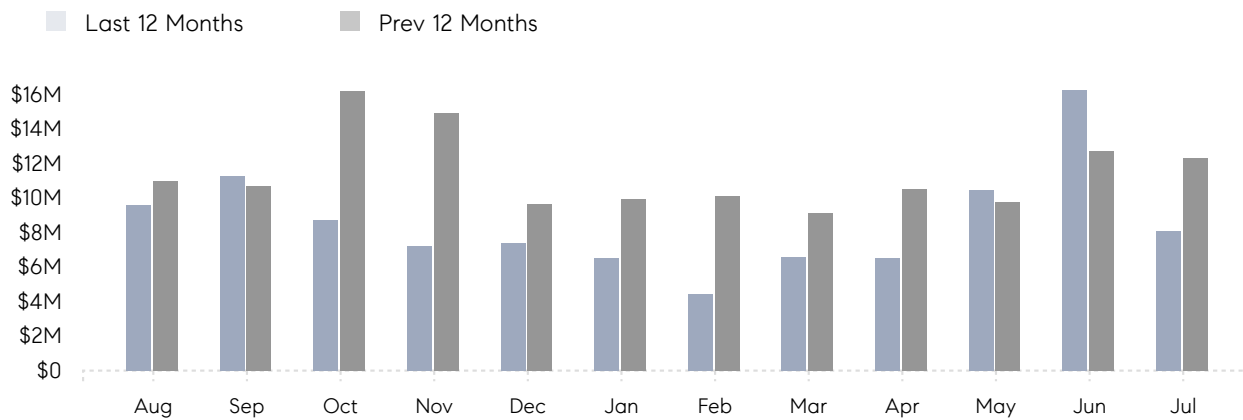
Property Statistics

		Jul 2022	Jul 2021	% Change
Single-Family	# OF SALES	10	20	-50.0%
	SALES VOLUME	\$8,058,700	\$12,286,500	-34.4%
	AVERAGE PRICE	\$805,870	\$614,325	31.2%
	AVERAGE DOM	44	28	57.1%

Monthly Sales



Monthly Total Sales Volume



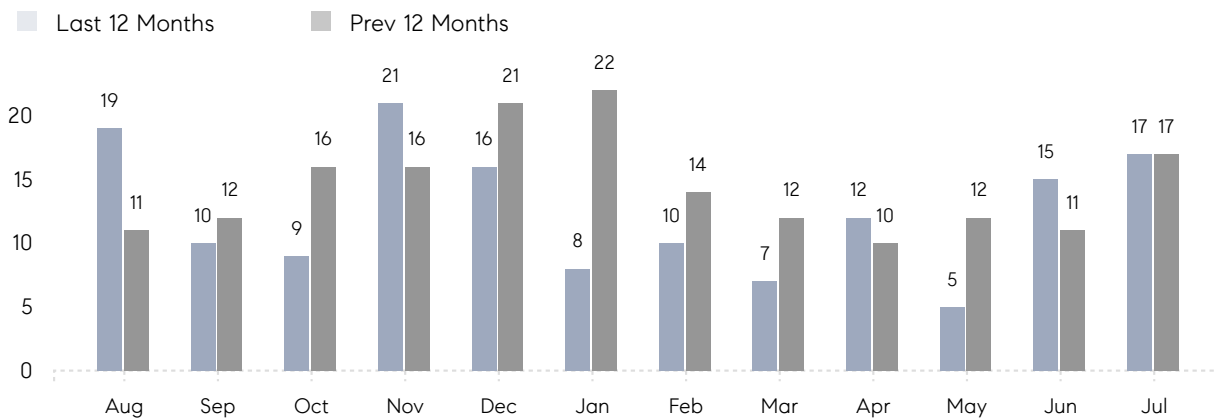
Sayville

SUFFOLK, JULY 2022

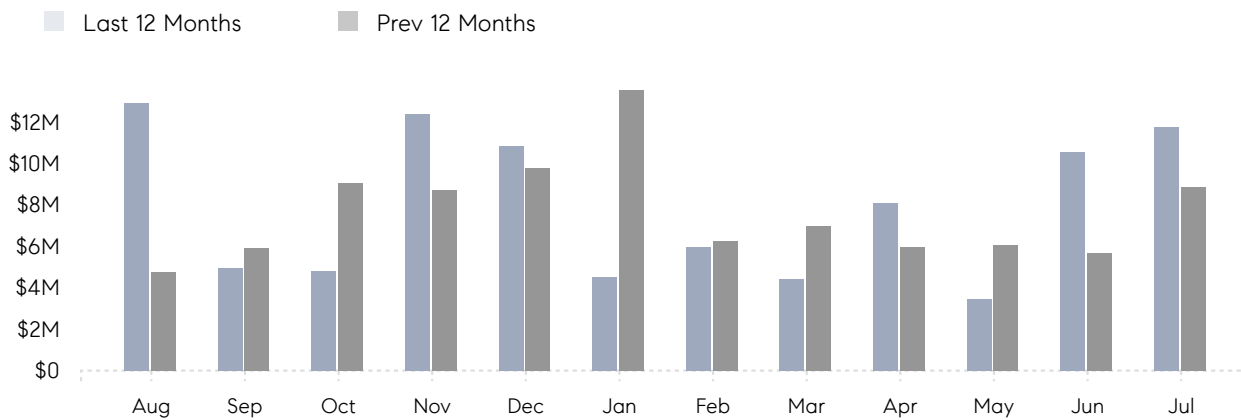
Property Statistics

		Jul 2022	Jul 2021	% Change
Single-Family	# OF SALES	17	17	0.0%
	SALES VOLUME	\$11,763,990	\$8,882,500	32.4%
	AVERAGE PRICE	\$691,999	\$522,500	32.4%
	AVERAGE DOM	17	28	-39.3%

Monthly Sales



Monthly Total Sales Volume



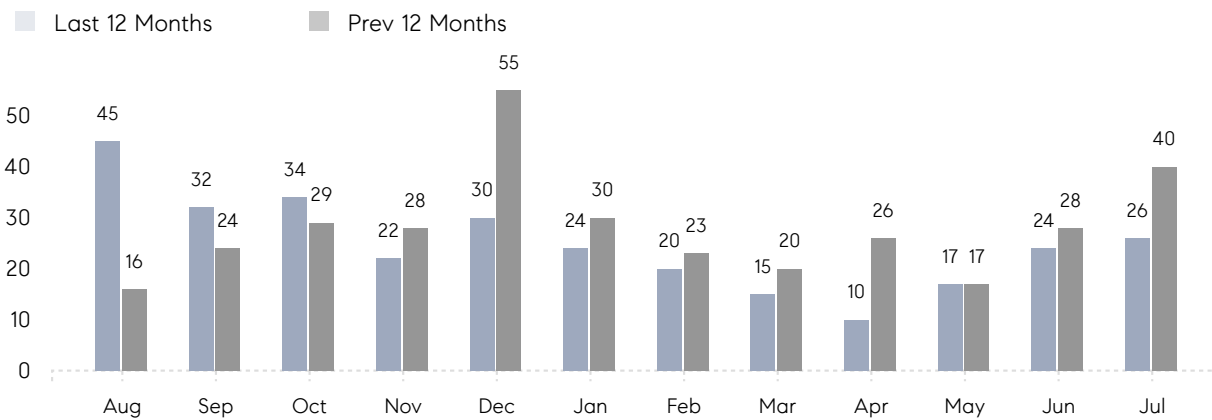
Setauket

SUFFOLK, JULY 2022

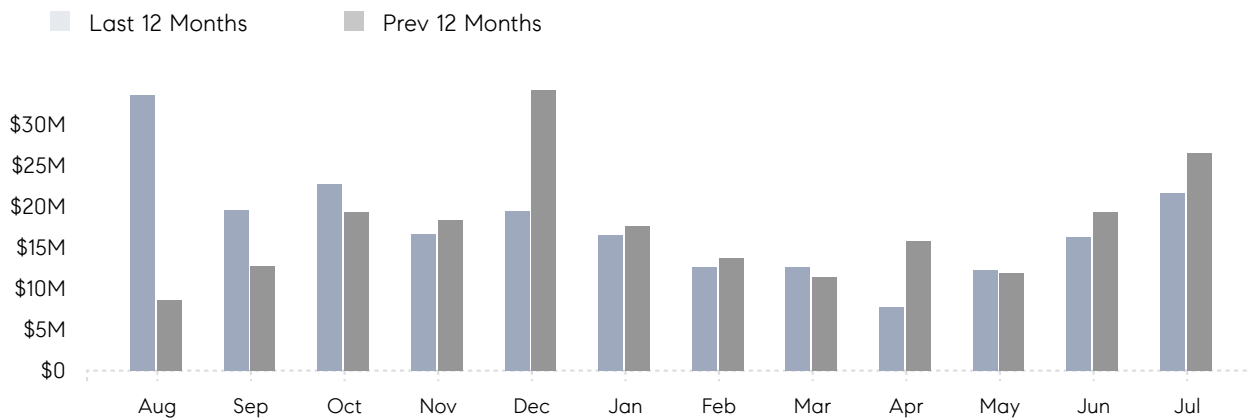
Property Statistics

		Jul 2022	Jul 2021	% Change
Single-Family	# OF SALES	26	40	-35.0%
	SALES VOLUME	\$21,614,000	\$26,491,900	-18.4%
	AVERAGE PRICE	\$831,308	\$662,298	25.5%
	AVERAGE DOM	33	33	0.0%

Monthly Sales



Monthly Total Sales Volume



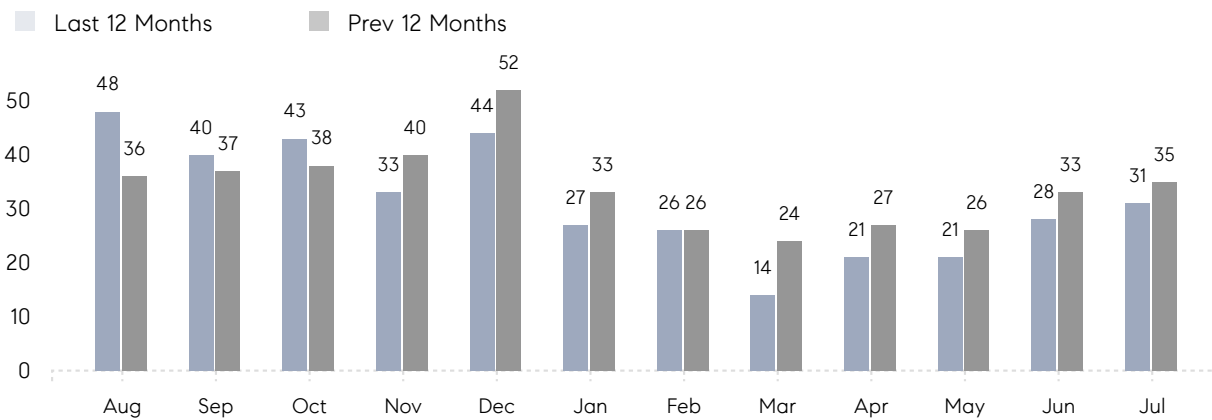
Smithtown

SUFFOLK, JULY 2022

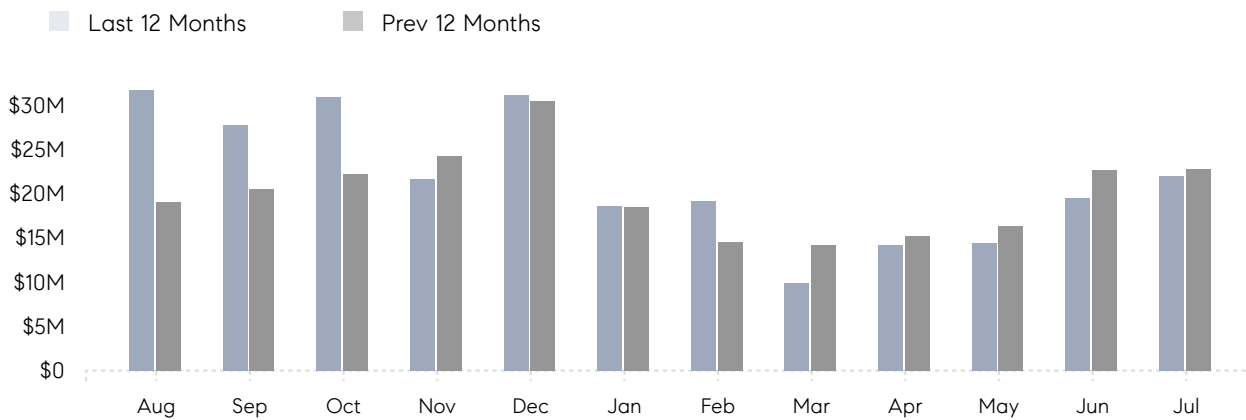
Property Statistics

		Jul 2022	Jul 2021	% Change
Single-Family	# OF SALES	31	35	-11.4%
	SALES VOLUME	\$22,026,000	\$22,836,122	-3.5%
	AVERAGE PRICE	\$710,516	\$652,461	8.9%
	AVERAGE DOM	22	23	-4.3%

Monthly Sales



Monthly Total Sales Volume





COMPASS

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