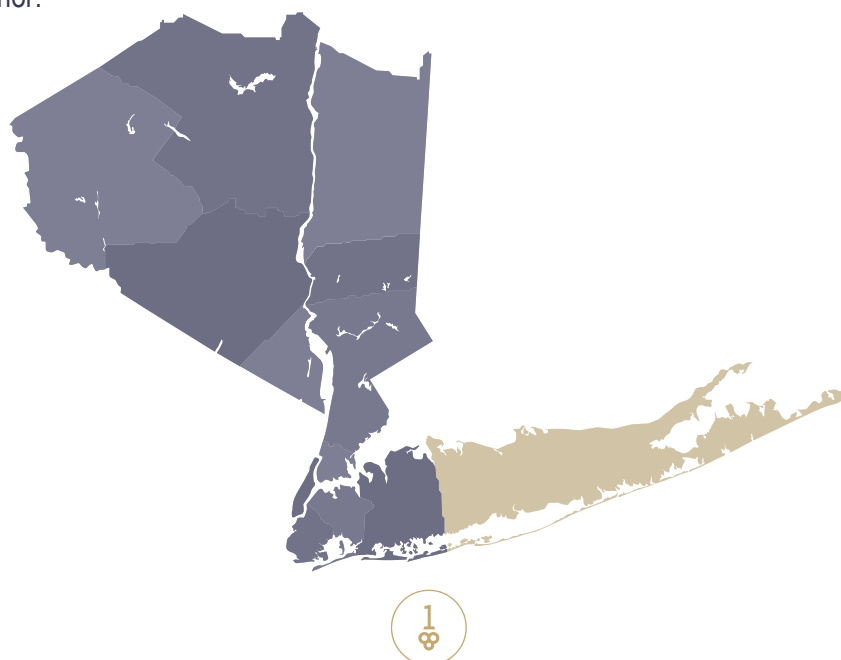


One¹Key[®] **Suffolk County** MLS **Market Update** *The One Source Real Estate Marketplace*

July 2023

Suffolk County reported a residential closed median sale price of \$575,000 in July 2023, which represents no change from the figure reported the prior year. There were 1,069 closed sales transactions and 1,186 pending transactions reported in July 2023, following 1,275 closed and 1,312 pending transactions reported in the month prior.

The **OneKey MLS Regional Area** reported a closed median sale price of \$633,000 in July 2023, representing an increase of 2.10% as compared to the reported \$620,000 in July 2022. Across the regional coverage area, there were 4,288 closed residential transactions and 4,642 pending transactions, following the reported 4,899 closed and 5,313 pending transactions 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:

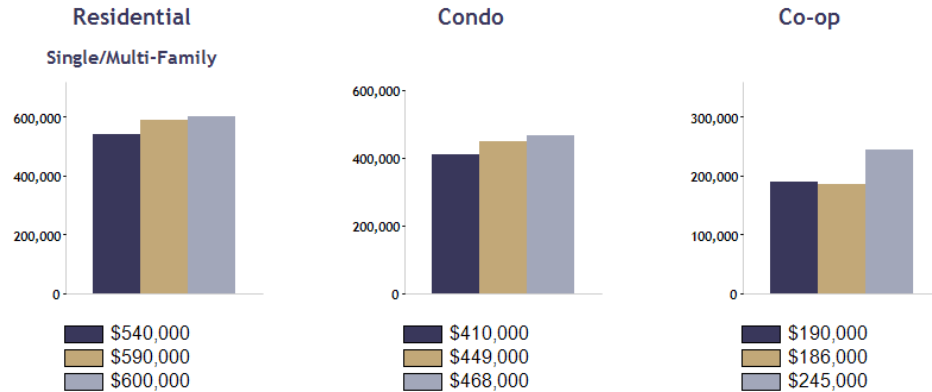
Location: Suffolk (County)

Date Range

Jul 2021	Jul 2022	Jul 2023
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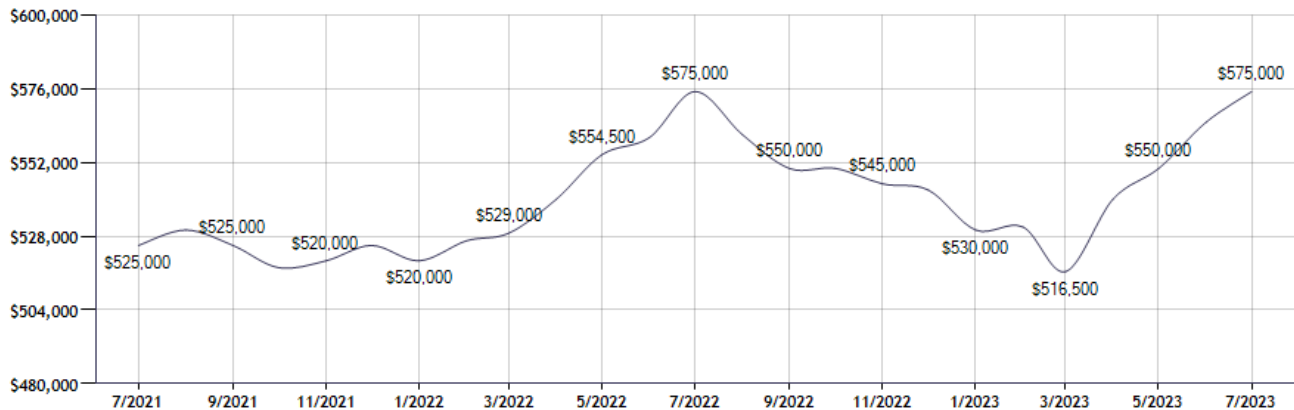
Current Available Inventory - 2,657
Current Median List Price - \$749,900

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jul-2023	\$575,000	\$575,000	0.0
Jun-2023	\$565,000	\$560,000	0.9
May-2023	\$550,000	\$554,500	-0.8
Apr-2023	\$540,000	\$540,000	0.0
Mar-2023	\$516,500	\$529,000	-2.4
Feb-2023	\$531,000	\$526,500	0.9
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

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:

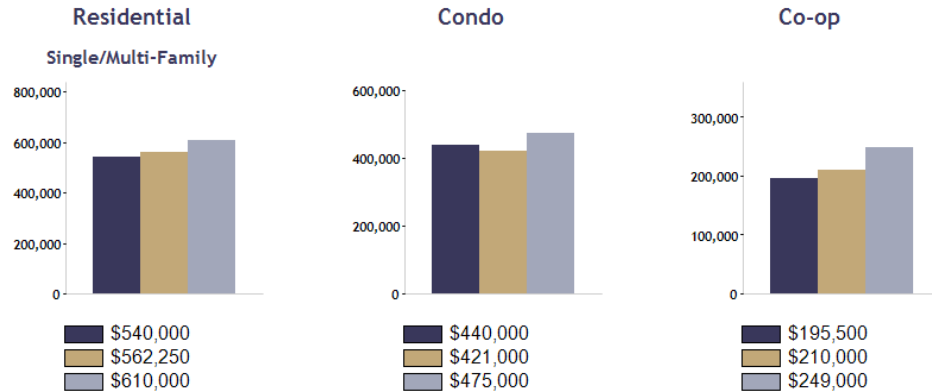
Location: Suffolk (County)

Date Range

Jul 2021	Jul 2022	Jul 2023
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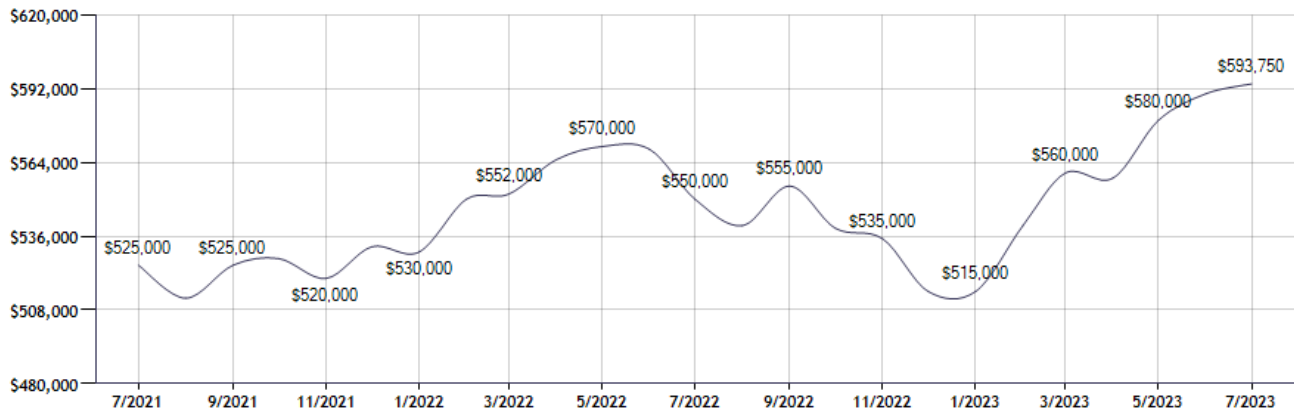
Current Available Inventory - 2,657
Current Median List Price - \$749,900

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jul-2023	\$593,750	\$550,000	8.0
Jun-2023	\$590,000	\$569,000	3.7
May-2023	\$580,000	\$570,000	1.8
Apr-2023	\$558,000	\$565,000	-1.2
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	\$532,000	-3.2
Nov-2022	\$535,000	\$520,000	2.9
Oct-2022	\$539,000	\$527,500	2.2
Sep-2022	\$555,000	\$525,000	5.7
Aug-2022	\$540,000	\$512,500	5.4

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



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Sold Property Counts for:

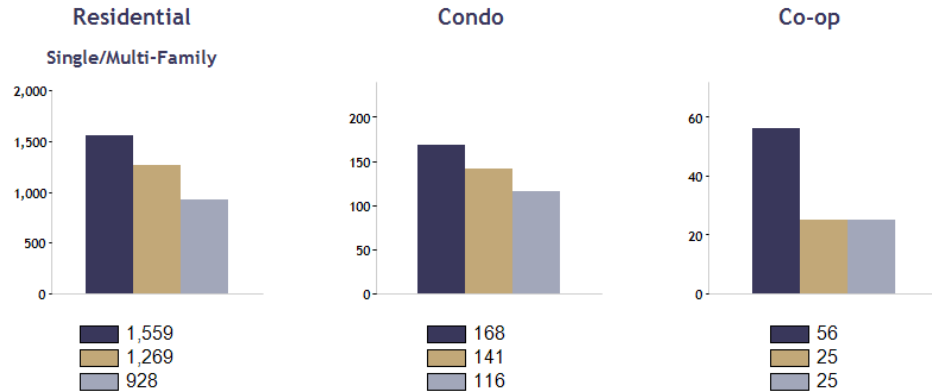
Location: Suffolk (County)

Date Range

Jul 2021	Jul 2022	Jul 2023
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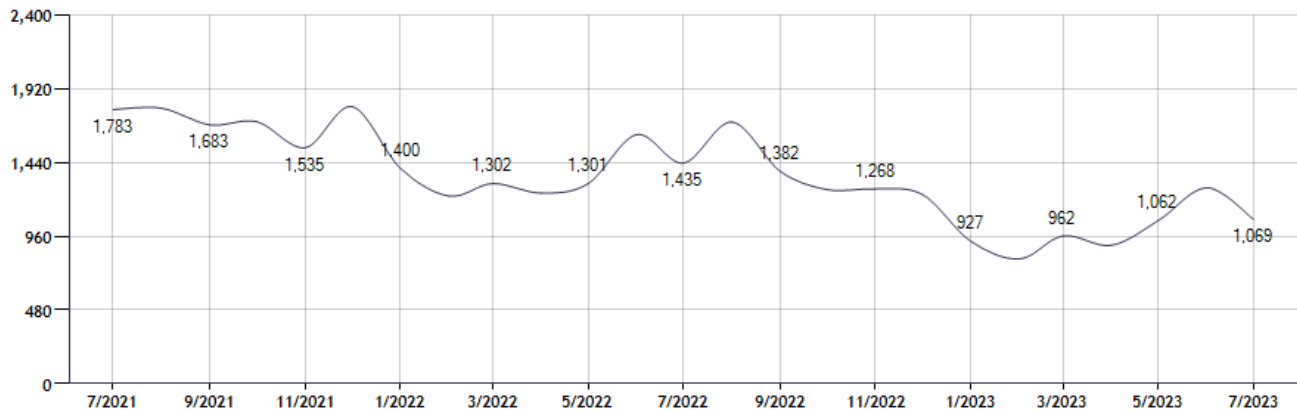
Current Available Inventory - 2,657
Current Median List Price - \$749,900

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jul-2023	1,069	1,435	-25.5
Jun-2023	1,275	1,620	-21.3
May-2023	1,062	1,301	-18.4
Apr-2023	901	1,240	-27.3
Mar-2023	962	1,302	-26.1
Feb-2023	812	1,221	-33.5
Jan-2023	927	1,400	-33.8
Dec-2022	1,231	1,802	-31.7
Nov-2022	1,268	1,535	-17.4
Oct-2022	1,263	1,704	-25.9
Sep-2022	1,382	1,683	-17.9
Aug-2022	1,702	1,792	-5.0

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



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Pending Sales Counts for:

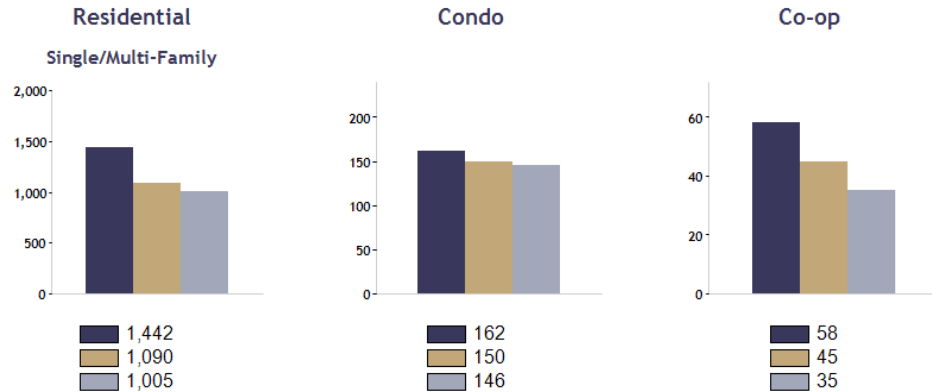
Location: Suffolk (County)

Date Range

Jul 2021	Jul 2022	Jul 2023
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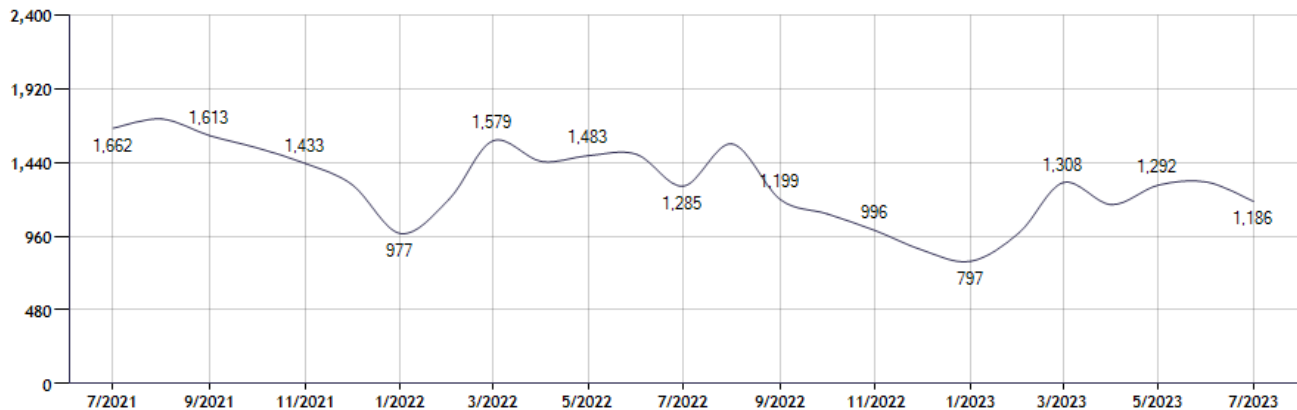
Current Available Inventory - 2,658
Current Median List Price - \$749,945

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jul-2023	1,186	1,285	-7.7
Jun-2023	1,312	1,492	-12.1
May-2023	1,292	1,483	-12.9
Apr-2023	1,165	1,446	-19.4
Mar-2023	1,308	1,579	-17.2
Feb-2023	983	1,200	-18.1
Jan-2023	797	977	-18.4
Dec-2022	869	1,295	-32.9
Nov-2022	996	1,433	-30.5
Oct-2022	1,105	1,534	-28.0
Sep-2022	1,199	1,613	-25.7
Aug-2022	1,560	1,722	-9.4

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



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