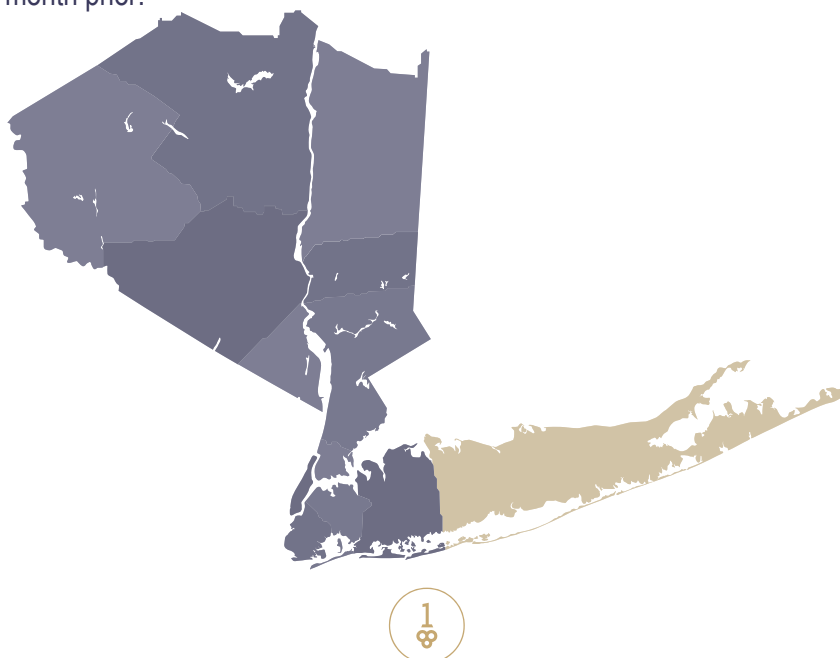


One Key[®] **Suffolk County** MLS **Market Update** *The One Source Real Estate Marketplace*

August 2023

Suffolk County reported a residential closed median sale price of \$590,000 in August 2023, representing a 5.20% increase from \$561,000, reported on the MLS in August 2022. There were 1,334 closed sales transactions and 1,280 pending transactions reported in August 2023, following 1,102 closed and 1,176 pending transactions reported in the month prior.

The **OneKey MLS Regional Area** reported a closed median sale price of \$635,000 in August 2023, representing an increase of 2.40% as compared to the reported \$620,000 in August 2022. Across the regional coverage area, there were 5,243 closed residential transactions and 4,848 pending transactions, following the reported 4,383 closed and 4,566 pending transactions reported 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:

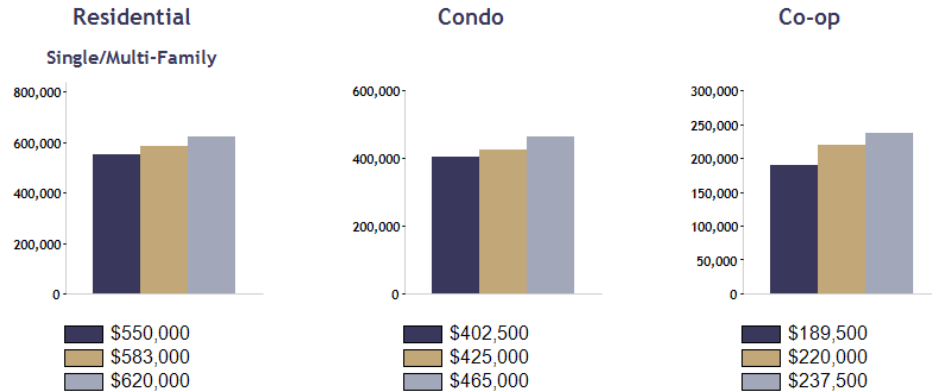
Location: Suffolk (County)

Date Range

Aug 2021	Aug 2022	Aug 2023
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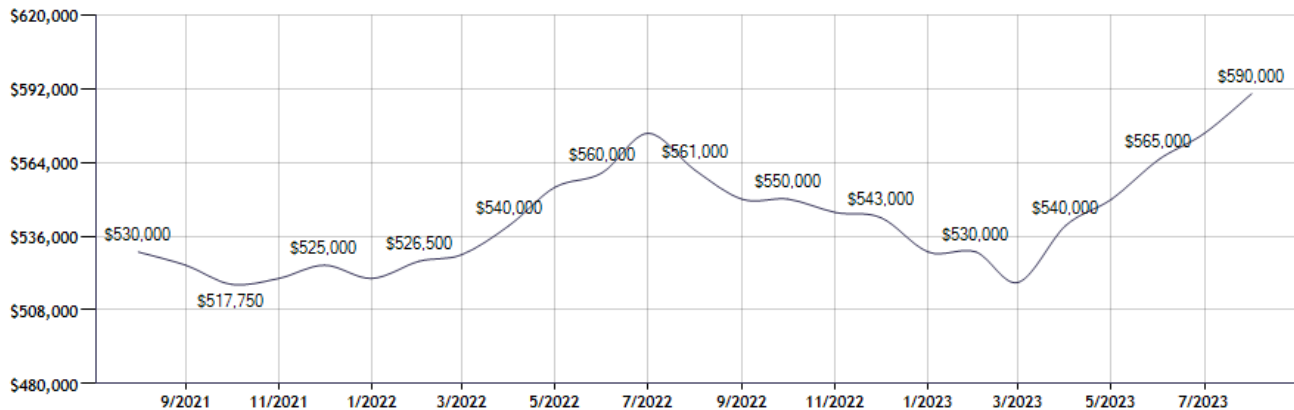
Current Available Inventory - 2,690
Current Median List Price - \$757,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Aug-2023	\$590,000	\$561,000	5.2
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	\$518,500	\$529,000	-2.0
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

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:

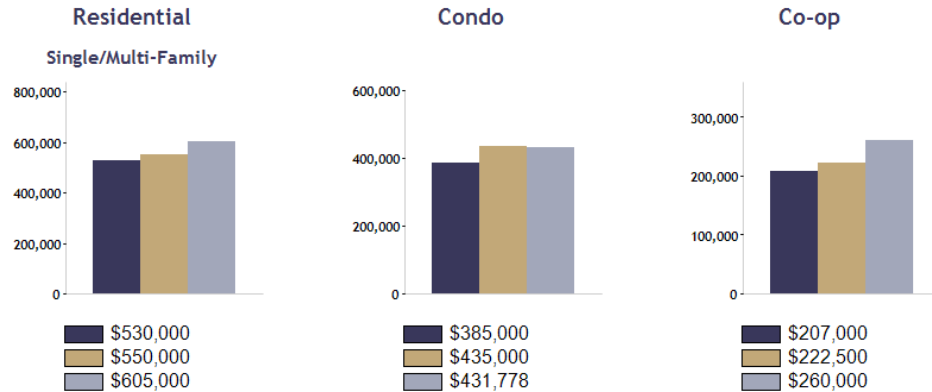
Location: Suffolk (County)

Date Range

Aug 2021	Aug 2022	Aug 2023
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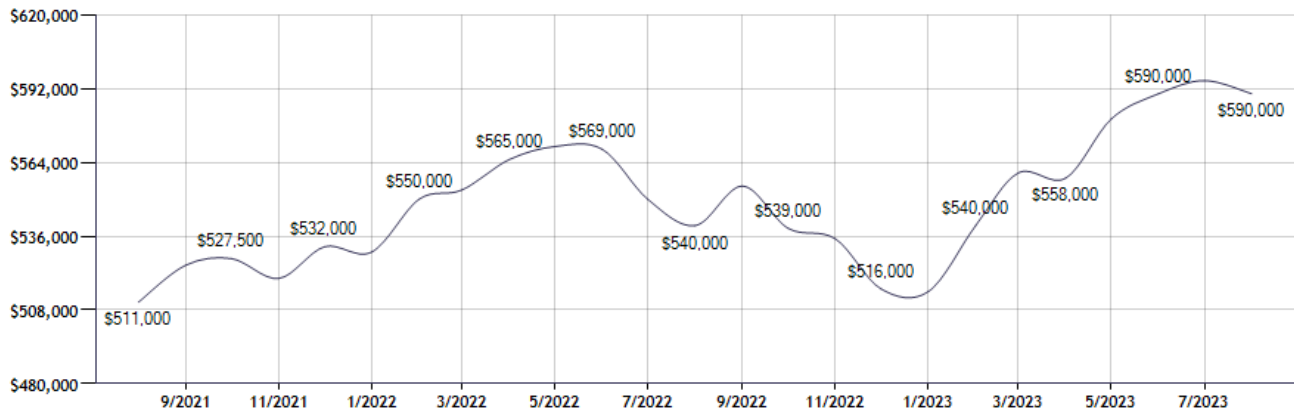
Current Available Inventory - 2,691
Current Median List Price - \$759,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Aug-2023	\$590,000	\$540,000	9.3
Jul-2023	\$595,000	\$550,000	8.2
Jun-2023	\$590,000	\$569,000	3.7
May-2023	\$580,500	\$570,000	1.8
Apr-2023	\$558,000	\$565,000	-1.2
Mar-2023	\$560,000	\$553,500	1.2
Feb-2023	\$540,000	\$550,000	-1.8
Jan-2023	\$515,000	\$530,000	-2.8
Dec-2022	\$516,000	\$532,000	-3.0
Nov-2022	\$535,000	\$520,000	2.9
Oct-2022	\$539,000	\$527,500	2.2
Sep-2022	\$555,000	\$525,000	5.7

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



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Sold Property Counts for:

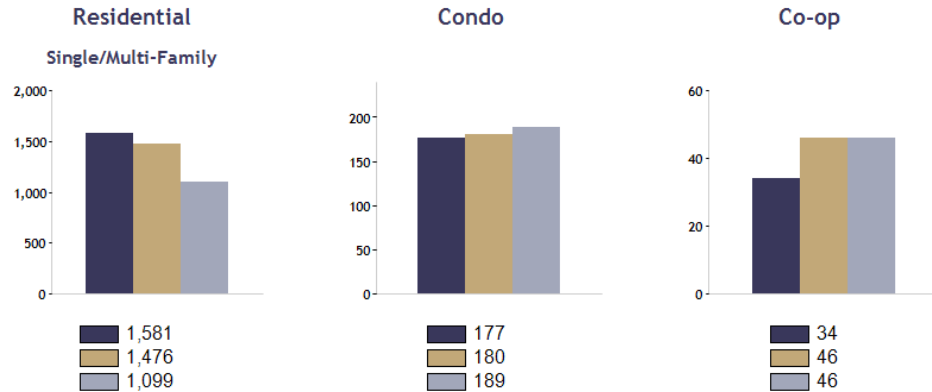
Location: Suffolk (County)

Date Range

Aug 2021	Aug 2022	Aug 2023
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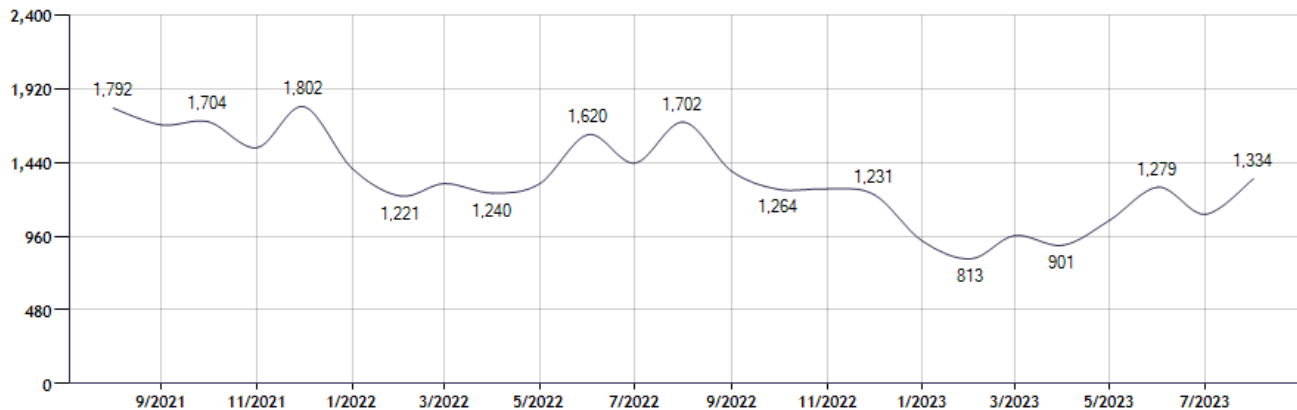
Current Available Inventory - 2,690
Current Median List Price - \$758,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Aug-2023	1,334	1,702	-21.6
Jul-2023	1,102	1,435	-23.2
Jun-2023	1,279	1,620	-21.0
May-2023	1,065	1,301	-18.1
Apr-2023	901	1,240	-27.3
Mar-2023	964	1,302	-26.0
Feb-2023	813	1,221	-33.4
Jan-2023	928	1,400	-33.7
Dec-2022	1,231	1,802	-31.7
Nov-2022	1,268	1,535	-17.4
Oct-2022	1,264	1,704	-25.8
Sep-2022	1,382	1,683	-17.9

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



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Pending Sales Counts for:

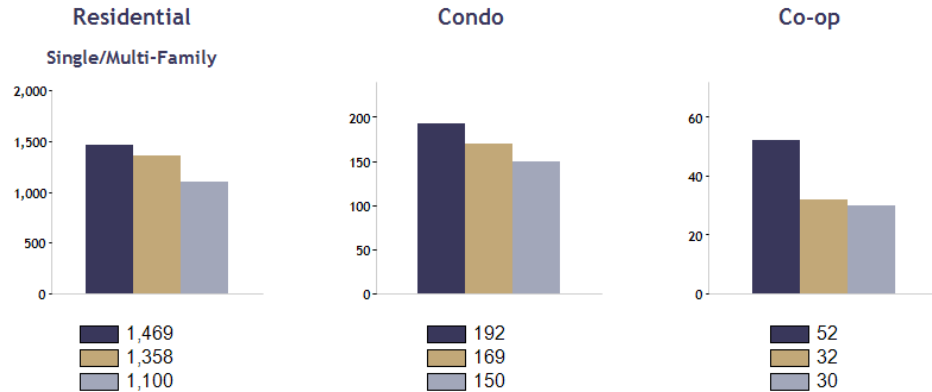
Location: Suffolk (County)

Date Range

Aug 2021	Aug 2022	Aug 2023
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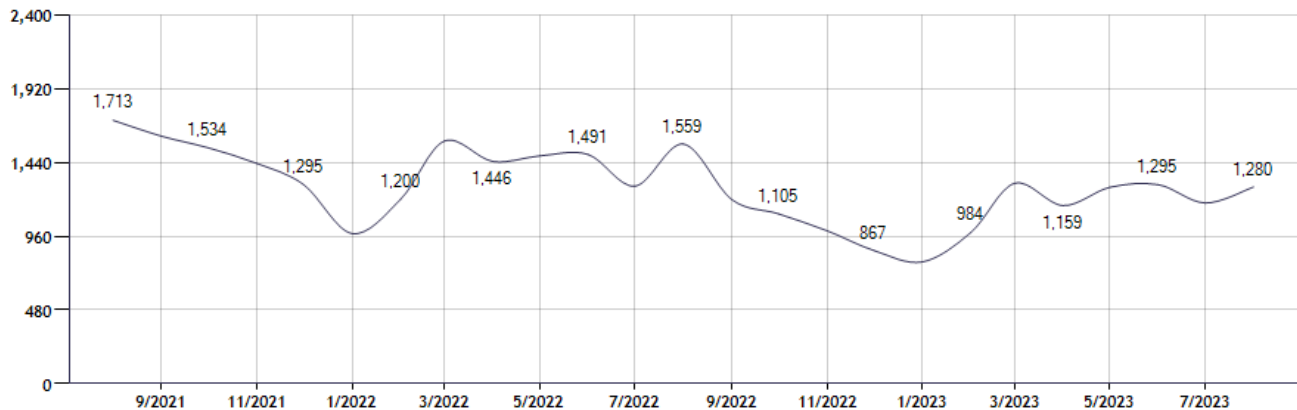
Current Available Inventory - 2,690
Current Median List Price - \$758,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Aug-2023	1,280	1,559	-17.9
Jul-2023	1,176	1,285	-8.5
Jun-2023	1,295	1,491	-13.1
May-2023	1,278	1,482	-13.8
Apr-2023	1,159	1,446	-19.8
Mar-2023	1,304	1,578	-17.4
Feb-2023	984	1,200	-18.0
Jan-2023	793	977	-18.8
Dec-2022	867	1,295	-33.1
Nov-2022	995	1,433	-30.6
Oct-2022	1,105	1,534	-28.0
Sep-2022	1,198	1,610	-25.6

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



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