

Suffolk County Real Estate Market Review

2025 vs. 2024 Per Quarter

Prepared by Red Hilton on Thursday, October 16, 2025

Single Family

Listing Inventory	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025*	Var.
Listing Units	100	123	23	162	223	61	182	225	43	87	254	167
Avg. Days on Market	67	73	6	63	62	-1	61	70	9	96	146	50
Avg. List Price	\$3,451,481.94	\$3,515,043.49	\$63,561.55	\$2,923,240.62	\$2,451,443.24	-\$471,797.38	\$2,365,074.41	\$2,231,010.23	-\$134,064.18	\$3,028,256.18	\$2,286,176.95	-\$742,079.23
Avg. List \$ / SqFt	\$879.74	\$831.41	-\$48.33	\$790.86	\$727.74	-\$63.12	\$710.03	\$705.62	-\$4.41	\$776.69	\$710.66	-\$66.03
Approx. Absorption Rate	80.50%	70.46%	-10.04%	51.03%	37.44%	-13.59%	45.42%	38.74%	-6.68%	100.57%	26.08%	-74.49%
Approx. Months Supply of Inventory	1.24	1.42	0.18	1.96	2.67	0.71	2.20	2.58	0.38	0.99	3.83	2.84
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025*	Var.
Listing Units (Taken)	276	293	17	460	543	83	393	402	9	236	99	-137
Avg. Original List Price	\$1,553,334.43	\$1,865,624.22	\$312,289.79	\$1,302,505.49	\$1,309,227.35	\$6,721.86	\$1,277,933.13	\$1,451,383.66	\$173,450.53	\$1,176,601.14	\$1,583,691.76	\$407,090.62
Avg. Original List \$ / SqFt	\$576.76	\$1,880.23	\$1,303.47	\$569.47	\$579.03	\$9.56	\$550.53	\$585.28	\$34.75	\$530.75	\$613.53	\$82.78
Listed & Price Changed (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025*	Var.
Listing Units (Price Changed)	28	41	13	85	116	31	68	76	8	35	3	-32
Avg. Original List Price	\$1,894,842.79	\$1,767,421.95	-\$127,420.84	\$1,532,239.93	\$1,161,443.04	-\$370,796.89	\$1,393,013.01	\$976,753.83	-\$416,259.18	\$1,147,356.40	\$1,149,300.00	\$1,943.60
Avg. Original List \$ / SqFt	\$683.99	\$9,537.28	\$8,853.29	\$597.21	\$569.12	-\$28.09	\$588.51	\$511.12	-\$77.39	\$534.69	\$748.55	\$213.86
Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025*	Var.
Listing Units (Went Pending)	240	211	-29	360	393	33	314	305	-9	259	70	-189
Avg. List Price	\$1,088,016.65	\$1,154,612.10	\$66,595.45	\$1,039,888.74	\$1,147,613.03	\$107,724.29	\$999,006.95	\$1,108,719.80	\$109,712.85	\$1,065,515.61	\$1,059,547.73	-\$5,967.88
Avg. List \$ / SqFt	\$504.40	\$541.65	\$37.25	\$530.15	\$538.83	\$8.68	\$495.87	\$530.06	\$34.19	\$502.62	\$521.13	\$18.51
Avg. Days to Offer	29	30	1	20	22	2	25	29	4	33	27	-6

Suffolk County Real Estate Market Review

2025 vs. 2024 Per Quarter

Prepared by Red Hilton on Thursday, October 16, 2025

Single Family

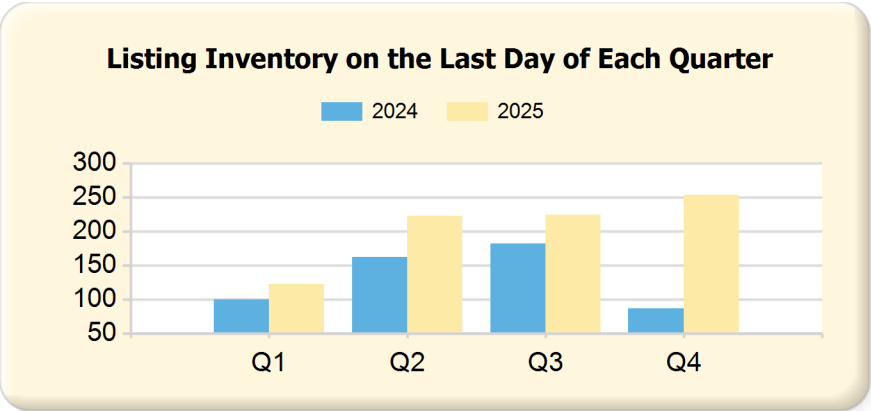
Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025*	Var.
Closed Units (Sold)	165	155	-10	311	273	-38	294	329	35	280	36	-244
Avg. Days on Market	41	51	10	33	37	4	30	33	3	39	58	19
Avg. Days to Offer	30	36	6	21	24	3	19	23	4	27	46	19
Avg. Sale Price	\$872,290.23	\$1,145,101.12	\$272,810.89	\$1,142,749.48	\$1,173,144.25	\$30,394.77	\$1,012,989.74	\$1,067,782.84	\$54,793.10	\$1,005,144.46	\$1,021,277.75	\$16,133.29
Avg. Sale \$ / SqFt	\$459.65	\$527.60	\$67.95	\$541.78	\$566.15	\$24.37	\$520.40	\$533.98	\$13.58	\$506.31	\$509.35	\$3.04
Avg. List Price	\$878,018.65	\$1,163,160.54	\$285,141.89	\$1,134,558.24	\$1,174,716.13	\$40,157.89	\$1,010,118.36	\$1,085,238.68	\$75,120.32	\$1,023,336.93	\$1,013,058.19	-\$10,278.74
Avg. List \$ / SqFt	\$460.51	\$528.69	\$68.18	\$532.11	\$554.33	\$22.22	\$516.40	\$532.53	\$16.13	\$509.79	\$507.02	-\$2.77
Avg. Original List Price	\$895,953.81	\$1,203,514.74	\$307,560.93	\$1,155,509.68	\$1,193,925.38	\$38,415.70	\$1,025,299.98	\$1,101,700.38	\$76,400.40	\$1,048,466.36	\$1,054,749.94	\$6,283.58
Avg. Original List \$ / SqFt	\$470.68	\$541.53	\$70.85	\$539.88	\$561.31	\$21.43	\$523.65	\$540.71	\$17.06	\$519.55	\$528.48	\$8.93
Avg. Sale Price as % of List Price	100.50%	100.62%	0.12%	102.55%	103.21%	0.66%	101.32%	100.60%	-0.72%	100.76%	100.84%	0.08%
Avg. Sale Price as % of Original List Price	98.58%	98.78%	0.20%	101.48%	102.26%	0.78%	100.08%	99.13%	-0.95%	99.30%	97.28%	-2.02%
Sold Units - Short Sale	2	0	-2	0	0	0	0	0	0	0	0	0
Sold Units - Lender-Owned	4	0	-4	2	0	-2	0	0	0	0	0	0
12-Month Activity	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025*	Var.
Units Listed	1258	1382	124	1299	1465	166	1357	1476	119	1365	1338	-27
Units Price Changed	296	334	38	309	351	42	322	365	43	327	349	22
Units Went Pending	1059	1112	53	1049	1150	101	1085	1146	61	1132	952	-180
Units Sold	966	1040	74	992	1002	10	992	1046	54	1050	795	-255

Suffolk County Real Estate Market Review

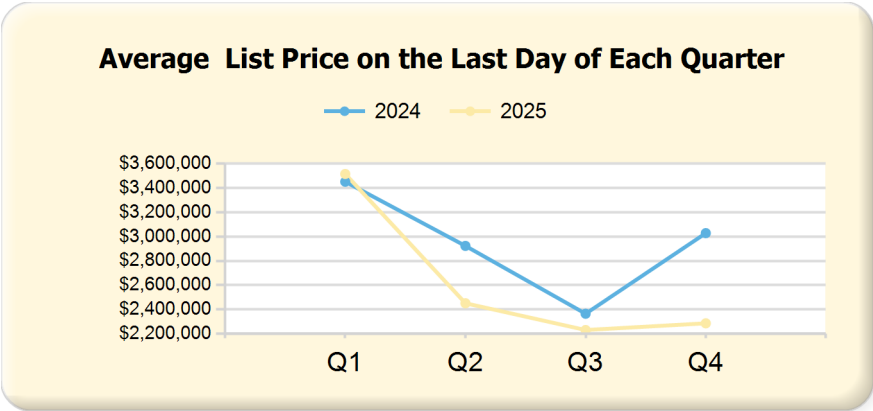
2025 vs. 2024 Per Quarter

Prepared by Red Hilton on Thursday, October 16, 2025

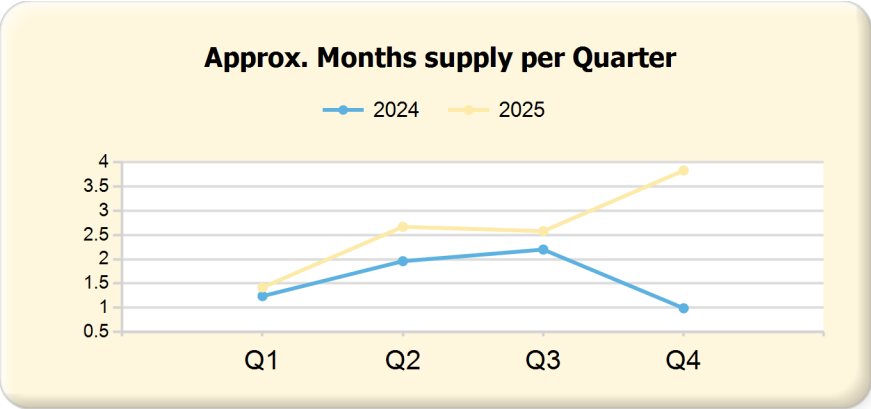
Single Family



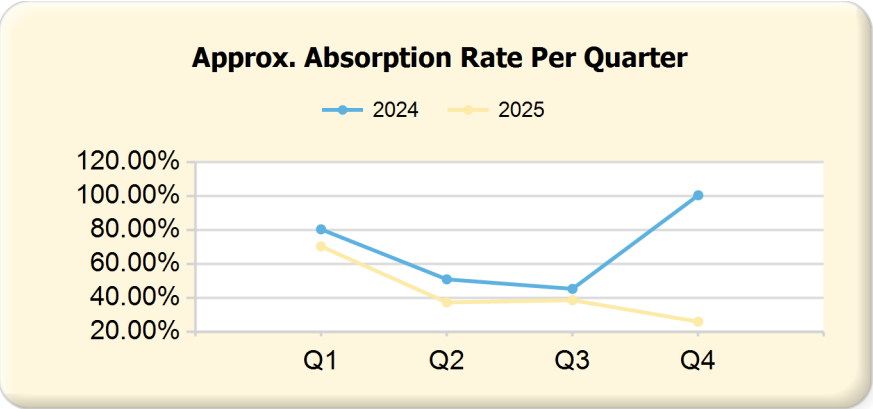
	Q1	Q2	Q3	Q4
2024	100	162	182	87
2025	123	223	225	254



	Q1	Q2	Q3	Q4
2024	\$3,451,481.94	\$2,923,240.62	\$2,365,074.41	\$3,028,256.18
2025	\$3,515,043.49	\$2,451,443.24	\$2,231,010.23	\$2,286,176.95



	Q1	Q2	Q3	Q4
2024	1.24	1.96	2.20	0.99
2025	1.42	2.67	2.58	3.83



	Q1	Q2	Q3	Q4
2024	80.50%	51.03%	45.42%	100.57%
2025	70.46%	37.44%	38.74%	26.08%

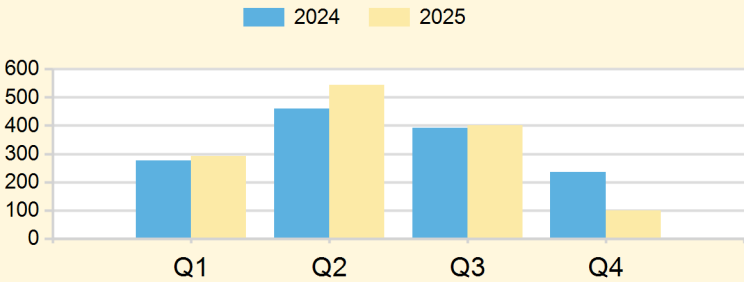
Suffolk County Real Estate Market Review

2025 vs. 2024 Per Quarter

Prepared by Red Hilton on Thursday, October 16, 2025

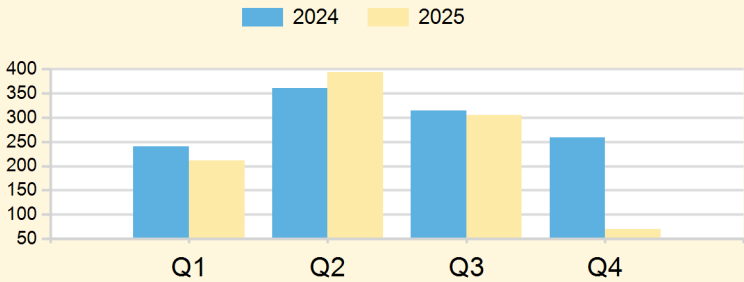
Single Family

Properties Listed During Each Quarter



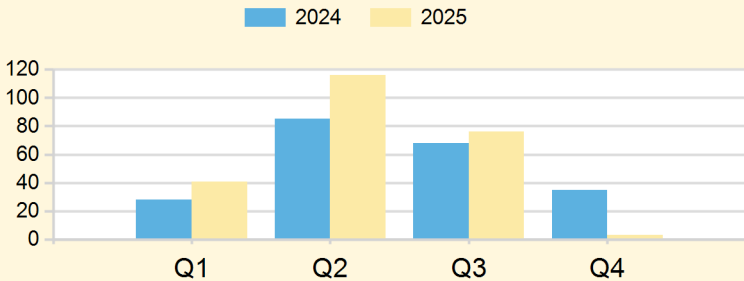
	Q1	Q2	Q3	Q4
2024	276	460	393	236
2025	293	543	402	99

Went Pending During Each Quarter



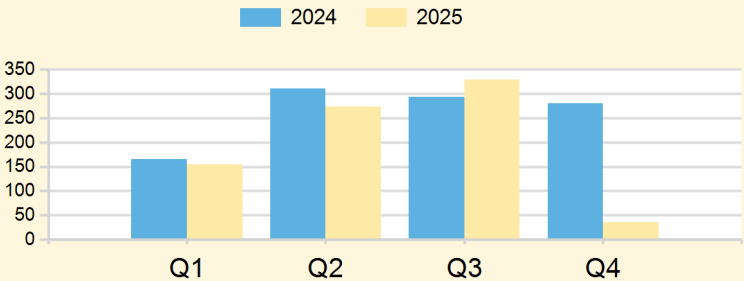
	Q1	Q2	Q3	Q4
2024	240	360	314	259
2025	211	393	305	70

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2024	28	85	68	35
2025	41	116	76	3

Sold Listings During Each Quarter



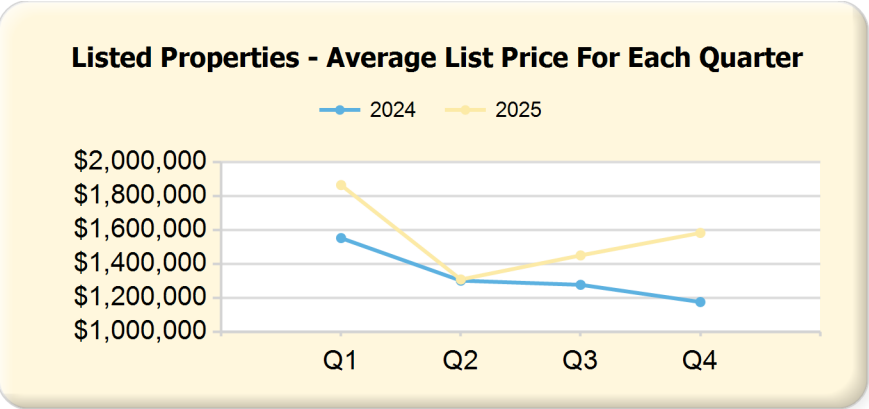
	Q1	Q2	Q3	Q4
2024	165	311	294	280
2025	155	273	329	36

Suffolk County Real Estate Market Review

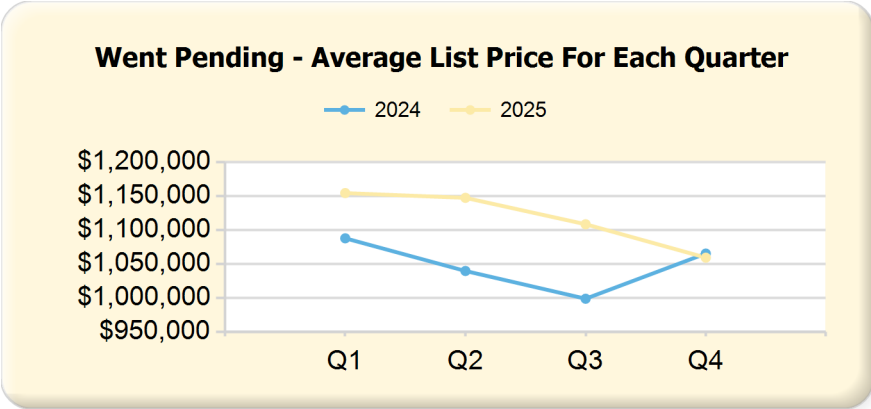
2025 vs. 2024 Per Quarter

Prepared by Red Hilton on Thursday, October 16, 2025

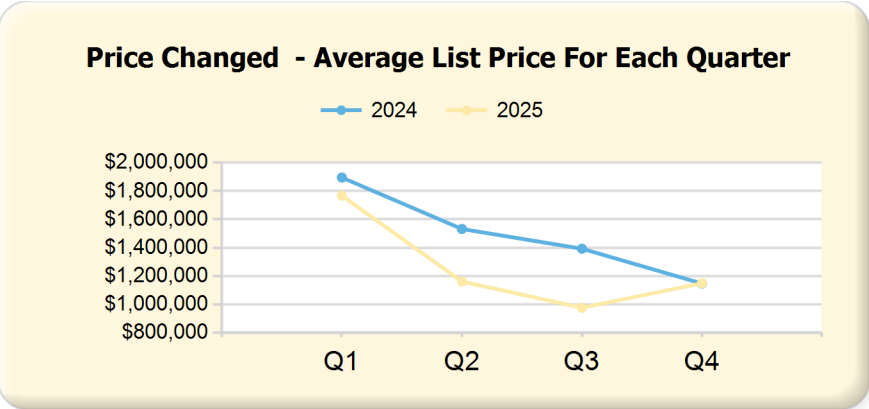
Single Family



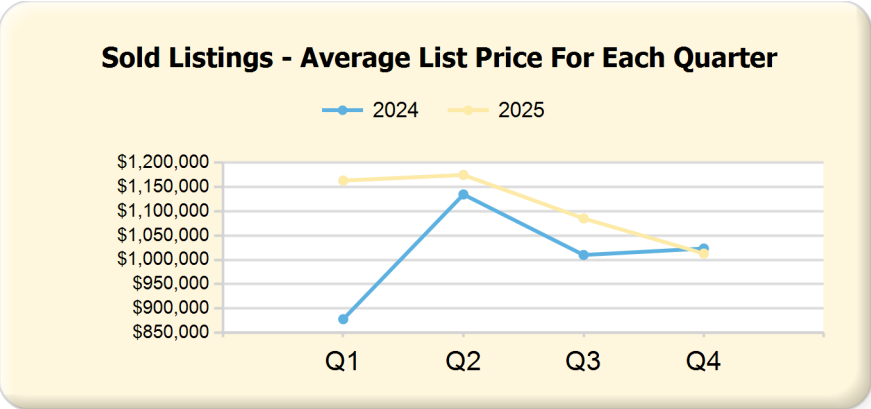
	Q1	Q2	Q3	Q4
2024	\$1,553,334.43	\$1,302,505.49	\$1,277,933.13	\$1,176,601.14
2025	\$1,865,624.22	\$1,309,227.35	\$1,451,383.66	\$1,583,691.76



	Q1	Q2	Q3	Q4
2024	\$1,088,016.65	\$1,039,888.74	\$999,006.95	\$1,065,515.61
2025	\$1,154,612.10	\$1,147,613.03	\$1,108,719.80	\$1,059,547.73



	Q1	Q2	Q3	Q4
2024	\$1,894,842.79	\$1,532,239.93	\$1,393,013.01	\$1,147,356.40
2025	\$1,767,421.95	\$1,161,443.04	\$976,753.83	\$1,149,300.00



	Q1	Q2	Q3	Q4
2024	\$878,018.65	\$1,134,558.24	\$1,010,118.36	\$1,023,336.93
2025	\$1,163,160.54	\$1,174,716.13	\$1,085,238.68	\$1,013,058.19

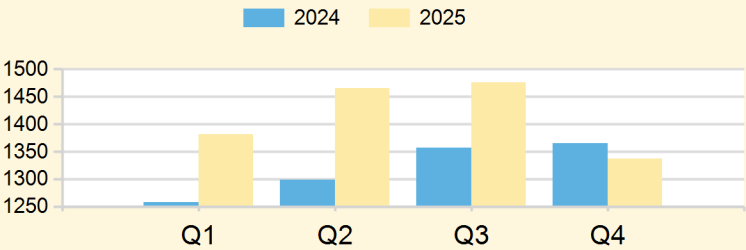
Suffolk County Real Estate Market Review

2025 vs. 2024 Per Quarter

Prepared by Red Hilton on Thursday, October 16, 2025

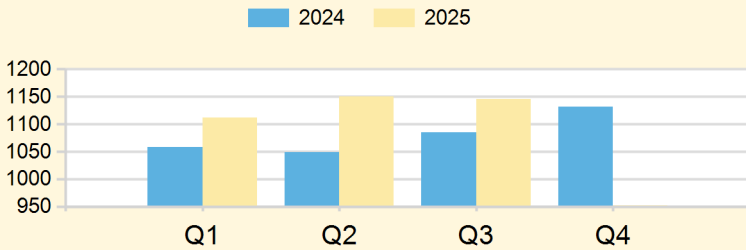
Single Family

Listed Between the Last Day of Each Quarter and 12 Months



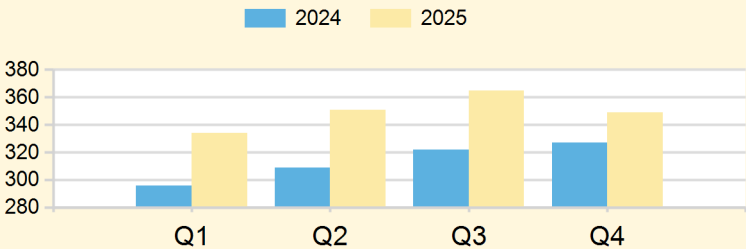
	Q1	Q2	Q3	Q4
2024	1,258	1,299	1,357	1,365
2025	1,382	1,465	1,476	1,338

Went Pending Between the Last Day of Each Quarter and 12 Months



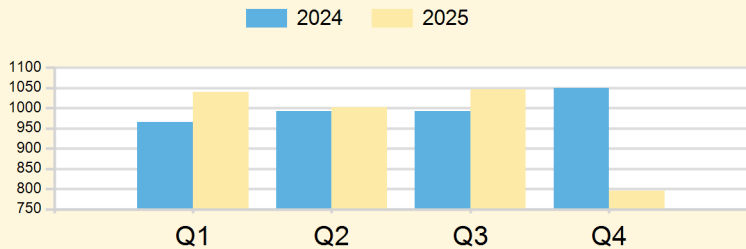
	Q1	Q2	Q3	Q4
2024	1,059	1,049	1,085	1,132
2025	1,112	1,150	1,146	952

Price Changed Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2024	296	309	322	327
2025	334	351	365	349

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2024	966	992	992	1,050
2025	1,040	1,002	1,046	795