



COMPASS

December 2022

Suffolk County Market Insights

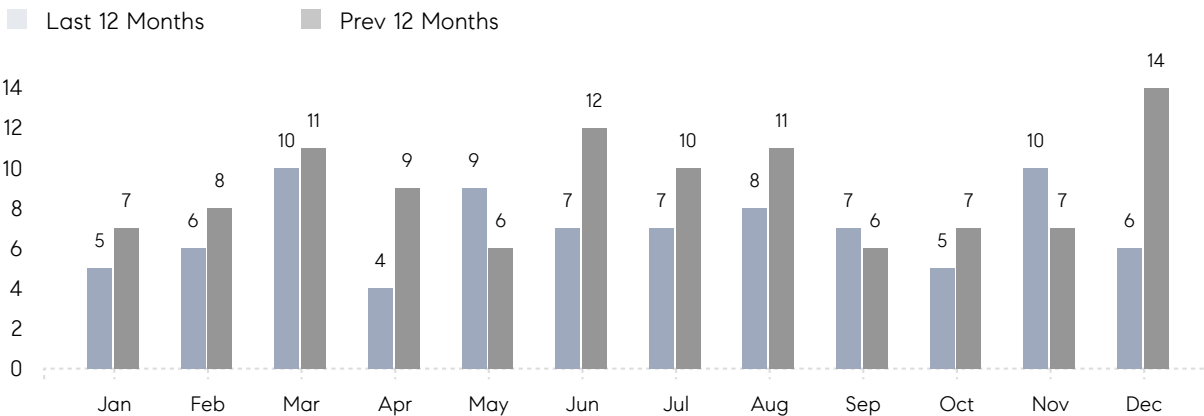
Center Moriches

SUFFOLK, DECEMBER 2022

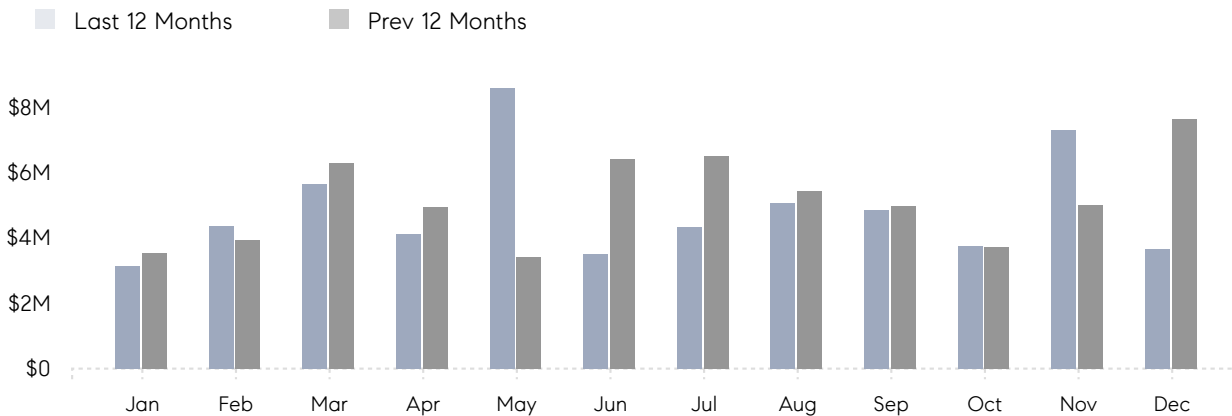
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	6	14	-57.1%
	SALES VOLUME	\$3,649,999	\$7,641,500	-52.2%
	AVERAGE PRICE	\$608,333	\$545,821	11.5%
	AVERAGE DOM	119	77	54.5%

Monthly Sales



Monthly Total Sales Volume



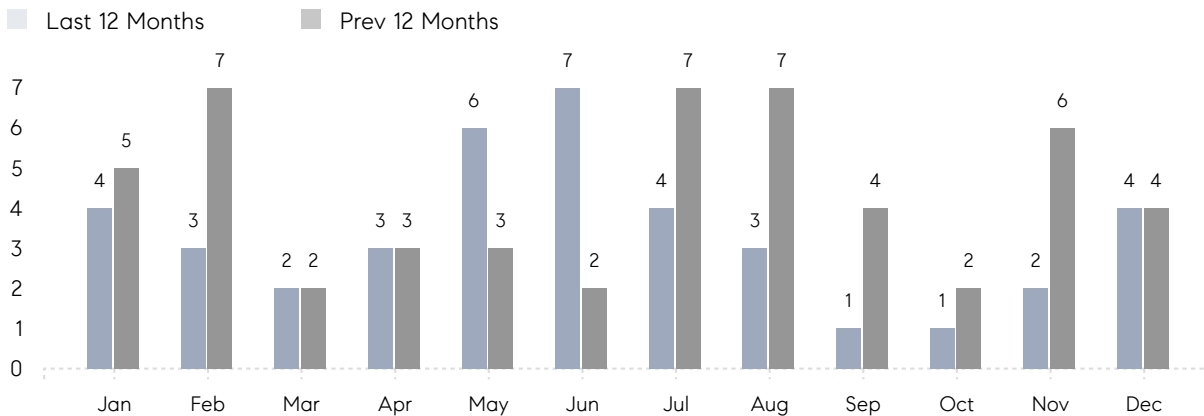
Cold Spring Harbor

SUFFOLK, DECEMBER 2022

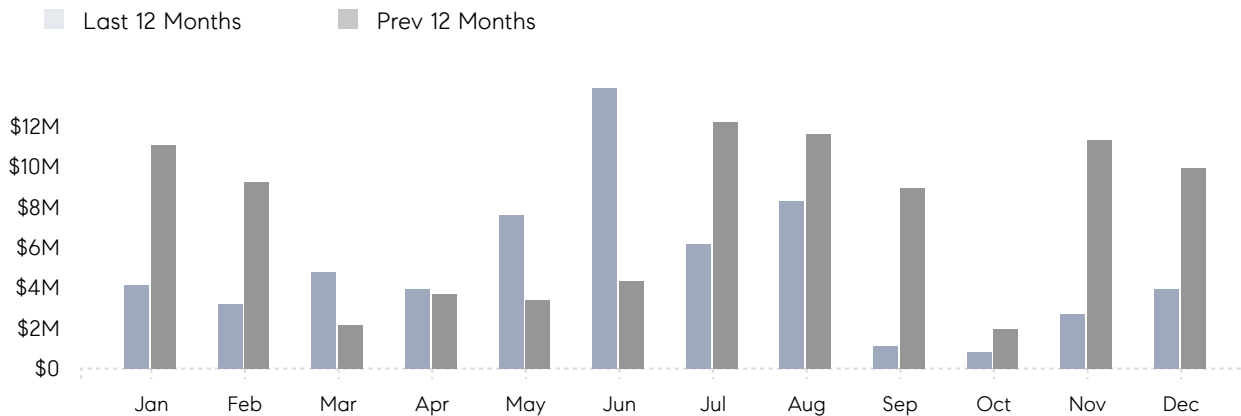
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	4	4	0.0%
	SALES VOLUME	\$3,929,000	\$9,964,000	-60.6%
	AVERAGE PRICE	\$982,250	\$2,491,000	-60.6%
	AVERAGE DOM	97	64	51.6%

Monthly Sales



Monthly Total Sales Volume



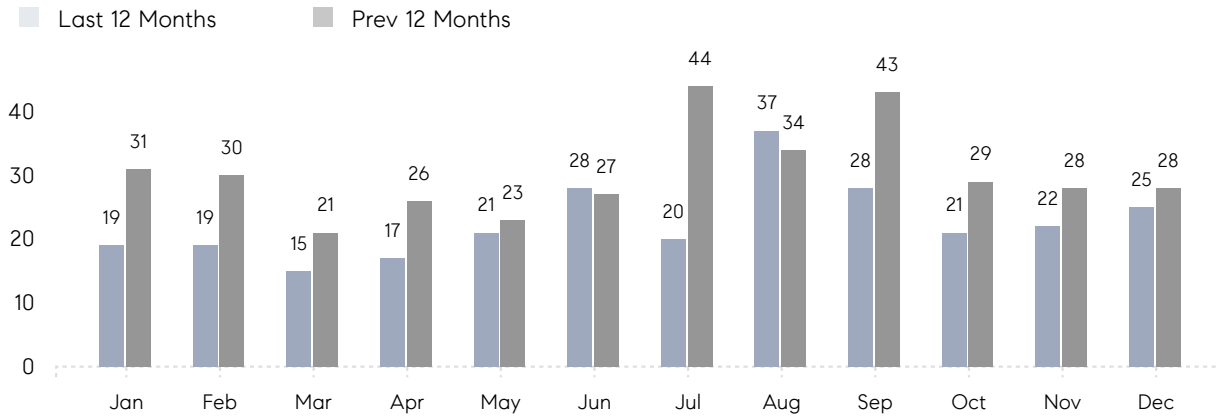
Commack

SUFFOLK, DECEMBER 2022

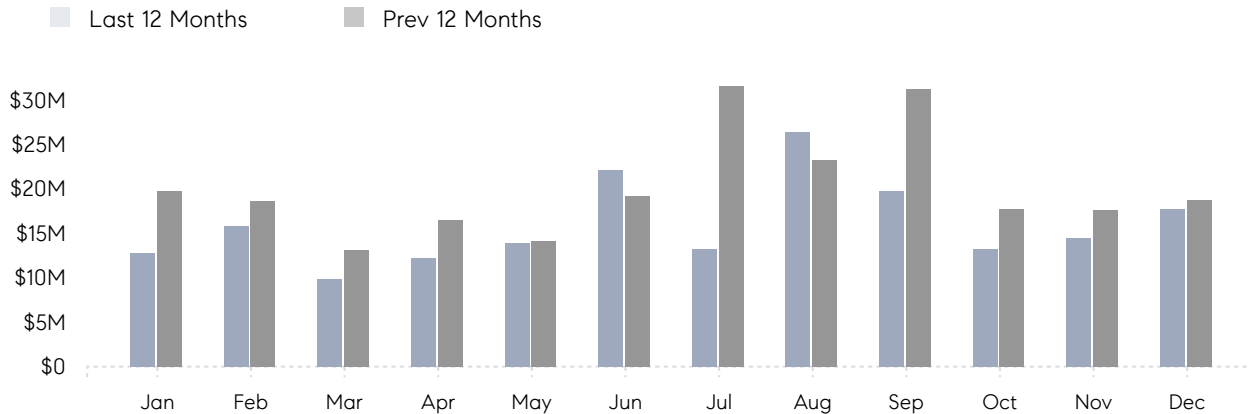
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	25	28	-10.7%
	SALES VOLUME	\$17,754,999	\$18,794,277	-5.5%
	AVERAGE PRICE	\$710,200	\$671,224	5.8%
	AVERAGE DOM	41	40	2.5%

Monthly Sales



Monthly Total Sales Volume



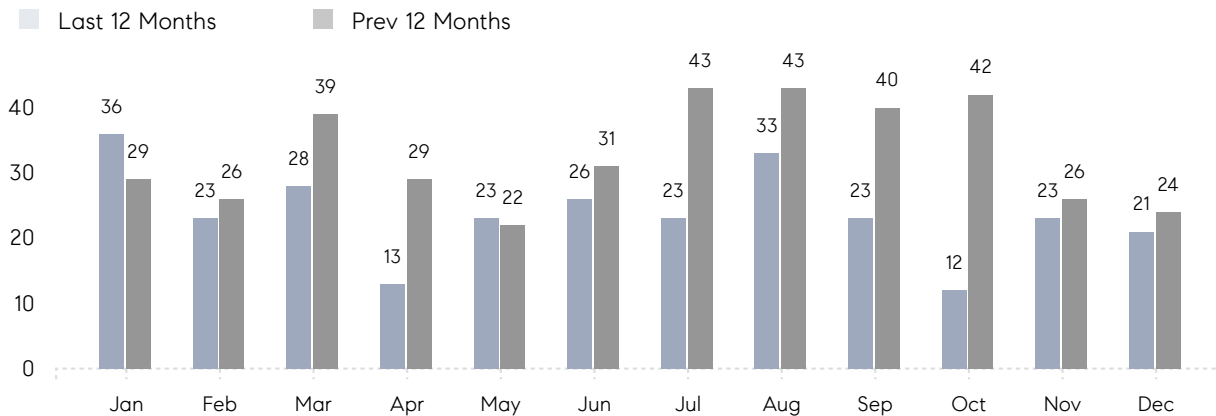
Dix Hills

SUFFOLK, DECEMBER 2022

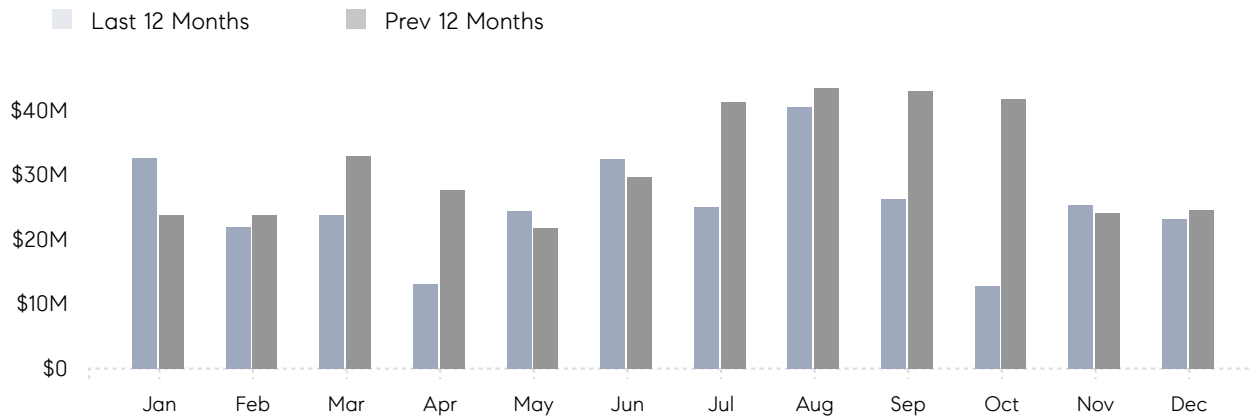
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	21	24	-12.5%
	SALES VOLUME	\$23,219,000	\$24,625,000	-5.7%
	AVERAGE PRICE	\$1,105,667	\$1,026,042	7.8%
	AVERAGE DOM	64	47	36.2%

Monthly Sales



Monthly Total Sales Volume



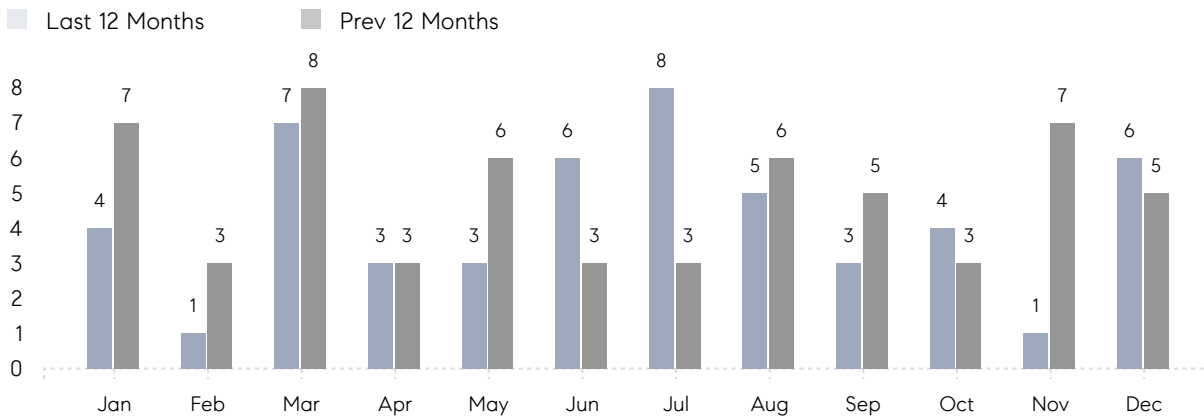
East Moriches

SUFFOLK, DECEMBER 2022

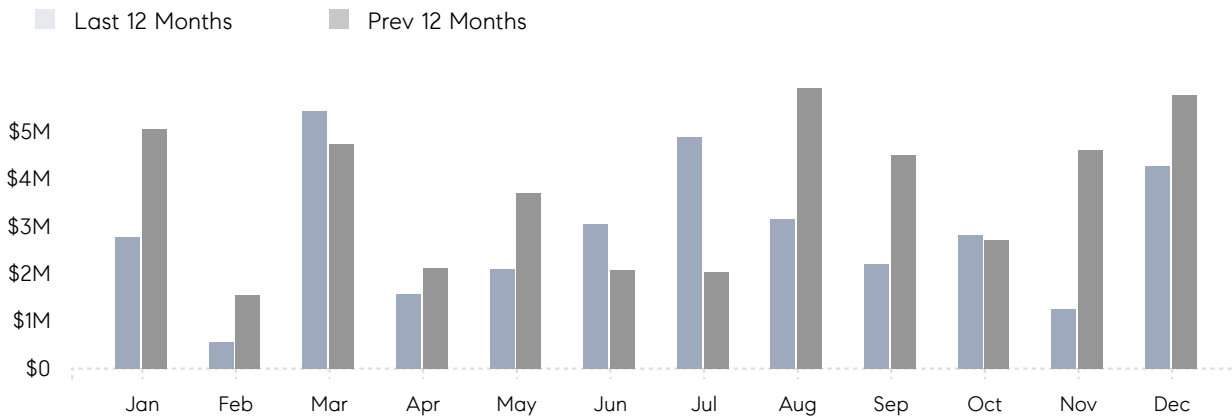
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	6	5	20.0%
	SALES VOLUME	\$4,278,500	\$5,760,000	-25.7%
	AVERAGE PRICE	\$713,083	\$1,152,000	-38.1%
	AVERAGE DOM	73	140	-47.9%

Monthly Sales



Monthly Total Sales Volume



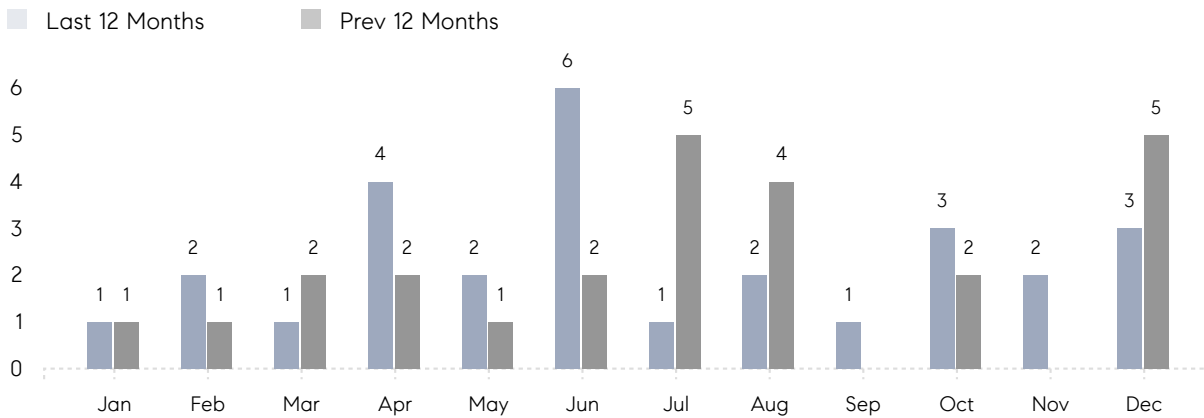
Fort Salonga

SUFFOLK, DECEMBER 2022

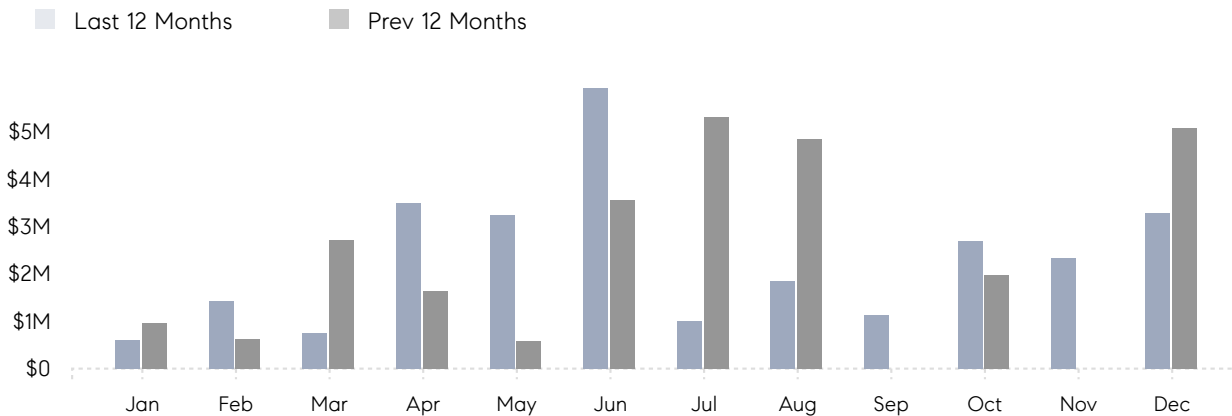
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	3	5	-40.0%
	SALES VOLUME	\$3,279,100	\$5,075,000	-35.4%
	AVERAGE PRICE	\$1,093,033	\$1,015,000	7.7%
	AVERAGE DOM	44	45	-2.2%

Monthly Sales



Monthly Total Sales Volume



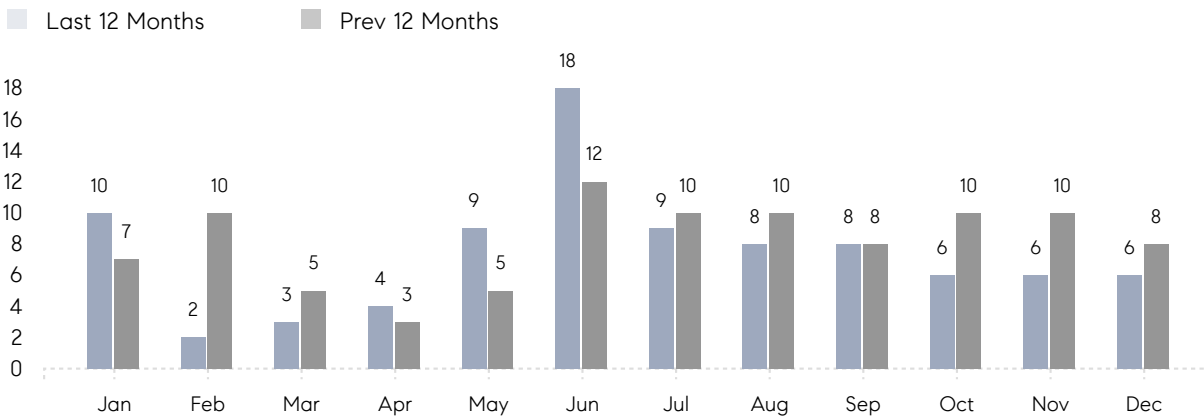
Greenlawn

SUFFOLK, DECEMBER 2022

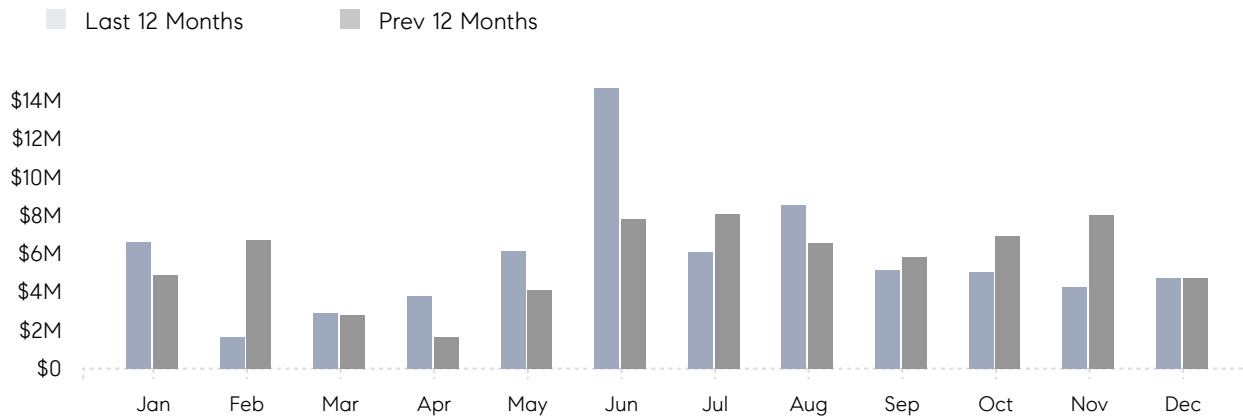
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	6	8	-25.0%
	SALES VOLUME	\$4,735,112	\$4,715,507	0.4%
	AVERAGE PRICE	\$789,185	\$589,438	33.9%
	AVERAGE DOM	50	76	-34.2%

Monthly Sales



Monthly Total Sales Volume



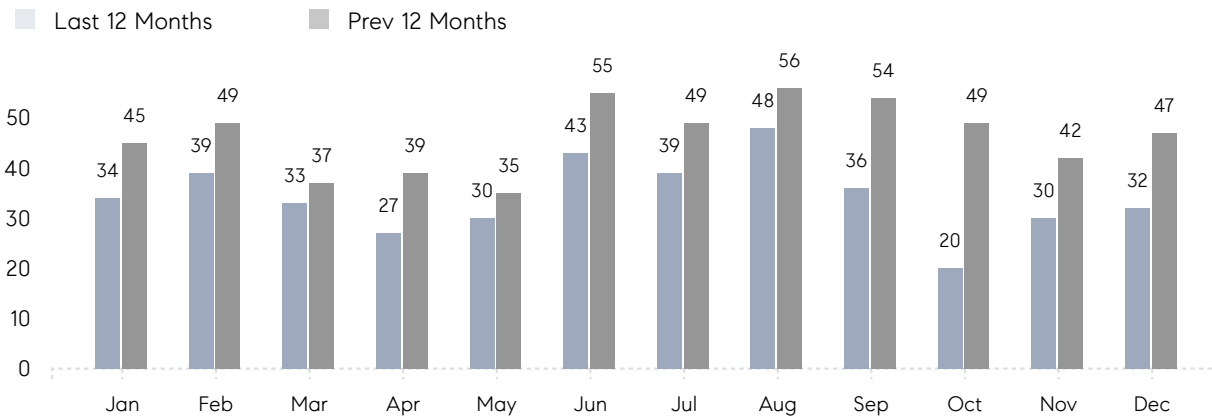
Huntington

SUFFOLK, DECEMBER 2022

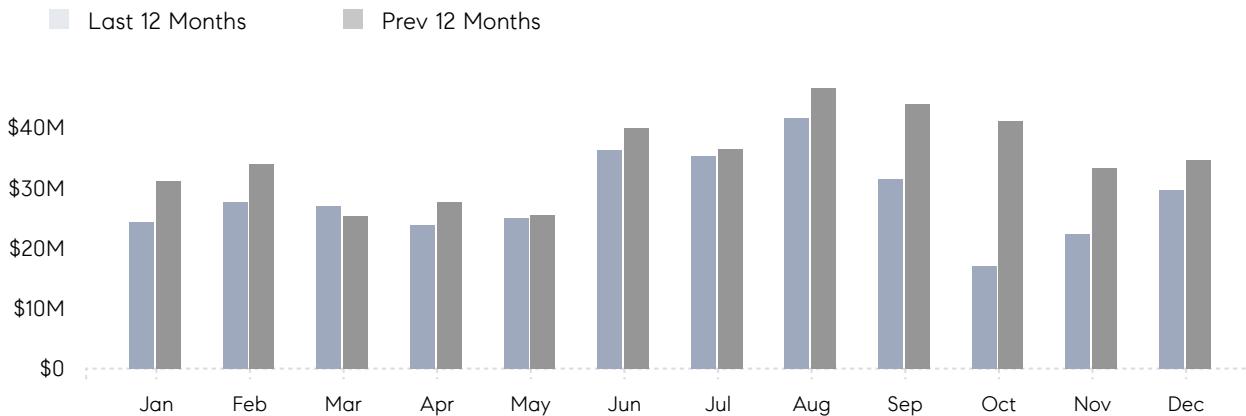
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	32	47	-31.9%
	SALES VOLUME	\$29,727,500	\$34,642,999	-14.2%
	AVERAGE PRICE	\$928,984	\$737,085	26.0%
	AVERAGE DOM	47	61	-23.0%

Monthly Sales



Monthly Total Sales Volume



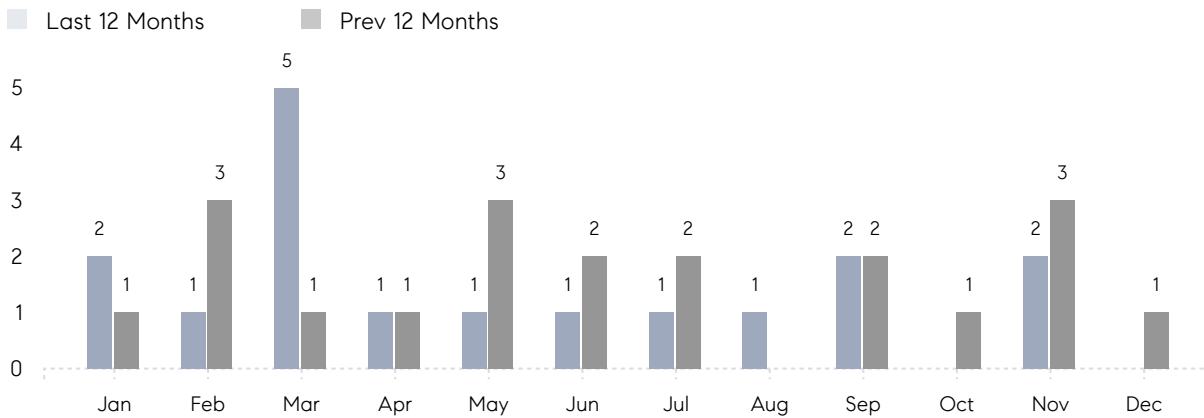
Huntington Bay

SUFFOLK, DECEMBER 2022

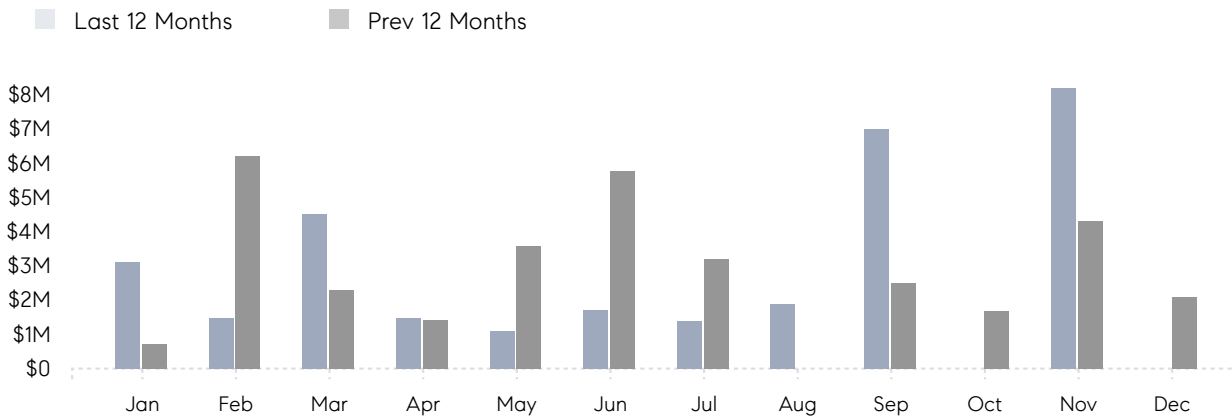
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	0	1	0.0%
	SALES VOLUME	\$0	\$2,100,000	-
	AVERAGE PRICE	\$0	\$2,100,000	-
	AVERAGE DOM	0	42	-

Monthly Sales



Monthly Total Sales Volume



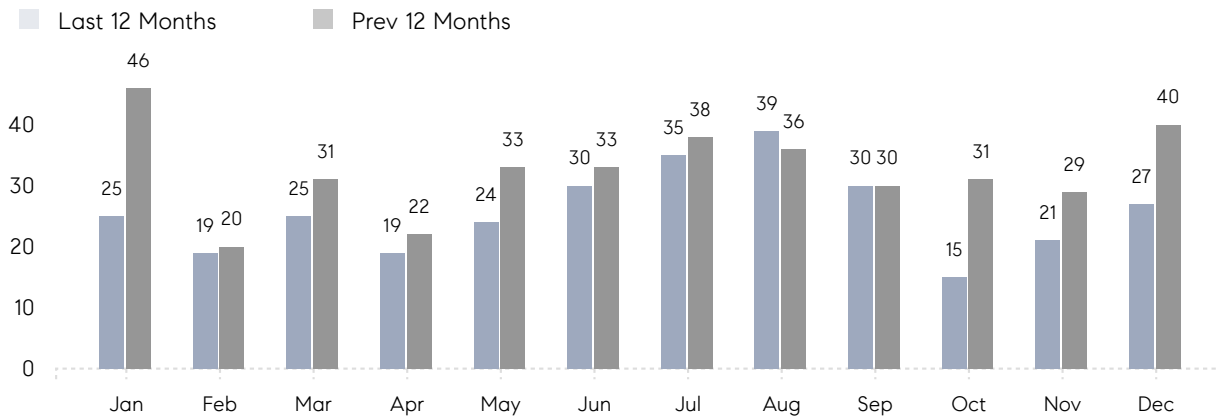
Huntington Station

SUFFOLK, DECEMBER 2022

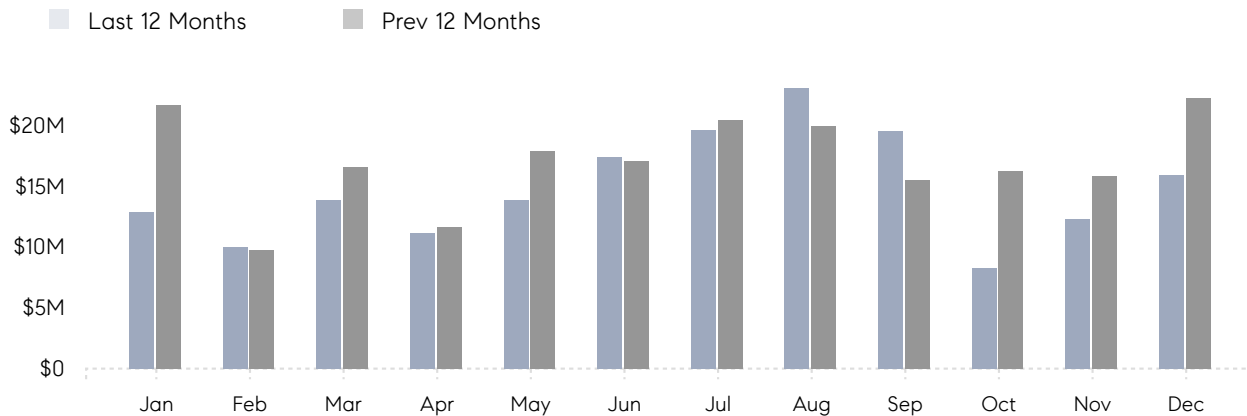
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	27	40	-32.5%
	SALES VOLUME	\$15,903,933	\$22,274,250	-28.6%
	AVERAGE PRICE	\$589,035	\$556,856	5.8%
	AVERAGE DOM	53	31	71.0%

Monthly Sales



Monthly Total Sales Volume



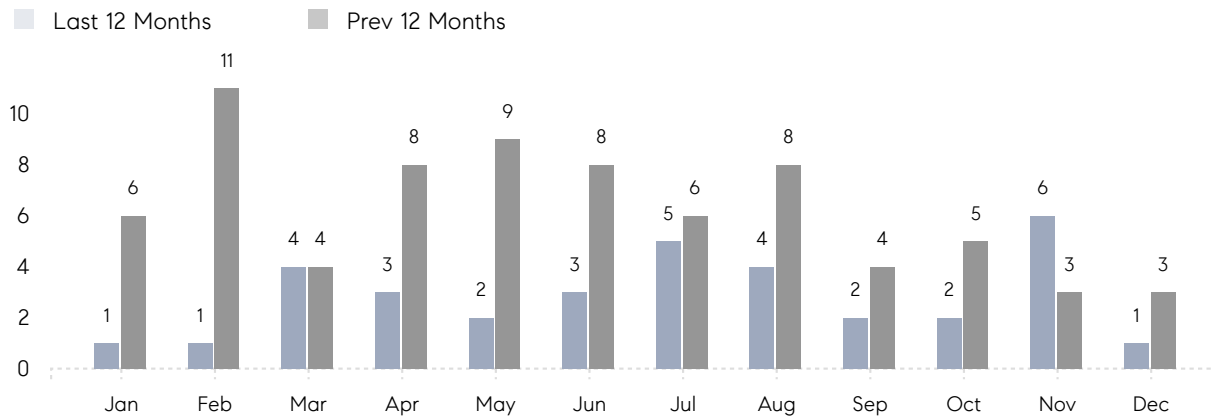
Lloyd Harbor

SUFFOLK, DECEMBER 2022

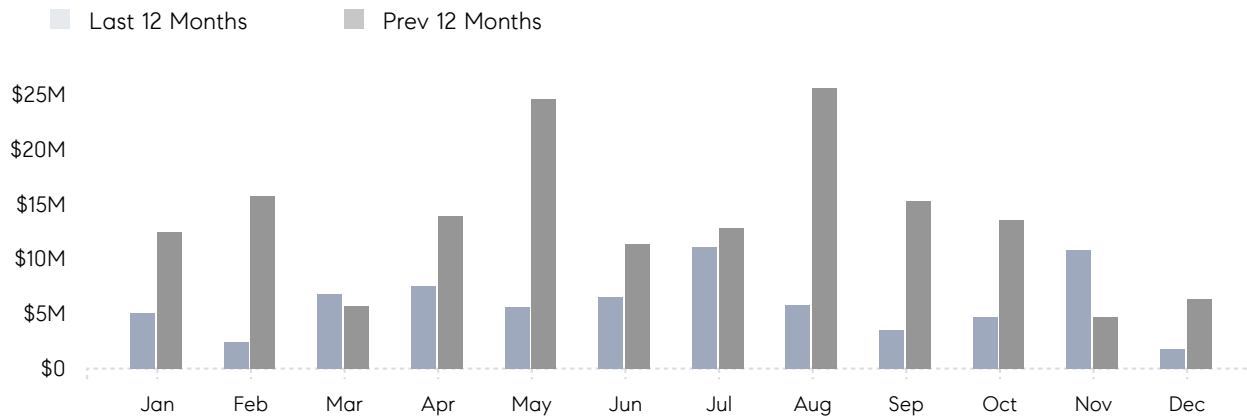
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	1	3	-66.7%
	SALES VOLUME	\$1,825,000	\$6,350,000	-71.3%
	AVERAGE PRICE	\$1,825,000	\$2,116,667	-13.8%
	AVERAGE DOM	10	36	-72.2%

Monthly Sales



Monthly Total Sales Volume



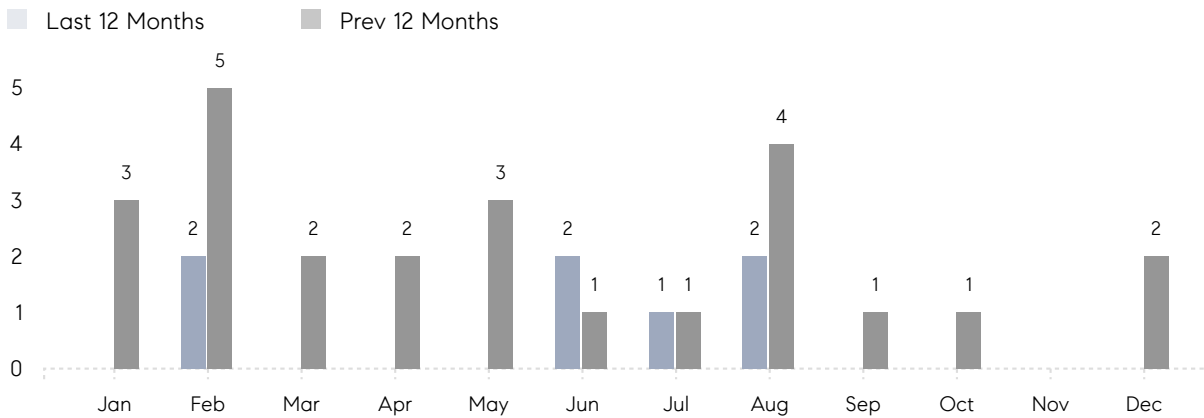
Lloyd Neck

SUFFOLK, DECEMBER 2022

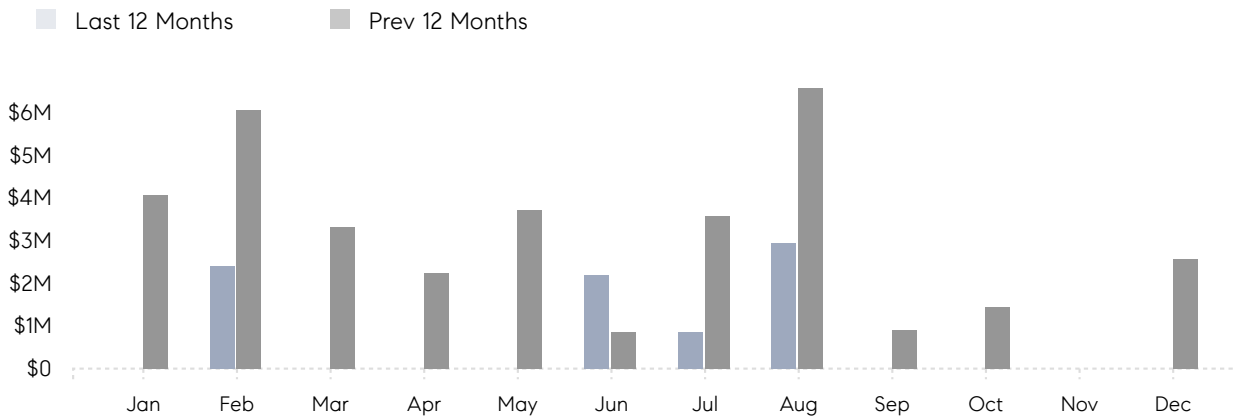
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	0	2	0.0%
	SALES VOLUME	\$0	\$2,574,000	-
	AVERAGE PRICE	\$0	\$1,287,000	-
	AVERAGE DOM	0	34	-

Monthly Sales



Monthly Total Sales Volume



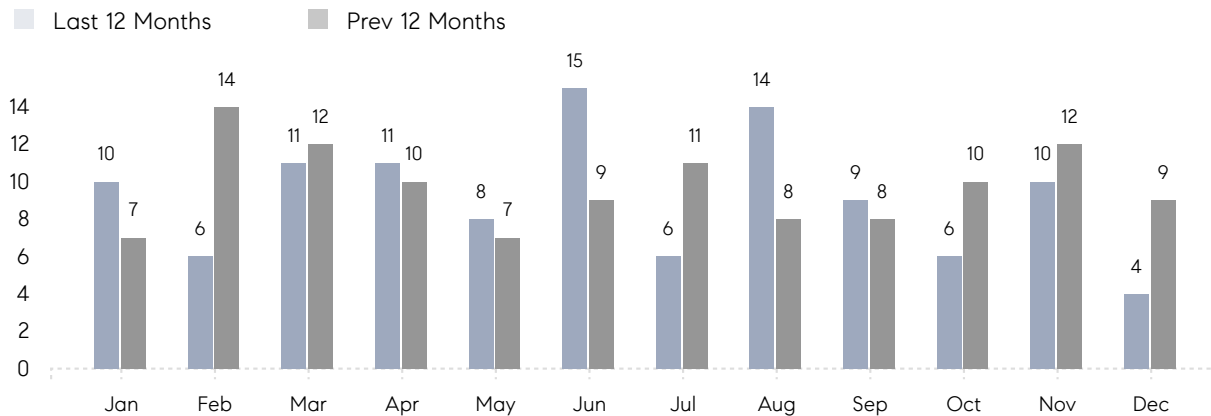
Manorville

SUFFOLK, DECEMBER 2022

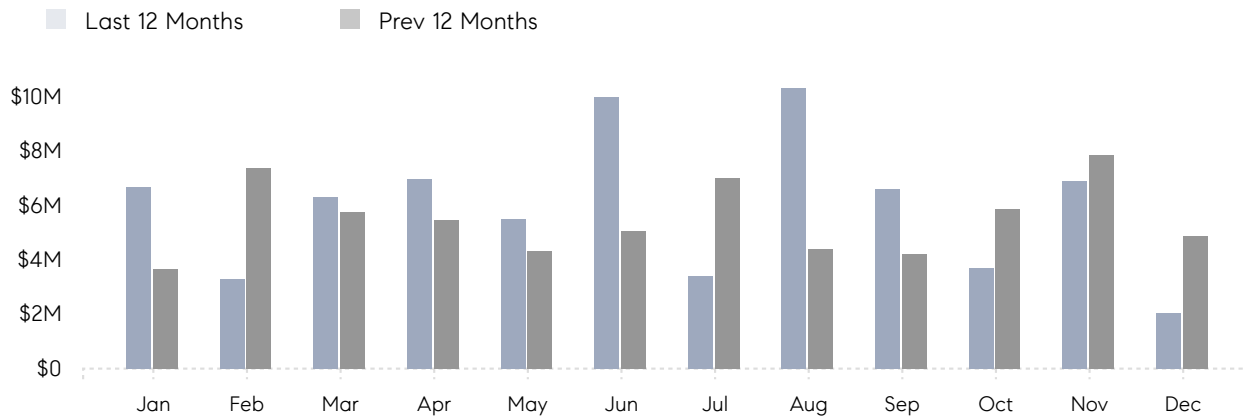
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	4	9	-55.6%
	SALES VOLUME	\$2,050,000	\$4,874,990	-57.9%
	AVERAGE PRICE	\$512,500	\$541,666	-5.4%
	AVERAGE DOM	47	39	20.5%

Monthly Sales



Monthly Total Sales Volume



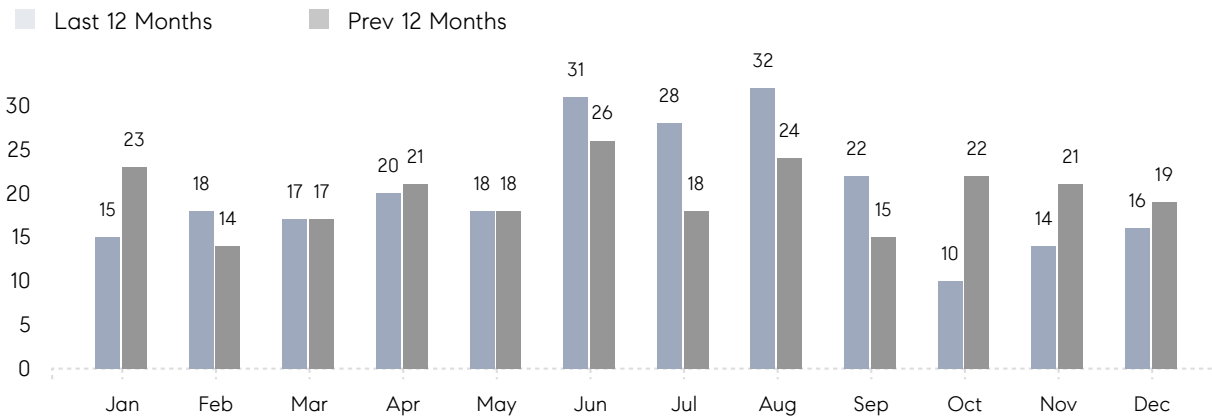
Mastic

SUFFOLK, DECEMBER 2022

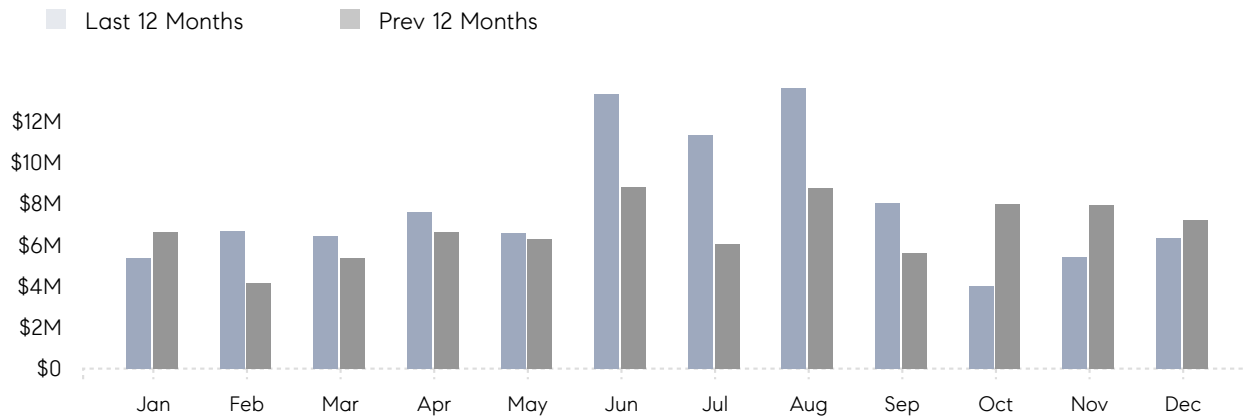
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	16	19	-15.8%
	SALES VOLUME	\$6,358,000	\$7,202,000	-11.7%
	AVERAGE PRICE	\$397,375	\$379,053	4.8%
	AVERAGE DOM	41	52	-21.2%

Monthly Sales



Monthly Total Sales Volume



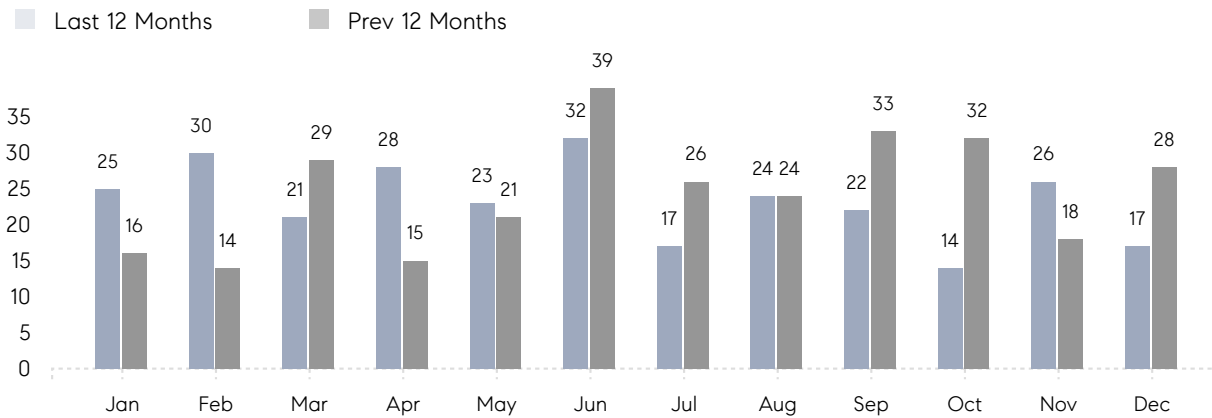
Mastic Beach

SUFFOLK, DECEMBER 2022

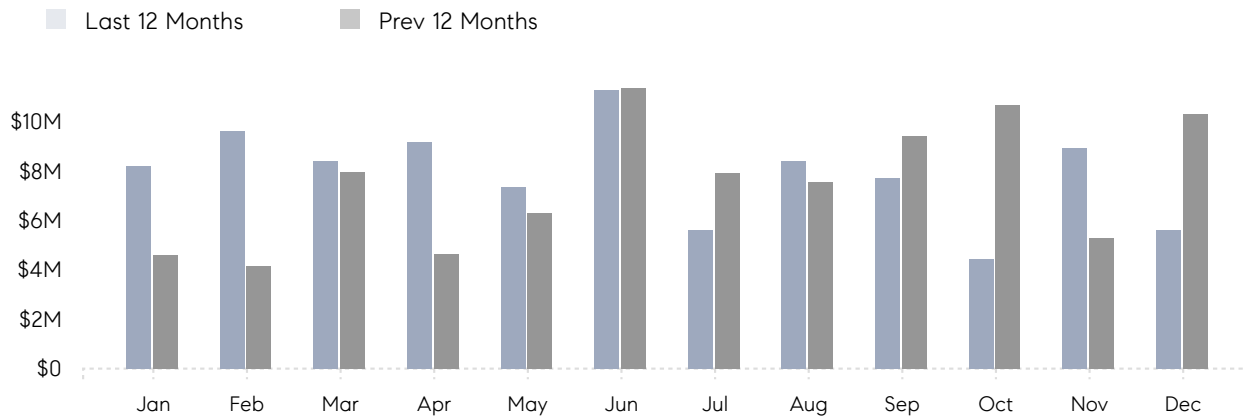
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	17	28	-39.3%
	SALES VOLUME	\$5,623,499	\$10,316,498	-45.5%
	AVERAGE PRICE	\$330,794	\$368,446	-10.2%
	AVERAGE DOM	59	73	-19.2%

Monthly Sales



Monthly Total Sales Volume



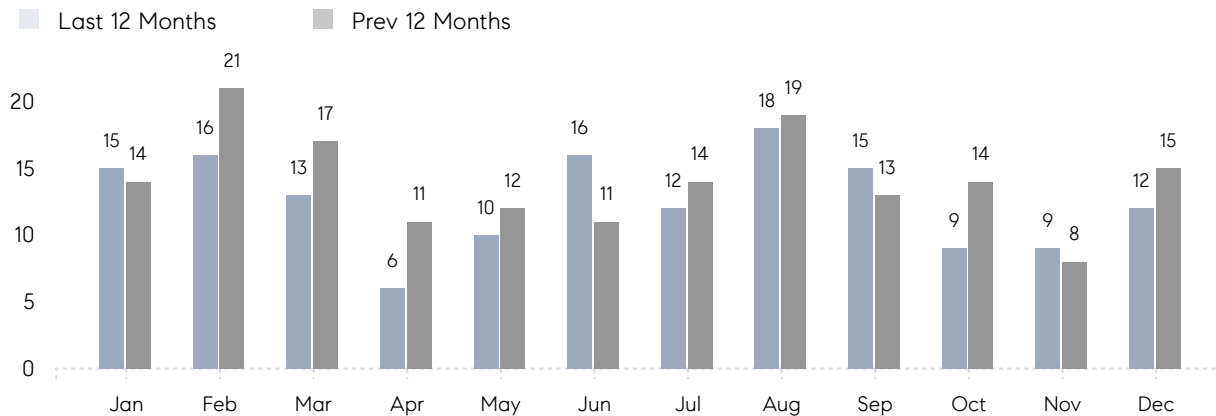
Melville

SUFFOLK, DECEMBER 2022

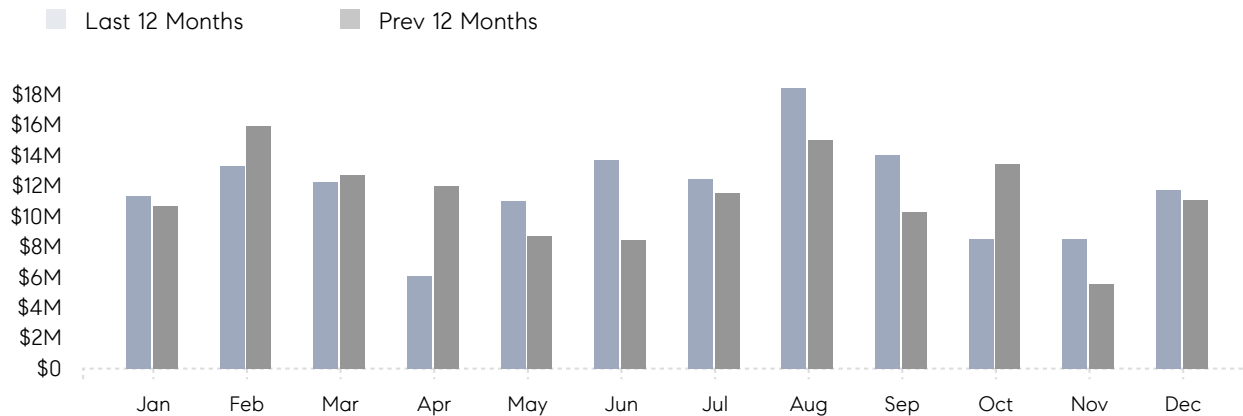
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	12	15	-20.0%
	SALES VOLUME	\$11,693,000	\$11,038,000	5.9%
	AVERAGE PRICE	\$974,417	\$735,867	32.4%
	AVERAGE DOM	59	29	103.4%

Monthly Sales



Monthly Total Sales Volume



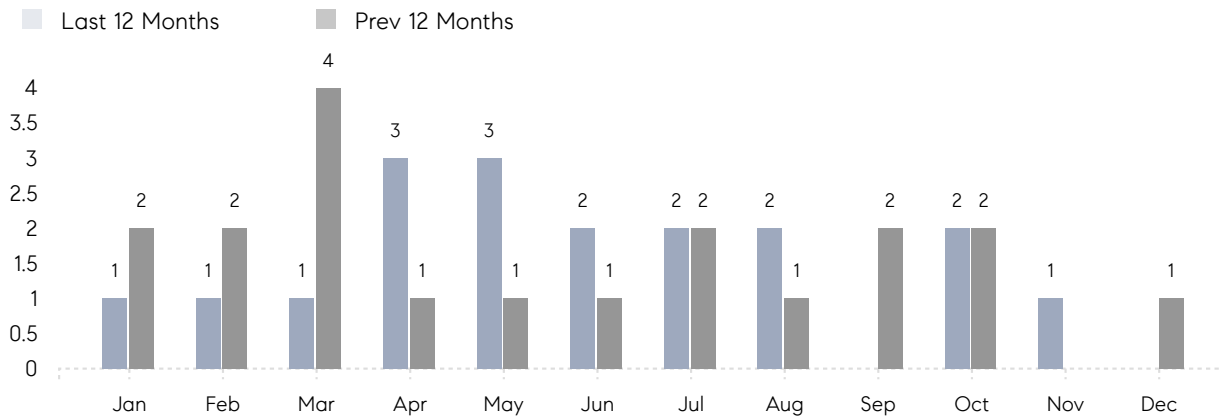
Moriches

SUFFOLK, DECEMBER 2022

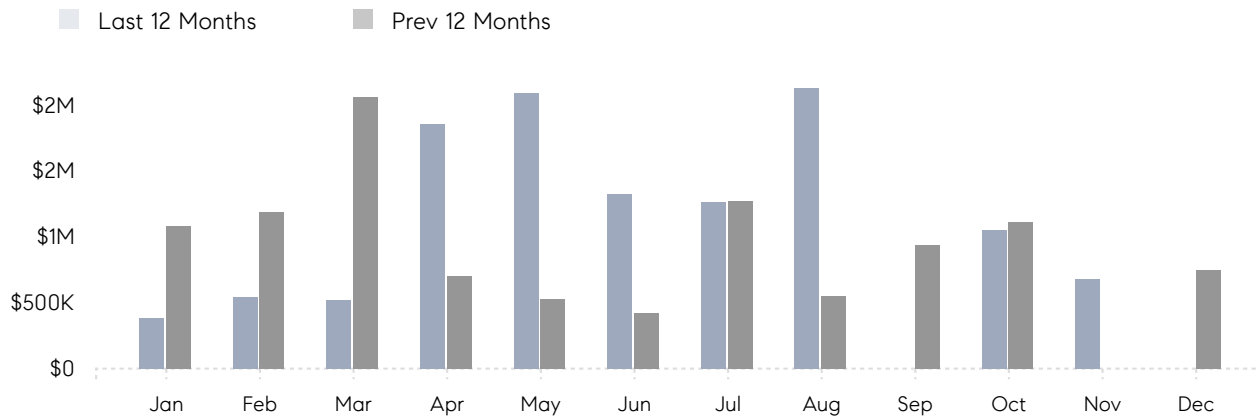
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	0	1	0.0%
	SALES VOLUME	\$0	\$749,000	-
	AVERAGE PRICE	\$0	\$749,000	-
	AVERAGE DOM	0	4	-

Monthly Sales



Monthly Total Sales Volume



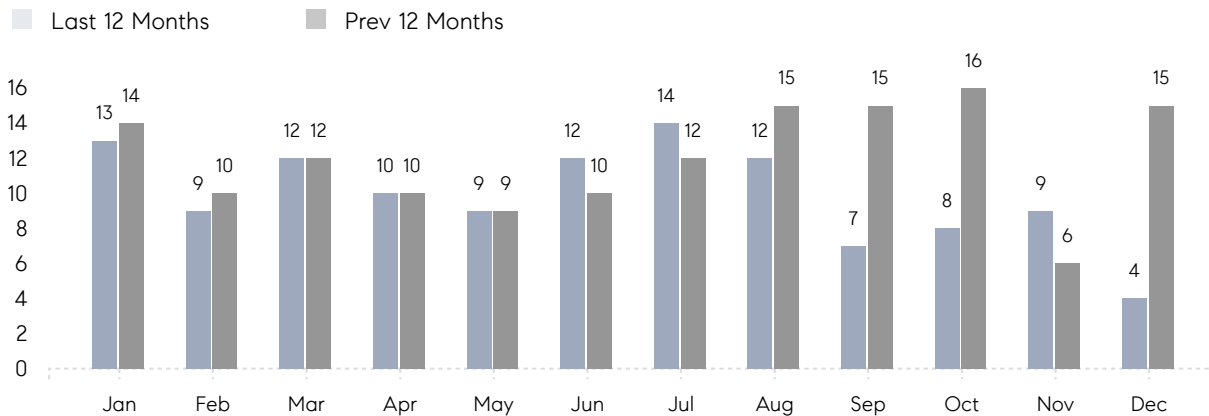
Mount Sinai

SUFFOLK, DECEMBER 2022

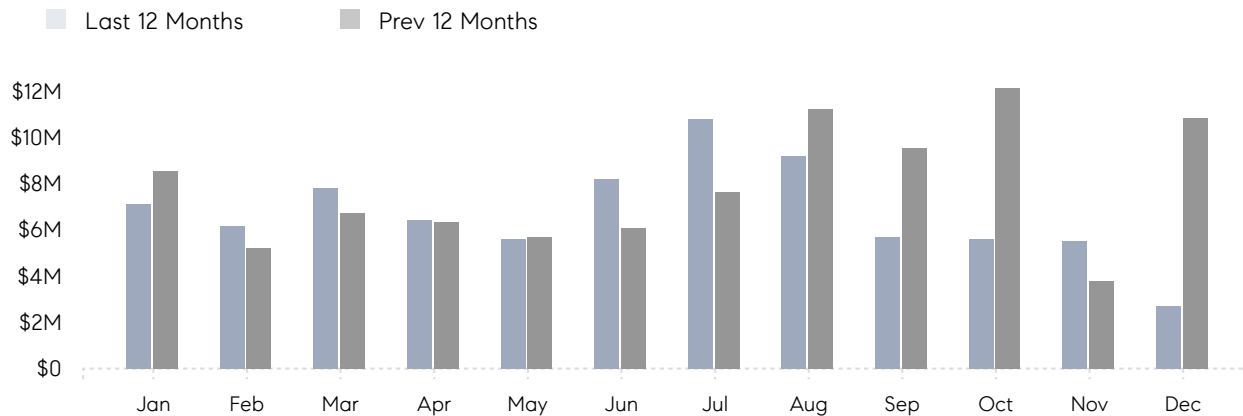
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	4	15	-73.3%
	SALES VOLUME	\$2,724,000	\$10,842,995	-74.9%
	AVERAGE PRICE	\$681,000	\$722,866	-5.8%
	AVERAGE DOM	90	51	76.5%

Monthly Sales



Monthly Total Sales Volume



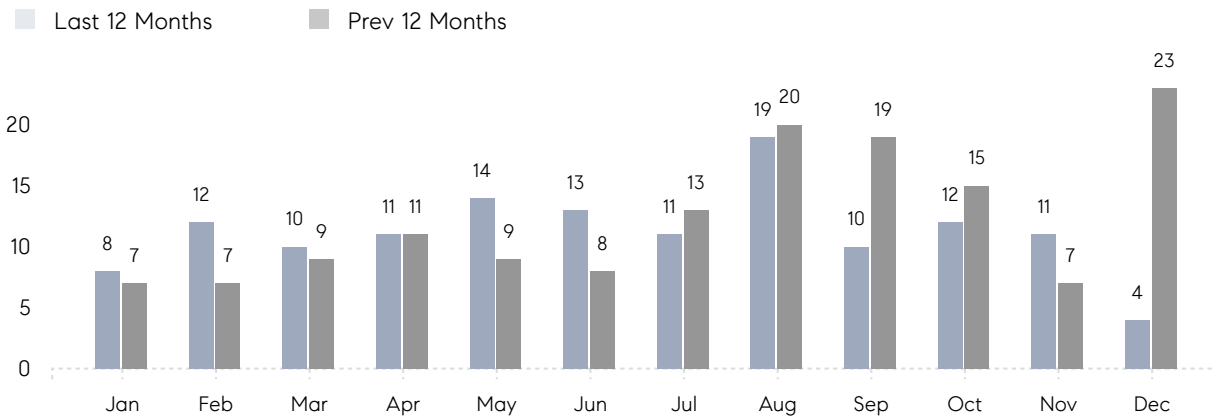
Nesconset

SUFFOLK, DECEMBER 2022

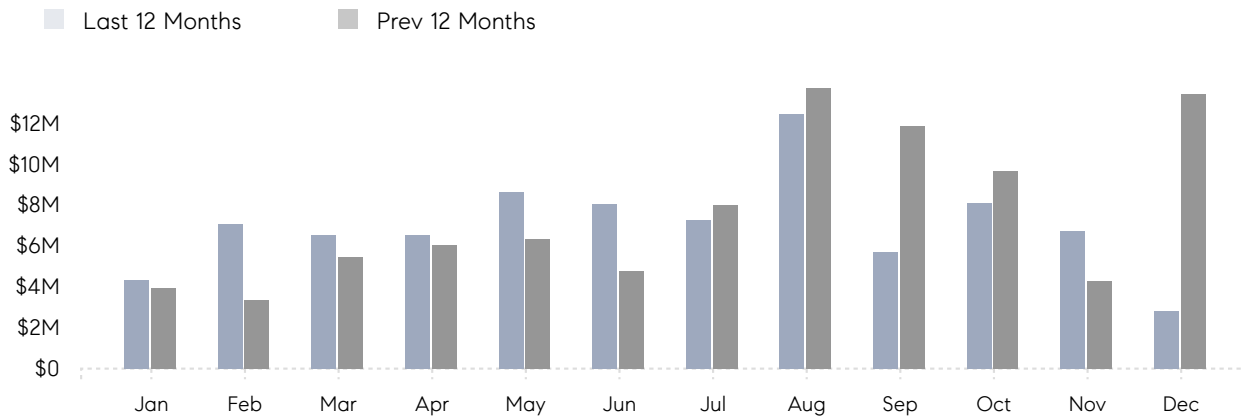
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	4	23	-82.6%
	SALES VOLUME	\$2,800,000	\$13,436,022	-79.2%
	AVERAGE PRICE	\$700,000	\$584,175	19.8%
	AVERAGE DOM	30	56	-46.4%

Monthly Sales



Monthly Total Sales Volume



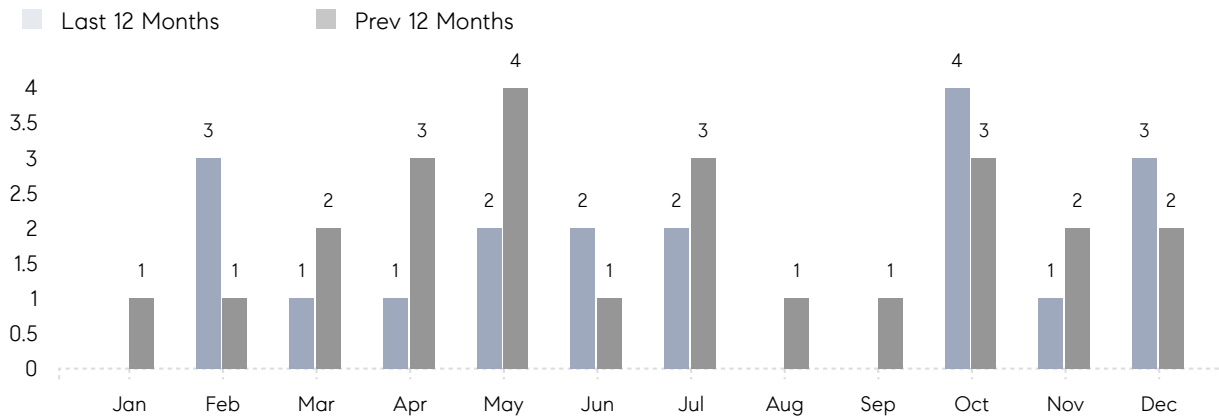
Nissequogue

SUFFOLK, DECEMBER 2022

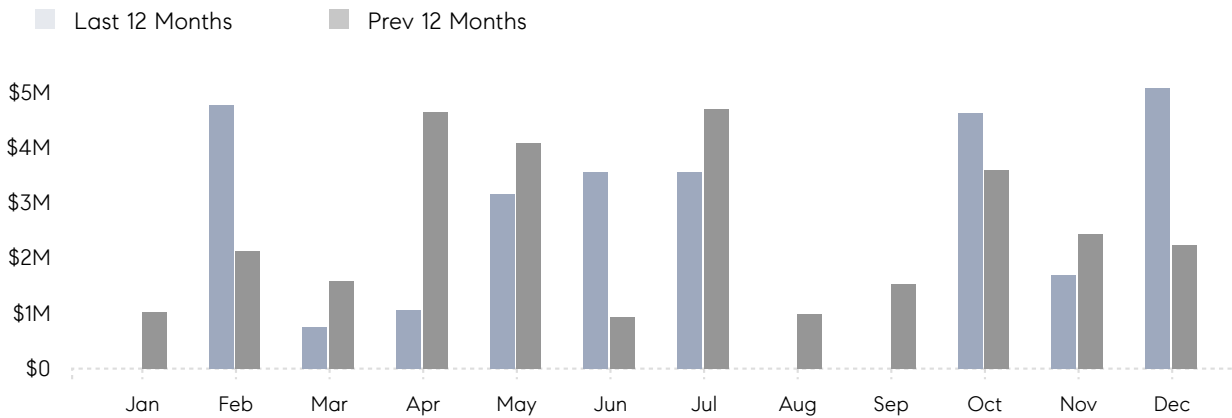
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	3	2	50.0%
	SALES VOLUME	\$5,075,000	\$2,235,000	127.1%
	AVERAGE PRICE	\$1,691,667	\$1,117,500	51.4%
	AVERAGE DOM	99	38	160.5%

Monthly Sales



Monthly Total Sales Volume



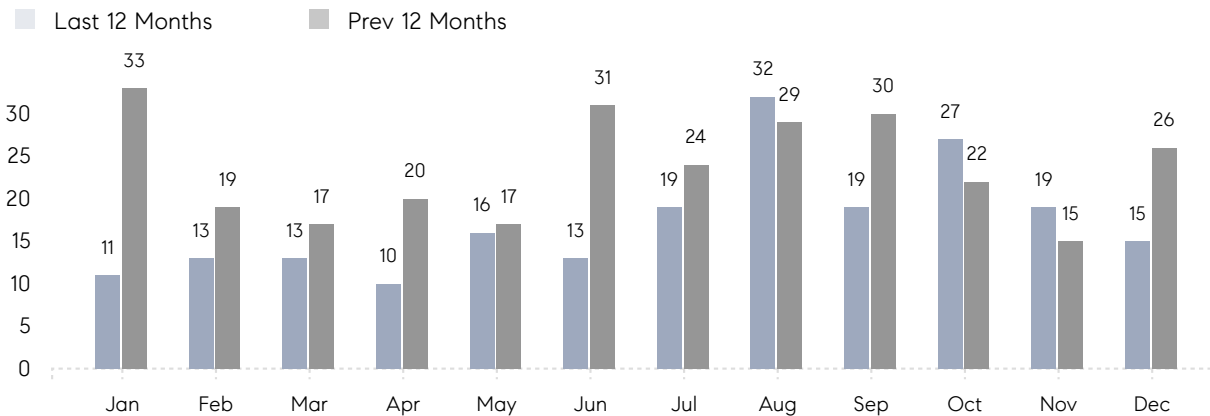
Northport

SUFFOLK, DECEMBER 2022

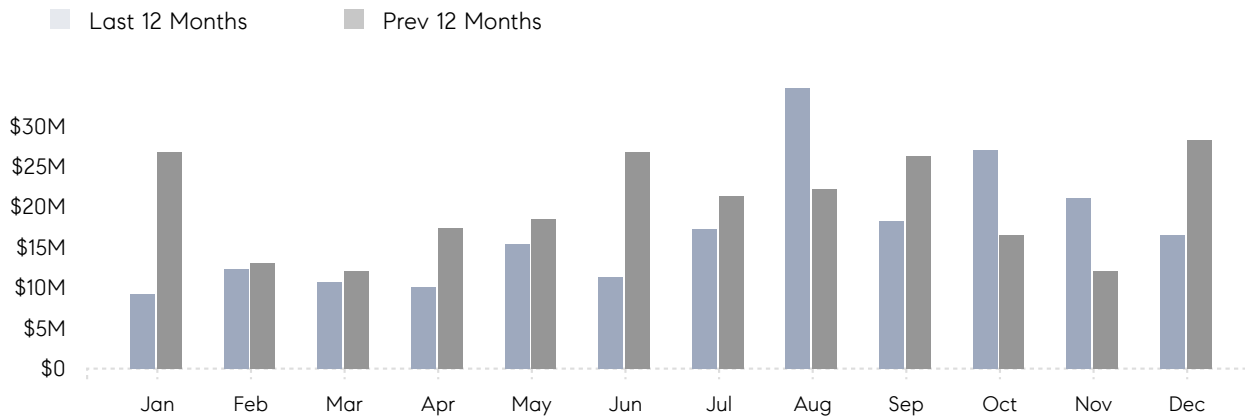
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	15	26	-42.3%
	SALES VOLUME	\$16,492,500	\$28,299,250	-41.7%
	AVERAGE PRICE	\$1,099,500	\$1,088,433	1.0%
	AVERAGE DOM	47	78	-39.7%

Monthly Sales



Monthly Total Sales Volume



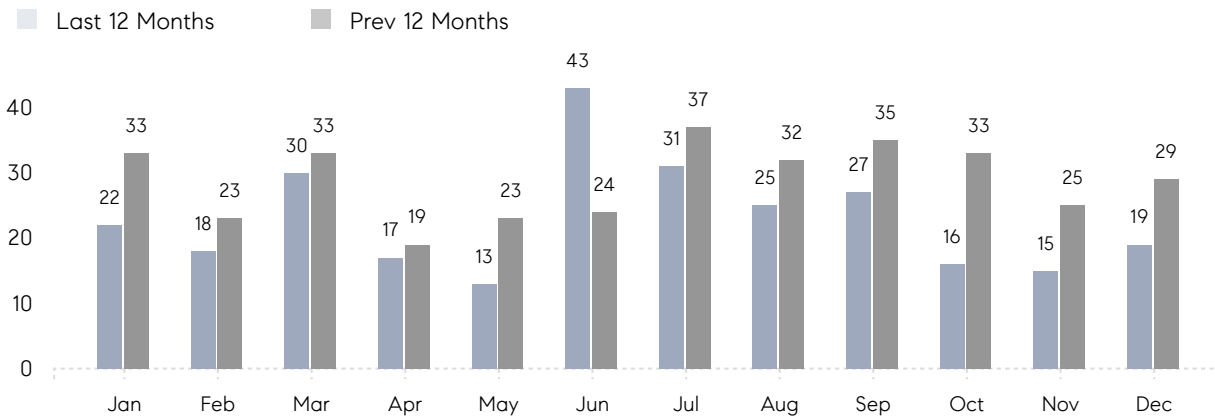
East Northport

SUFFOLK, DECEMBER 2022

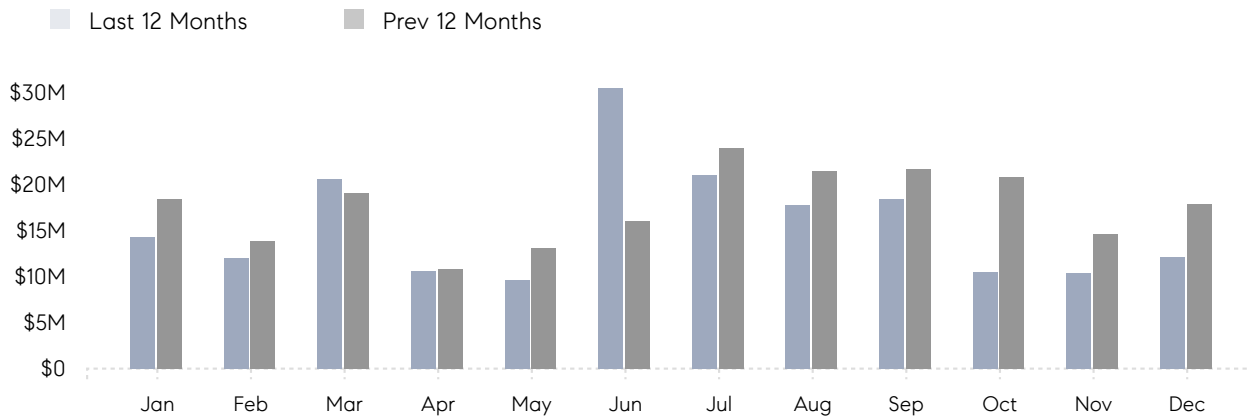
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	19	29	-34.5%
	SALES VOLUME	\$12,168,000	\$17,864,550	-31.9%
	AVERAGE PRICE	\$640,421	\$616,019	4.0%
	AVERAGE DOM	28	47	-40.4%

Monthly Sales



Monthly Total Sales Volume



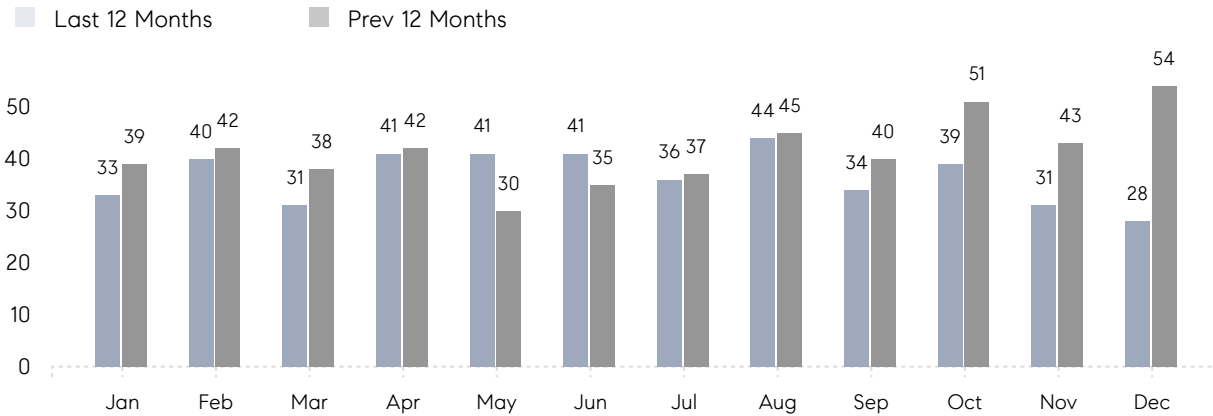
Patchogue

SUFFOLK, DECEMBER 2022

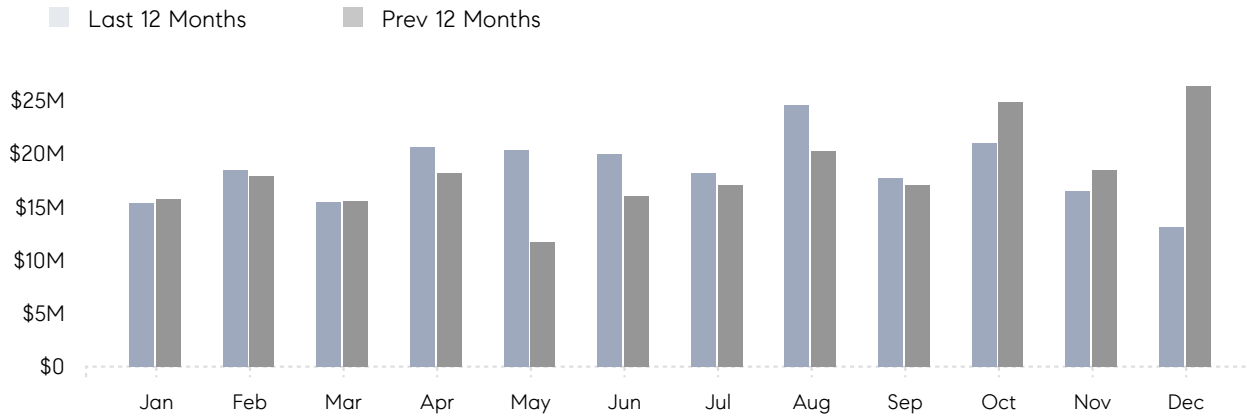
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	28	54	-48.1%
	SALES VOLUME	\$13,110,489	\$26,403,700	-50.3%
	AVERAGE PRICE	\$468,232	\$488,957	-4.2%
	AVERAGE DOM	68	43	58.1%

Monthly Sales



Monthly Total Sales Volume



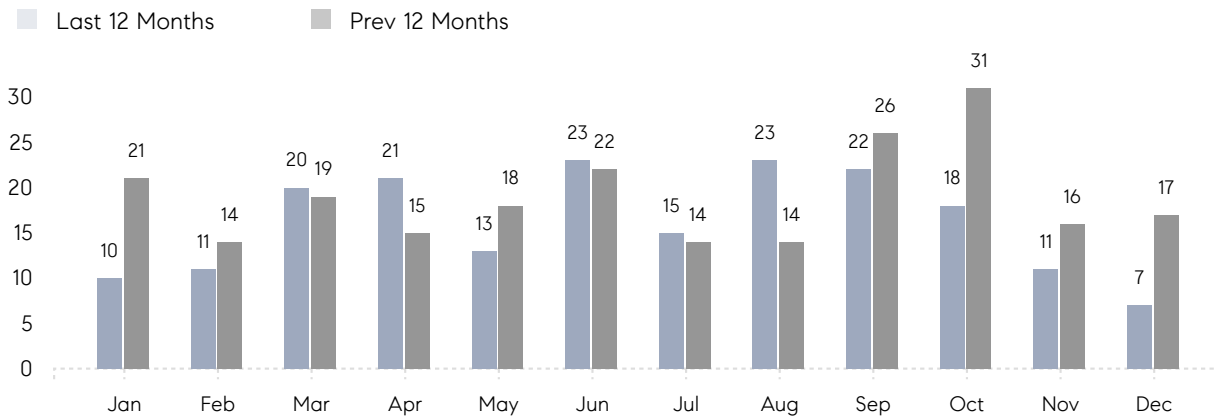
Riverhead

SUFFOLK, DECEMBER 2022

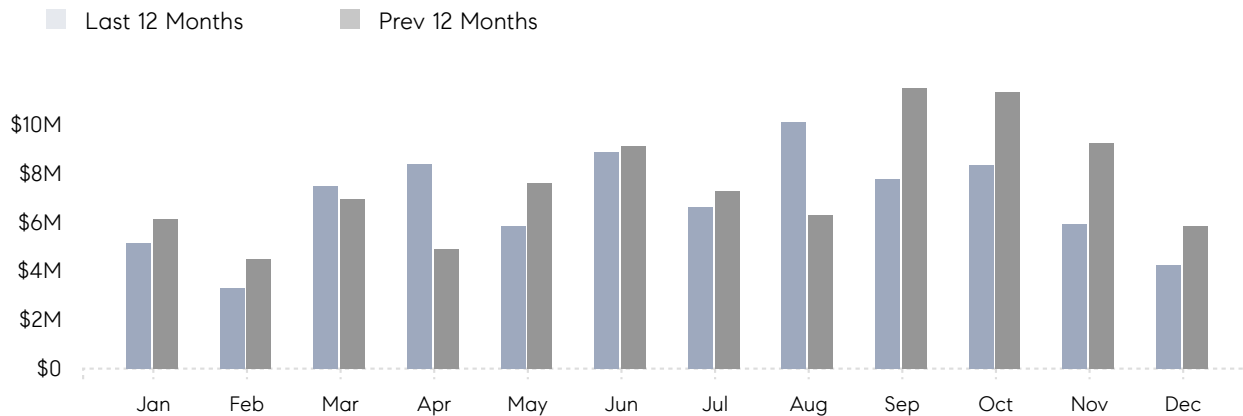
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	7	17	-58.8%
	SALES VOLUME	\$4,251,000	\$5,832,500	-27.1%
	AVERAGE PRICE	\$607,286	\$343,088	77.0%
	AVERAGE DOM	44	74	-40.5%

Monthly Sales



Monthly Total Sales Volume



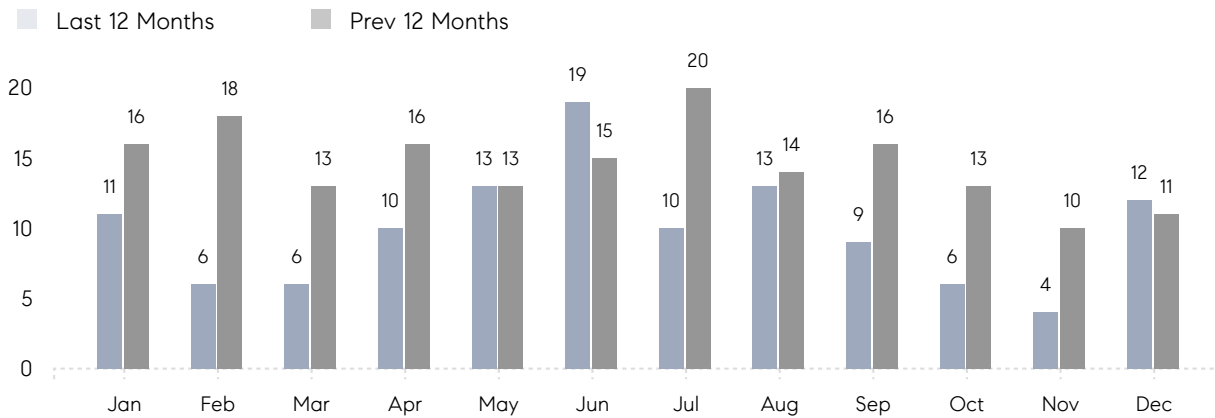
Saint James

SUFFOLK, DECEMBER 2022

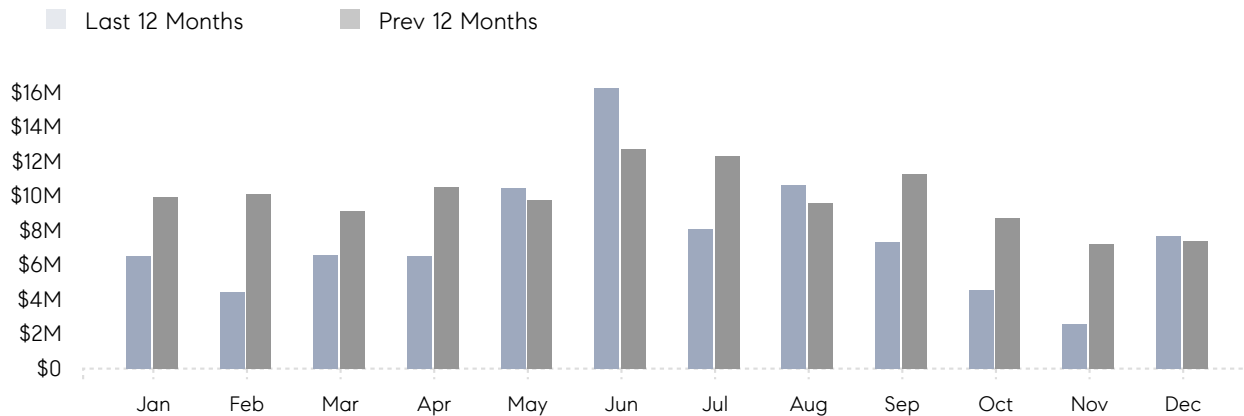
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	12	11	9.1%
	SALES VOLUME	\$7,646,000	\$7,408,500	3.2%
	AVERAGE PRICE	\$637,167	\$673,500	-5.4%
	AVERAGE DOM	82	49	67.3%

Monthly Sales



Monthly Total Sales Volume



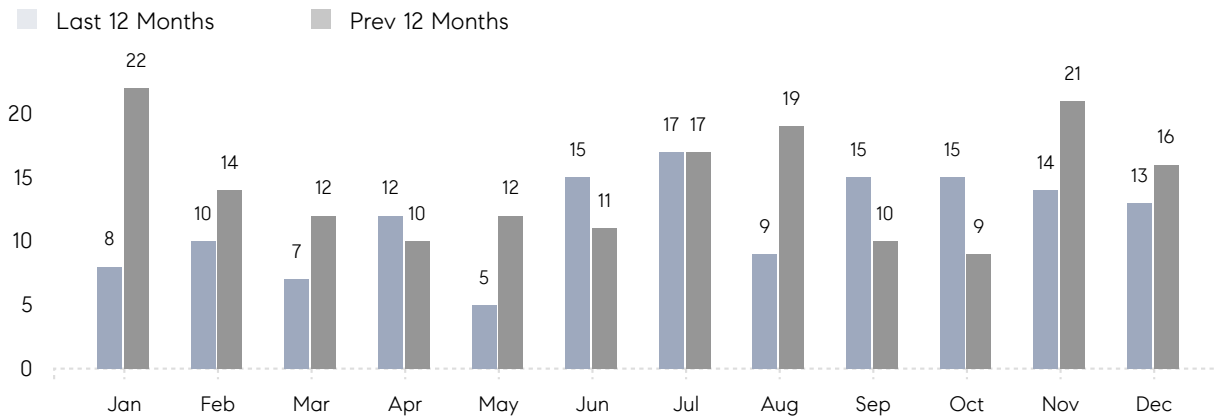
Sayville

SUFFOLK, DECEMBER 2022

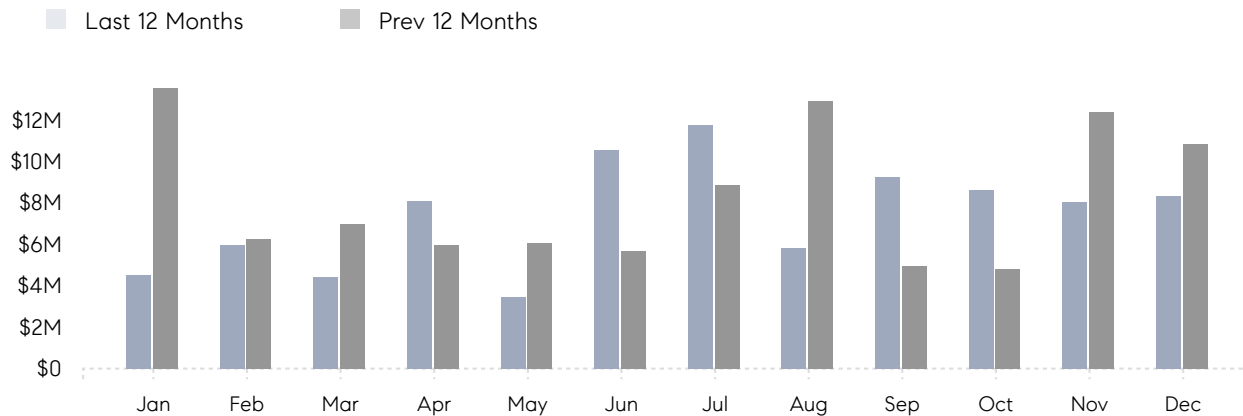
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	13	16	-18.7%
	SALES VOLUME	\$8,352,500	\$10,857,500	-23.1%
	AVERAGE PRICE	\$642,500	\$678,594	-5.3%
	AVERAGE DOM	67	34	97.1%

Monthly Sales



Monthly Total Sales Volume



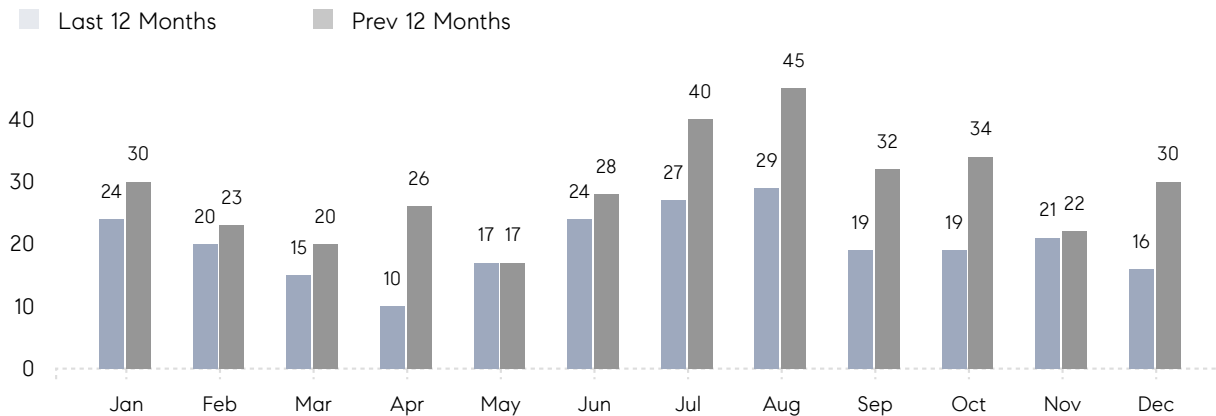
Setauket

SUFFOLK, DECEMBER 2022

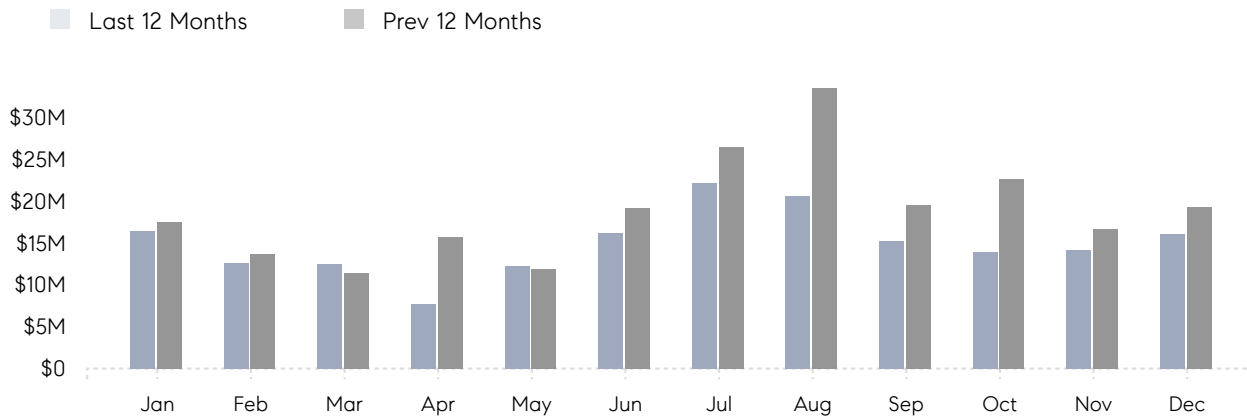
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	16	30	-46.7%
	SALES VOLUME	\$16,134,501	\$19,382,900	-16.8%
	AVERAGE PRICE	\$1,008,406	\$646,097	56.1%
	AVERAGE DOM	111	45	146.7%

Monthly Sales



Monthly Total Sales Volume



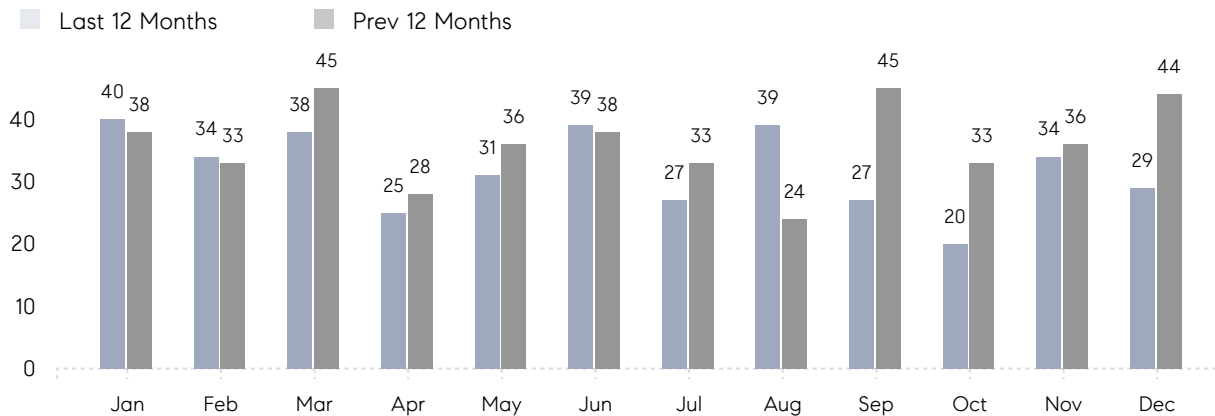
Shirley

SUFFOLK, DECEMBER 2022

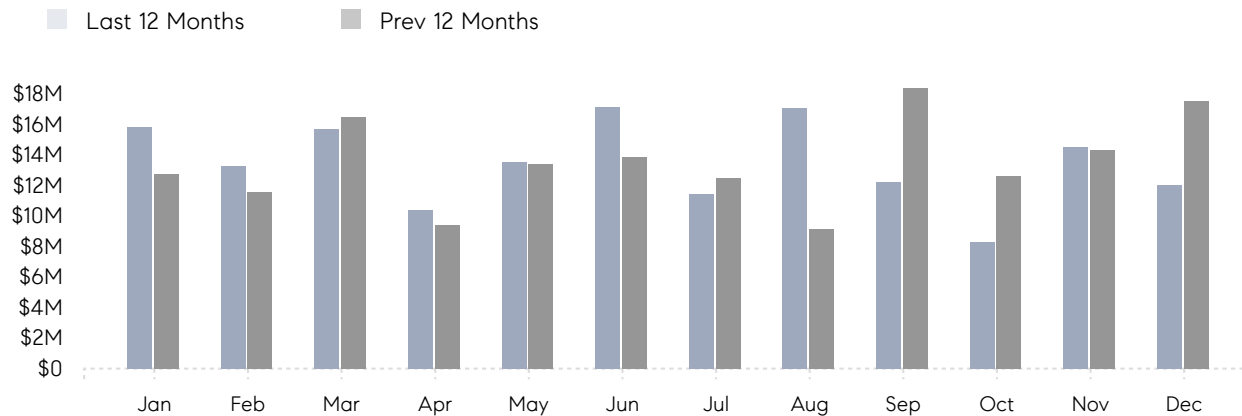
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	29	44	-34.1%
	SALES VOLUME	\$12,044,480	\$17,561,490	-31.4%
	AVERAGE PRICE	\$415,327	\$399,125	4.1%
	AVERAGE DOM	50	50	0.0%

Monthly Sales



Monthly Total Sales Volume



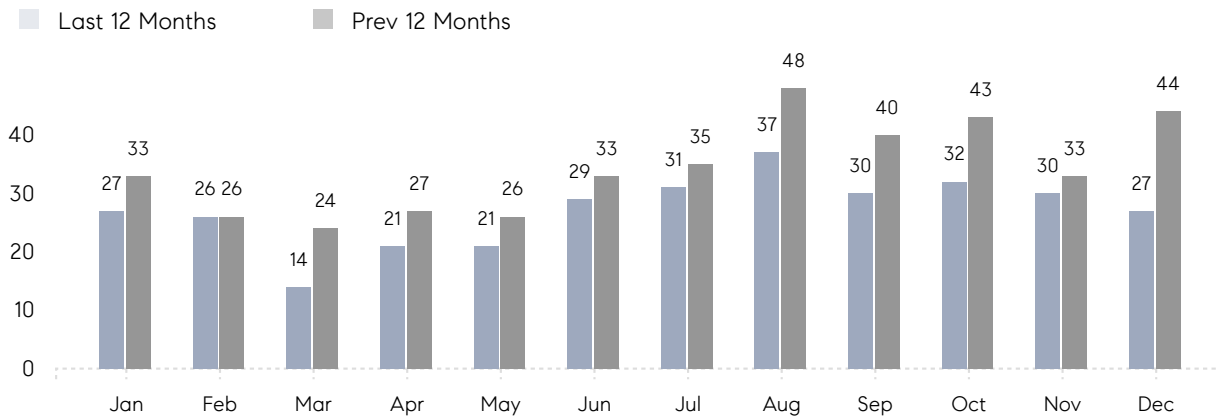
Smithtown

SUFFOLK, DECEMBER 2022

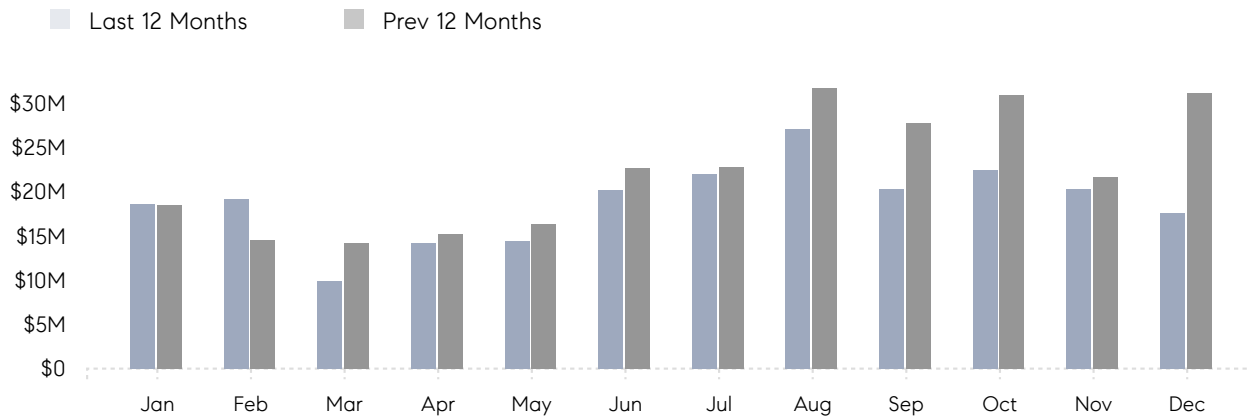
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	27	44	-38.6%
	SALES VOLUME	\$17,656,999	\$31,179,250	-43.4%
	AVERAGE PRICE	\$653,963	\$708,619	-7.7%
	AVERAGE DOM	32	35	-8.6%

Monthly Sales



Monthly Total Sales Volume



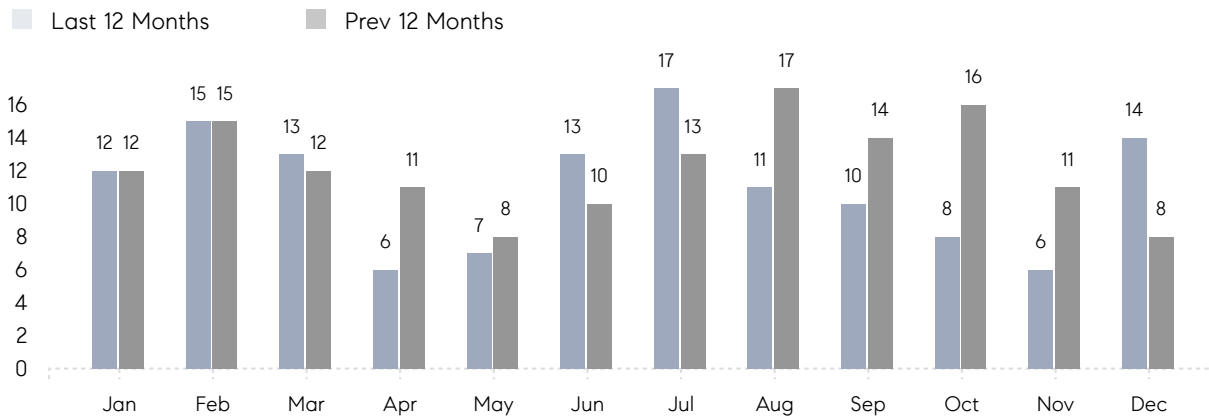
Wading River

SUFFOLK, DECEMBER 2022

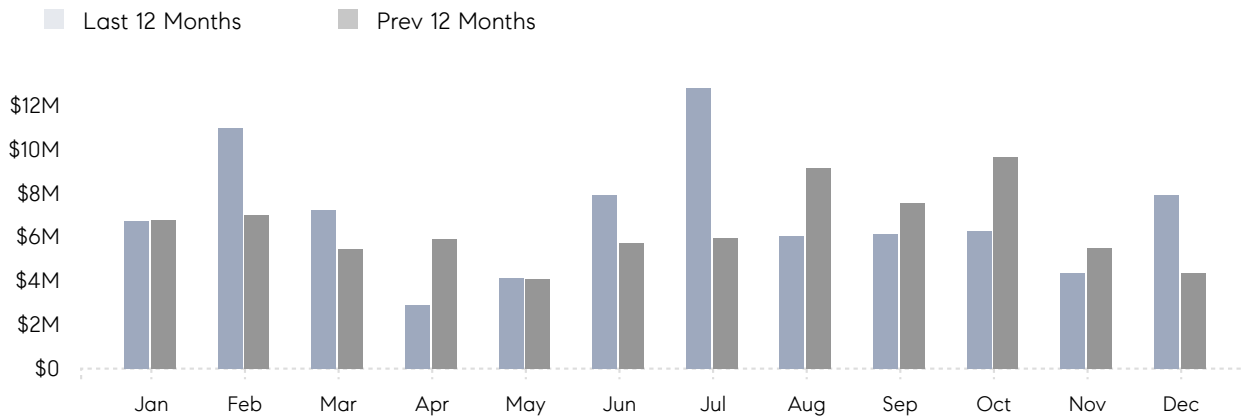
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	14	8	75.0%
	SALES VOLUME	\$7,897,500	\$4,356,400	81.3%
	AVERAGE PRICE	\$564,107	\$544,550	3.6%
	AVERAGE DOM	59	37	59.5%

Monthly Sales



Monthly Total Sales Volume





COMPASS

Compass makes no representations or warranties, express or implied, with respect to future market conditions or prices of residential product at the time the subject property or any competitive property is complete and ready for occupancy or with respect to any report, study, finding, recommendation or other information provided by Compass herein. Moreover, no warranty, express or implied, is made or should be assumed regarding the accuracy, adequacy, completeness, legality, reliability, merchantability or fitness for a particular purpose of any information, in part or whole, contained herein. All material is presented with the understanding that Compass shall not be deemed to provide legal, accounting or other professional services. This is not intended to solicit the purchase or sale of any property. Any and all such warranties are hereby expressly disclaimed. Equal Housing Opportunity.

© Compass. All Rights Reserved. This information may not be copied, used or distributed without Compass' consent.