



COMPASS

April 2023

# Suffolk County Market Insights

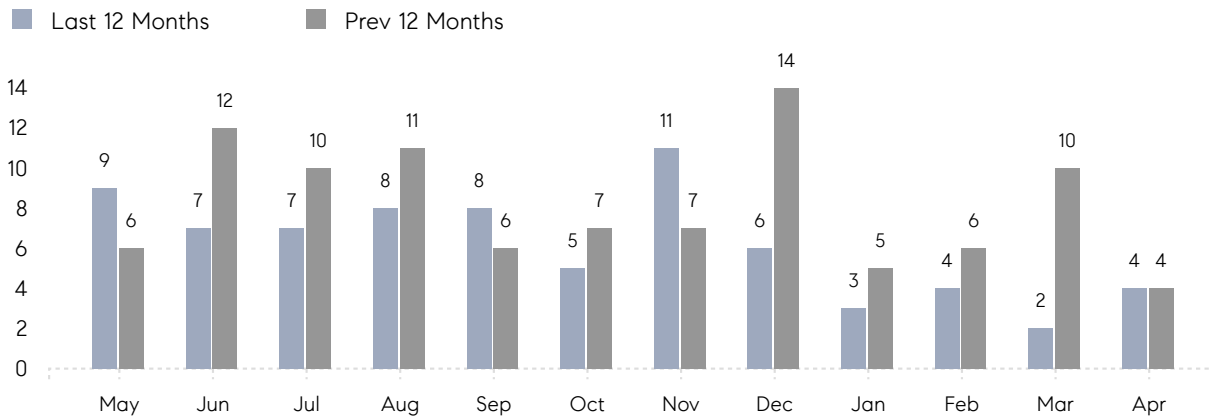
# Center Moriches

SUFFOLK, APRIL 2023

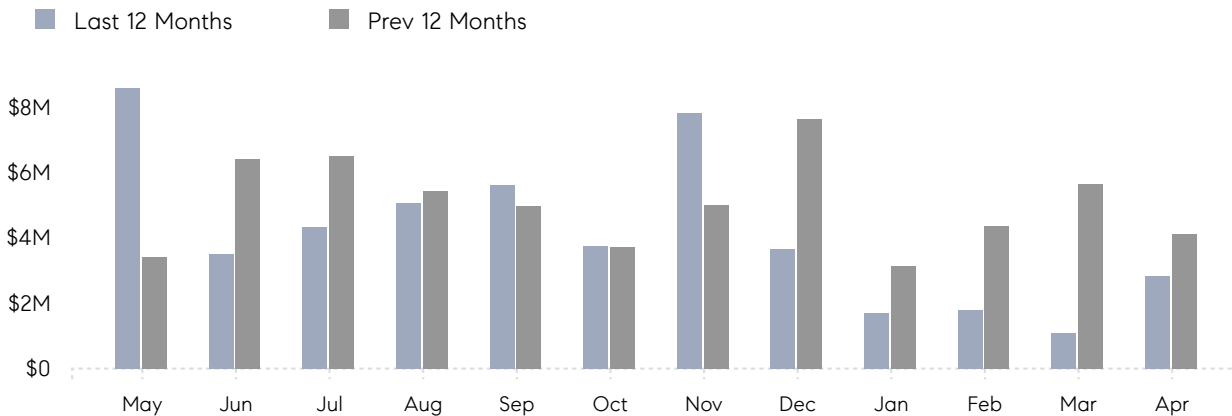
## Property Statistics

|               |               | Apr 2023    | Apr 2022    | % Change |
|---------------|---------------|-------------|-------------|----------|
| Single-Family | # OF SALES    | 4           | 4           | 0.0%     |
|               | SALES VOLUME  | \$2,844,999 | \$4,115,000 | -30.9%   |
|               | AVERAGE PRICE | \$711,250   | \$1,028,750 | -30.9%   |
|               | AVERAGE DOM   | 107         | 128         | -16.4%   |

### Monthly Sales



### Monthly Total Sales Volume



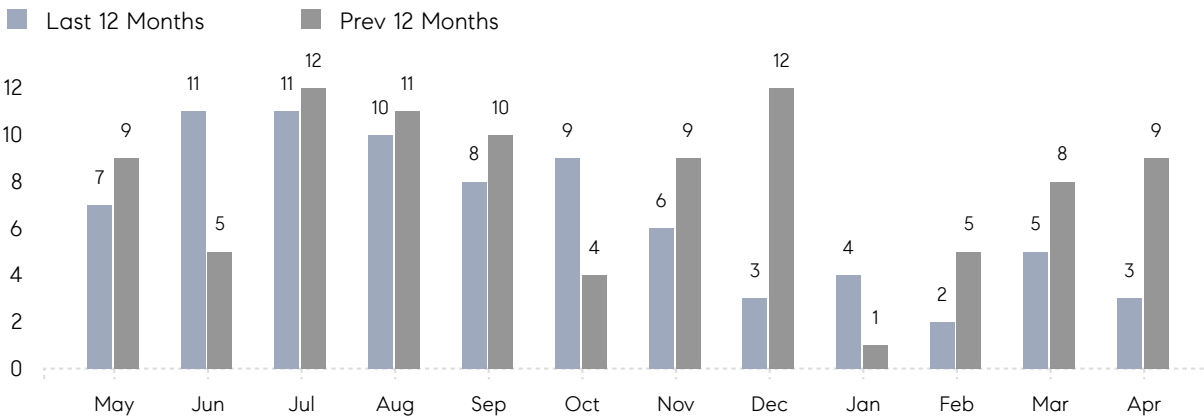
# Centerport

SUFFOLK, APRIL 2023

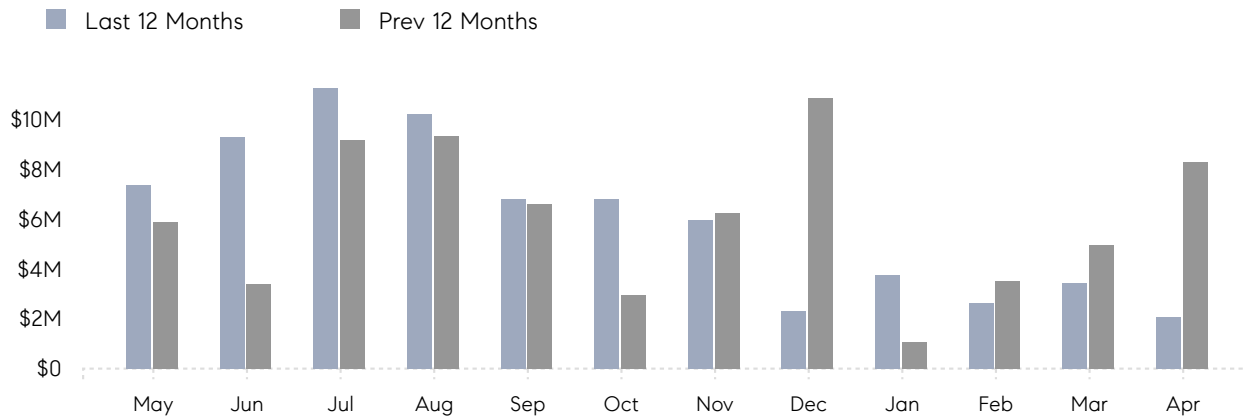
## Property Statistics

|               |               | Apr 2023    | Apr 2022    | % Change |
|---------------|---------------|-------------|-------------|----------|
| Single-Family | # OF SALES    | 3           | 9           | -66.7%   |
|               | SALES VOLUME  | \$2,060,000 | \$8,307,650 | -75.2%   |
|               | AVERAGE PRICE | \$686,667   | \$923,072   | -25.6%   |
|               | AVERAGE DOM   | 95          | 16          | 493.8%   |

### Monthly Sales



### Monthly Total Sales Volume



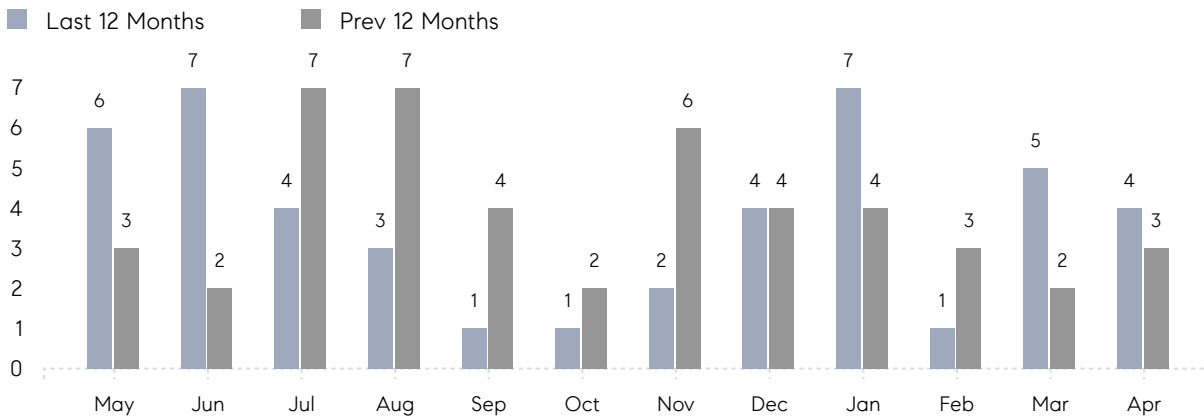
# Cold Spring Harbor

SUFFOLK, APRIL 2023

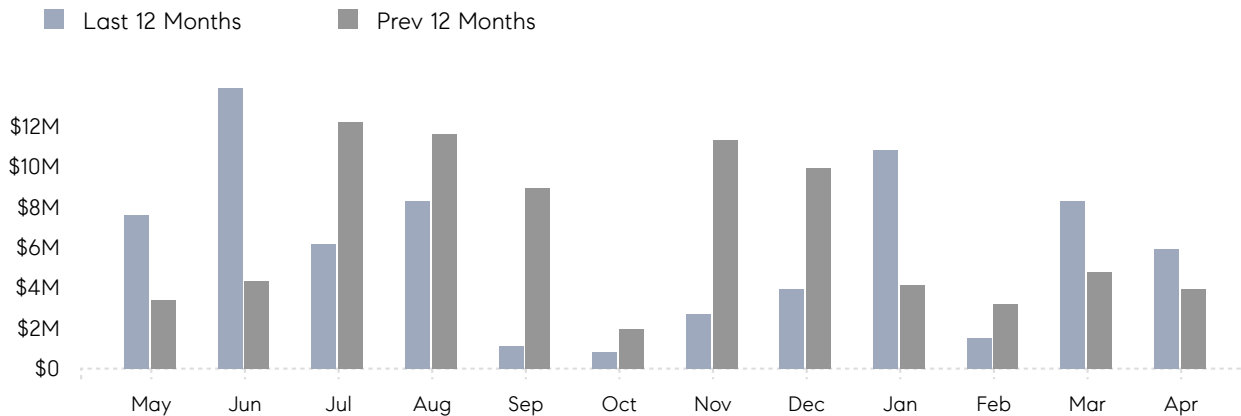
## Property Statistics

|               |               | Apr 2023    | Apr 2022    | % Change |
|---------------|---------------|-------------|-------------|----------|
| Single-Family | # OF SALES    | 4           | 3           | 33.3%    |
|               | SALES VOLUME  | \$5,912,500 | \$3,930,000 | 50.4%    |
|               | AVERAGE PRICE | \$1,478,125 | \$1,310,000 | 12.8%    |
|               | AVERAGE DOM   | 193         | 50          | 286.0%   |

### Monthly Sales



### Monthly Total Sales Volume



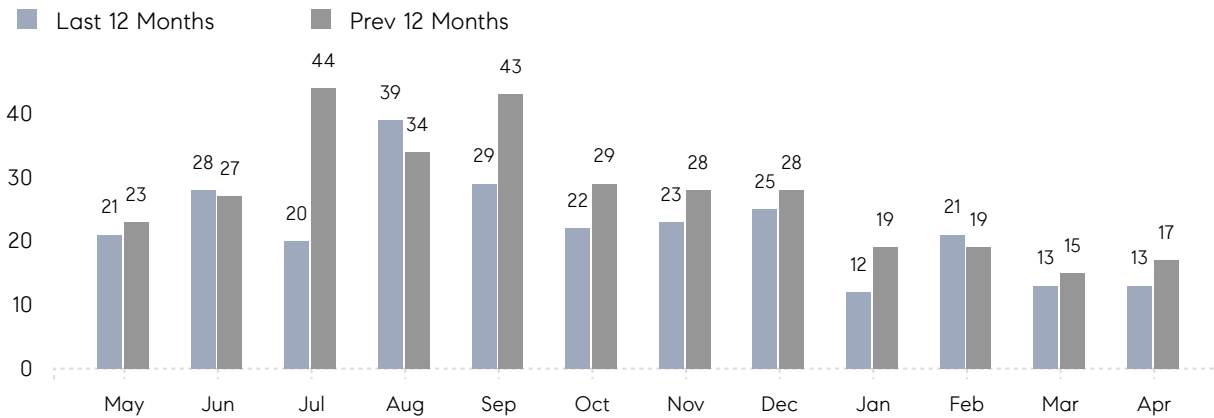
# Commack

SUFFOLK, APRIL 2023

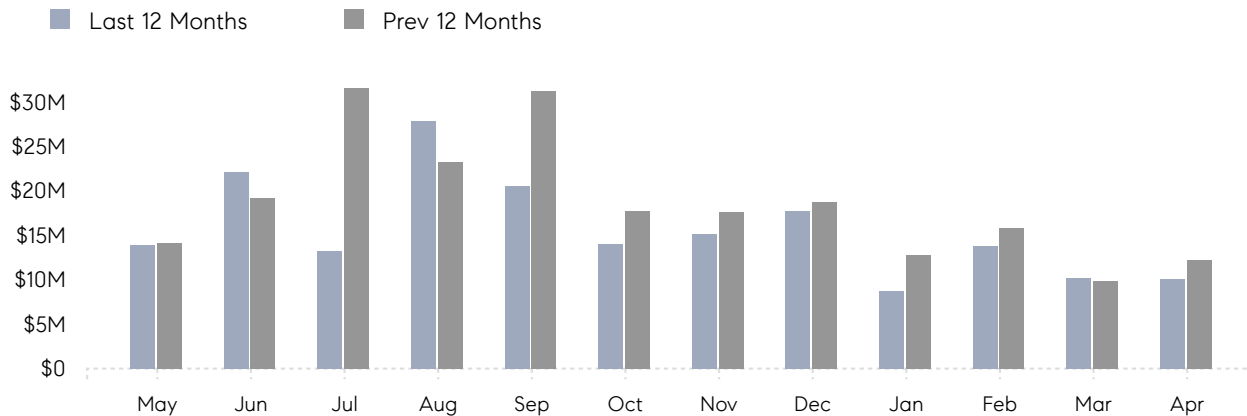
## Property Statistics

|               |               | Apr 2023     | Apr 2022     | % Change |
|---------------|---------------|--------------|--------------|----------|
| Single-Family | # OF SALES    | 13           | 17           | -23.5%   |
|               | SALES VOLUME  | \$10,047,500 | \$12,184,388 | -17.5%   |
|               | AVERAGE PRICE | \$772,885    | \$716,729    | 7.8%     |
|               | AVERAGE DOM   | 32           | 34           | -5.9%    |

### Monthly Sales



### Monthly Total Sales Volume



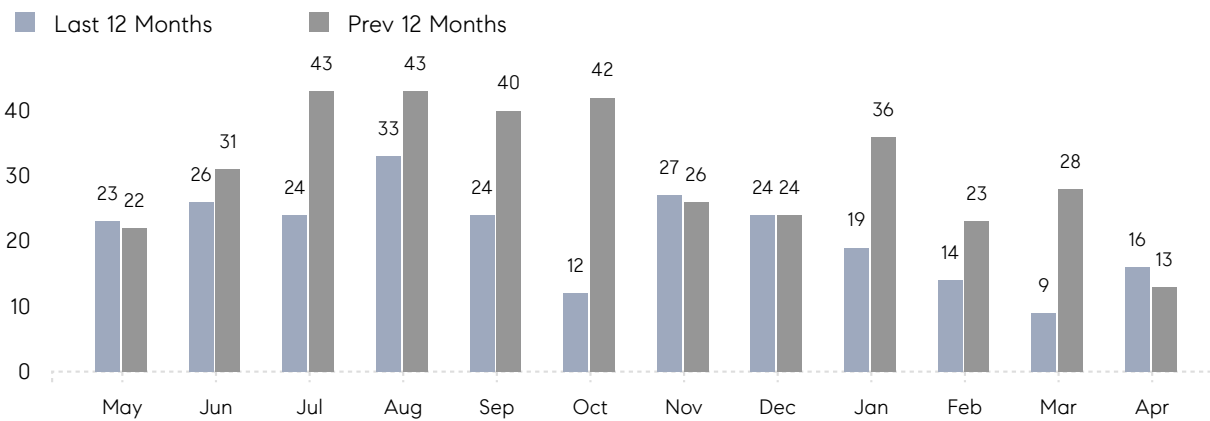
# Dix Hills

SUFFOLK, APRIL 2023

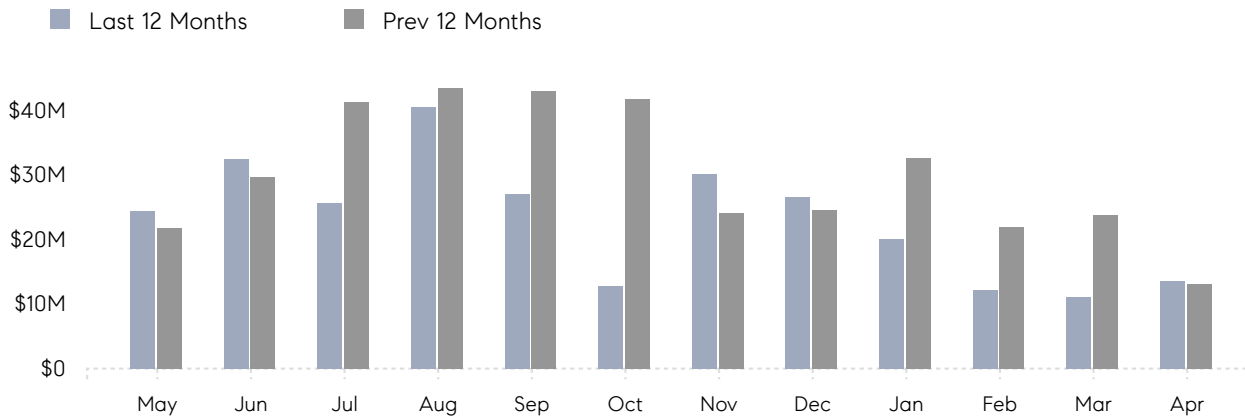
## Property Statistics

|               |               | Apr 2023     | Apr 2022     | % Change |
|---------------|---------------|--------------|--------------|----------|
| Single-Family | # OF SALES    | 16           | 13           | 23.1%    |
|               | SALES VOLUME  | \$13,588,000 | \$13,118,999 | 3.6%     |
|               | AVERAGE PRICE | \$849,250    | \$1,009,154  | -15.8%   |
|               | AVERAGE DOM   | 73           | 57           | 28.1%    |

### Monthly Sales



### Monthly Total Sales Volume



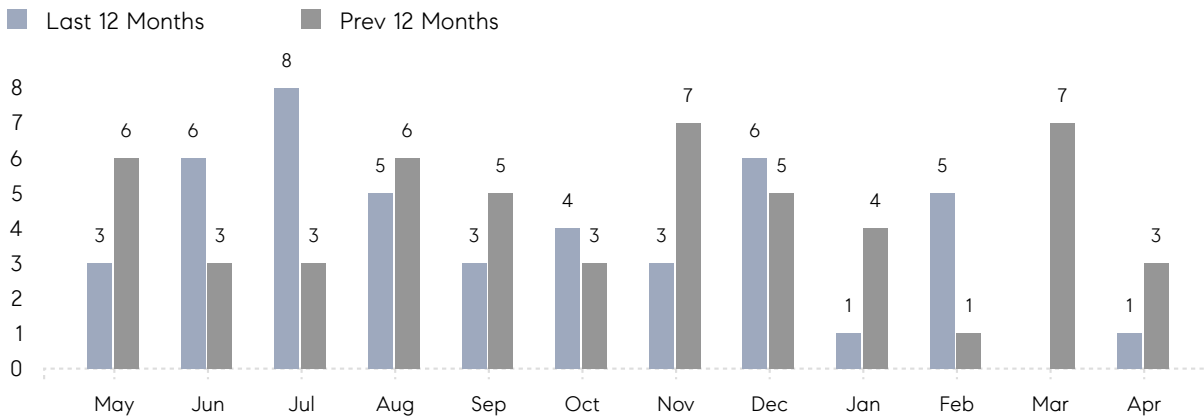
# East Moriches

SUFFOLK, APRIL 2023

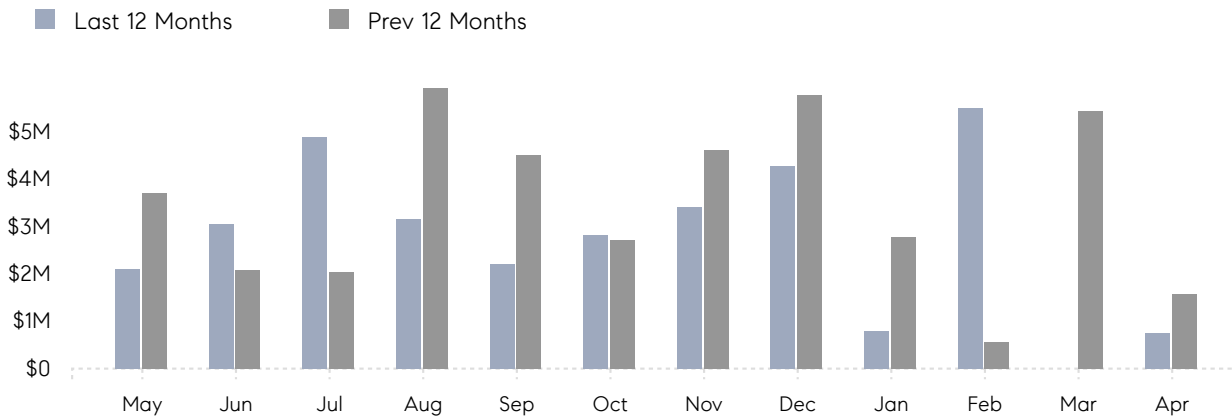
## Property Statistics

|               |               | Apr 2023  | Apr 2022    | % Change |
|---------------|---------------|-----------|-------------|----------|
| Single-Family | # OF SALES    | 1         | 3           | -66.7%   |
|               | SALES VOLUME  | \$758,600 | \$1,580,000 | -52.0%   |
|               | AVERAGE PRICE | \$758,600 | \$526,667   | 44.0%    |
|               | AVERAGE DOM   | 238       | 42          | 466.7%   |

### Monthly Sales



### Monthly Total Sales Volume



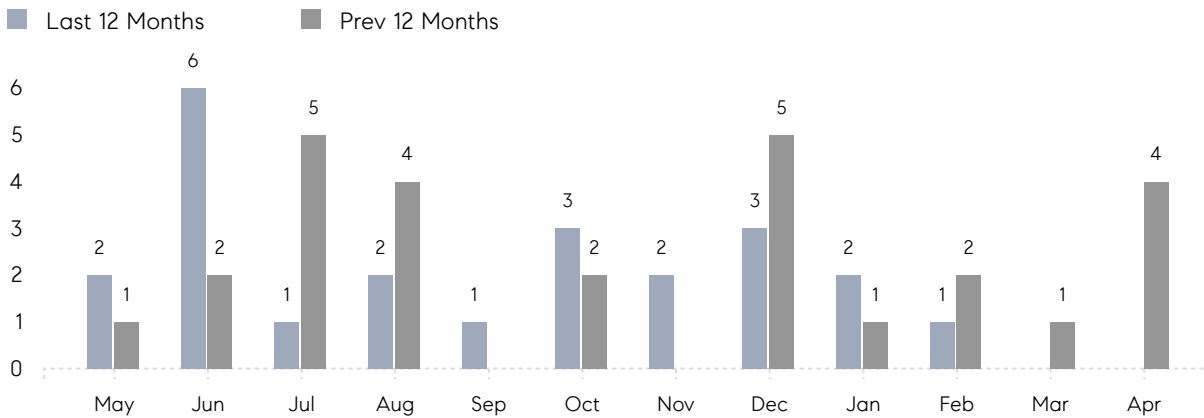
# Fort Salonga

SUFFOLK, APRIL 2023

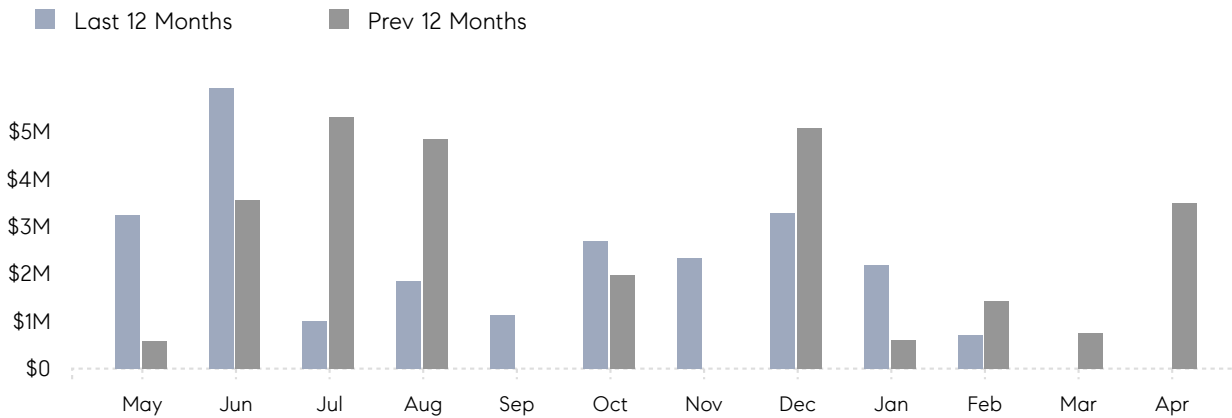
## Property Statistics

|               |               | Apr 2023 | Apr 2022    | % Change |
|---------------|---------------|----------|-------------|----------|
| Single-Family | # OF SALES    | 0        | 4           | 0.0%     |
|               | SALES VOLUME  | \$0      | \$3,497,450 | -        |
|               | AVERAGE PRICE | \$0      | \$874,363   | -        |
|               | AVERAGE DOM   | 0        | 74          | -        |

### Monthly Sales



### Monthly Total Sales Volume





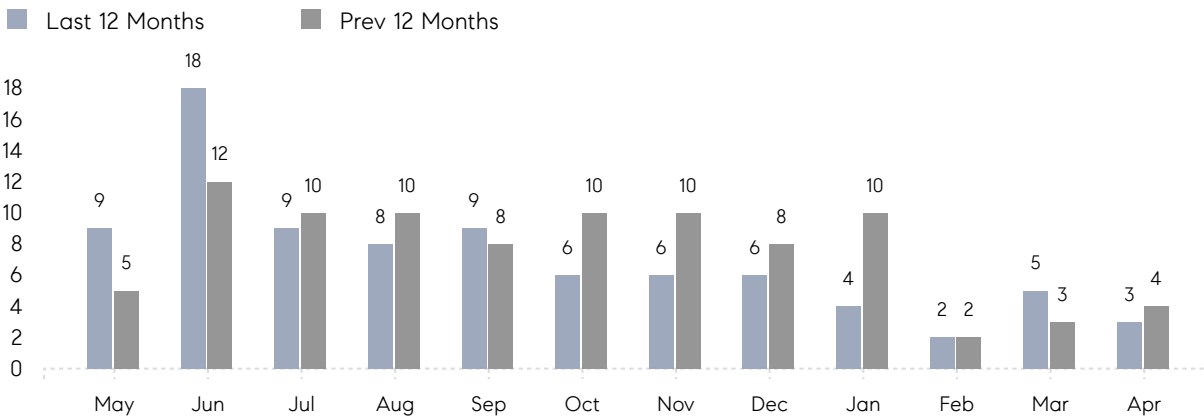
# Greenlawn

SUFFOLK, APRIL 2023

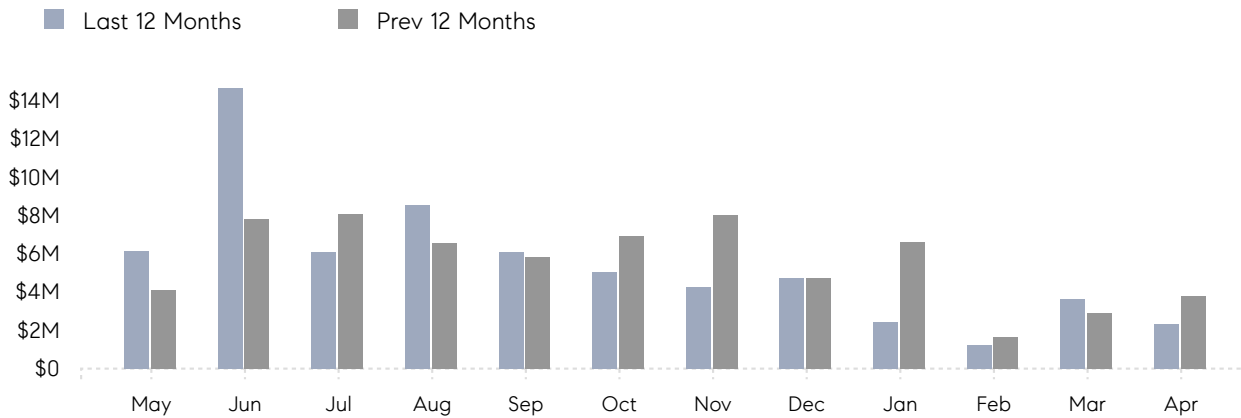
## Property Statistics

|               |               | Apr 2023    | Apr 2022    | % Change |
|---------------|---------------|-------------|-------------|----------|
| Single-Family | # OF SALES    | 3           | 4           | -25.0%   |
|               | SALES VOLUME  | \$2,312,500 | \$3,787,000 | -38.9%   |
|               | AVERAGE PRICE | \$770,833   | \$946,750   | -18.6%   |
|               | AVERAGE DOM   | 69          | 20          | 245.0%   |

### Monthly Sales



### Monthly Total Sales Volume



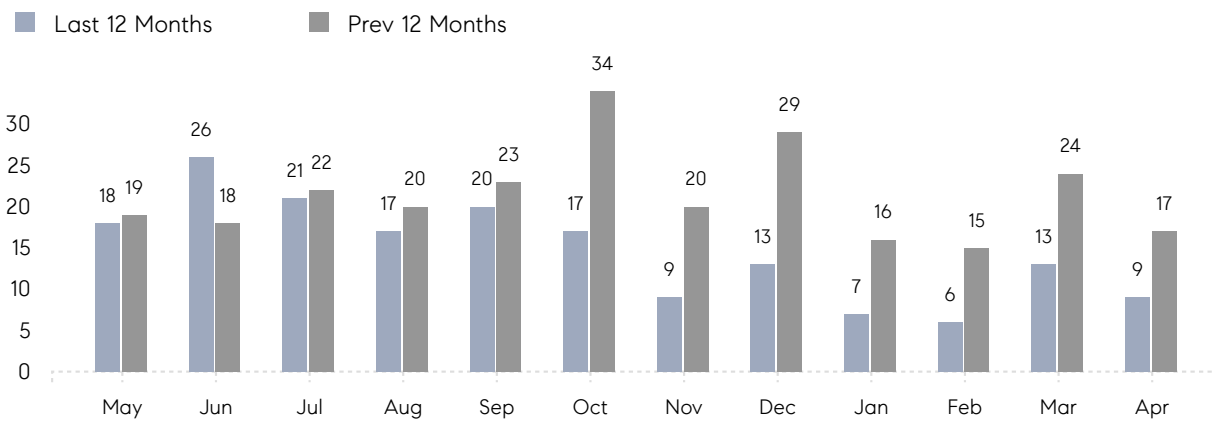
# Holbrook

SUFFOLK, APRIL 2023

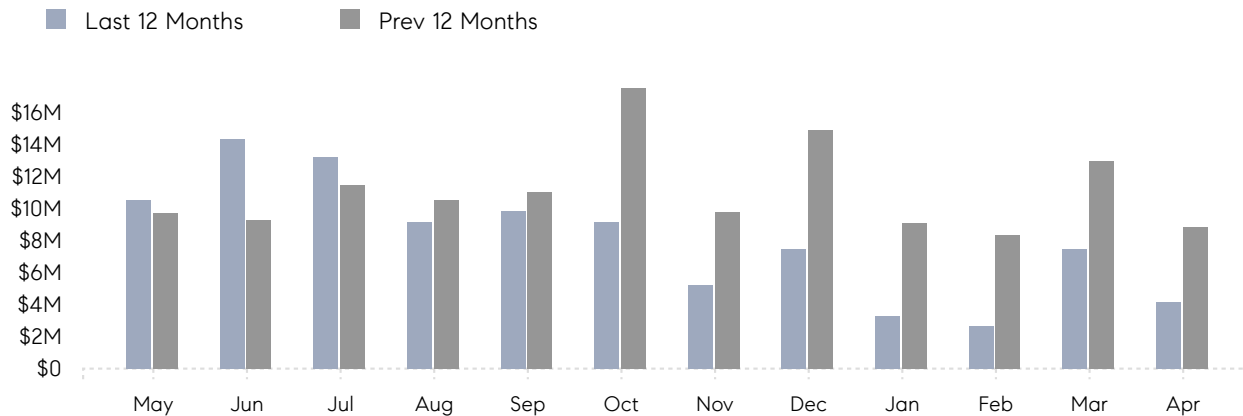
## Property Statistics

|               |               | Apr 2023    | Apr 2022    | % Change |
|---------------|---------------|-------------|-------------|----------|
| Single-Family | # OF SALES    | 9           | 17          | -47.1%   |
|               | SALES VOLUME  | \$4,178,400 | \$8,830,000 | -52.7%   |
|               | AVERAGE PRICE | \$464,267   | \$519,412   | -10.6%   |
|               | AVERAGE DOM   | 43          | 41          | 4.9%     |

### Monthly Sales



### Monthly Total Sales Volume



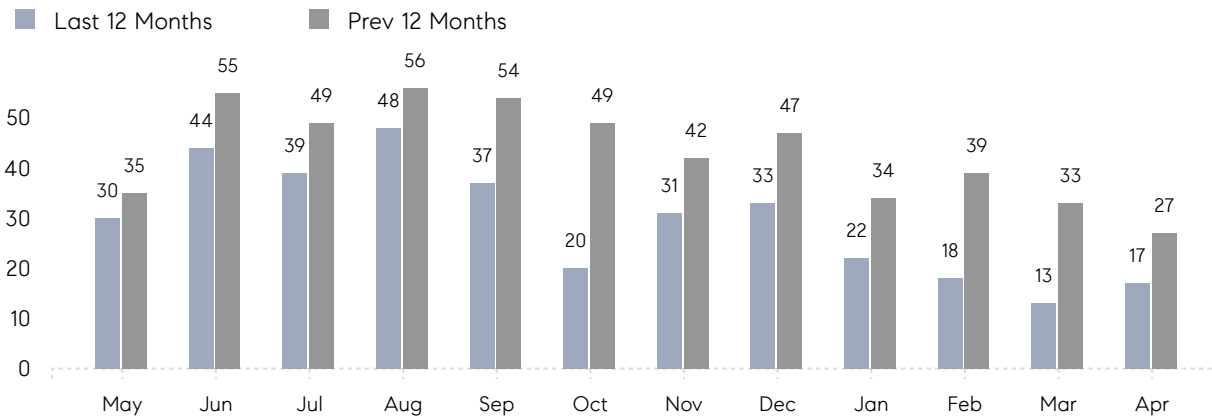
# Huntington

SUFFOLK, APRIL 2023

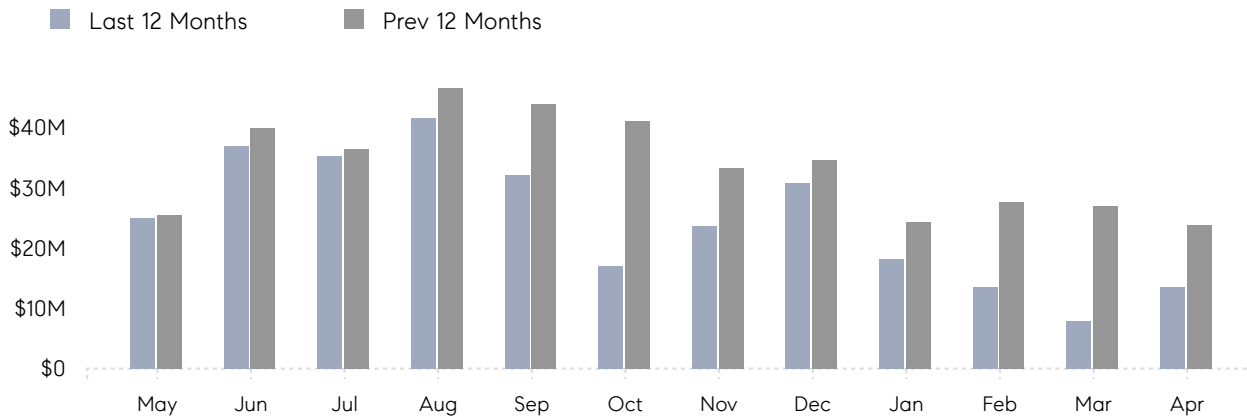
## Property Statistics

|               |               | Apr 2023     | Apr 2022     | % Change |
|---------------|---------------|--------------|--------------|----------|
| Single-Family | # OF SALES    | 17           | 27           | -37.0%   |
|               | SALES VOLUME  | \$13,534,500 | \$23,804,499 | -43.1%   |
|               | AVERAGE PRICE | \$796,147    | \$881,648    | -9.7%    |
|               | AVERAGE DOM   | 54           | 40           | 35.0%    |

### Monthly Sales



### Monthly Total Sales Volume



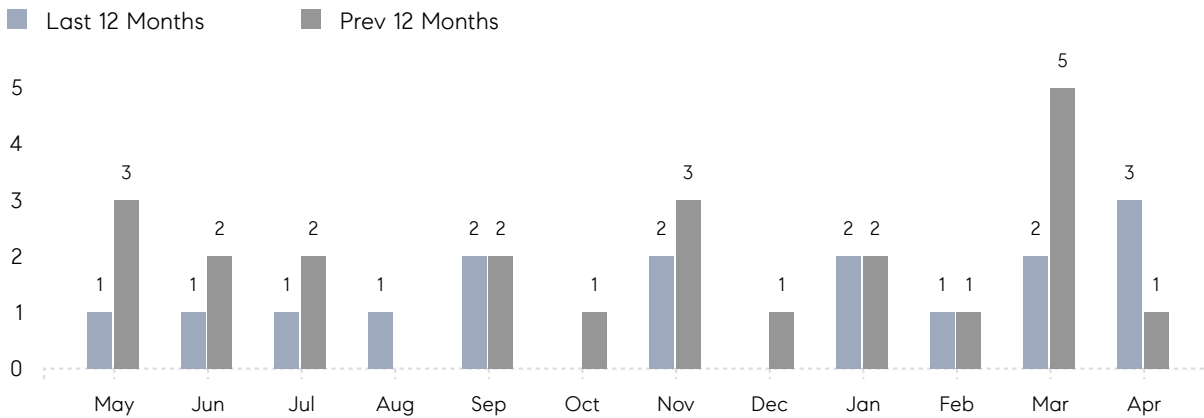
# Huntington Bay

SUFFOLK, APRIL 2023

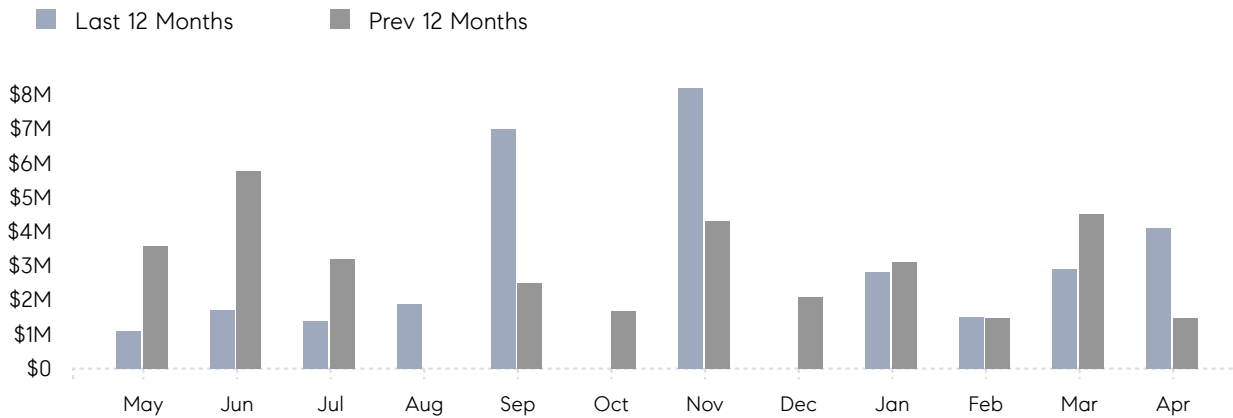
## Property Statistics

|               |               | Apr 2023    | Apr 2022    | % Change |
|---------------|---------------|-------------|-------------|----------|
| Single-Family | # OF SALES    | 3           | 1           | 200.0%   |
|               | SALES VOLUME  | \$4,102,500 | \$1,475,000 | 178.1%   |
|               | AVERAGE PRICE | \$1,367,500 | \$1,475,000 | -7.3%    |
|               | AVERAGE DOM   | 88          | 21          | 319.0%   |

### Monthly Sales



### Monthly Total Sales Volume



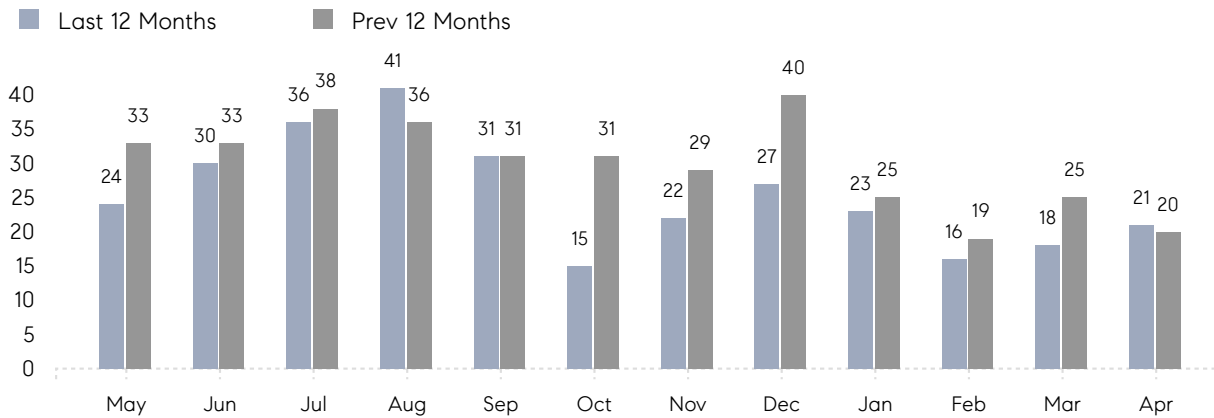
# Huntington Station

SUFFOLK, APRIL 2023

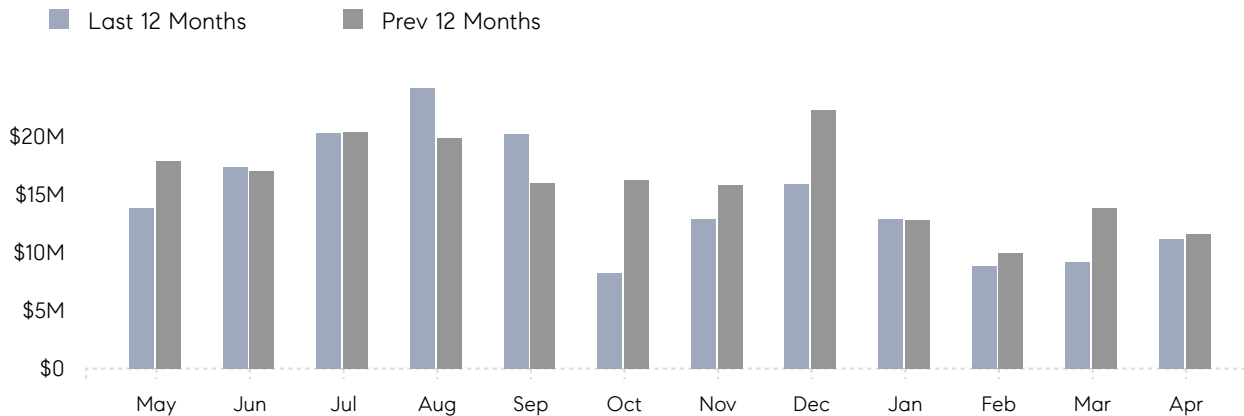
## Property Statistics

|               |               | Apr 2023     | Apr 2022     | % Change |
|---------------|---------------|--------------|--------------|----------|
| Single-Family | # OF SALES    | 21           | 20           | 5.0%     |
|               | SALES VOLUME  | \$11,181,588 | \$11,582,000 | -3.5%    |
|               | AVERAGE PRICE | \$532,457    | \$579,100    | -8.1%    |
|               | AVERAGE DOM   | 60           | 39           | 53.8%    |

### Monthly Sales



### Monthly Total Sales Volume



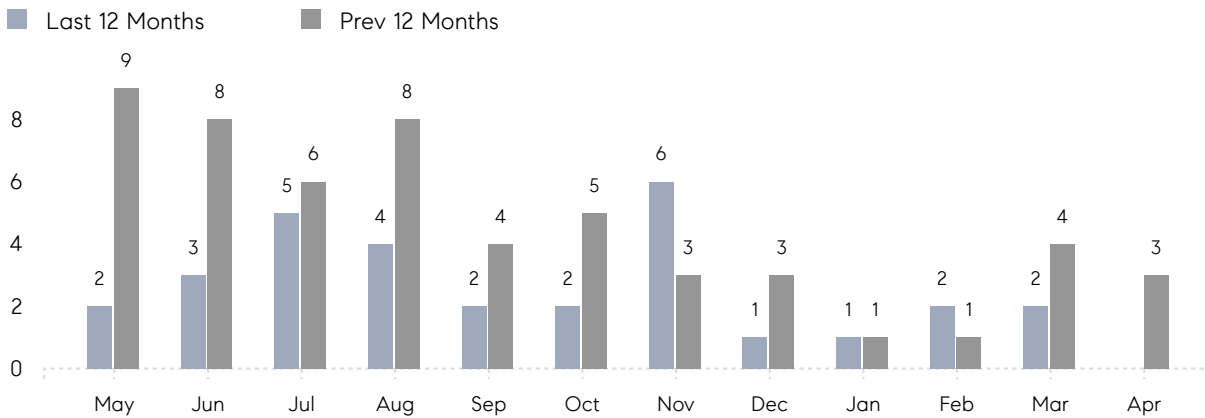
# Lloyd Harbor

SUFFOLK, APRIL 2023

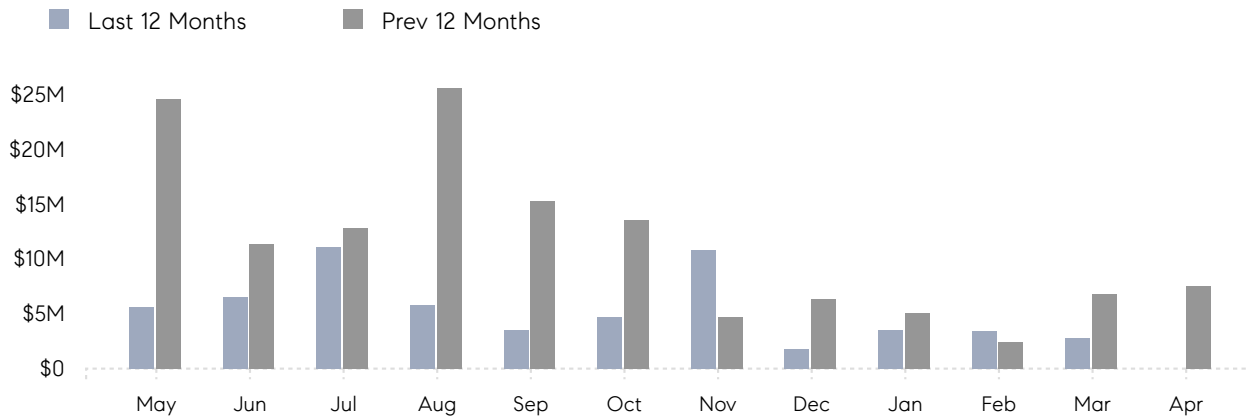
## Property Statistics

|               |               | Apr 2023 | Apr 2022    | % Change |
|---------------|---------------|----------|-------------|----------|
| Single-Family | # OF SALES    | 0        | 3           | 0.0%     |
|               | SALES VOLUME  | \$0      | \$7,545,000 | -        |
|               | AVERAGE PRICE | \$0      | \$2,515,000 | -        |
|               | AVERAGE DOM   | 0        | 39          | -        |

### Monthly Sales



### Monthly Total Sales Volume



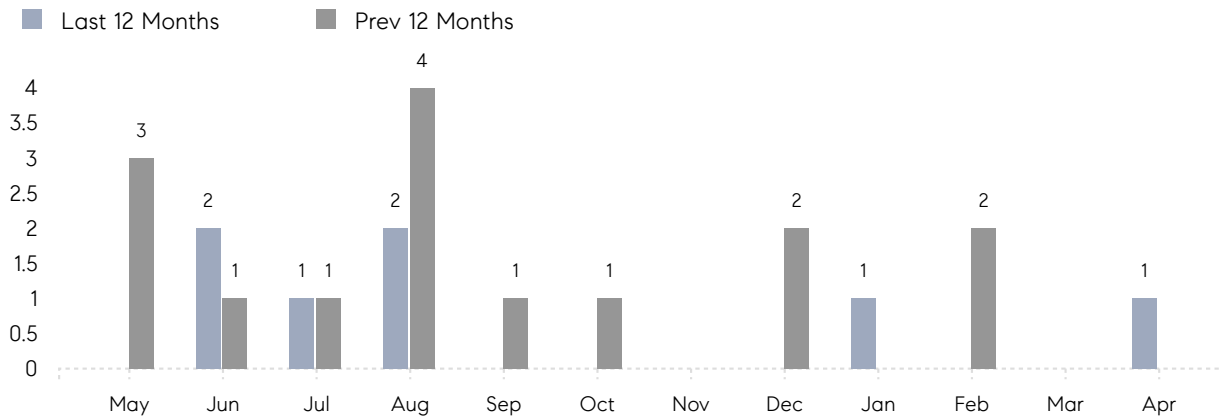
# Lloyd Neck

SUFFOLK, APRIL 2023

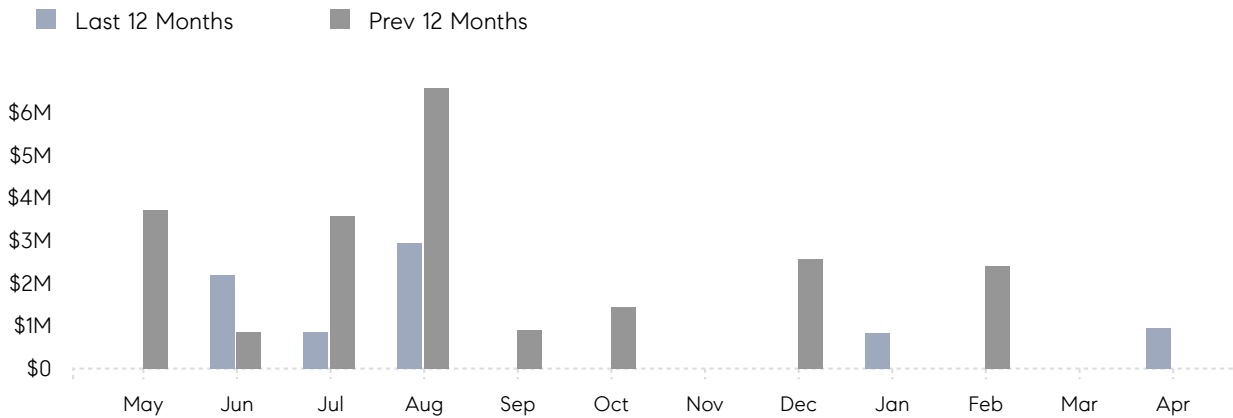
## Property Statistics

|               |               | Apr 2023  | Apr 2022 | % Change |
|---------------|---------------|-----------|----------|----------|
| Single-Family | # OF SALES    | 1         | 0        | 0.0%     |
|               | SALES VOLUME  | \$950,000 | \$0      | -        |
|               | AVERAGE PRICE | \$950,000 | \$0      | -        |
|               | AVERAGE DOM   | 13        | 0        | -        |

### Monthly Sales



### Monthly Total Sales Volume



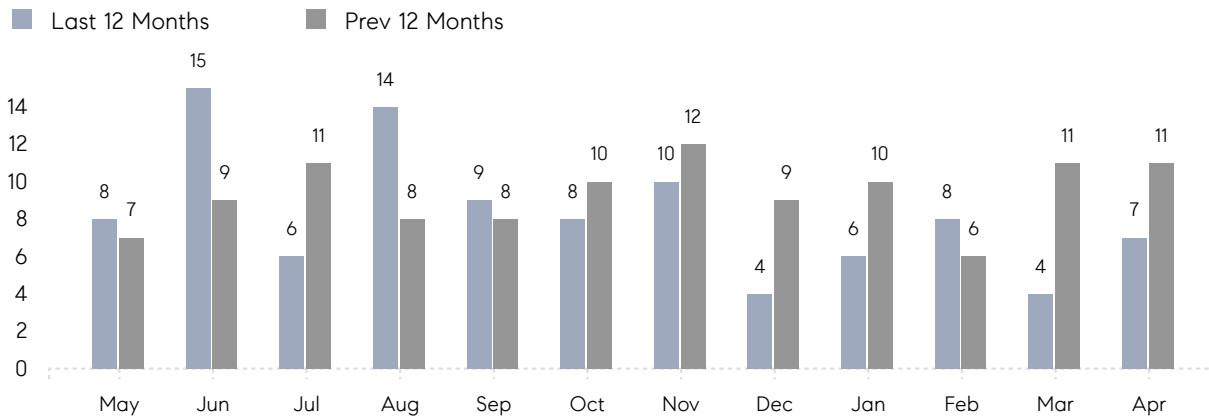
# Manorville

SUFFOLK, APRIL 2023

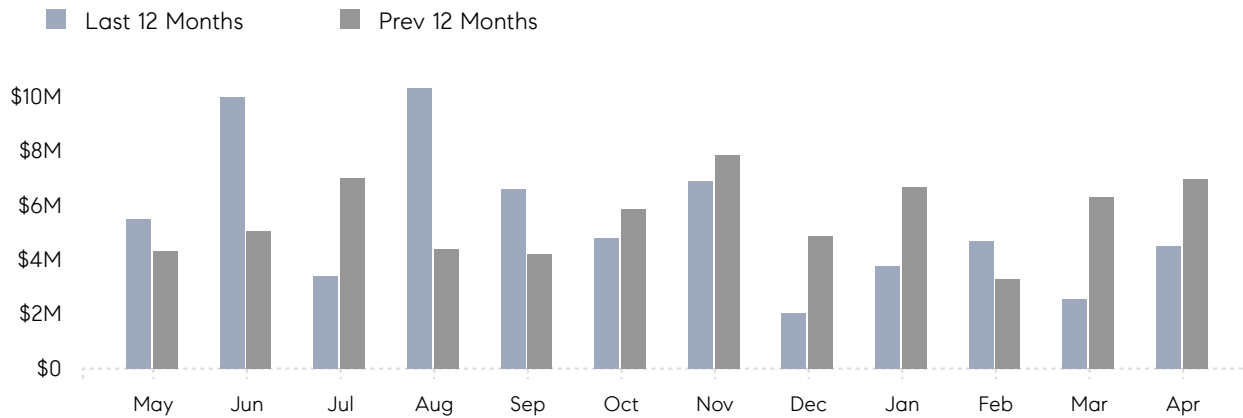
## Property Statistics

|               |               | Apr 2023    | Apr 2022    | % Change |
|---------------|---------------|-------------|-------------|----------|
| Single-Family | # OF SALES    | 7           | 11          | -36.4%   |
|               | SALES VOLUME  | \$4,517,000 | \$6,948,490 | -35.0%   |
|               | AVERAGE PRICE | \$645,286   | \$631,681   | 2.2%     |
|               | AVERAGE DOM   | 63          | 37          | 70.3%    |

### Monthly Sales



### Monthly Total Sales Volume





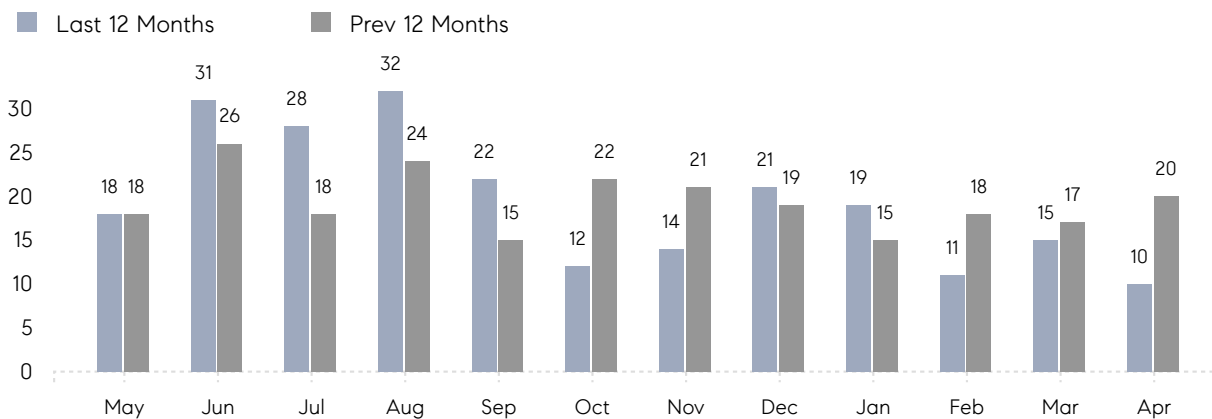
# Mastic

SUFFOLK, APRIL 2023

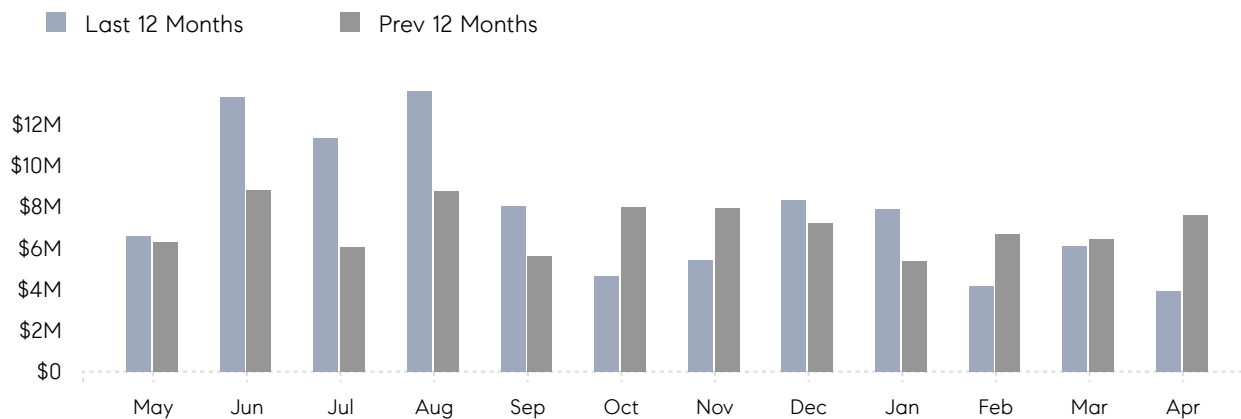
## Property Statistics

|               |               | Apr 2023    | Apr 2022    | % Change |
|---------------|---------------|-------------|-------------|----------|
| Single-Family | # OF SALES    | 10          | 20          | -50.0%   |
|               | SALES VOLUME  | \$3,908,275 | \$7,625,200 | -48.7%   |
|               | AVERAGE PRICE | \$390,828   | \$381,260   | 2.5%     |
|               | AVERAGE DOM   | 84          | 65          | 29.2%    |

### Monthly Sales



### Monthly Total Sales Volume



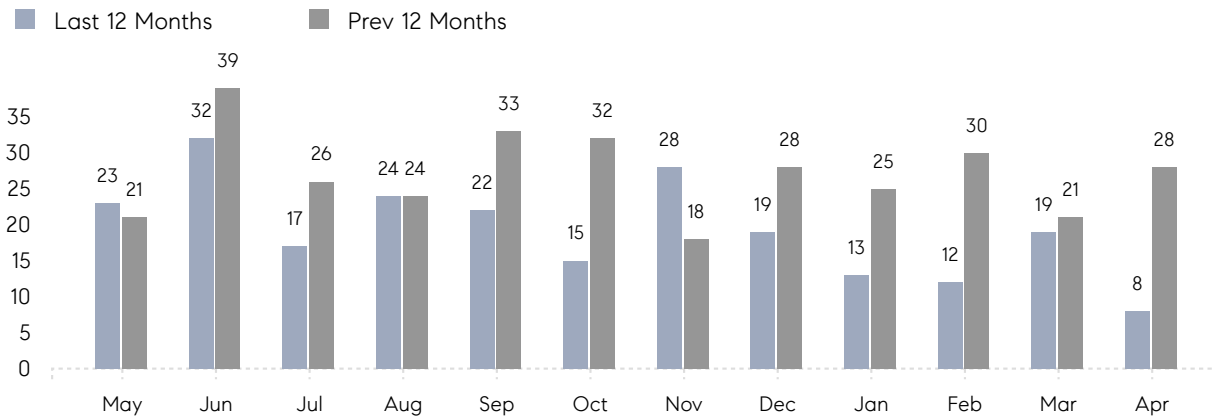
# Mastic Beach

SUFFOLK, APRIL 2023

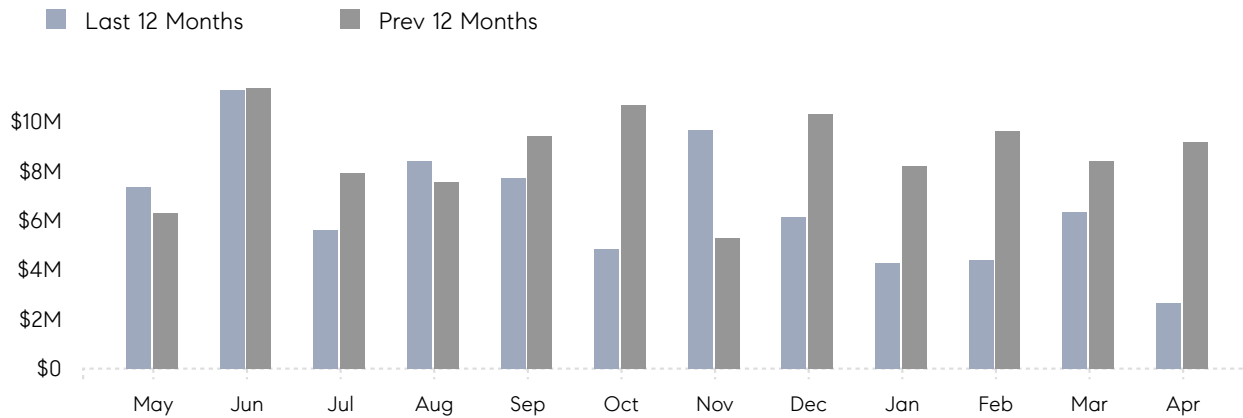
## Property Statistics

|               |               | Apr 2023    | Apr 2022    | % Change |
|---------------|---------------|-------------|-------------|----------|
| Single-Family | # OF SALES    | 8           | 28          | -71.4%   |
|               | SALES VOLUME  | \$2,638,000 | \$9,201,400 | -71.3%   |
|               | AVERAGE PRICE | \$329,750   | \$328,621   | 0.3%     |
|               | AVERAGE DOM   | 97          | 99          | -2.0%    |

### Monthly Sales



### Monthly Total Sales Volume



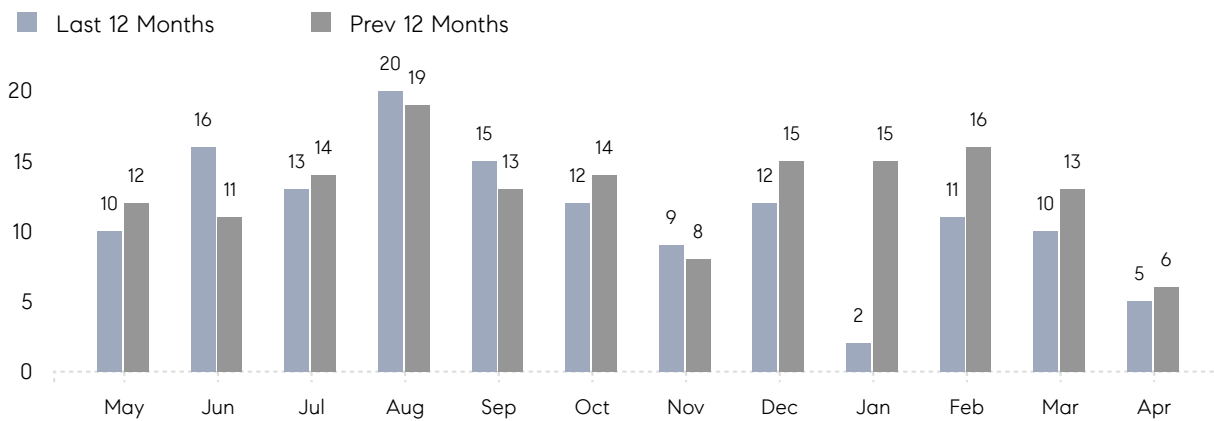
# Melville

SUFFOLK, APRIL 2023

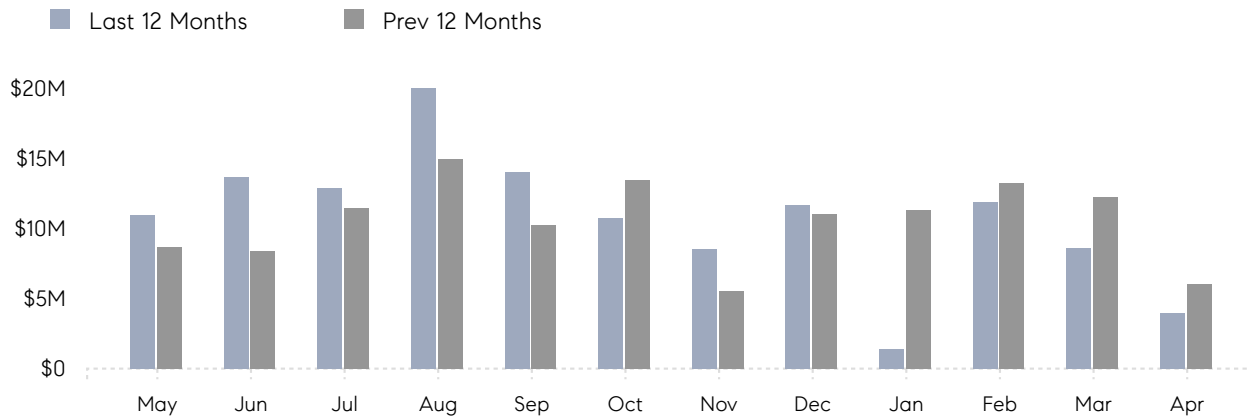
## Property Statistics

|               |               | Apr 2023    | Apr 2022    | % Change |
|---------------|---------------|-------------|-------------|----------|
| Single-Family | # OF SALES    | 5           | 6           | -16.7%   |
|               | SALES VOLUME  | \$3,980,000 | \$6,042,000 | -34.1%   |
|               | AVERAGE PRICE | \$796,000   | \$1,007,000 | -21.0%   |
|               | AVERAGE DOM   | 35          | 91          | -61.5%   |

### Monthly Sales



### Monthly Total Sales Volume



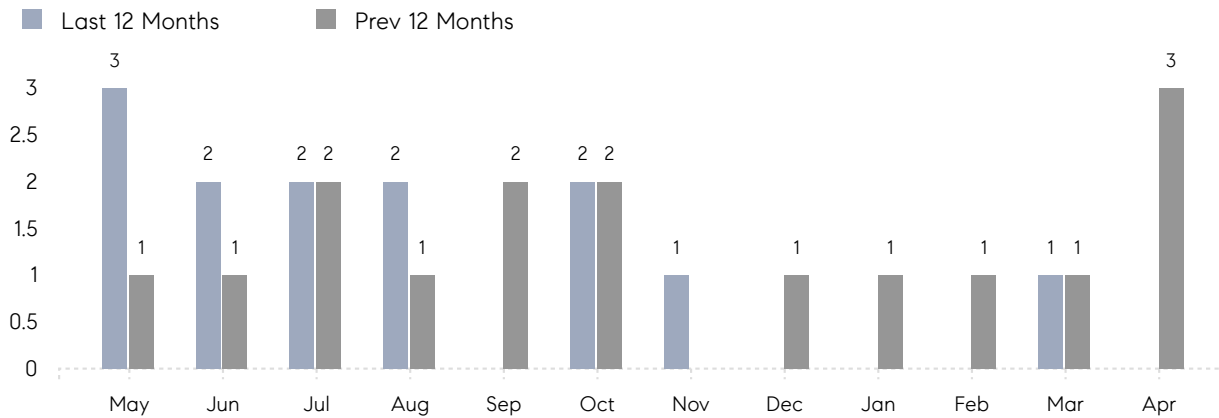
# Moriches

SUFFOLK, APRIL 2023

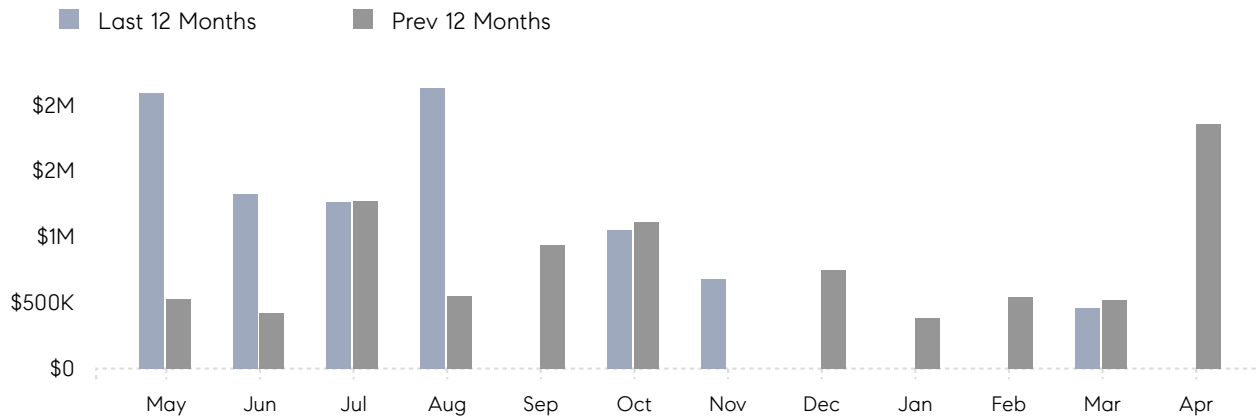
## Property Statistics

|               |               | Apr 2023 | Apr 2022    | % Change |
|---------------|---------------|----------|-------------|----------|
| Single-Family | # OF SALES    | 0        | 3           | 0.0%     |
|               | SALES VOLUME  | \$0      | \$1,860,000 | -        |
|               | AVERAGE PRICE | \$0      | \$620,000   | -        |
|               | AVERAGE DOM   | 0        | 96          | -        |

### Monthly Sales



### Monthly Total Sales Volume



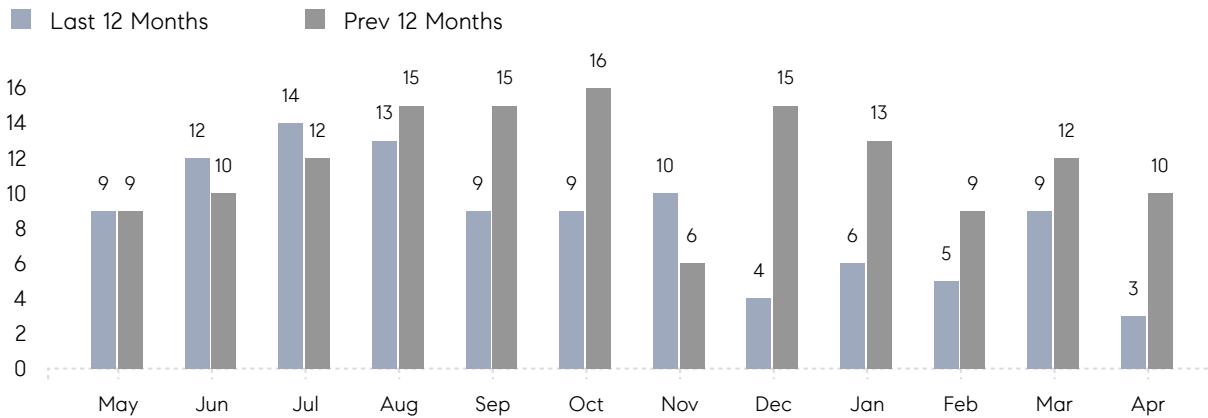
# Mount Sinai

SUFFOLK, APRIL 2023

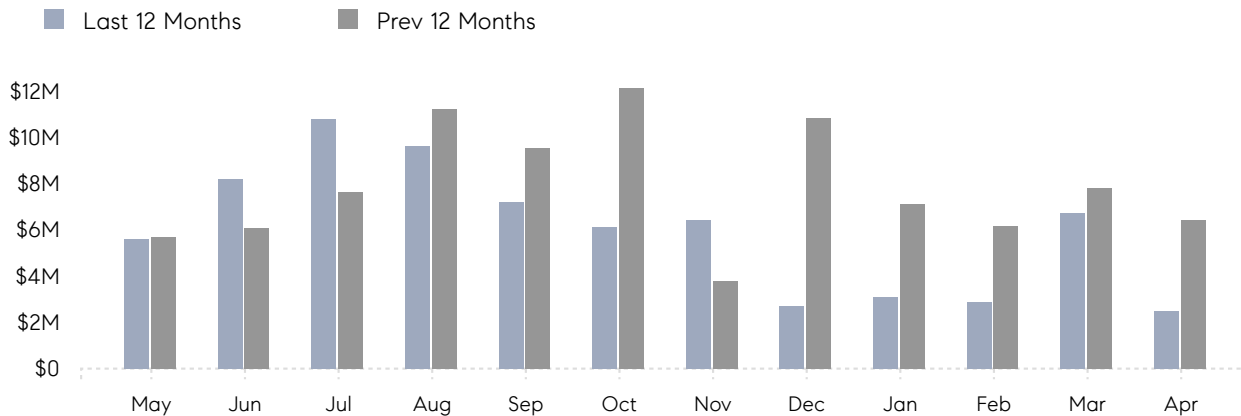
## Property Statistics

|               |               | Apr 2023    | Apr 2022    | % Change |
|---------------|---------------|-------------|-------------|----------|
| Single-Family | # OF SALES    | 3           | 10          | -70.0%   |
|               | SALES VOLUME  | \$2,476,000 | \$6,445,500 | -61.6%   |
|               | AVERAGE PRICE | \$825,333   | \$644,550   | 28.0%    |
|               | AVERAGE DOM   | 62          | 89          | -30.3%   |

### Monthly Sales



### Monthly Total Sales Volume



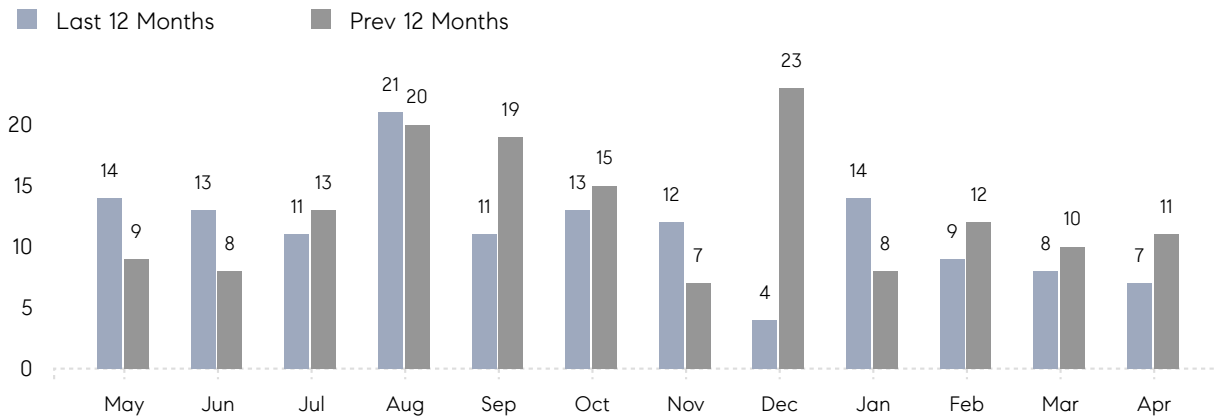
# Nesconset

SUFFOLK, APRIL 2023

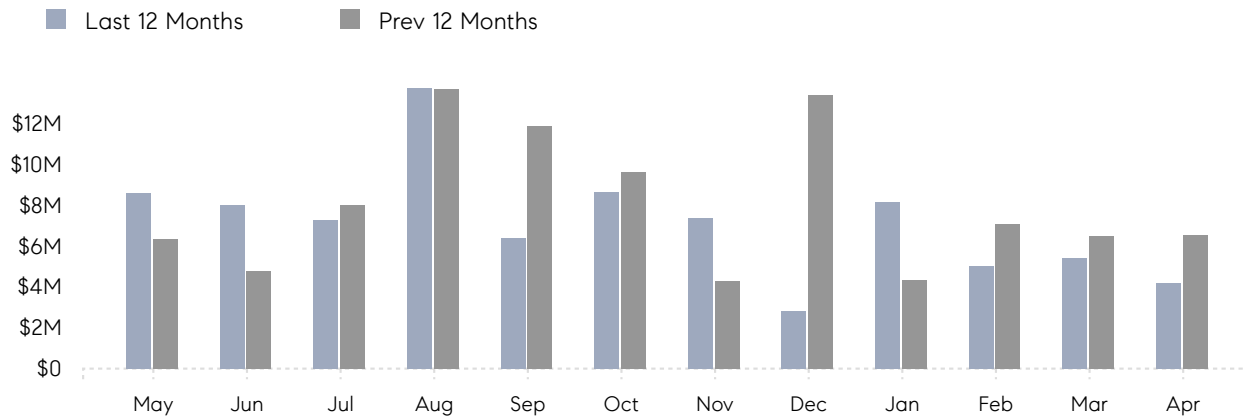
## Property Statistics

|               |               | Apr 2023    | Apr 2022    | % Change |
|---------------|---------------|-------------|-------------|----------|
| Single-Family | # OF SALES    | 7           | 11          | -36.4%   |
|               | SALES VOLUME  | \$4,177,488 | \$6,557,000 | -36.3%   |
|               | AVERAGE PRICE | \$596,784   | \$596,091   | 0.1%     |
|               | AVERAGE DOM   | 83          | 56          | 48.2%    |

### Monthly Sales



### Monthly Total Sales Volume



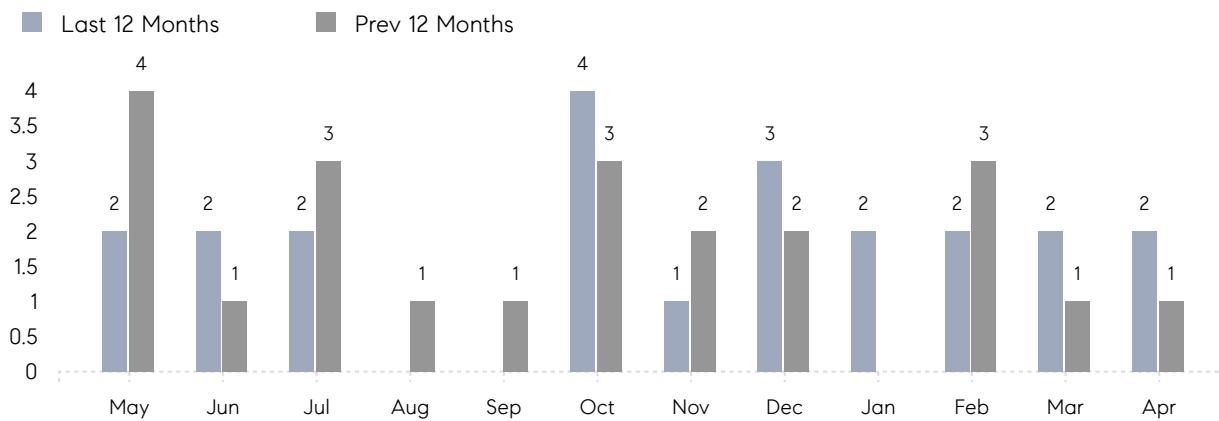
# Nissequogue

SUFFOLK, APRIL 2023

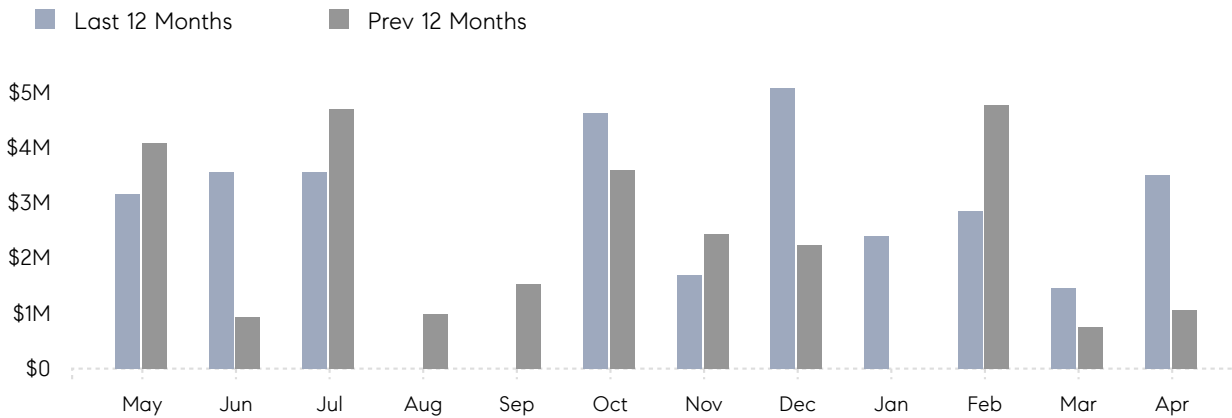
## Property Statistics

|               |               | Apr 2023    | Apr 2022    | % Change |
|---------------|---------------|-------------|-------------|----------|
| Single-Family | # OF SALES    | 2           | 1           | 100.0%   |
|               | SALES VOLUME  | \$3,500,000 | \$1,050,000 | 233.3%   |
|               | AVERAGE PRICE | \$1,750,000 | \$1,050,000 | 66.7%    |
|               | AVERAGE DOM   | 412         | 155         | 165.8%   |

### Monthly Sales



### Monthly Total Sales Volume



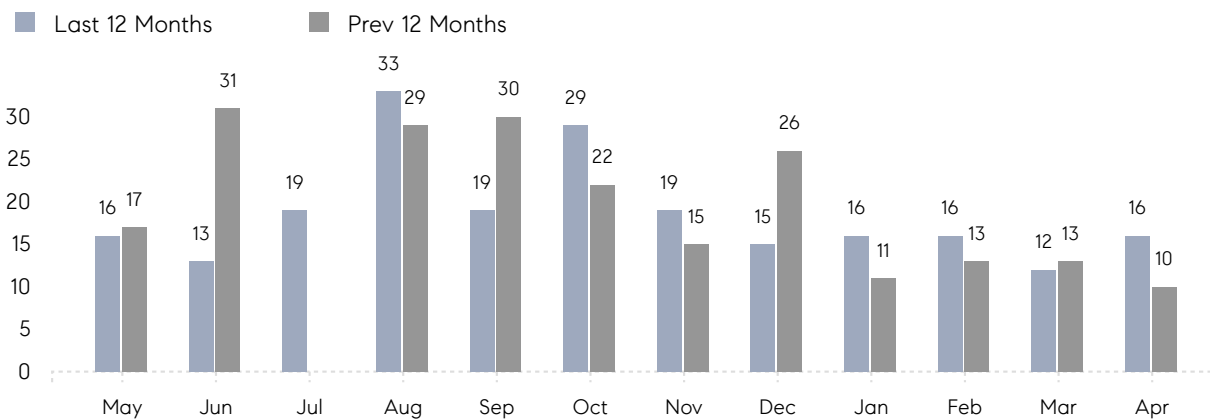
# Northport

SUFFOLK, APRIL 2023

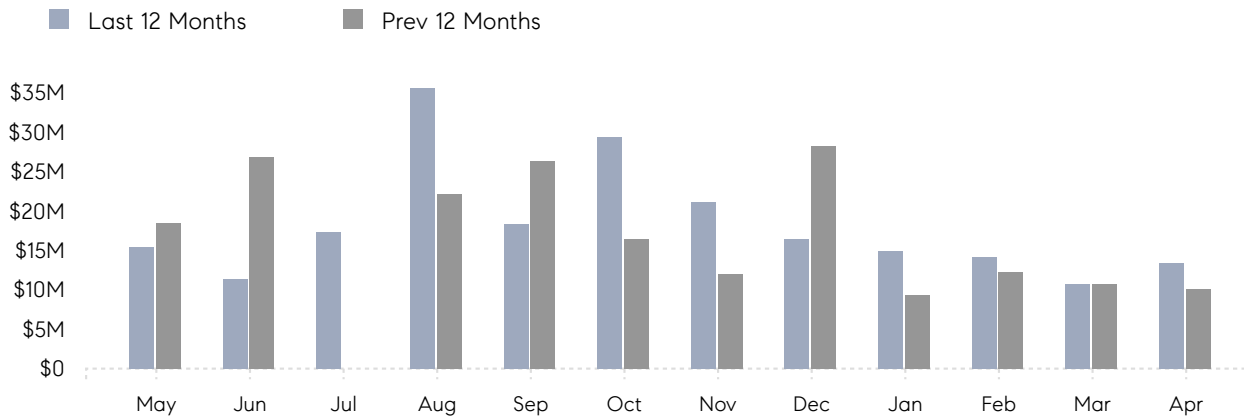
## Property Statistics

|               |               | Apr 2023     | Apr 2022     | % Change |
|---------------|---------------|--------------|--------------|----------|
| Single-Family | # OF SALES    | 16           | 10           | 60.0%    |
|               | SALES VOLUME  | \$13,421,600 | \$10,145,000 | 32.3%    |
|               | AVERAGE PRICE | \$838,850    | \$1,014,500  | -17.3%   |
|               | AVERAGE DOM   | 42           | 82           | -48.8%   |

### Monthly Sales



### Monthly Total Sales Volume





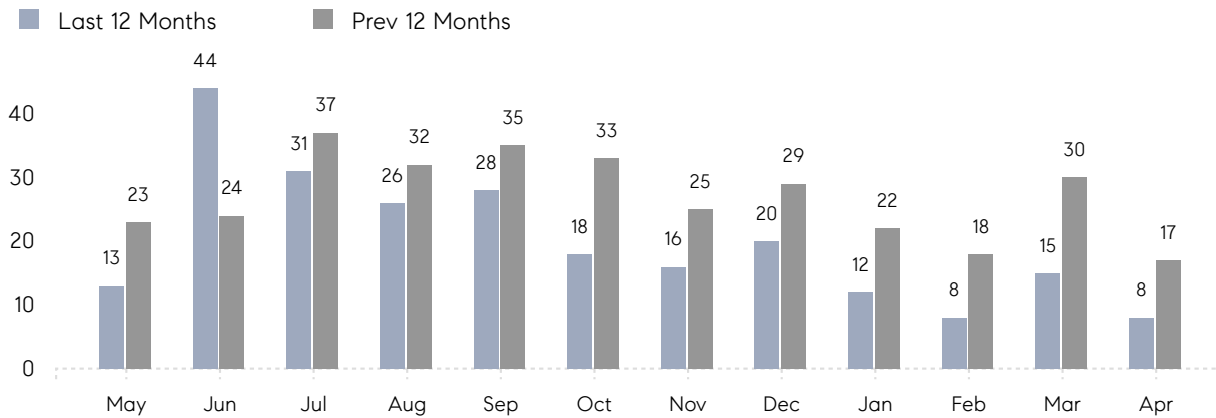
# East Northport

SUFFOLK, APRIL 2023

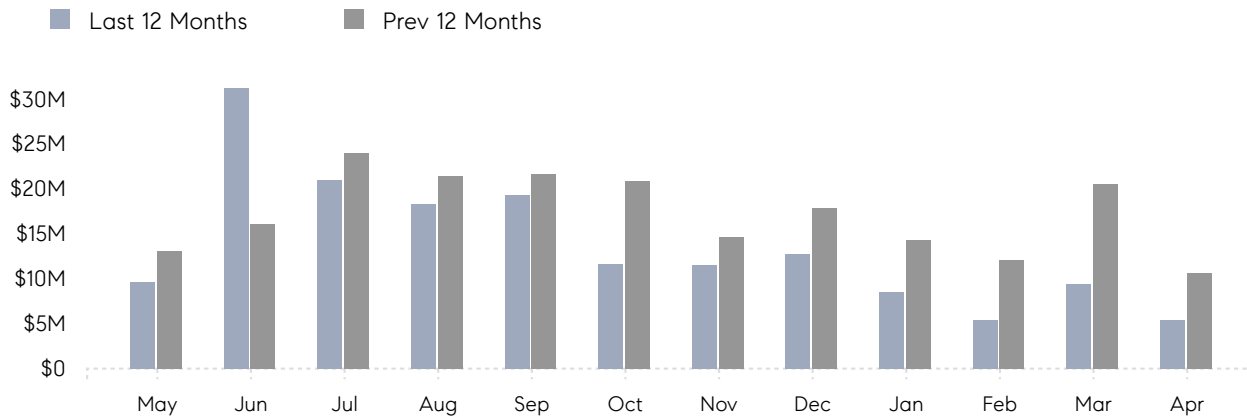
## Property Statistics

|               |               | Apr 2023    | Apr 2022     | % Change |
|---------------|---------------|-------------|--------------|----------|
| Single-Family | # OF SALES    | 8           | 17           | -52.9%   |
|               | SALES VOLUME  | \$5,437,000 | \$10,603,750 | -48.7%   |
|               | AVERAGE PRICE | \$679,625   | \$623,750    | 9.0%     |
|               | AVERAGE DOM   | 38          | 39           | -2.6%    |

### Monthly Sales



### Monthly Total Sales Volume



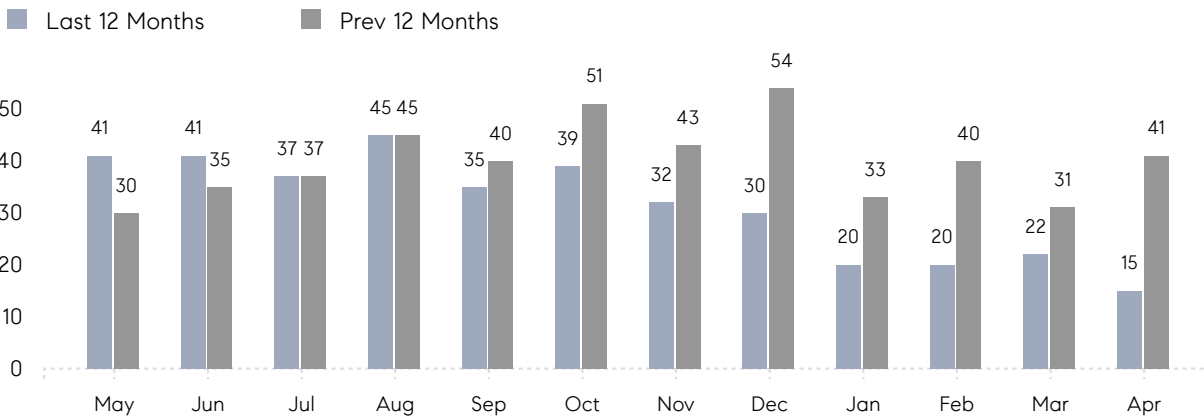
# Patchogue

SUFFOLK, APRIL 2023

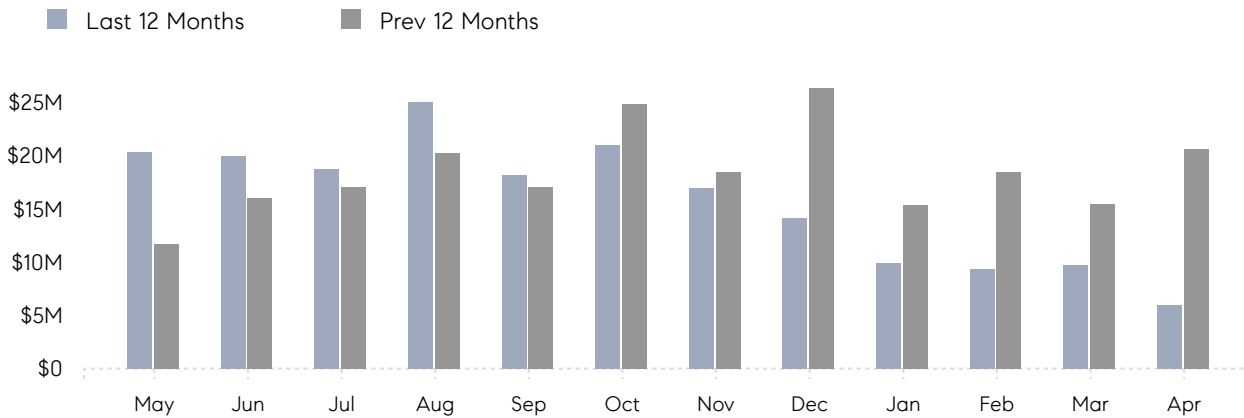
## Property Statistics

|               |               | Apr 2023    | Apr 2022     | % Change |
|---------------|---------------|-------------|--------------|----------|
| Single-Family | # OF SALES    | 15          | 41           | -63.4%   |
|               | SALES VOLUME  | \$6,021,000 | \$20,680,250 | -70.9%   |
|               | AVERAGE PRICE | \$401,400   | \$504,396    | -20.4%   |
|               | AVERAGE DOM   | 52          | 55           | -5.5%    |

### Monthly Sales



### Monthly Total Sales Volume



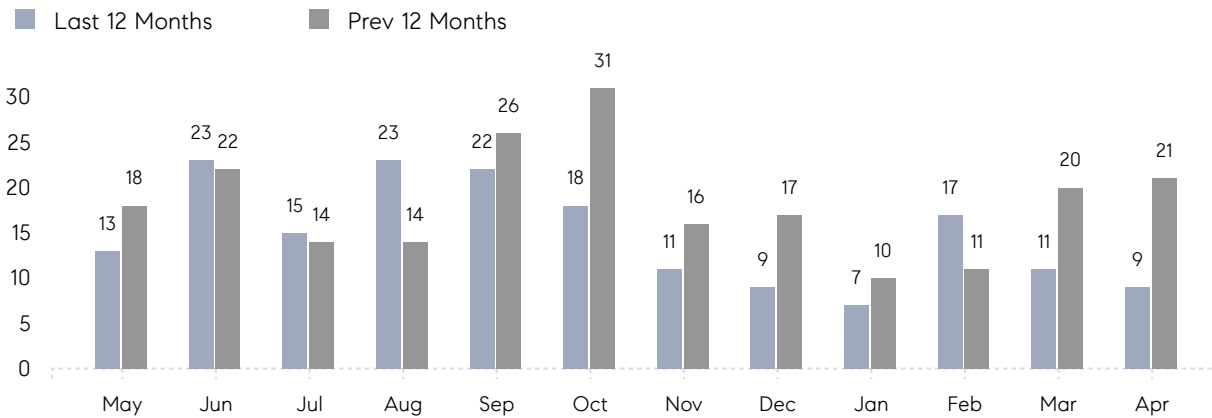
# Riverhead

SUFFOLK, APRIL 2023

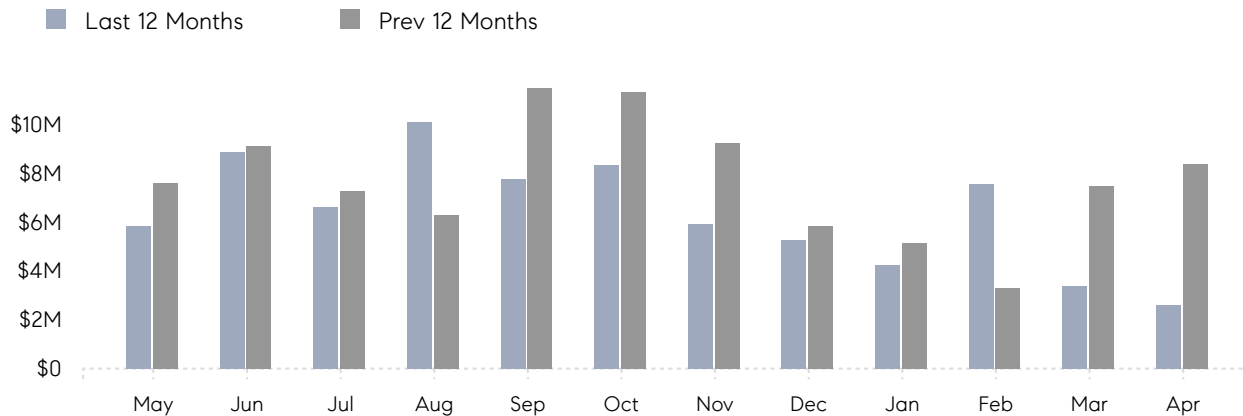
## Property Statistics

|               |               | Apr 2023    | Apr 2022    | % Change |
|---------------|---------------|-------------|-------------|----------|
| Single-Family | # OF SALES    | 9           | 21          | -57.1%   |
|               | SALES VOLUME  | \$2,598,001 | \$8,413,500 | -69.1%   |
|               | AVERAGE PRICE | \$288,667   | \$400,643   | -27.9%   |
|               | AVERAGE DOM   | 72          | 61          | 18.0%    |

### Monthly Sales



### Monthly Total Sales Volume



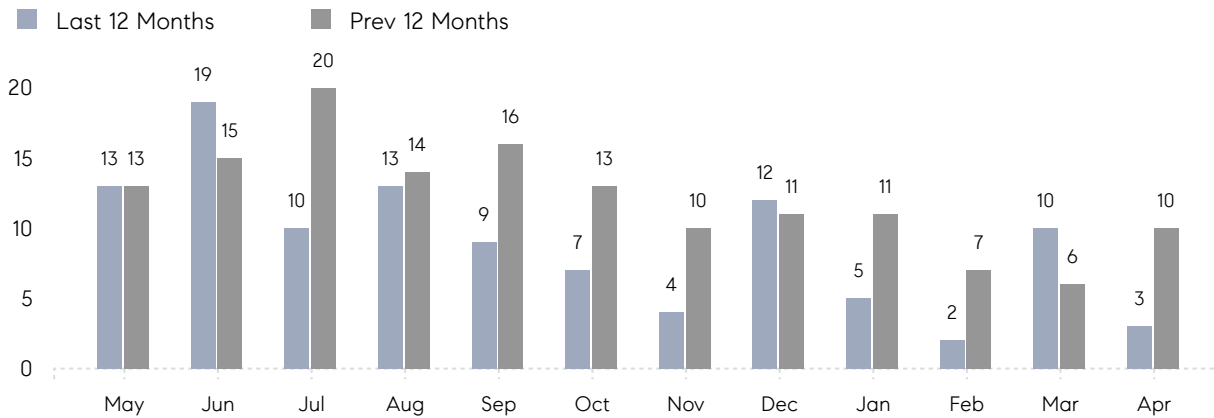
# Saint James

SUFFOLK, APRIL 2023

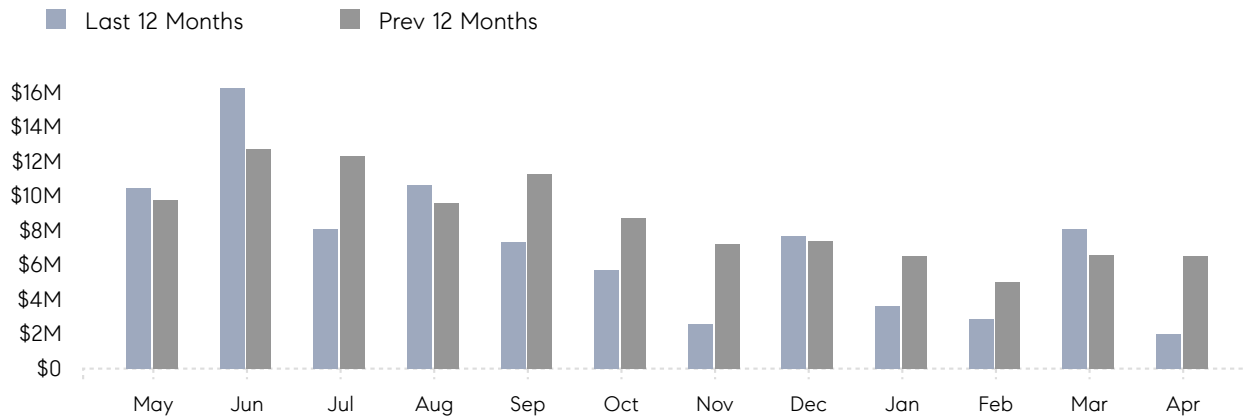
## Property Statistics

|               |               | Apr 2023    | Apr 2022    | % Change |
|---------------|---------------|-------------|-------------|----------|
| Single-Family | # OF SALES    | 3           | 10          | -70.0%   |
|               | SALES VOLUME  | \$1,981,000 | \$6,503,200 | -69.5%   |
|               | AVERAGE PRICE | \$660,333   | \$650,320   | 1.5%     |
|               | AVERAGE DOM   | 19          | 23          | -17.4%   |

### Monthly Sales



### Monthly Total Sales Volume



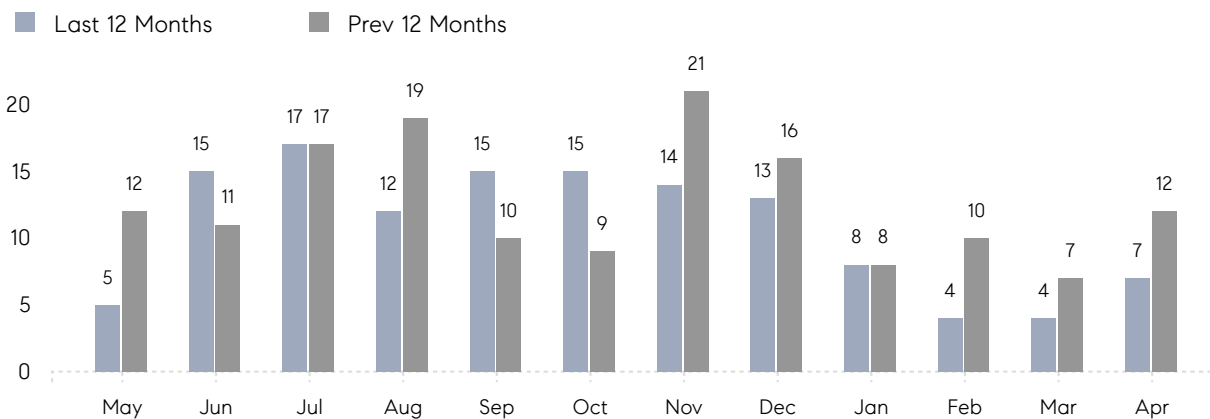
# Sayville

SUFFOLK, APRIL 2023

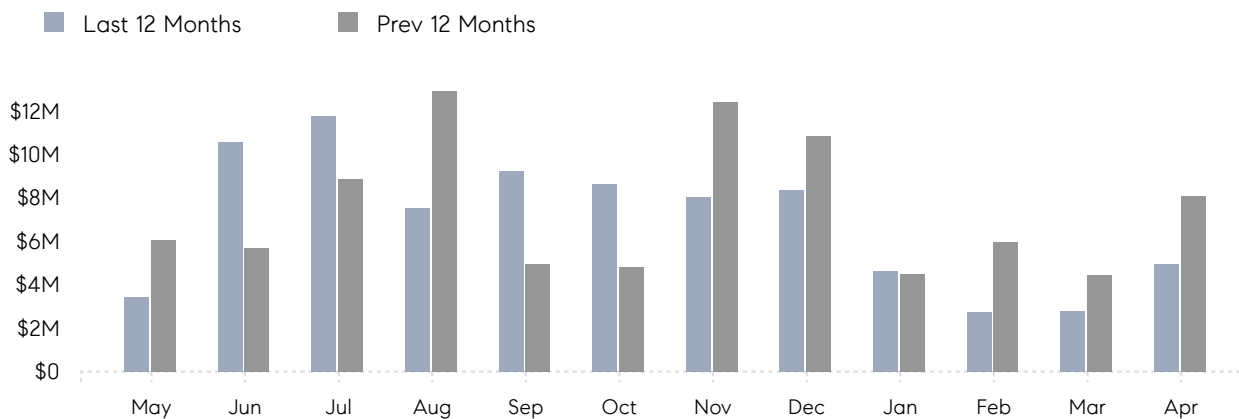
## Property Statistics

|               |               | Apr 2023    | Apr 2022    | % Change |
|---------------|---------------|-------------|-------------|----------|
| Single-Family | # OF SALES    | 7           | 12          | -41.7%   |
|               | SALES VOLUME  | \$4,942,500 | \$8,089,000 | -38.9%   |
|               | AVERAGE PRICE | \$706,071   | \$674,083   | 4.7%     |
|               | AVERAGE DOM   | 52          | 50          | 4.0%     |

### Monthly Sales



### Monthly Total Sales Volume



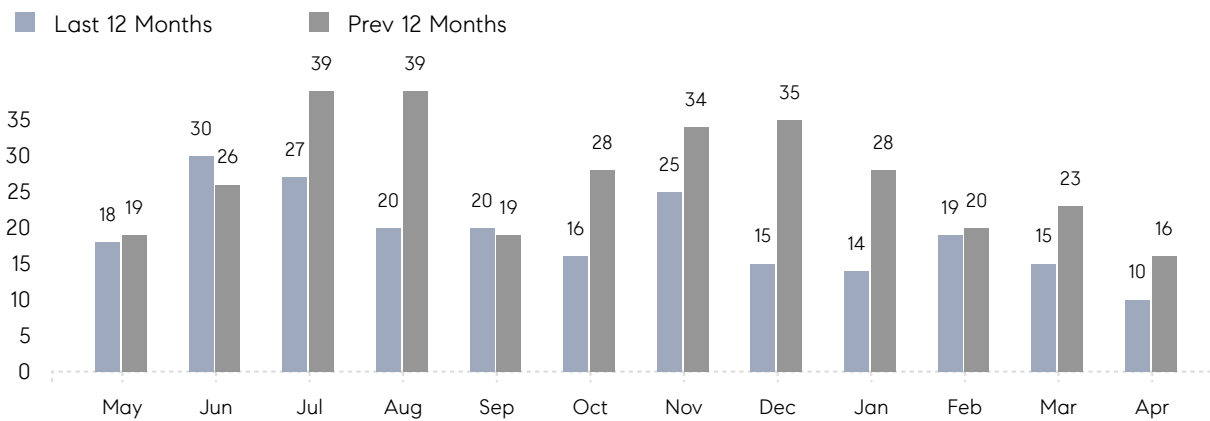
# Selden

SUFFOLK, APRIL 2023

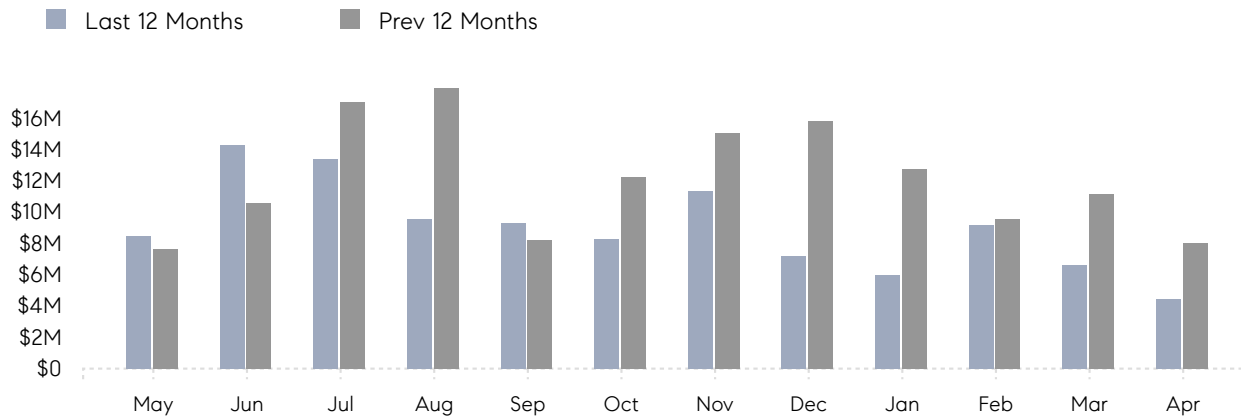
## Property Statistics

|               |               | Apr 2023    | Apr 2022    | % Change |
|---------------|---------------|-------------|-------------|----------|
| Single-Family | # OF SALES    | 10          | 16          | -37.5%   |
|               | SALES VOLUME  | \$4,463,935 | \$8,001,580 | -44.2%   |
|               | AVERAGE PRICE | \$446,394   | \$500,099   | -10.7%   |
|               | AVERAGE DOM   | 37          | 27          | 37.0%    |

### Monthly Sales



### Monthly Total Sales Volume



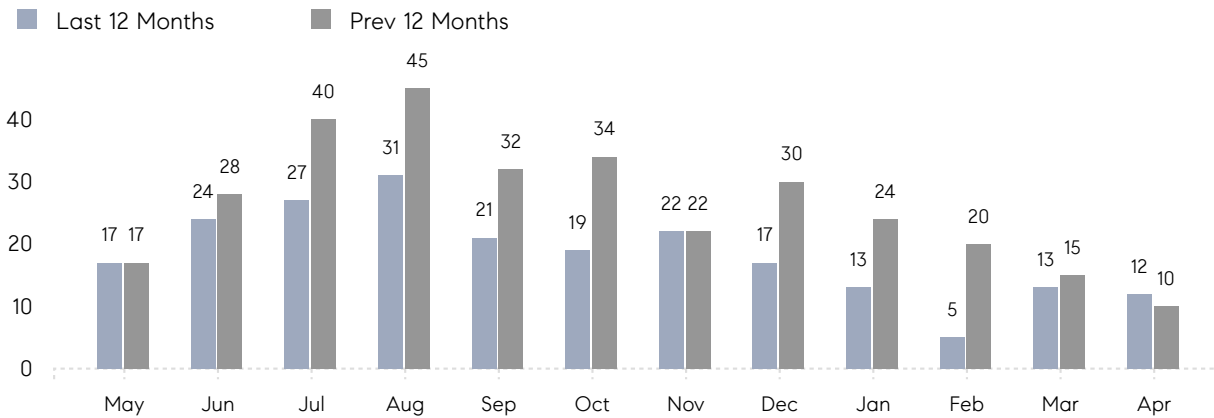
# Setauket

SUFFOLK, APRIL 2023

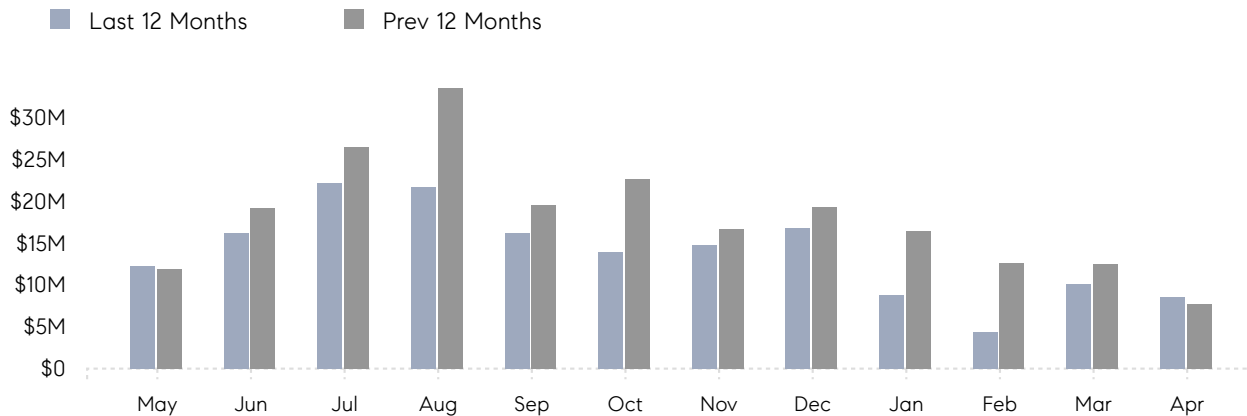
## Property Statistics

|               |               | Apr 2023    | Apr 2022    | % Change |
|---------------|---------------|-------------|-------------|----------|
| Single-Family | # OF SALES    | 12          | 10          | 20.0%    |
|               | SALES VOLUME  | \$8,514,578 | \$7,733,500 | 10.1%    |
|               | AVERAGE PRICE | \$709,548   | \$773,350   | -8.3%    |
|               | AVERAGE DOM   | 53          | 54          | -1.9%    |

### Monthly Sales



### Monthly Total Sales Volume



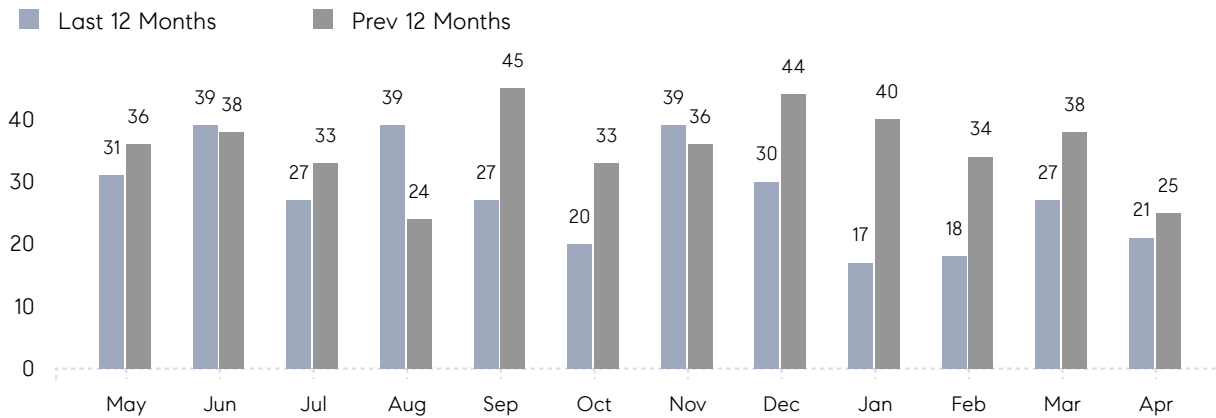
# Shirley

SUFFOLK, APRIL 2023

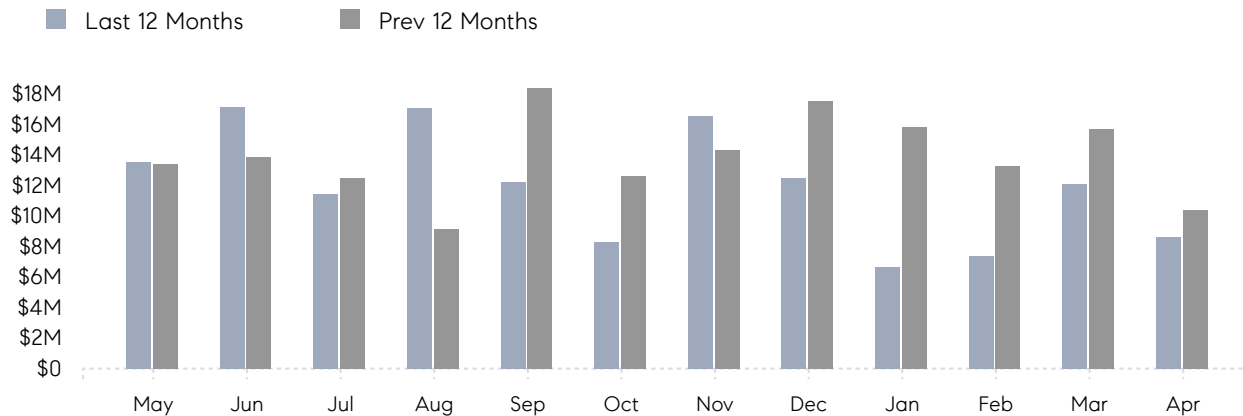
## Property Statistics

|               |               | Apr 2023    | Apr 2022     | % Change |
|---------------|---------------|-------------|--------------|----------|
| Single-Family | # OF SALES    | 21          | 25           | -16.0%   |
|               | SALES VOLUME  | \$8,610,499 | \$10,377,999 | -17.0%   |
|               | AVERAGE PRICE | \$410,024   | \$415,120    | -1.2%    |
|               | AVERAGE DOM   | 47          | 60           | -21.7%   |

### Monthly Sales



### Monthly Total Sales Volume





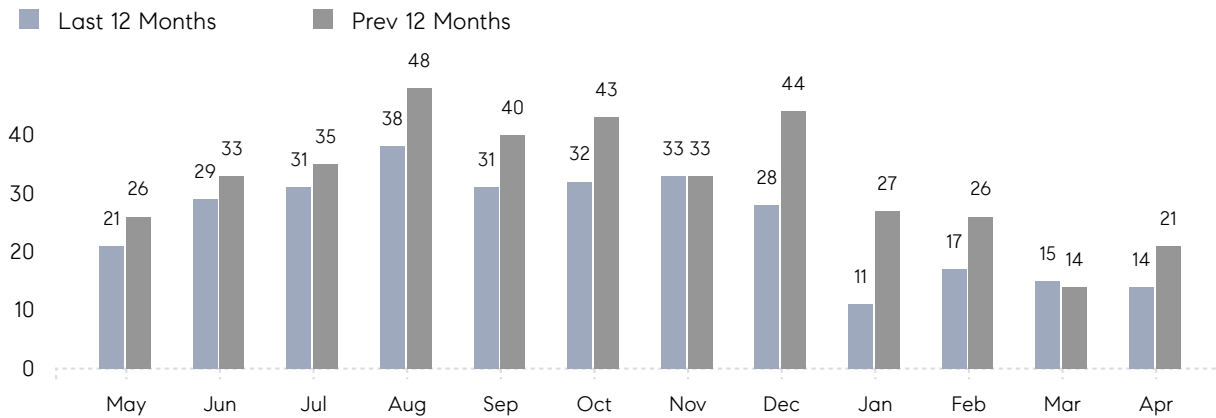
# Smithtown

SUFFOLK, APRIL 2023

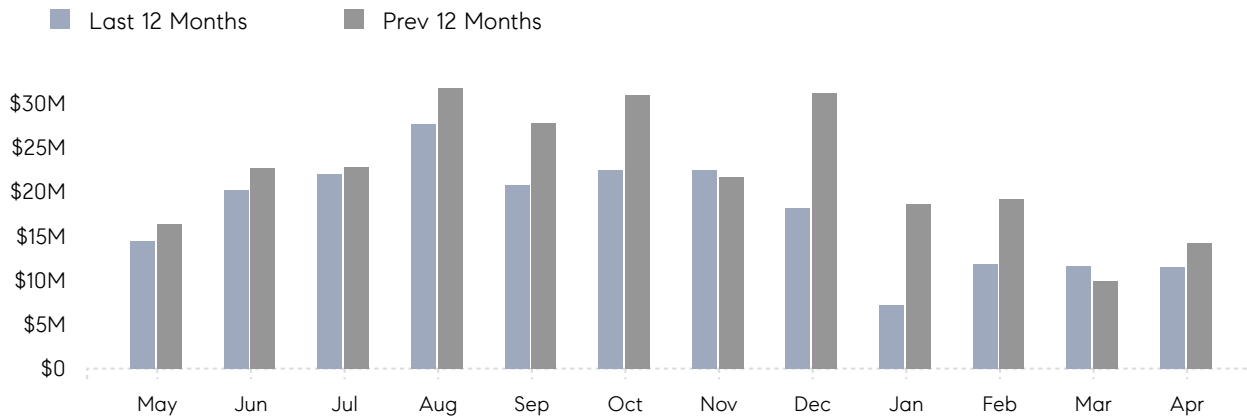
## Property Statistics

|               |               | Apr 2023     | Apr 2022     | % Change |
|---------------|---------------|--------------|--------------|----------|
| Single-Family | # OF SALES    | 14           | 21           | -33.3%   |
|               | SALES VOLUME  | \$11,512,500 | \$14,185,549 | -18.8%   |
|               | AVERAGE PRICE | \$822,321    | \$675,502    | 21.7%    |
|               | AVERAGE DOM   | 76           | 33           | 130.3%   |

### Monthly Sales



### Monthly Total Sales Volume



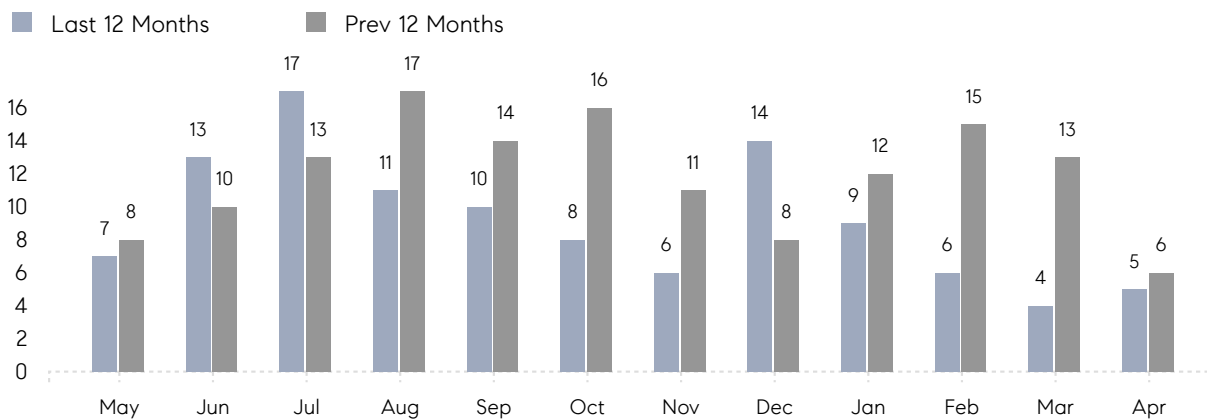
# Wading River

SUFFOLK, APRIL 2023

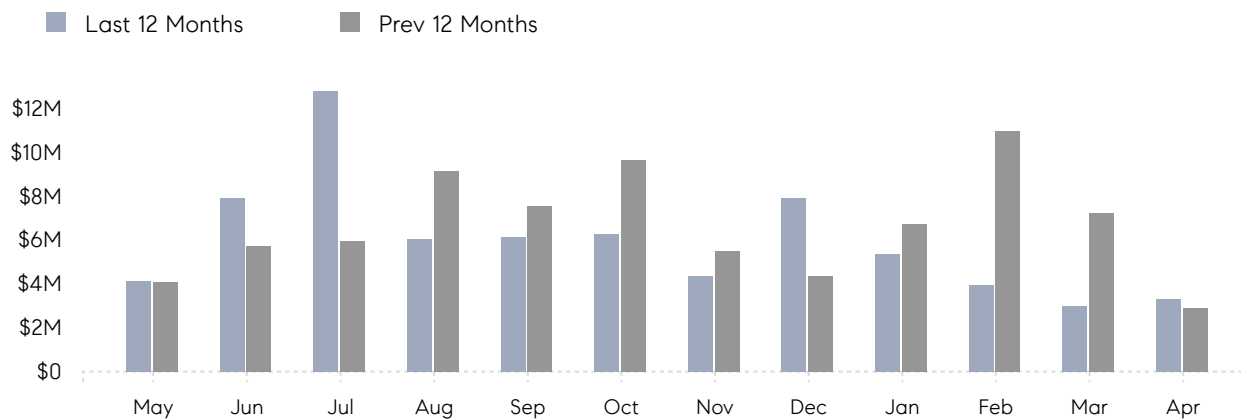
## Property Statistics

|               |               | Apr 2023    | Apr 2022    | % Change |
|---------------|---------------|-------------|-------------|----------|
| Single-Family | # OF SALES    | 5           | 6           | -16.7%   |
|               | SALES VOLUME  | \$3,291,000 | \$2,901,000 | 13.4%    |
|               | AVERAGE PRICE | \$658,200   | \$483,500   | 36.1%    |
|               | AVERAGE DOM   | 73          | 47          | 55.3%    |

### Monthly Sales



### Monthly Total Sales Volume





# COMPASS

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