

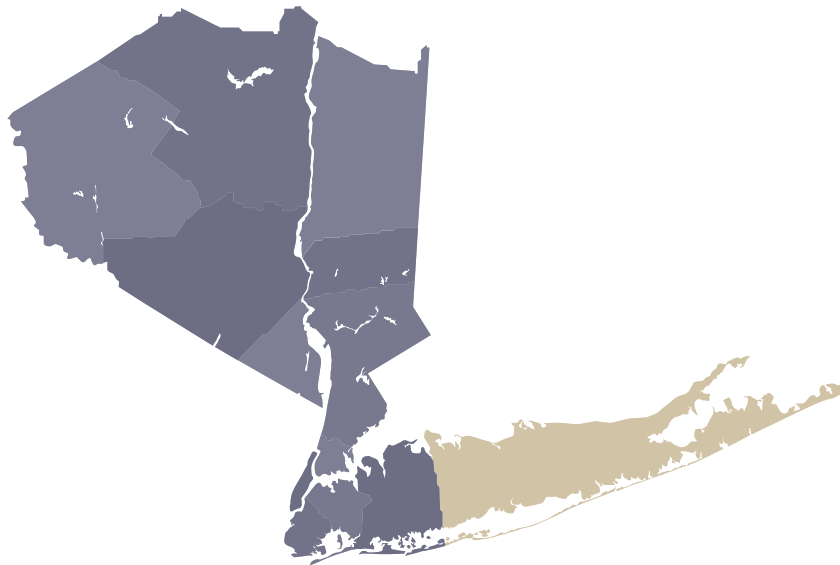
# One Key<sup>®</sup> **Suffolk County Market Update**

The One Source Real Estate Marketplace

## May 2022

Suffolk County reported a residential closed median sale price of \$555,000 in May 2022, which represents a 11.20% increase from the \$499,000 reported the prior year in May 2021. There were 1,270 closed sales transactions and 1,574 pending transactions reported in May 2022.

The OneKey MLS Regional Area reported a 10.0% increase in residential closed median sale price, \$605,000 in May 2022, as compared to \$550,000 reported a year prior in May 2021. Across the regional coverage area, there were 5,173 closed residential sales reported in May 2022, 11.30% more than the 4,467 closed transactions reported the month prior.



<b>Closed Median Sale Price</b>	.....	<b>2</b>
<b>Pending Median Sale Price</b>	.....	<b>3</b>
<b>Closed Transactions</b>	.....	<b>4</b>
<b>Pending Transactions</b>	.....	<b>5</b>

\*Note that Condo Sales reflected in the bar graphs include listings with HOA fees.

Suffolk, easternmost in NY, offers diverse suburban and rural housing options, like rustic farmhouses, modest homes, beach bungalows, and modern apartments. Locals suggest the Walt Whitman Historic Site, Wertheim National Wildlife Refuge, Fire Island National Seashore, and numerous wineries, gourmet restaurants, and bustling downtown districts.

## Sold Property Median Price for:

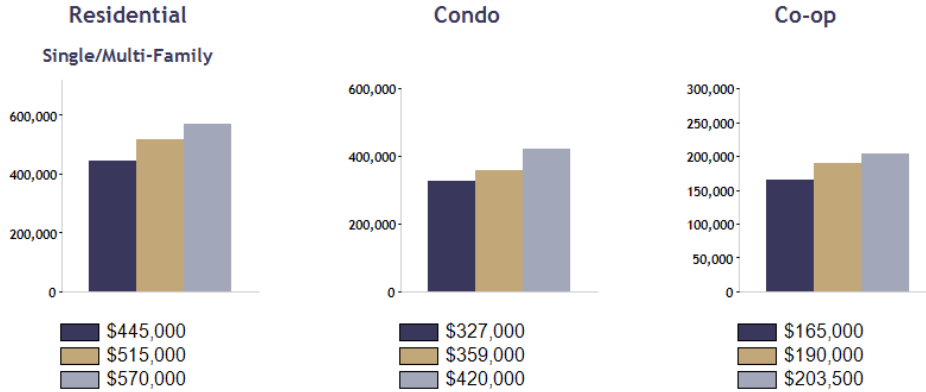
### Location: Suffolk (County)

Date Range

May 2020	May 2021	May 2022
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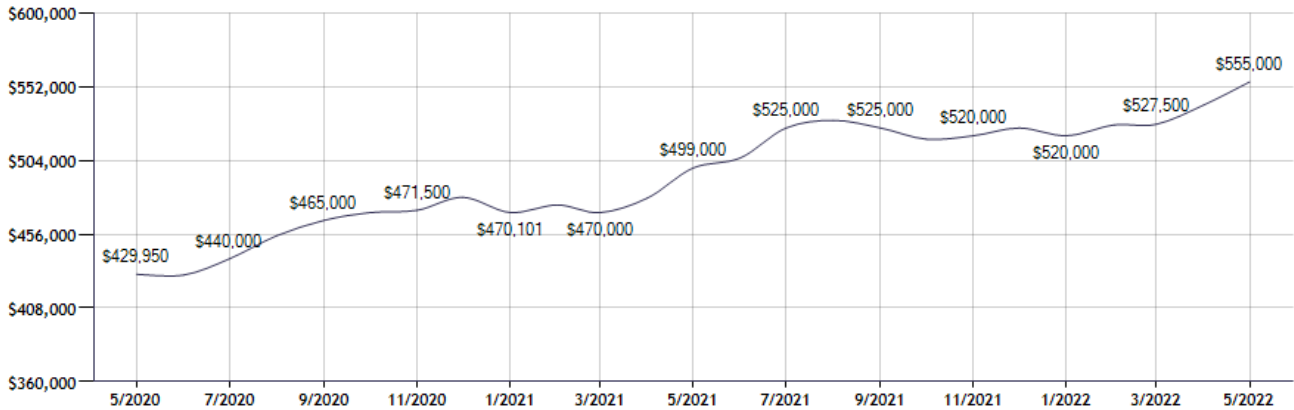
Current Available Inventory - 3,432  
 Current Median List Price - \$649,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
May-2022	\$555,000	\$499,000	11.2
Apr-2022	\$540,000	\$479,450	12.6
Mar-2022	\$527,500	\$470,000	12.2
Feb-2022	\$527,000	\$475,000	10.9
Jan-2022	\$520,000	\$470,101	10.6
Dec-2021	\$525,000	\$480,000	9.4
Nov-2021	\$520,000	\$471,500	10.3
Oct-2021	\$517,750	\$470,000	10.2
Sep-2021	\$525,000	\$465,000	12.9
Aug-2021	\$530,000	\$455,000	16.5
Jul-2021	\$525,000	\$440,000	19.3
Jun-2021	\$505,585	\$429,450	17.7

## Sold Property Median Price for: Location: Suffolk (County) (Last 24 Months - Residential, Condo, Co-op Properties)



Note: Information displayed in the data table is compiled by OneKey® MLS and represents a combined total of Residential, Condo, Co-op Properties sales for the selected time frame. Only available data will be displayed. Please note that small data samples will skew the % of change year to year. This information is intended for marketing purposes only. To access more detailed market reports visit <https://www.onekeymls.com/market-statistics>

## Pending Sales Median Price for:

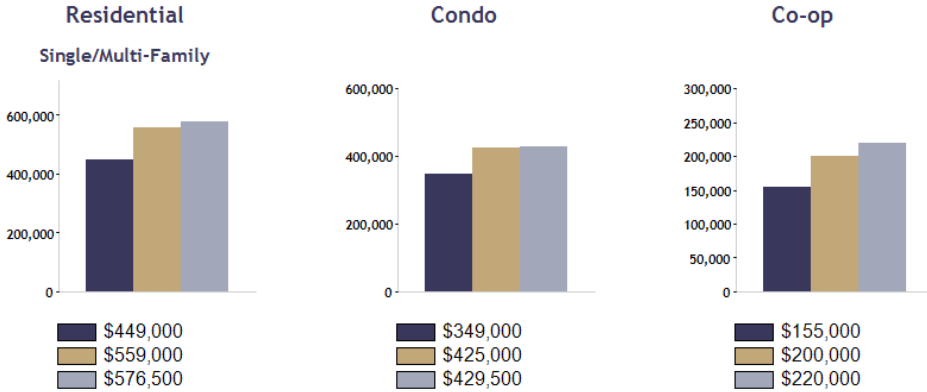
### Location: Suffolk (County)

Date Range

May 2020	May 2021	May 2022
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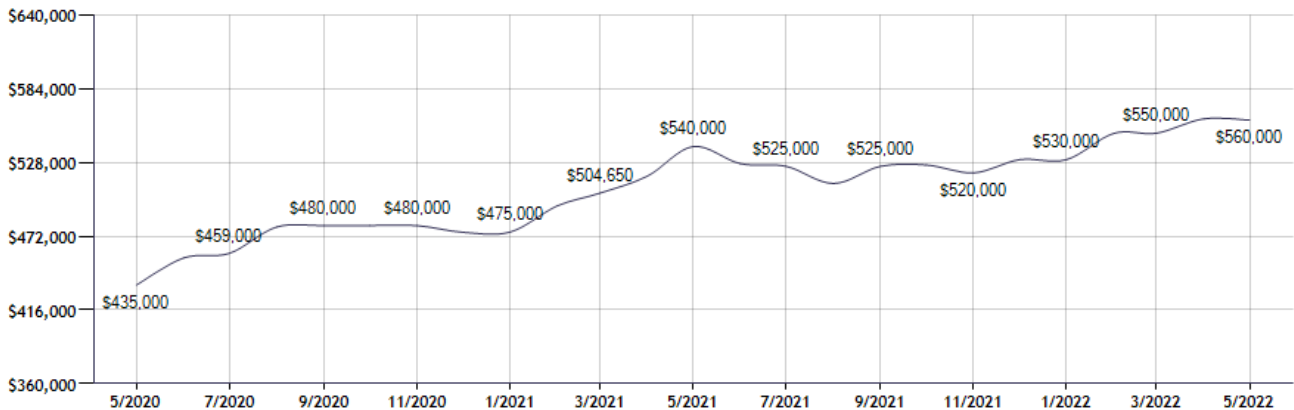
Current Available Inventory - 3,432  
 Current Median List Price - \$649,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
May-2022	\$560,000	\$540,000	3.7
Apr-2022	\$561,000	\$517,500	8.4
Mar-2022	\$550,000	\$504,650	9.0
Feb-2022	\$550,000	\$495,000	11.1
Jan-2022	\$530,000	\$475,000	11.6
Dec-2021	\$530,000	\$475,000	11.6
Nov-2021	\$520,000	\$480,000	8.3
Oct-2021	\$526,000	\$480,000	9.6
Sep-2021	\$525,000	\$480,000	9.4
Aug-2021	\$512,000	\$479,000	6.9
Jul-2021	\$525,000	\$459,000	14.4
Jun-2021	\$527,000	\$455,500	15.7

## Pending Sales Median Price for: Location: Suffolk (County) (Last 24 Months - Residential, Condo, Co-op Properties)



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## Sold Property Counts for:

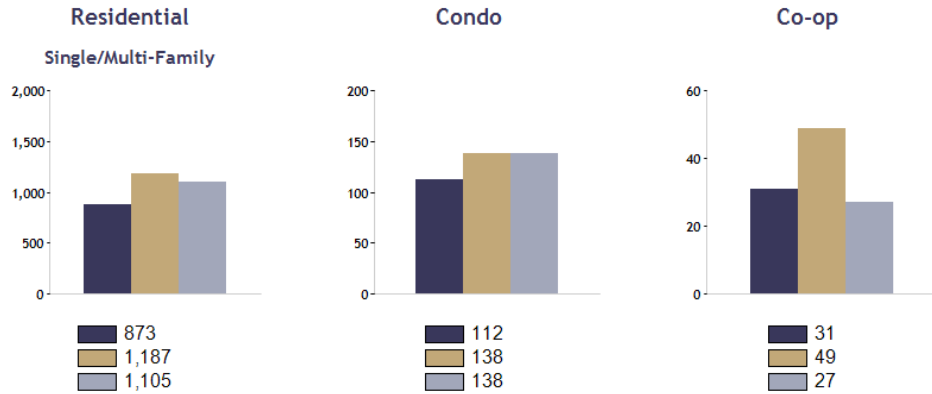
### Location: Suffolk (County)

Date Range



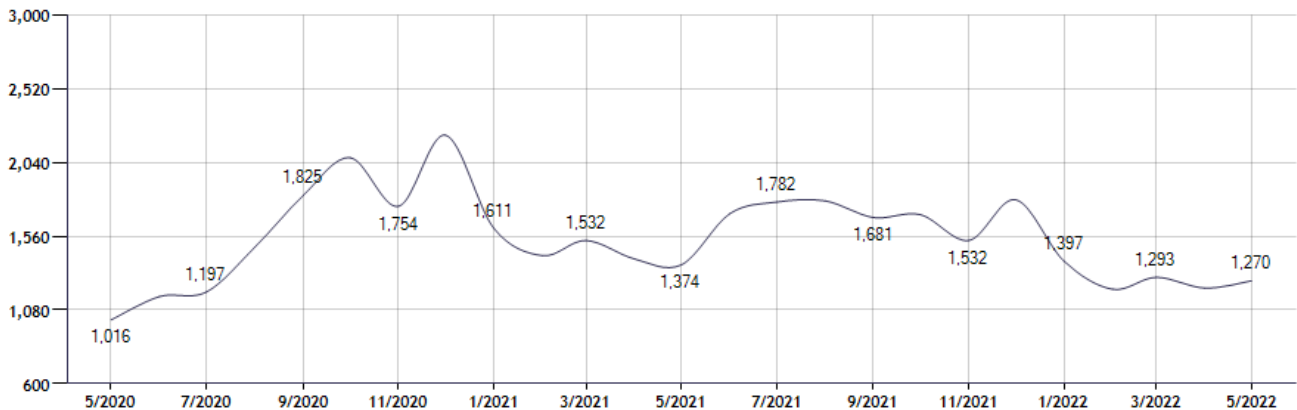
Current Available Inventory - 3,431  
 Current Median List Price - \$649,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
May-2022	1,270	1,374	-7.6
Apr-2022	1,223	1,412	-13.4
Mar-2022	1,293	1,532	-15.6
Feb-2022	1,215	1,434	-15.3
Jan-2022	1,397	1,611	-13.3
Dec-2021	1,797	2,217	-18.9
Nov-2021	1,532	1,754	-12.7
Oct-2021	1,700	2,070	-17.9
Sep-2021	1,681	1,825	-7.9
Aug-2021	1,790	1,489	20.2
Jul-2021	1,782	1,197	48.9
Jun-2021	1,706	1,168	46.1

## Sold Property Counts for: Location: Suffolk (County) (Last 24 Months - Residential, Condo, Co-op Properties)



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## Pending Sales Counts for:

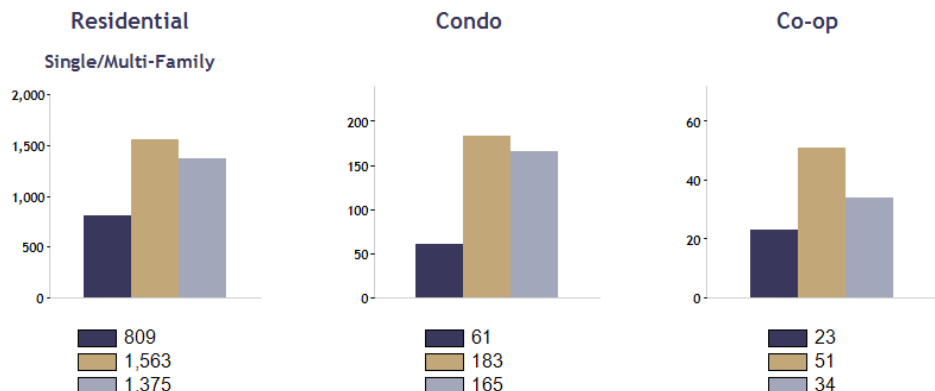
### Location: Suffolk (County)

Date Range



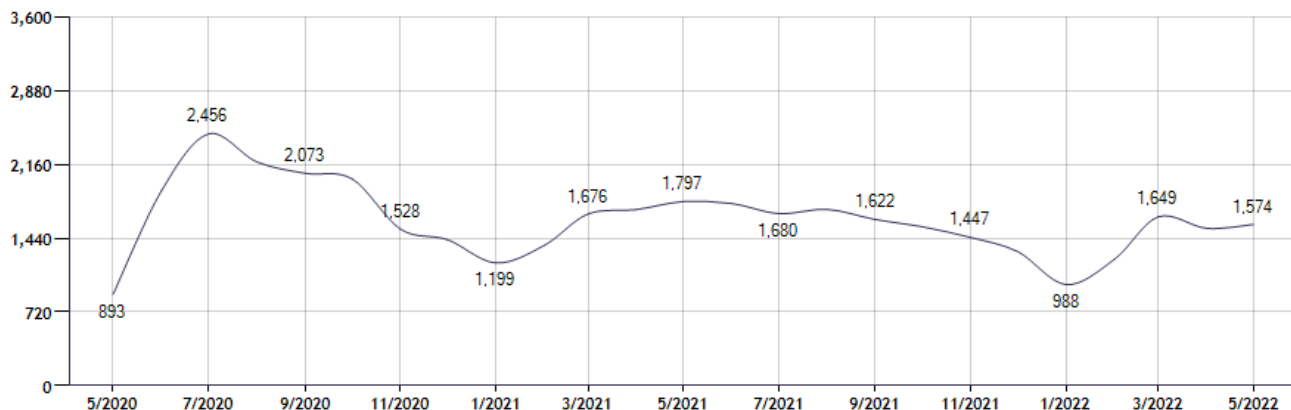
Current Available Inventory - 3,432  
 Current Median List Price - \$649,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
May-2022	1,574	1,797	-12.4
Apr-2022	1,536	1,719	-10.6
Mar-2022	1,649	1,676	-1.6
Feb-2022	1,236	1,370	-9.8
Jan-2022	988	1,199	-17.6
Dec-2021	1,309	1,425	-8.1
Nov-2021	1,447	1,528	-5.3
Oct-2021	1,551	2,018	-23.1
Sep-2021	1,622	2,073	-21.8
Aug-2021	1,721	2,183	-21.2
Jul-2021	1,680	2,456	-31.6
Jun-2021	1,778	1,903	-6.6

### Pending Sales Counts for: Location: Suffolk (County) (Last 24 Months - Residential, Condo, Co-op Properties)



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