

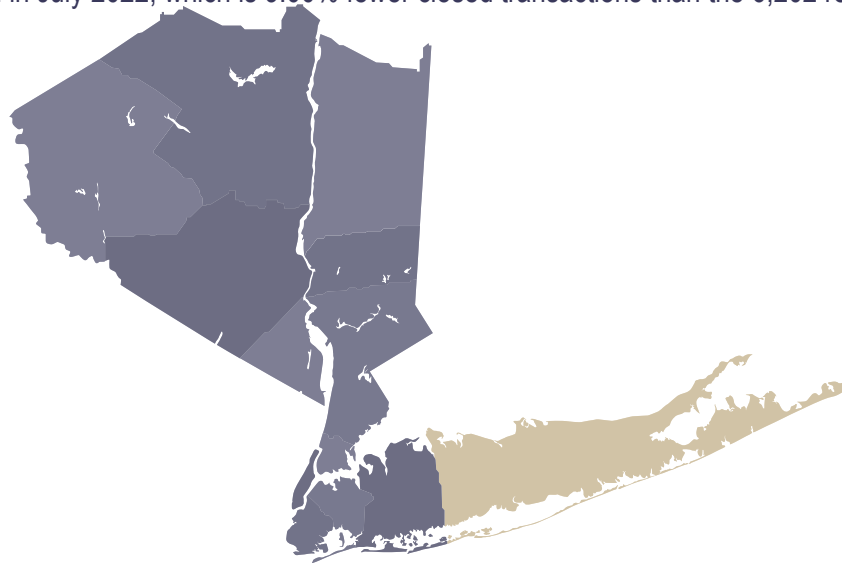
One Key[®] **Suffolk County Market Update**

The One Source Real Estate Marketplace

July 2022

Suffolk County reported a residential closed median sale price of \$575,000 in July 2022, which represents a 9.50% increase from the \$525,000 reported the prior year in July 2021. There were 1,386 closed sales transactions and 1,347 pending transactions reported in July 2022, following 1,289 closed and 1,566 pending transactions reported in June 2022.

The OneKey MLS Regional Area reported a closed median sale price of \$620,000 in July 2022, representing a 6.90% increase as compared to the reported \$580,000 in July 2021. Across the regional coverage area, there were 5,641 closed residential sales reported in July 2022, which is 9.00% fewer closed transactions than the 6,202 reported the month prior.



Closed Median Sale Price	2
Pending Median Sale Price	3
Closed Transactions	4
Pending Transactions	5

*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:

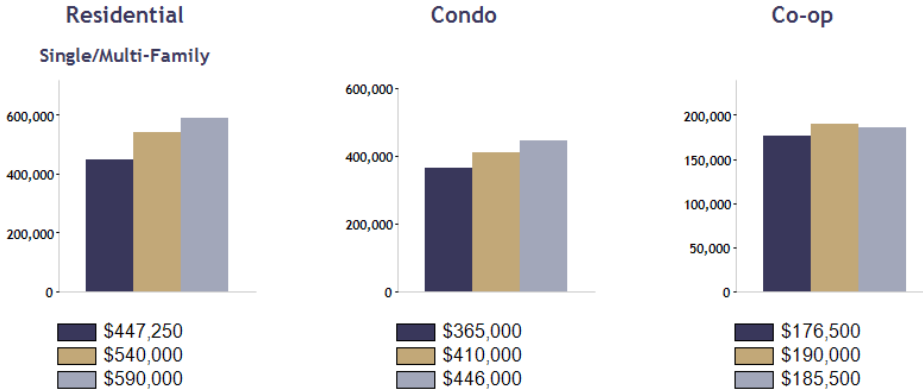
Location: Suffolk (County)

Date Range

Jul 2020	Jul 2021	Jul 2022
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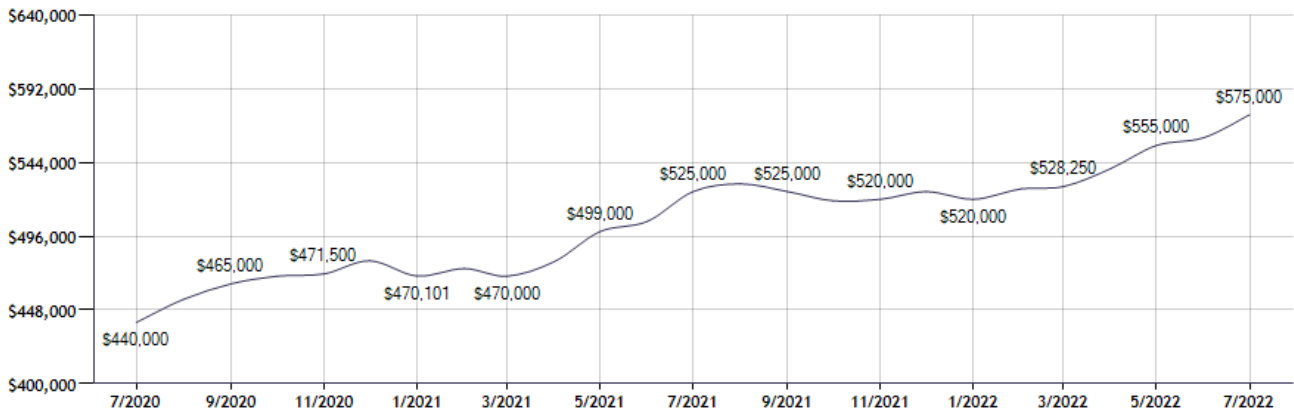
Current Available Inventory - 3,913
 Current Median List Price - \$639,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jul-2022	\$575,000	\$525,000	9.5
Jun-2022	\$560,000	\$505,585	10.8
May-2022	\$555,000	\$499,000	11.2
Apr-2022	\$540,000	\$479,450	12.6
Mar-2022	\$528,250	\$470,000	12.4
Feb-2022	\$526,750	\$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	\$519,000	\$470,000	10.4
Sep-2021	\$525,000	\$465,000	12.9
Aug-2021	\$530,000	\$455,000	16.5

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:

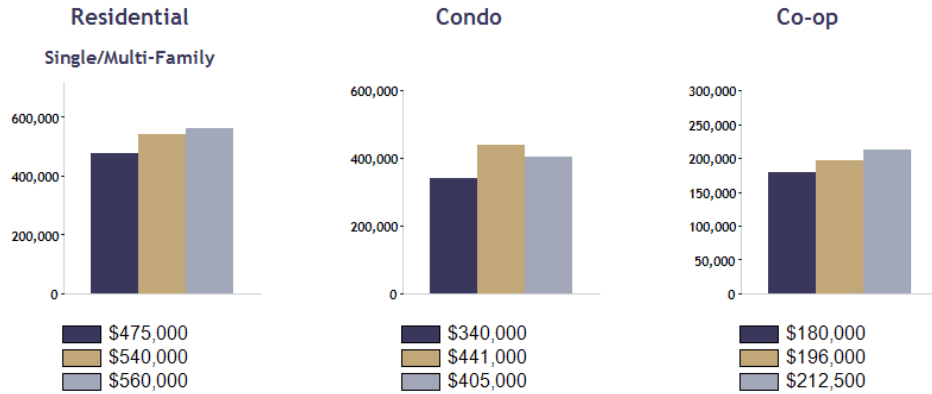
Location: Suffolk (County)

Date Range

Jul 2020	Jul 2021	Jul 2022
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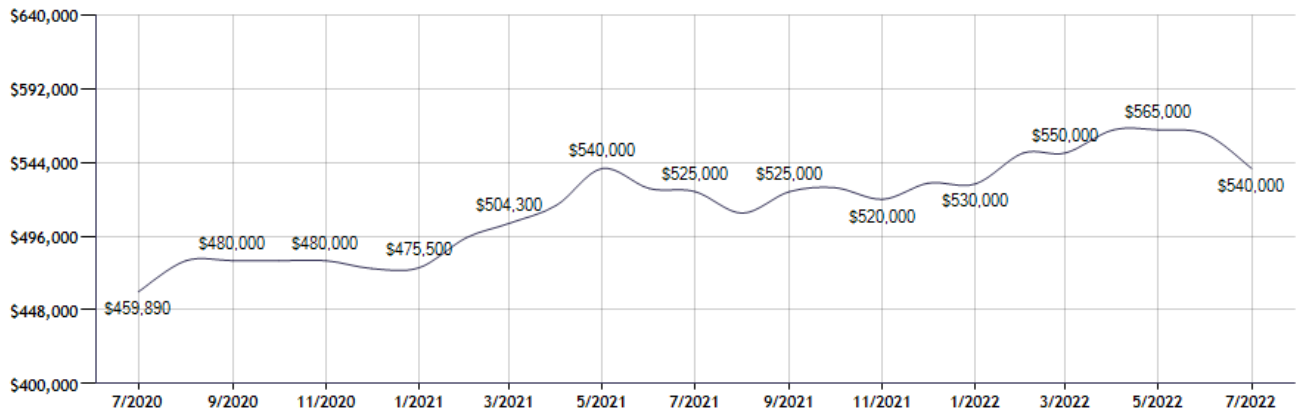
Current Available Inventory - 3,913
 Current Median List Price - \$639,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jul-2022	\$540,000	\$525,000	2.9
Jun-2022	\$562,250	\$527,000	6.7
May-2022	\$565,000	\$540,000	4.6
Apr-2022	\$565,000	\$516,000	9.5
Mar-2022	\$550,000	\$504,300	9.1
Feb-2022	\$550,000	\$495,000	11.1
Jan-2022	\$530,000	\$475,500	11.5
Dec-2021	\$530,500	\$475,000	11.7
Nov-2021	\$520,000	\$480,000	8.3
Oct-2021	\$527,500	\$480,000	9.9
Sep-2021	\$525,000	\$480,000	9.4
Aug-2021	\$511,000	\$480,000	6.5

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



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Sold Property Counts for:

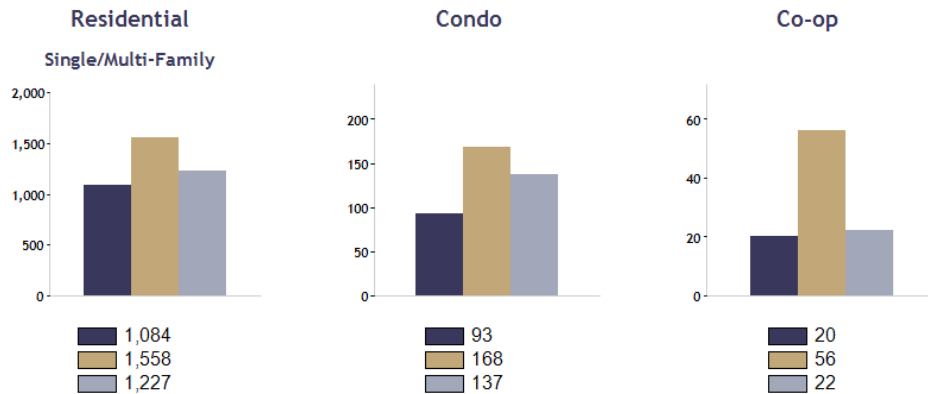
Location: Suffolk (County)

Date Range

Jul 2020	Jul 2021	Jul 2022
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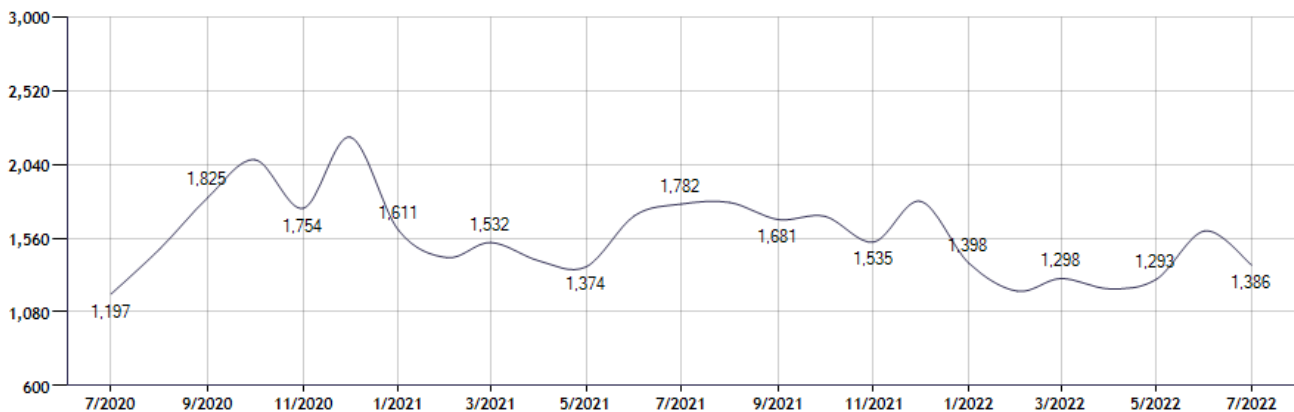
Current Available Inventory - 3,913
 Current Median List Price - \$639,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jul-2022	1,386	1,782	-22.2
Jun-2022	1,607	1,706	-5.8
May-2022	1,293	1,374	-5.9
Apr-2022	1,231	1,412	-12.8
Mar-2022	1,298	1,532	-15.3
Feb-2022	1,216	1,434	-15.2
Jan-2022	1,398	1,611	-13.2
Dec-2021	1,800	2,217	-18.8
Nov-2021	1,535	1,754	-12.5
Oct-2021	1,702	2,070	-17.8
Sep-2021	1,681	1,825	-7.9
Aug-2021	1,792	1,489	20.3

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



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Pending Sales Counts for:

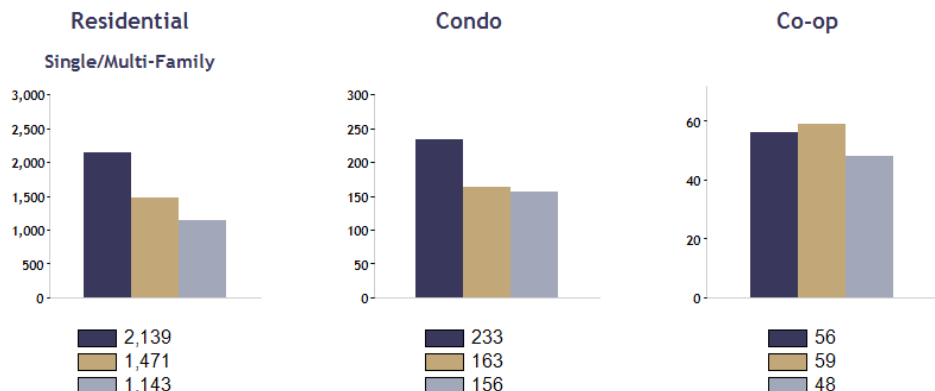
Location: Suffolk (County)

Date Range



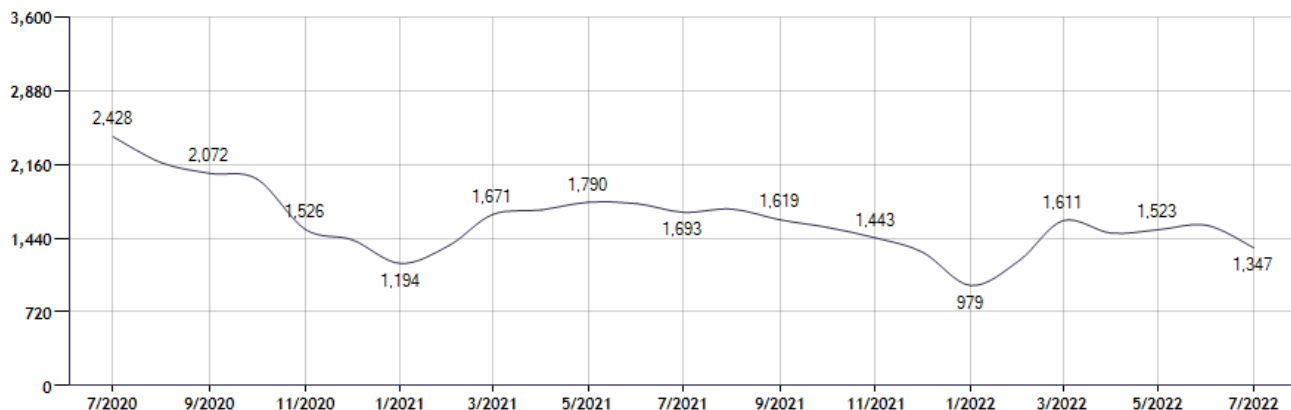
Current Available Inventory - 3,913
 Current Median List Price - \$639,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jul-2022	1,347	1,693	-20.4
Jun-2022	1,566	1,777	-11.9
May-2022	1,523	1,790	-14.9
Apr-2022	1,489	1,715	-13.2
Mar-2022	1,611	1,671	-3.6
Feb-2022	1,223	1,369	-10.7
Jan-2022	979	1,194	-18.0
Dec-2021	1,305	1,424	-8.4
Nov-2021	1,443	1,526	-5.4
Oct-2021	1,546	2,018	-23.4
Sep-2021	1,619	2,072	-21.9
Aug-2021	1,724	2,175	-20.7

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



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