

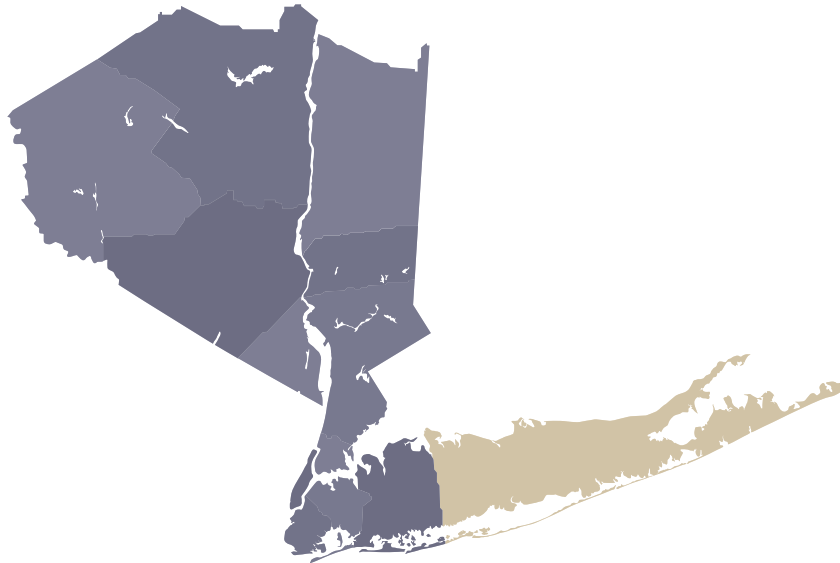
One Key[®] **Suffolk County Market Update**

The One Source Real Estate Marketplace

February 2023

Suffolk County reported a residential closed median sale price of \$533,500 in February 2023, which represents a 1.50% increase from the \$530,000 reported the prior year in February 2022. There were 700 closed sales transactions and 1025 pending transactions reported in February 2023, following 918 closed and 819 pending transactions reported in the month prior.

The OneKey MLS Regional Area reported a closed median sale price of \$550,000 in February 2023, representing a decrease of 3.50% as compared to the reported \$570,000 in February 2022. Across the regional coverage area, there were 2,988 closed residential transactions and 3,974 pending transactions, following the reported 3,621 closed and 3,224 pending 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:

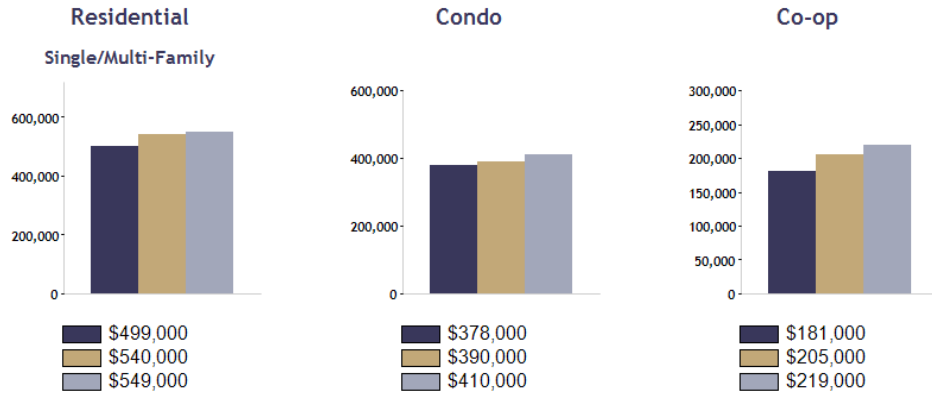
Location: Suffolk (County)

Date Range



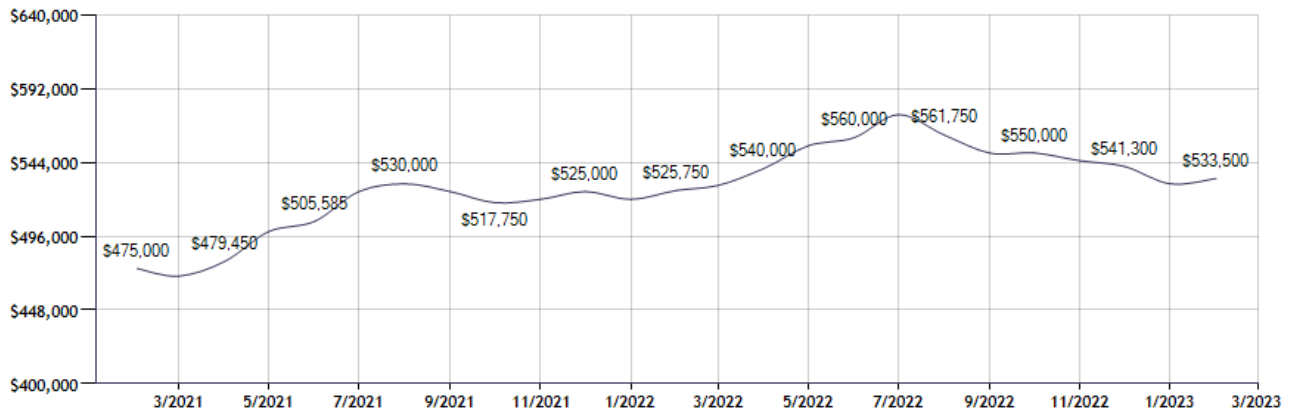
Current Available Inventory - 2,522
 Current Median List Price - \$659,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Feb-2023	\$533,500	\$525,750	1.5
Jan-2023	\$530,000	\$520,000	1.9
Dec-2022	\$541,300	\$525,000	3.1
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

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:

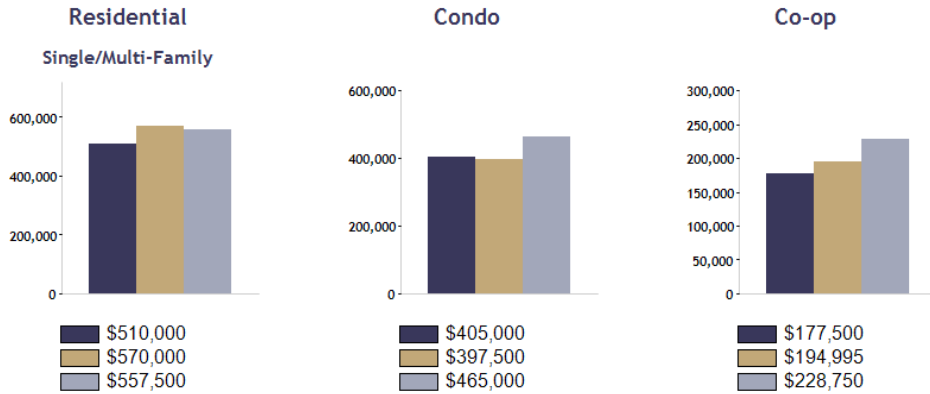
Location: Suffolk (County)

Date Range



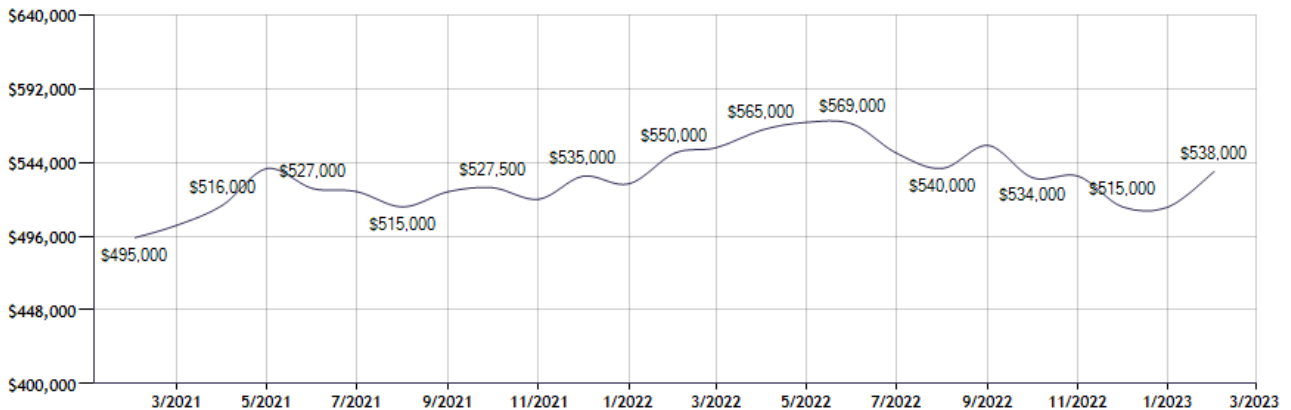
Current Available Inventory - 2,521
 Current Median List Price - \$659,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Feb-2023	\$538,000	\$550,000	-2.2
Jan-2023	\$515,000	\$530,000	-2.8
Dec-2022	\$515,000	\$535,000	-3.7
Nov-2022	\$535,000	\$520,000	2.9
Oct-2022	\$534,000	\$527,500	1.2
Sep-2022	\$555,000	\$525,000	5.7
Aug-2022	\$540,000	\$515,000	4.9
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	\$553,500	\$503,000	10.0

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



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Sold Property Counts for:

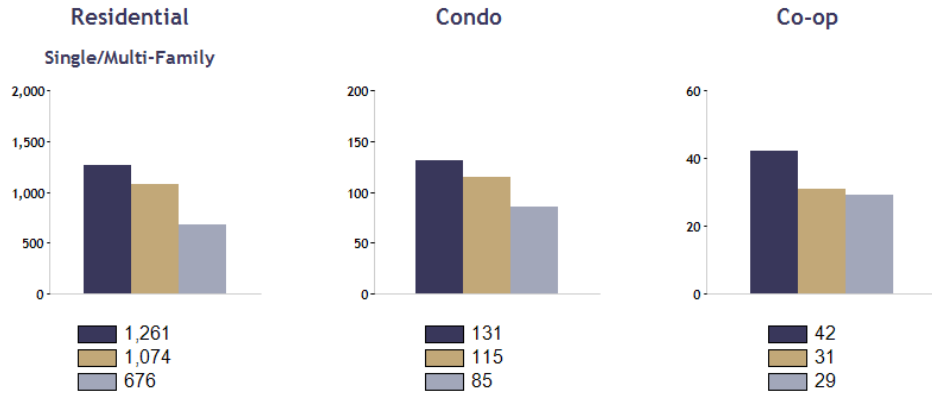
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Date Range

Feb 2021	Feb 2022	Feb 2023
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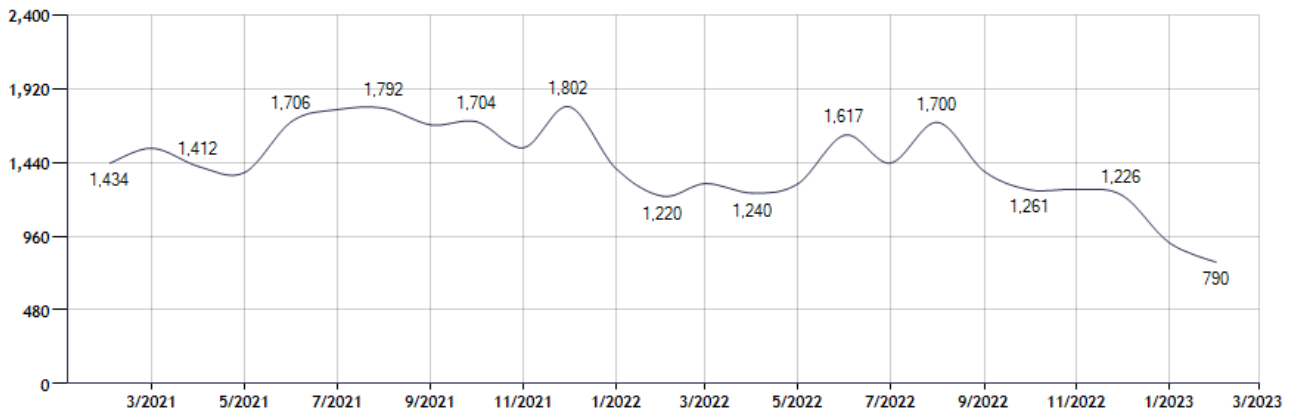
Current Available Inventory - 2,521
 Current Median List Price - \$659,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Feb-2023	790	1,220	-35.2
Jan-2023	918	1,399	-34.4
Dec-2022	1,226	1,802	-32.0
Nov-2022	1,265	1,535	-17.6
Oct-2022	1,261	1,704	-26.0
Sep-2022	1,381	1,683	-17.9
Aug-2022	1,700	1,792	-5.1
Jul-2022	1,435	1,783	-19.5
Jun-2022	1,617	1,706	-5.2
May-2022	1,300	1,374	-5.4
Apr-2022	1,240	1,412	-12.2
Mar-2022	1,302	1,532	-15.0

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



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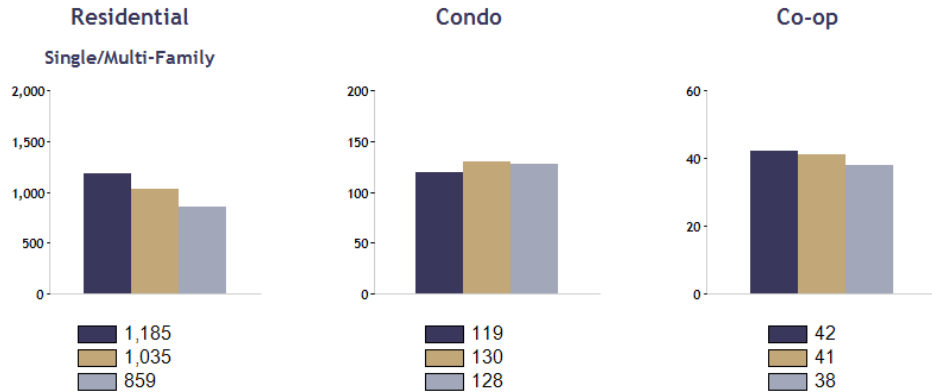
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Date Range



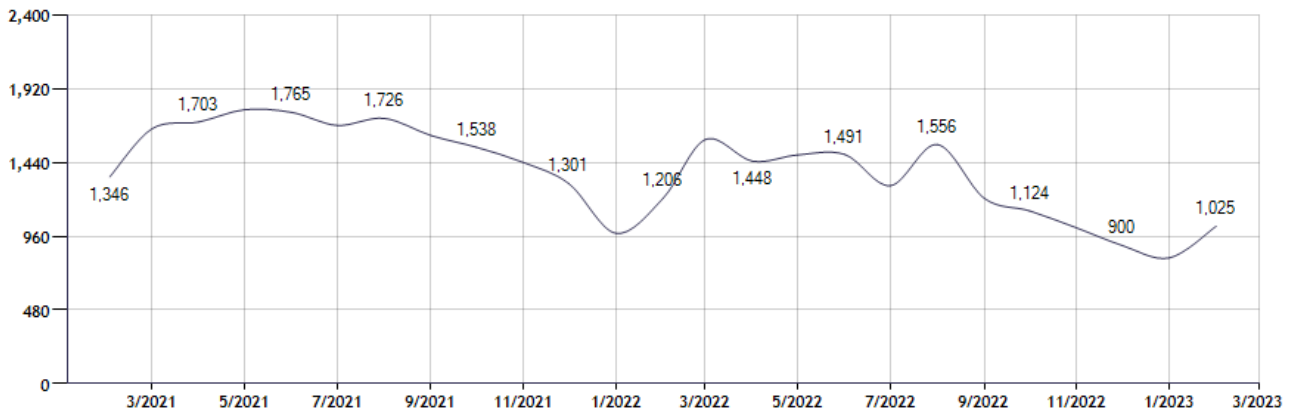
Current Available Inventory - 2,521
 Current Median List Price - \$659,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Feb-2023	1,025	1,206	-15.0
Jan-2023	819	979	-16.3
Dec-2022	900	1,301	-30.8
Nov-2022	1,014	1,439	-29.5
Oct-2022	1,124	1,538	-26.9
Sep-2022	1,206	1,614	-25.3
Aug-2022	1,556	1,726	-9.8
Jul-2022	1,288	1,680	-23.3
Jun-2022	1,491	1,765	-15.5
May-2022	1,488	1,782	-16.5
Apr-2022	1,448	1,703	-15.0
Mar-2022	1,588	1,659	-4.3

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



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