

Suffolk County Real Estate Market Review

2025 vs. 2024 Per Quarter

Prepared by Red Hilton on Tuesday, January 13, 2026

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	226	44	87	102	15
Avg. Days on Market	67	73	6	63	62	-1	61	70	9	96	131	35
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	\$2,224,452.66	-\$140,621.75	\$3,028,256.18	\$2,897,687.03	-\$130,569.15
Avg. List \$ / SqFt	\$879.74	\$831.41	-\$48.33	\$790.86	\$727.74	-\$63.12	\$710.03	\$703.53	-\$6.50	\$776.69	\$755.65	-\$21.04
Approx. Absorption Rate	80.58%	70.46%	-10.12%	51.08%	37.44%	-13.64%	45.47%	38.57%	-6.90%	100.57%	84.80%	-15.77%
Approx. Months Supply of Inventory	1.24	1.42	0.18	1.96	2.67	0.71	2.20	2.59	0.39	0.99	1.18	0.19
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	542	82	393	400	7	236	278	42
Avg. Original List Price	\$1,553,334.43	\$1,865,624.22	\$312,289.79	\$1,302,505.49	\$1,307,491.61	\$4,986.12	\$1,277,933.13	\$1,454,005.58	\$176,072.45	\$1,176,601.14	\$1,377,248.65	\$200,647.51
Avg. Original List \$ / SqFt	\$576.76	\$1,880.23	\$1,303.47	\$569.47	\$578.33	\$8.86	\$550.53	\$585.68	\$35.15	\$530.75	\$561.20	\$30.45
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	115	30	68	74	6	35	67	32
Avg. Original List Price	\$1,894,842.79	\$1,767,421.95	-\$127,420.84	\$1,532,239.93	\$1,151,977.33	-\$380,262.60	\$1,393,013.01	\$984,936.36	-\$408,076.65	\$1,147,356.40	\$1,034,373.13	-\$112,983.27
Avg. Original List \$ / SqFt	\$683.99	\$9,537.28	\$8,853.29	\$597.21	\$565.71	-\$31.50	\$588.51	\$512.28	-\$76.23	\$534.69	\$531.00	-\$3.69
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	392	32	314	305	-9	259	297	38
Avg. List Price	\$1,088,016.65	\$1,154,801.67	\$66,785.02	\$1,039,888.74	\$1,144,994.70	\$105,105.96	\$999,006.95	\$1,108,021.11	\$109,014.16	\$1,065,129.51	\$1,325,107.23	\$259,977.72
Avg. List \$ / SqFt	\$504.40	\$541.74	\$37.34	\$530.15	\$537.80	\$7.65	\$495.87	\$529.77	\$33.90	\$502.47	\$560.66	\$58.19
Avg. Days to Offer	29	30	1	19	22	3	25	30	5	33	37	4

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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	279	-1
Avg. Days on Market	41	51	10	33	37	4	30	33	3	39	45	6
Avg. Days to Offer	30	36	6	21	24	3	19	23	4	27	33	6
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	\$1,063,603.50	\$50,613.76	\$1,005,144.46	\$1,344,332.90	\$339,188.44
Avg. Sale \$ / SqFt	\$459.65	\$527.60	\$67.95	\$541.78	\$566.15	\$24.37	\$520.40	\$532.20	\$11.80	\$506.31	\$561.25	\$54.94
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	\$1,080,803.73	\$70,685.37	\$1,023,336.93	\$1,400,796.52	\$377,459.59
Avg. List \$ / SqFt	\$460.51	\$528.69	\$68.18	\$532.11	\$554.33	\$22.22	\$516.40	\$530.65	\$14.25	\$509.79	\$570.95	\$61.16
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	\$1,096,958.43	\$71,658.45	\$1,048,466.36	\$1,429,229.87	\$380,763.51
Avg. Original List \$ / SqFt	\$470.68	\$541.53	\$70.85	\$539.88	\$561.31	\$21.43	\$523.65	\$538.69	\$15.04	\$519.55	\$585.64	\$66.09
Avg. Sale Price as % of List Price	100.50%	100.62%	0.12%	102.55%	103.21%	0.66%	101.32%	100.62%	-0.70%	100.76%	99.23%	-1.53%
Avg. Sale Price as % of Original List Price	98.58%	98.78%	0.20%	101.48%	102.26%	0.78%	100.08%	99.17%	-0.91%	99.30%	97.02%	-2.28%
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	1464	165	1357	1473	116	1365	1514	149
Units Price Changed	296	334	38	309	350	41	322	362	40	327	437	110
Units Went Pending	1059	1112	53	1049	1149	100	1085	1145	60	1132	1166	34
Units Sold	967	1040	73	993	1002	9	993	1046	53	1050	1038	-12

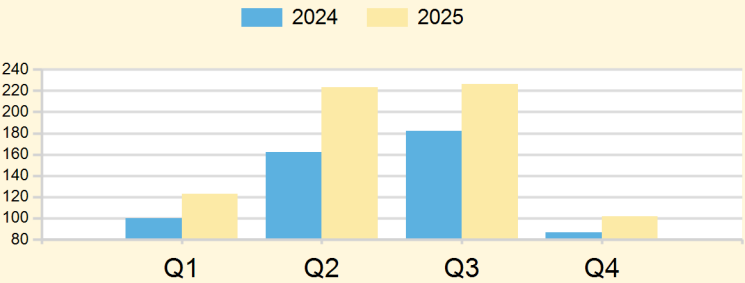
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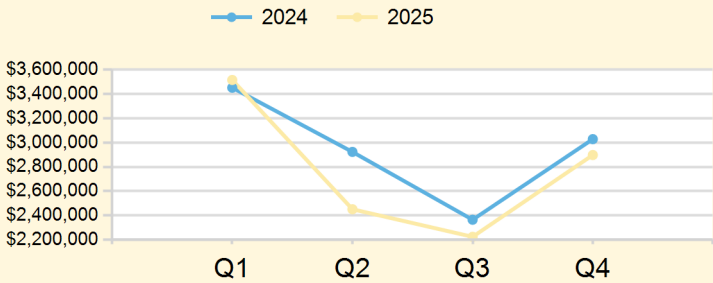
Single Family

Listing Inventory on the Last Day of Each Quarter



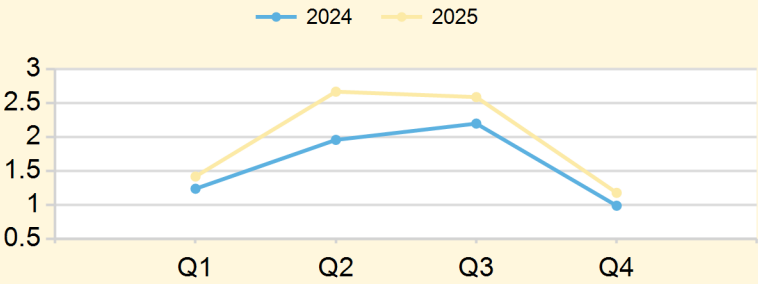
	Q1	Q2	Q3	Q4
2024	100	162	182	87
2025	123	223	226	102

Average List Price on the Last Day of Each Quarter



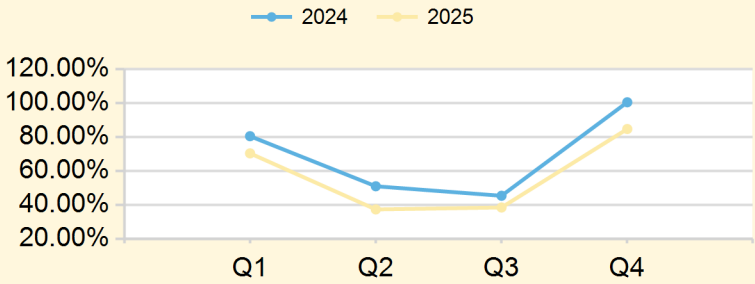
	Q1	Q2	Q3	Q4
2024	\$3,451,481.94	\$2,923,240.62	\$2,365,074.41	\$3,028,256.18
2025	\$3,515,043.49	\$2,451,443.24	\$2,224,452.66	\$2,897,687.03

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2024	1.24	1.96	2.20	0.99
2025	1.42	2.67	2.59	1.18

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2024	80.58%	51.08%	45.47%	100.57%
2025	70.46%	37.44%	38.57%	84.80%

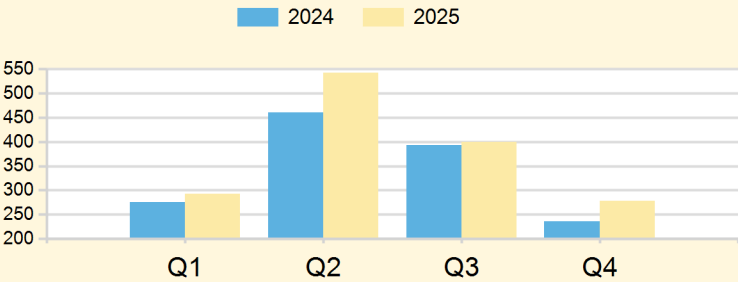
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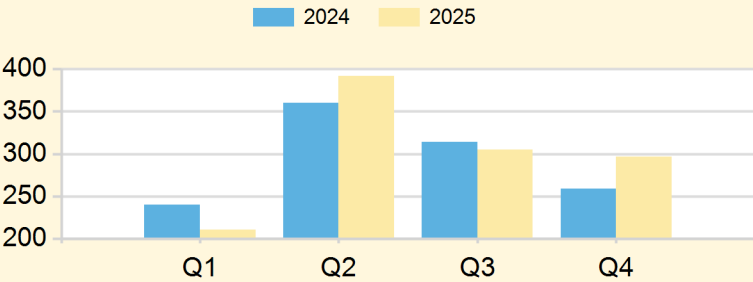
Single Family

Properties Listed During Each Quarter



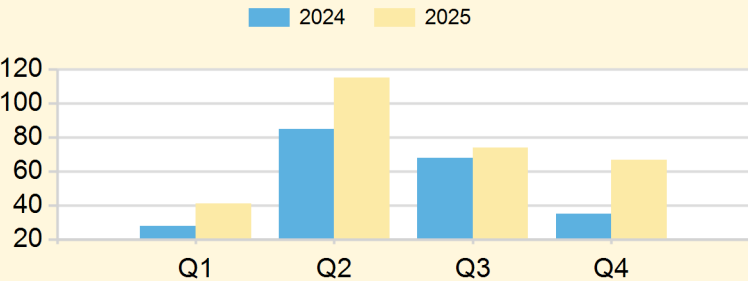
	Q1	Q2	Q3	Q4
2024	276	460	393	236
2025	293	542	400	278

Went Pending During Each Quarter



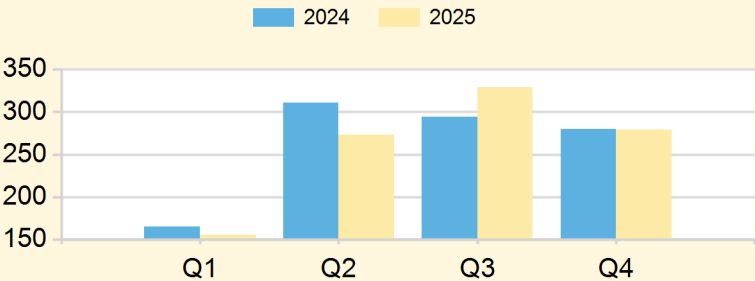
	Q1	Q2	Q3	Q4
2024	240	360	314	259
2025	211	392	305	297

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2024	28	85	68	35
2025	41	115	74	67

Sold Listings During Each Quarter



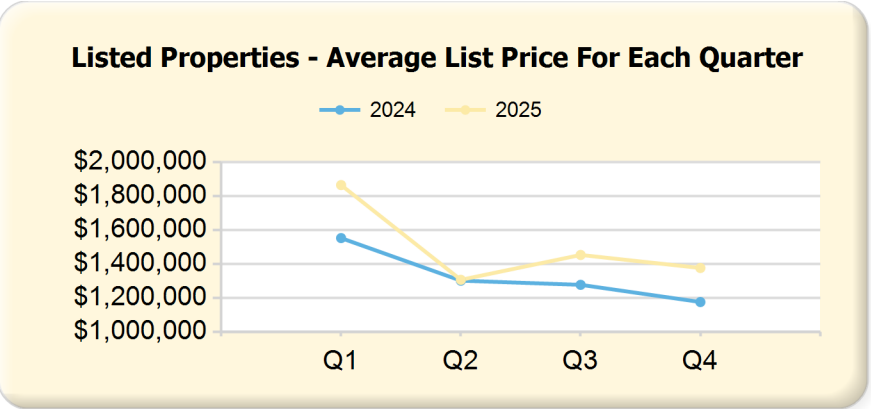
	Q1	Q2	Q3	Q4
2024	165	311	294	280
2025	155	273	329	279

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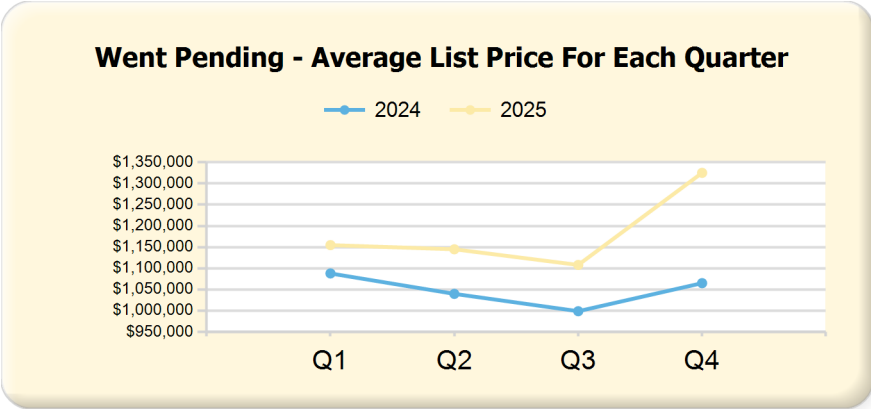
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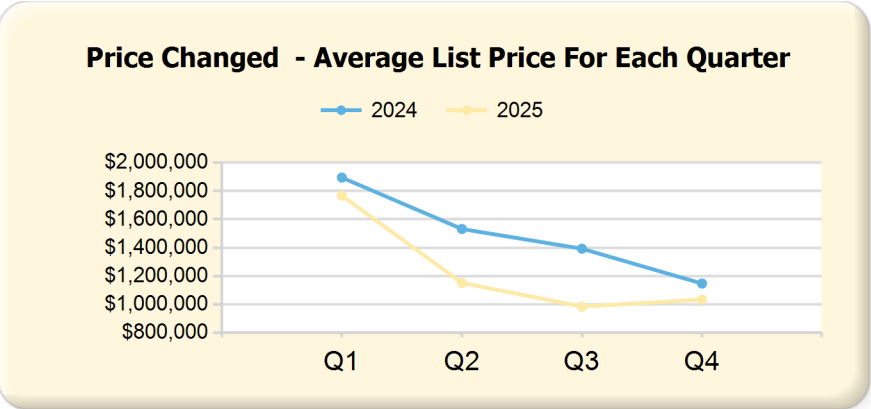
Single Family



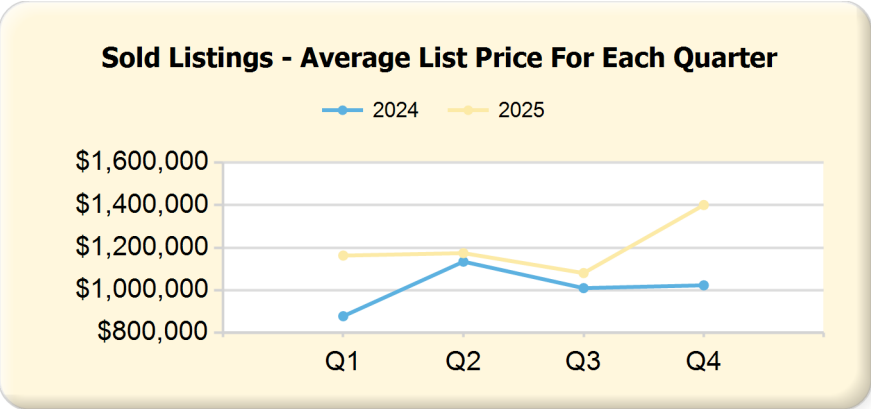
	Q1	Q2	Q3	Q4
2024	\$1,553,334.43	\$1,302,505.49	\$1,277,933.13	\$1,176,601.14
2025	\$1,865,624.22	\$1,307,491.61	\$1,454,005.58	\$1,377,248.65



	Q1	Q2	Q3	Q4
2024	\$1,088,016.65	\$1,039,888.74	\$999,006.95	\$1,065,129.51
2025	\$1,154,801.67	\$1,144,994.70	\$1,108,021.11	\$1,325,107.23



	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	\$1,151,977.33	\$984,936.36	\$1,034,373.13



	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	\$1,080,803.73	\$1,400,796.52

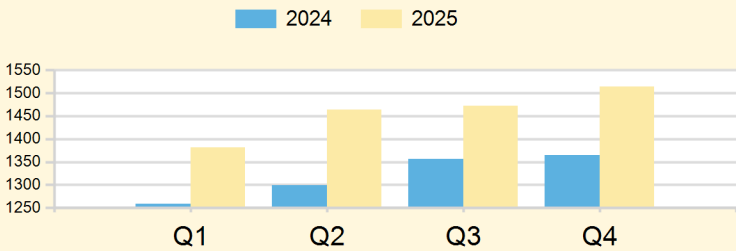
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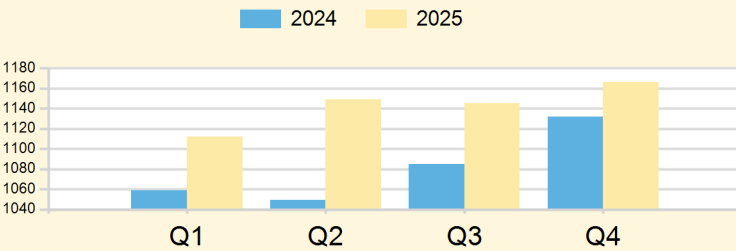
Single Family

Listed Between the Last Day of Each Quarter and 12 Months



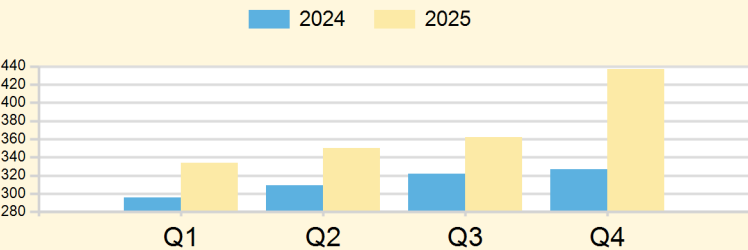
	Q1	Q2	Q3	Q4
2024	1,258	1,299	1,357	1,365
2025	1,382	1,464	1,473	1,514

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



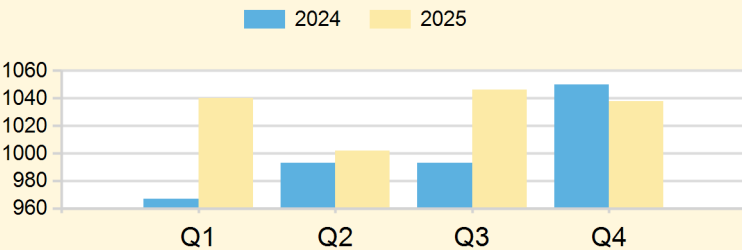
	Q1	Q2	Q3	Q4
2024	1,059	1,049	1,085	1,132
2025	1,112	1,149	1,145	1,166

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



	Q1	Q2	Q3	Q4
2024	296	309	322	327
2025	334	350	362	437

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2024	967	993	993	1,050
2025	1,040	1,002	1,046	1,038