

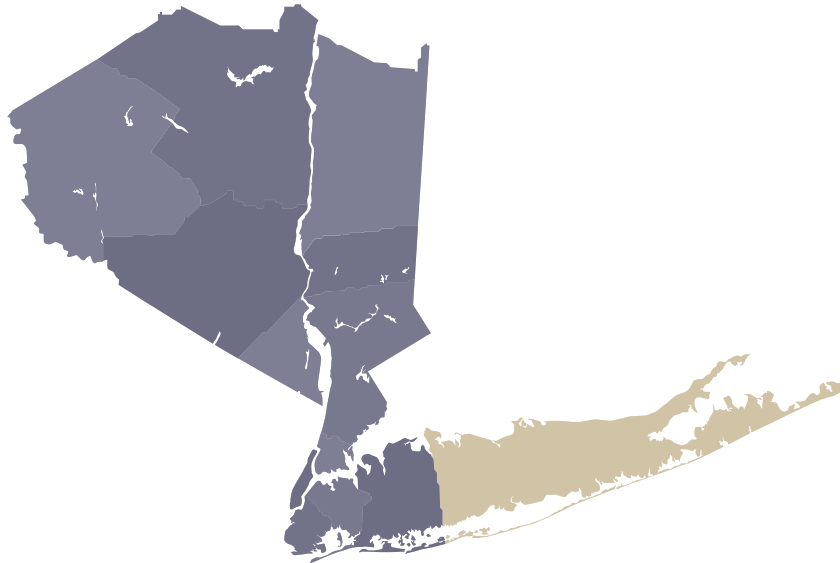
# One Key<sup>®</sup> **Suffolk County Market Update**

The One Source Real Estate Marketplace

## January 2023

Suffolk County reported a residential closed median sale price of \$535,000 in January 2023, which represents a 2.90% increase from the \$520,000 reported the prior year in January 2022. There were 894 closed sales transactions and 823 pending transactions reported in January 2023, following 1,215 closed and 914 pending transactions reported in the month prior.

The OneKey MLS Regional Area reported a closed median sale price of \$575,000 in January 2023, representing an increase of 1.80% as compared to the reported \$565,000 in January 2022. Across the regional coverage area, there were 3,551 closed residential transactions, and 3,278 pending transactions, following the reported 4,363 closed and 3,469 pending 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:

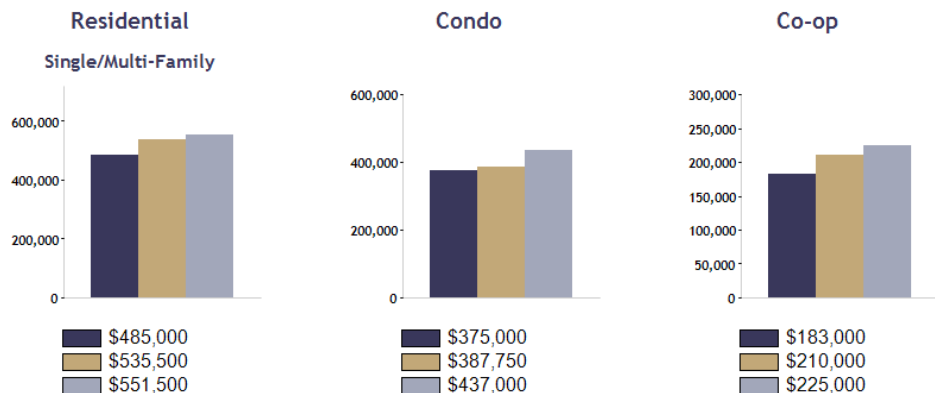
### Location: Suffolk (County)

Date Range

Jan 2021	Jan 2022	Jan 2023
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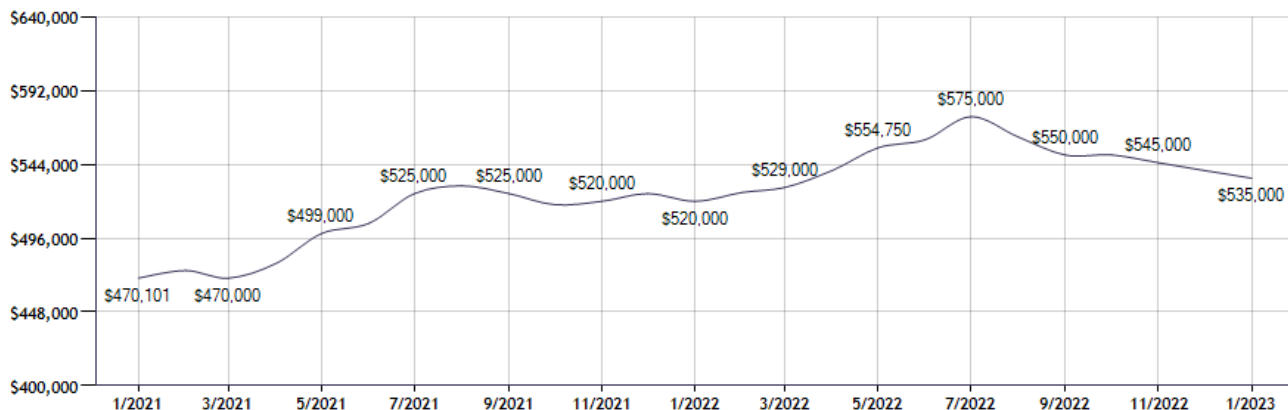
Current Available Inventory - 2,678  
 Current Median List Price - \$649,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jan-2023	\$535,000	\$520,000	2.9
Dec-2022	\$540,000	\$525,000	2.9
Nov-2022	\$545,000	\$520,000	4.8
Oct-2022	\$550,000	\$517,750	6.2
Sep-2022	\$550,000	\$525,000	4.8
Aug-2022	\$561,750	\$530,000	6.0
Jul-2022	\$575,000	\$525,000	9.5
Jun-2022	\$560,000	\$505,585	10.8
May-2022	\$554,750	\$499,000	11.2
Apr-2022	\$540,000	\$479,450	12.6
Mar-2022	\$529,000	\$470,000	12.6
Feb-2022	\$525,750	\$475,000	10.7

## 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:

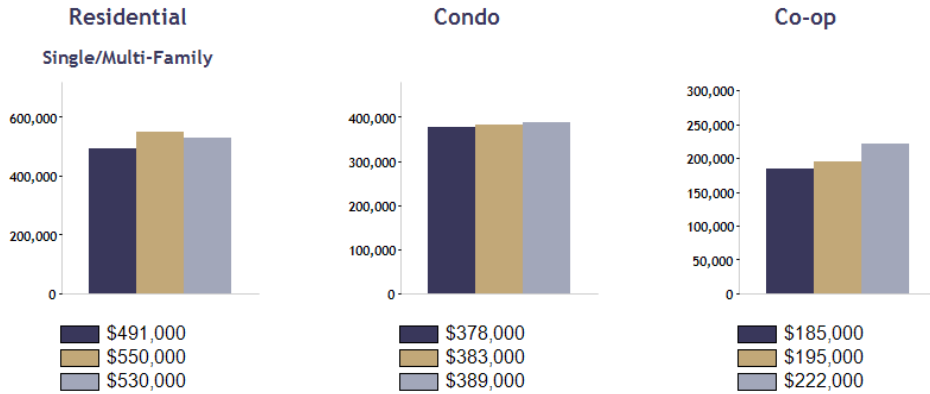
### Location: Suffolk (County)

Date Range



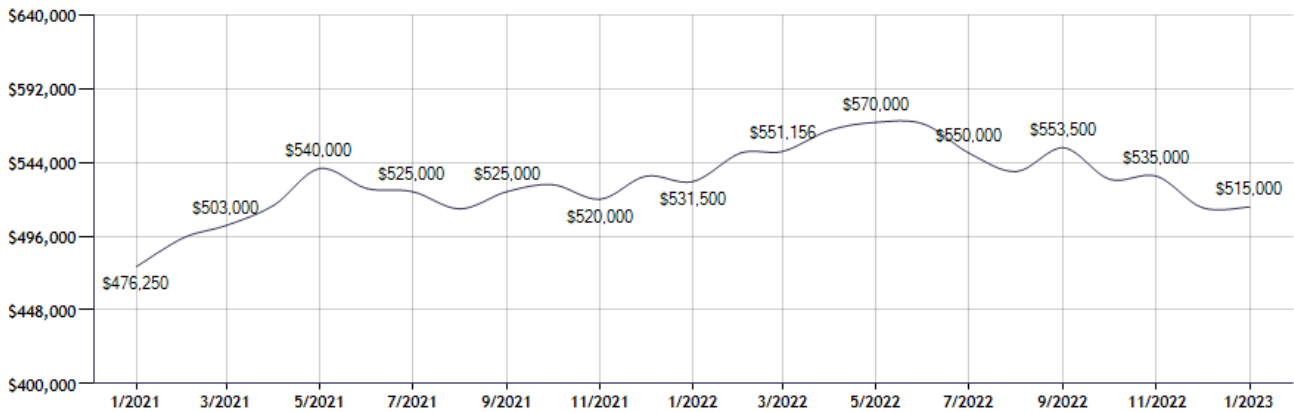
Current Available Inventory - 2,678  
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Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jan-2023	\$515,000	\$531,500	-3.1
Dec-2022	\$514,500	\$535,000	-3.8
Nov-2022	\$535,000	\$520,000	2.9
Oct-2022	\$533,000	\$529,500	0.7
Sep-2022	\$553,500	\$525,000	5.4
Aug-2022	\$538,000	\$513,750	4.7
Jul-2022	\$550,000	\$525,000	4.8
Jun-2022	\$569,000	\$527,000	8.0
May-2022	\$570,000	\$540,000	5.6
Apr-2022	\$565,000	\$516,000	9.5
Mar-2022	\$551,156	\$503,000	9.6
Feb-2022	\$550,000	\$495,000	11.1

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## Sold Property Counts for:

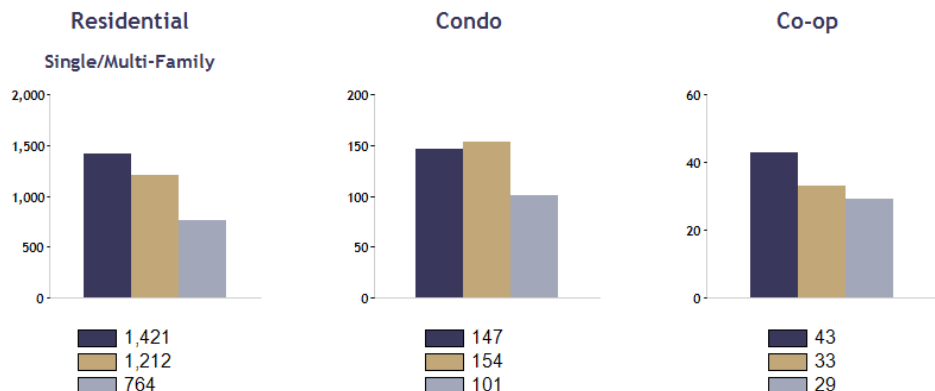
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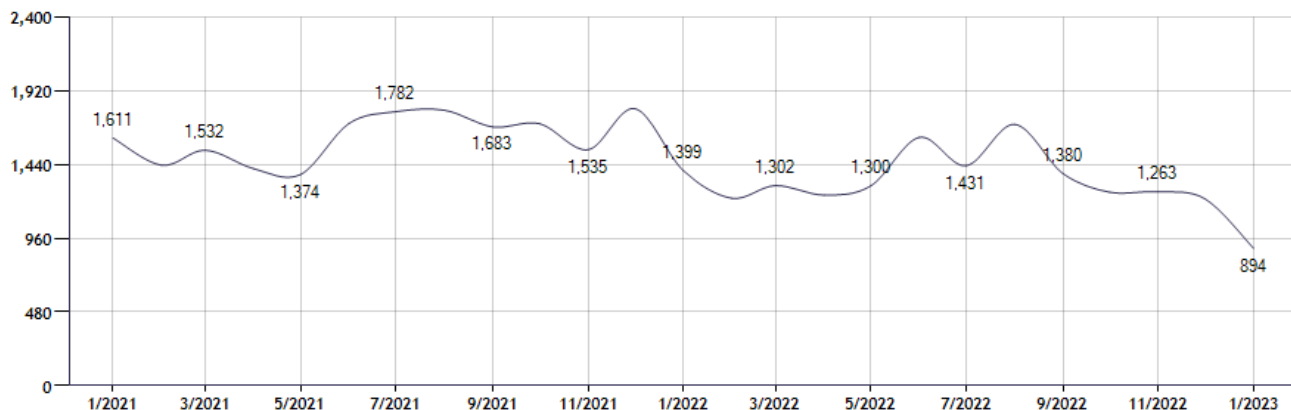
Current Available Inventory - 2,677  
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Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jan-2023	894	1,399	-36.1
Dec-2022	1,215	1,802	-32.6
Nov-2022	1,263	1,535	-17.7
Oct-2022	1,259	1,704	-26.1
Sep-2022	1,380	1,683	-18.0
Aug-2022	1,700	1,792	-5.1
Jul-2022	1,431	1,782	-19.7
Jun-2022	1,615	1,706	-5.3
May-2022	1,300	1,374	-5.4
Apr-2022	1,240	1,412	-12.2
Mar-2022	1,302	1,532	-15.0
Feb-2022	1,220	1,434	-14.9

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



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## Pending Sales Counts for:

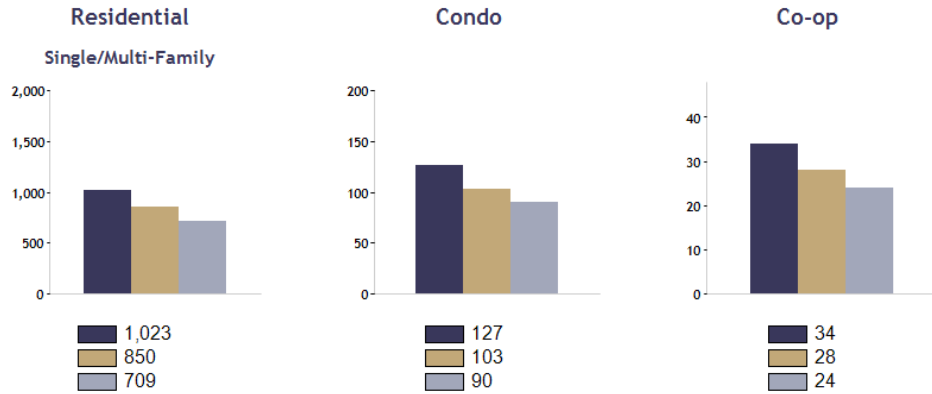
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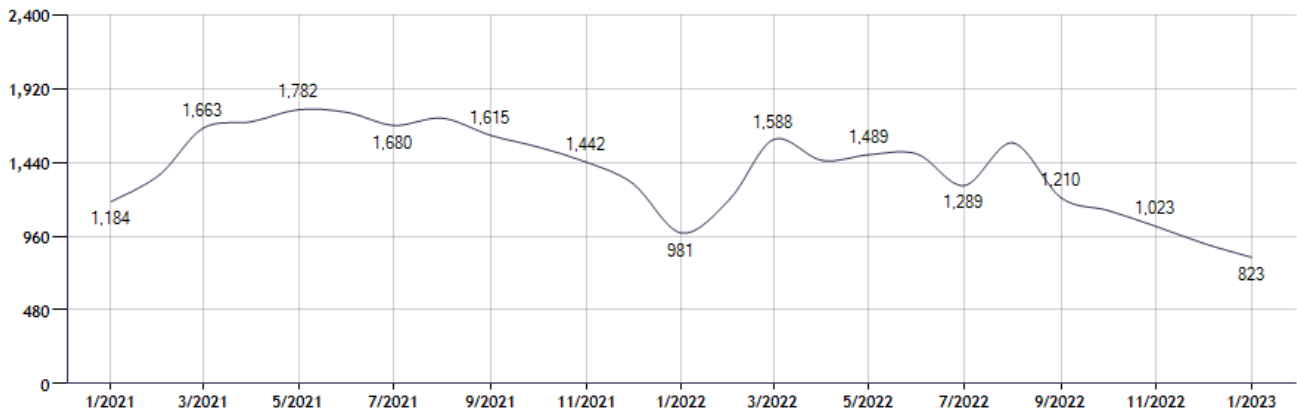
Current Available Inventory - 2,677  
 Current Median List Price - \$649,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jan-2023	823	981	-16.1
Dec-2022	914	1,302	-29.8
Nov-2022	1,023	1,442	-29.1
Oct-2022	1,127	1,540	-26.8
Sep-2022	1,210	1,615	-25.1
Aug-2022	1,566	1,727	-9.3
Jul-2022	1,289	1,680	-23.3
Jun-2022	1,494	1,765	-15.4
May-2022	1,489	1,782	-16.4
Apr-2022	1,452	1,704	-14.8
Mar-2022	1,588	1,663	-4.5
Feb-2022	1,201	1,359	-11.6

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



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