

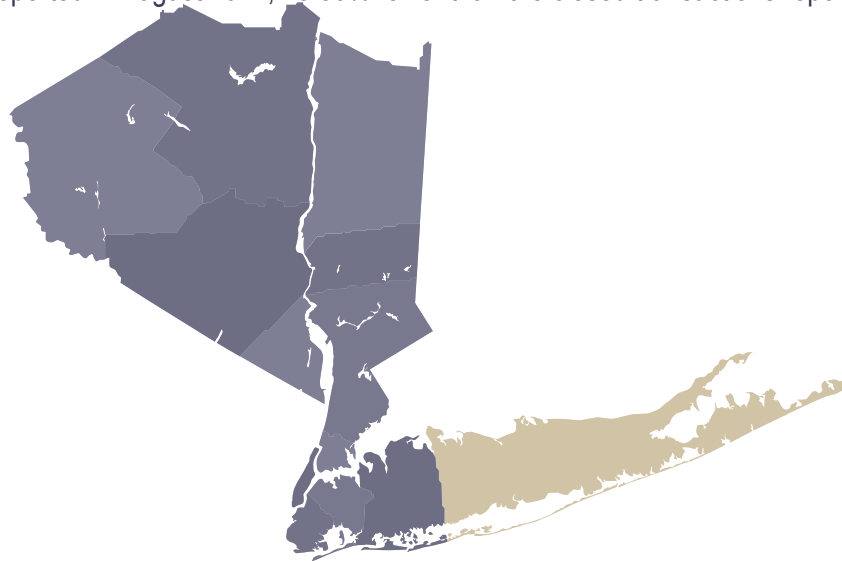
One Key[®] **Suffolk County Market Update**

The One Source Real Estate Marketplace

August 2022

Suffolk County reported a residential closed median sale price of \$565,000 in August 2022, which represents a 6.60% increase from the \$530,000 reported the prior year in August 2021. There were 1,645 closed sales transactions and 1,641 pending transactions reported in August 2022, following 1,413 closed and 1,337 pending transactions reported in the prior month.

The OneKey MLS Regional Area reported a closed median sale price of \$621,500 in August 2022, representing a 5.90% increase as compared to the reported \$587,000 in August 2021. Across the regional coverage area, there were 6,281 closed residential sales reported in August 2022, 13.50% fewer than the closed transactions reported the prior year.



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:

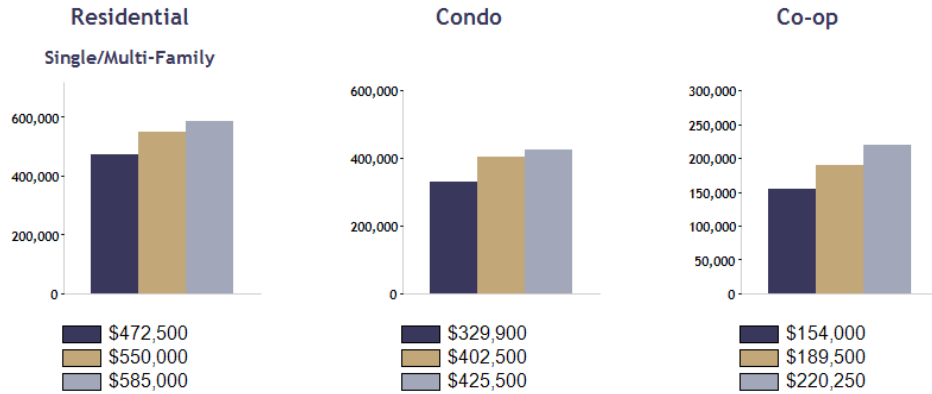
Location: Suffolk (County)

Date Range

Aug 2020	Aug 2021	Aug 2022
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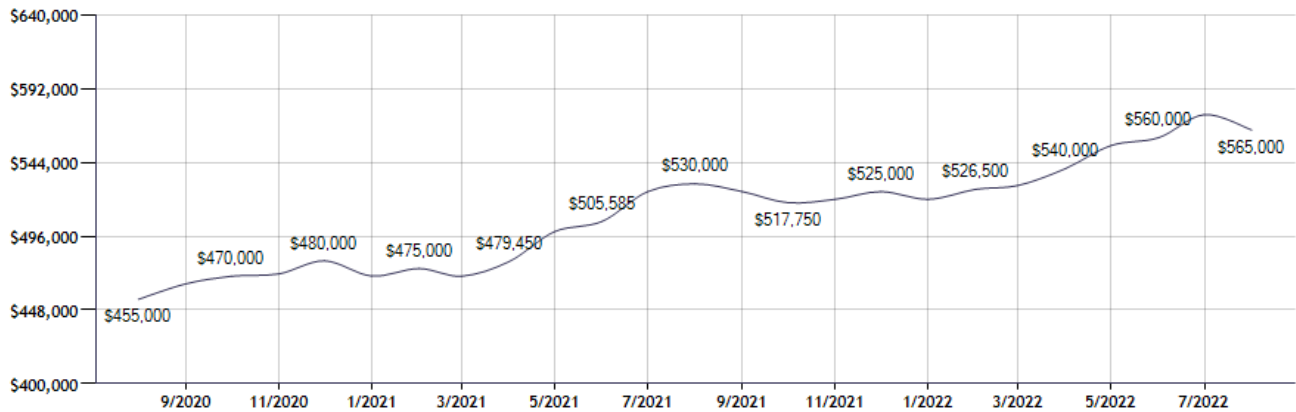
Current Available Inventory - 3,638
 Current Median List Price - \$640,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Aug-2022	\$565,000	\$530,000	6.6
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	\$529,000	\$470,000	12.6
Feb-2022	\$526,500	\$475,000	10.8
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

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:

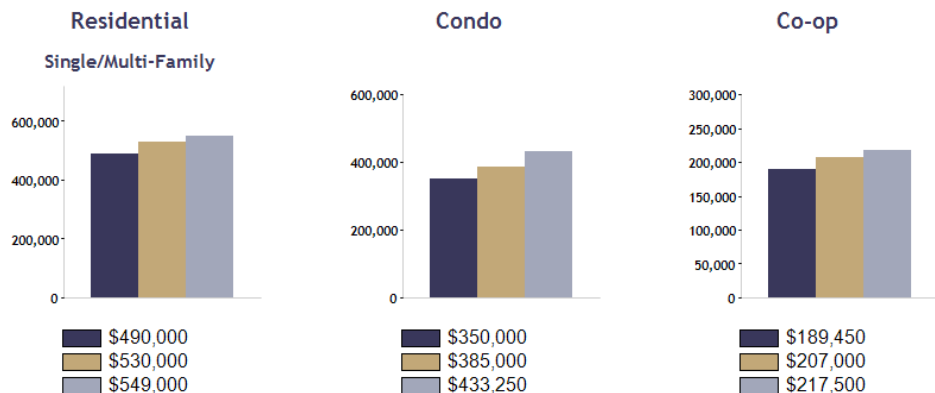
Location: Suffolk (County)

Date Range



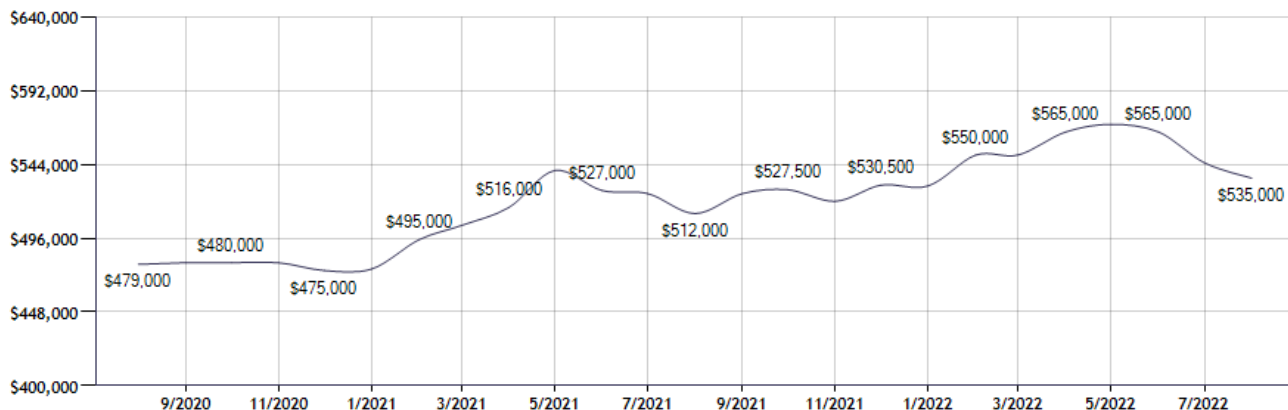
Current Available Inventory - 3,636
Current Median List Price - \$640,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Aug-2022	\$535,000	\$512,000	4.5
Jul-2022	\$545,000	\$525,000	3.8
Jun-2022	\$565,000	\$527,000	7.2
May-2022	\$569,990	\$540,000	5.6
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	\$476,000	11.3
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

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



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Sold Property Counts for:

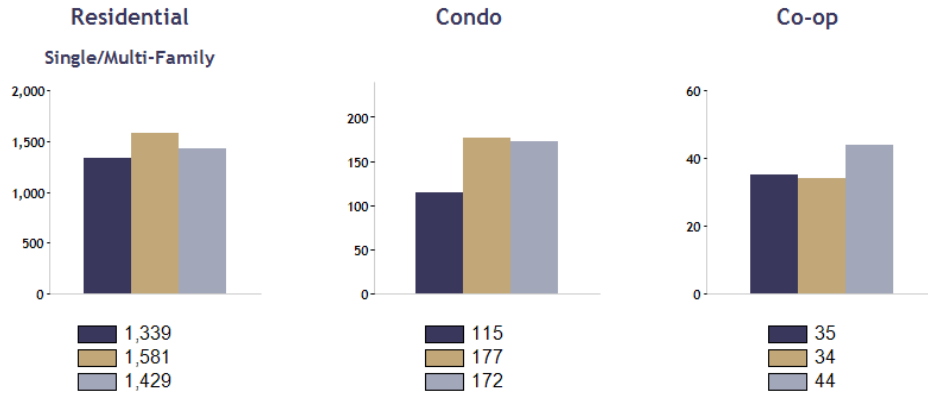
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Date Range



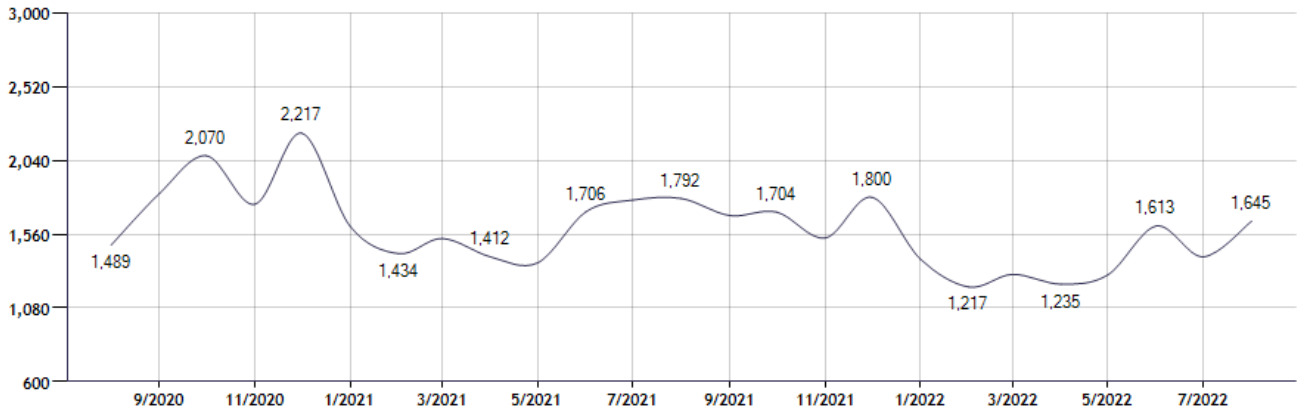
Current Available Inventory - 3,638
 Current Median List Price - \$640,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Aug-2022	1,645	1,792	-8.2
Jul-2022	1,413	1,782	-20.7
Jun-2022	1,613	1,706	-5.5
May-2022	1,296	1,374	-5.7
Apr-2022	1,235	1,412	-12.5
Mar-2022	1,299	1,532	-15.2
Feb-2022	1,217	1,434	-15.1
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	1,704	2,070	-17.7
Sep-2021	1,681	1,825	-7.9

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



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Pending Sales Counts for:

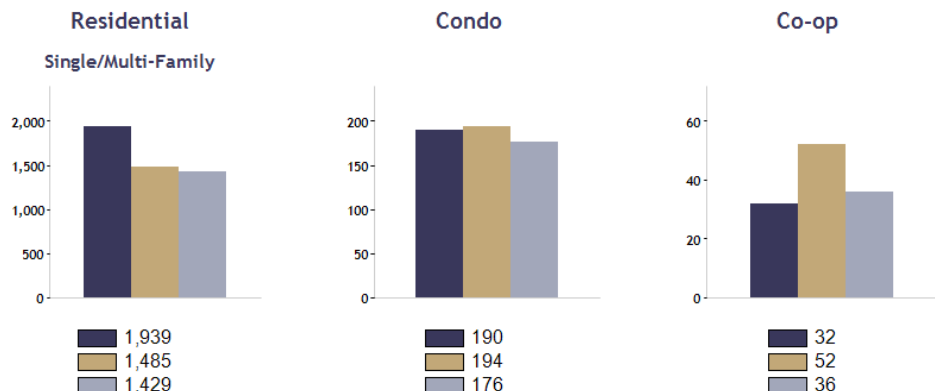
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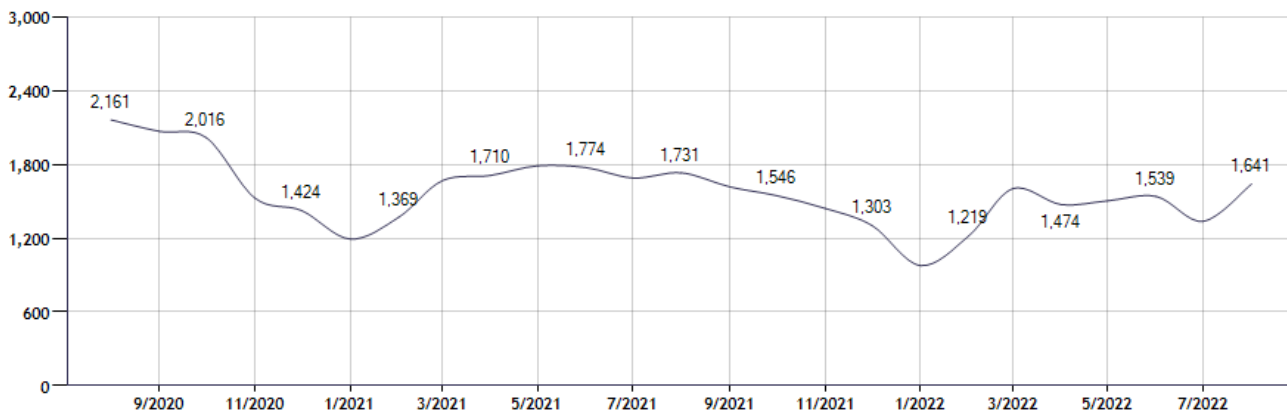
Current Available Inventory - 3,636
 Current Median List Price - \$639,995

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Aug-2022	1,641	1,731	-5.2
Jul-2022	1,337	1,689	-20.8
Jun-2022	1,539	1,774	-13.2
May-2022	1,504	1,788	-15.9
Apr-2022	1,474	1,710	-13.8
Mar-2022	1,602	1,667	-3.9
Feb-2022	1,219	1,369	-11.0
Jan-2022	978	1,193	-18.0
Dec-2021	1,303	1,424	-8.5
Nov-2021	1,442	1,526	-5.5
Oct-2021	1,546	2,016	-23.3
Sep-2021	1,617	2,068	-21.8

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



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