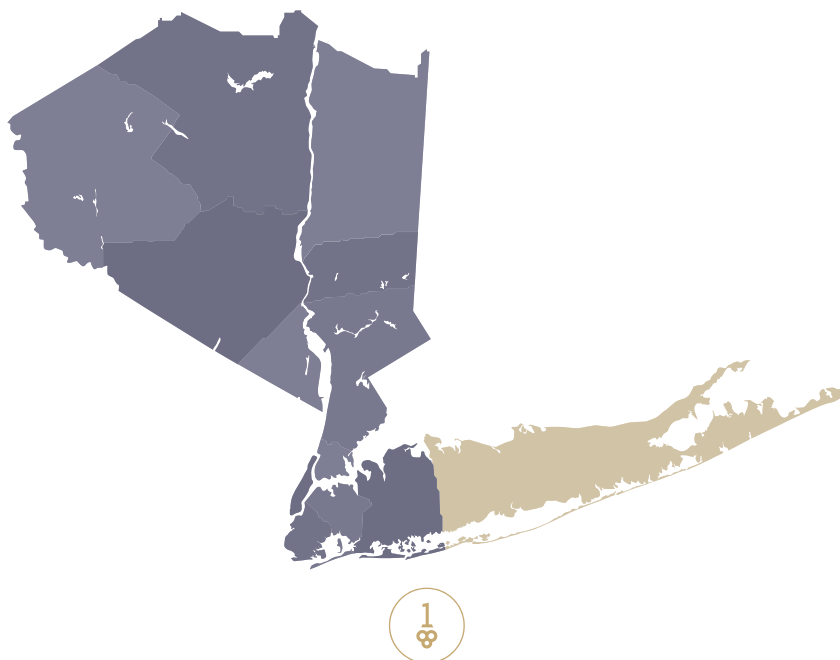


One Key[®] **Suffolk County** MLS **Market Update** *The One Source Real Estate Marketplace*

May 2023

Suffolk County reported a residential closed median sale price of \$550,000 in May 2023, which represents a decrease of less than 1.00% from the \$554,500 reported the prior year in May 2022. There were 1,040 closed sales transactions and 1,311 pending transactions reported in May 2023, following 892 closed and 1,191 pending transactions reported in the month prior.

The **OneKey MLS Regional Area** reported a closed median sale price of \$590,000 in May 2023, representing a decrease of 2.50% as compared to the reported \$605,000 in May 2022. Across the regional coverage area, there were 3,998 closed residential transactions and 5,482 pending transactions, following the reported 3,221 closed and 4,664 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:

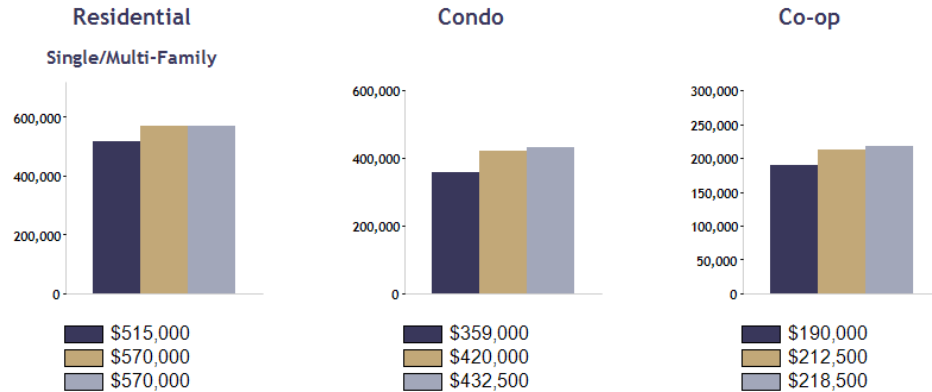
Location: Suffolk (County)

Date Range

May 2021	May 2022	May 2023
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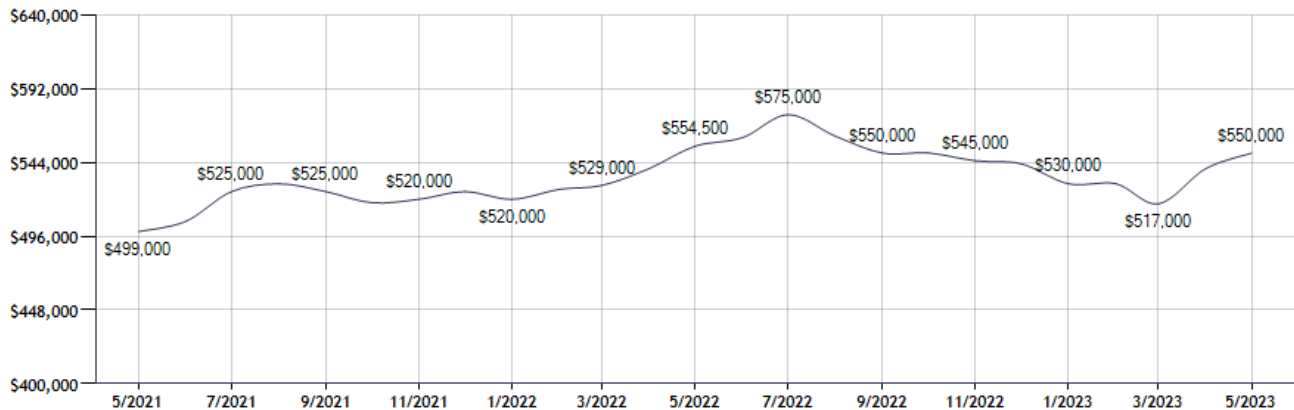
Current Available Inventory - 2,534
Current Median List Price - \$709,500

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
May-2023	\$550,000	\$554,500	-0.8
Apr-2023	\$540,000	\$540,000	0.0
Mar-2023	\$517,000	\$529,000	-2.3
Feb-2023	\$530,000	\$526,500	0.7
Jan-2023	\$530,000	\$520,000	1.9
Dec-2022	\$543,000	\$525,000	3.4
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	\$561,000	\$530,000	5.8
Jul-2022	\$575,000	\$525,000	9.5
Jun-2022	\$560,000	\$505,585	10.8

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:

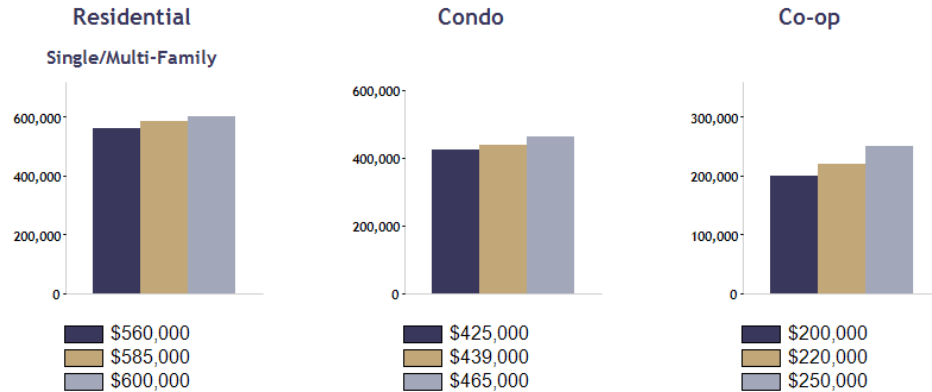
Location: Suffolk (County)

Date Range

May 2021	May 2022	May 2023
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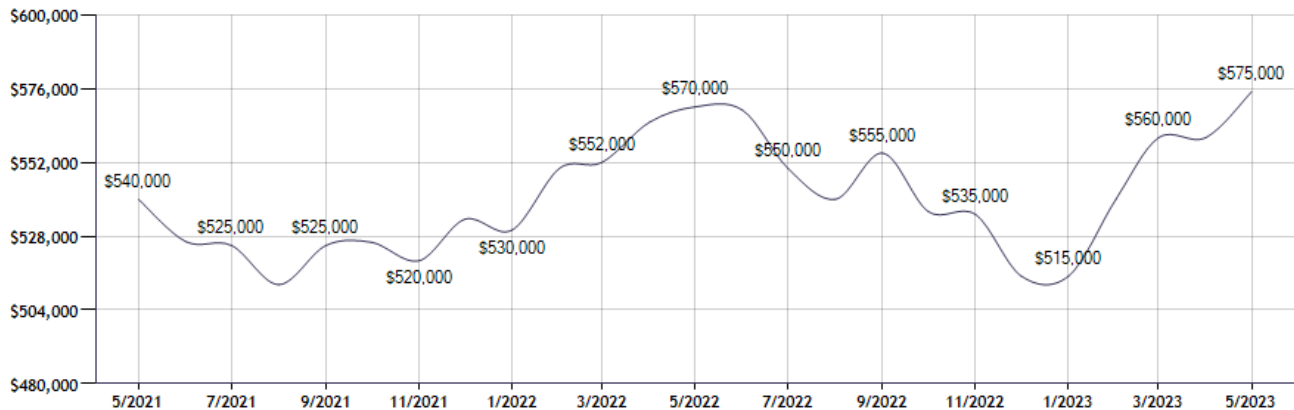
Current Available Inventory - 2,534
Current Median List Price - \$709,500

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
May-2023	\$575,000	\$570,000	0.9
Apr-2023	\$560,000	\$565,000	-0.9
Mar-2023	\$560,000	\$552,000	1.4
Feb-2023	\$540,000	\$550,000	-1.8
Jan-2023	\$515,000	\$530,000	-2.8
Dec-2022	\$515,000	\$533,500	-3.5
Nov-2022	\$535,000	\$520,000	2.9
Oct-2022	\$536,000	\$526,000	1.9
Sep-2022	\$555,000	\$525,000	5.7
Aug-2022	\$540,000	\$512,250	5.4
Jul-2022	\$550,000	\$525,000	4.8
Jun-2022	\$569,000	\$526,250	8.1

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



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Sold Property Counts for:

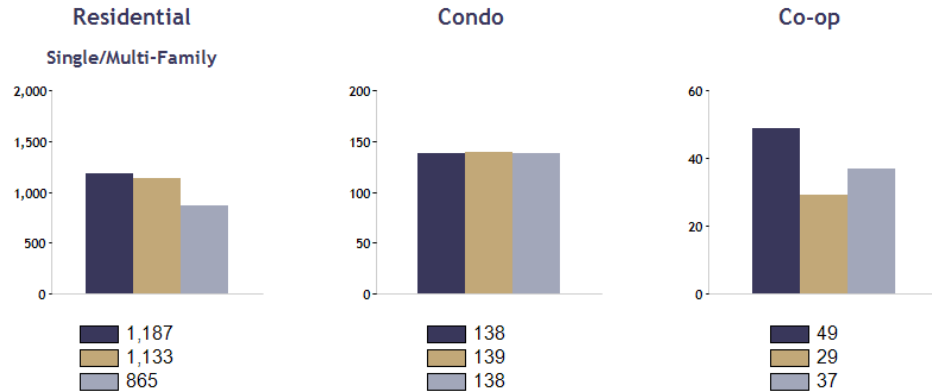
Location: Suffolk (County)

Date Range

May 2021	May 2022	May 2023
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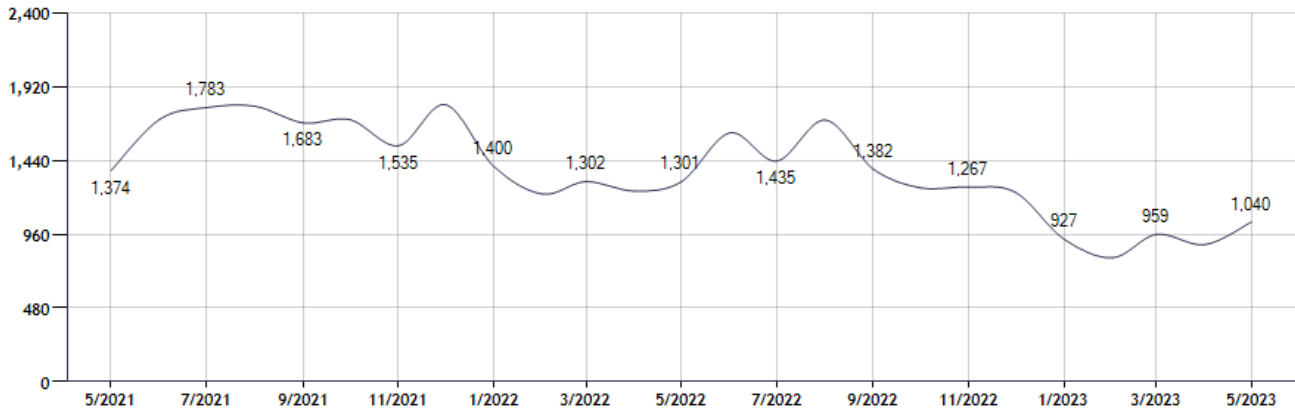
Current Available Inventory - 2,534
Current Median List Price - \$709,500

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
May-2023	1,040	1,301	-20.1
Apr-2023	892	1,240	-28.1
Mar-2023	959	1,302	-26.3
Feb-2023	807	1,221	-33.9
Jan-2023	927	1,400	-33.8
Dec-2022	1,231	1,802	-31.7
Nov-2022	1,267	1,535	-17.5
Oct-2022	1,261	1,704	-26.0
Sep-2022	1,382	1,683	-17.9
Aug-2022	1,702	1,792	-5.0
Jul-2022	1,435	1,783	-19.5
Jun-2022	1,618	1,706	-5.2

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



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Pending Sales Counts for:

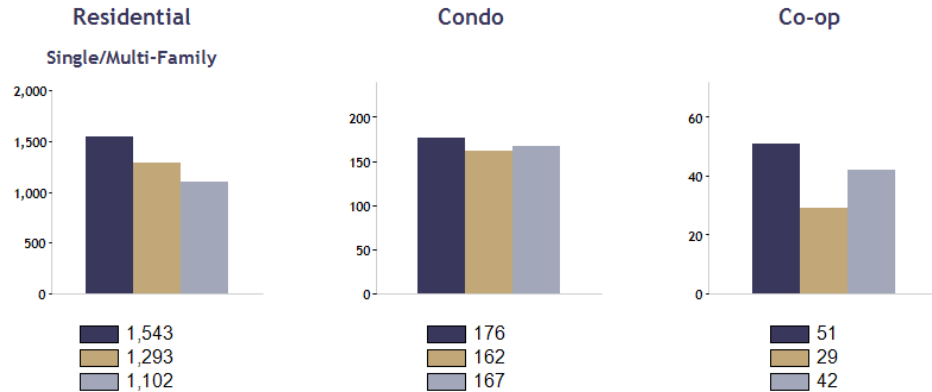
Location: Suffolk (County)

Date Range

May 2021	May 2022	May 2023
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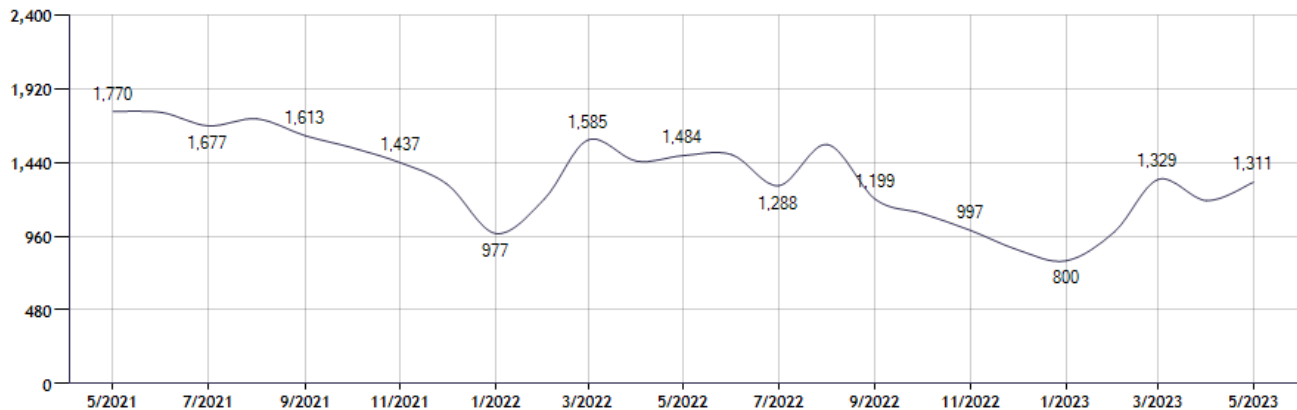
Current Available Inventory - 2,534
Current Median List Price - \$709,500

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
May-2023	1,311	1,484	-11.7
Apr-2023	1,191	1,448	-17.7
Mar-2023	1,329	1,585	-16.2
Feb-2023	989	1,202	-17.7
Jan-2023	800	977	-18.1
Dec-2022	871	1,296	-32.8
Nov-2022	997	1,437	-30.6
Oct-2022	1,107	1,535	-27.9
Sep-2022	1,199	1,613	-25.7
Aug-2022	1,556	1,723	-9.7
Jul-2022	1,288	1,677	-23.2
Jun-2022	1,490	1,764	-15.5

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



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