

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.									
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.									
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.									
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.									
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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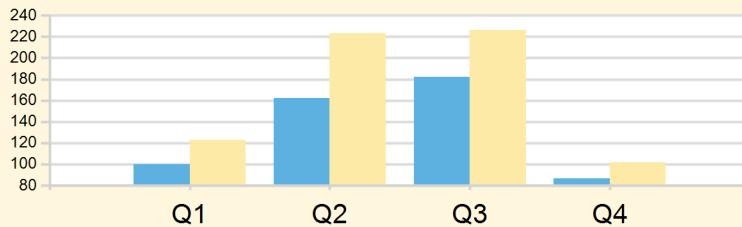
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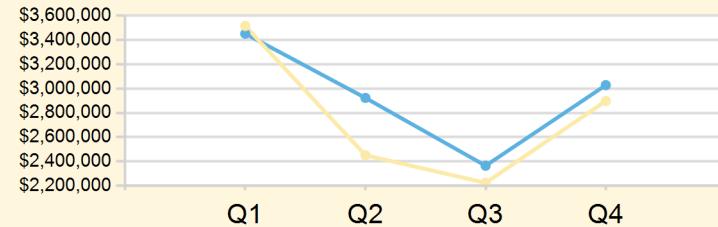
Listing Inventory on the Last Day of Each Quarter

2024 2025



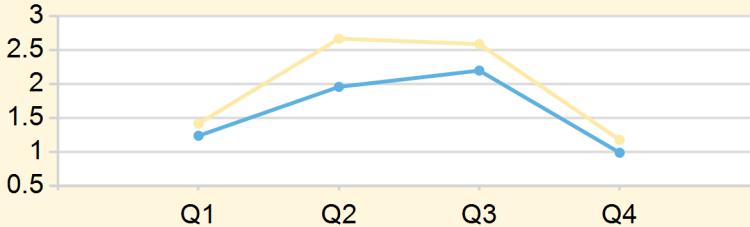
Average List Price on the Last Day of Each Quarter

2024 2025



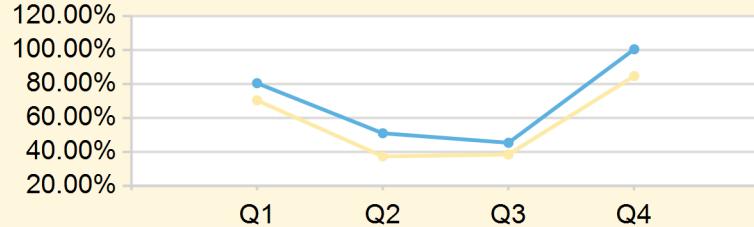
Approx. Months supply per Quarter

2024 2025



Approx. Absorption Rate Per Quarter

2024 2025



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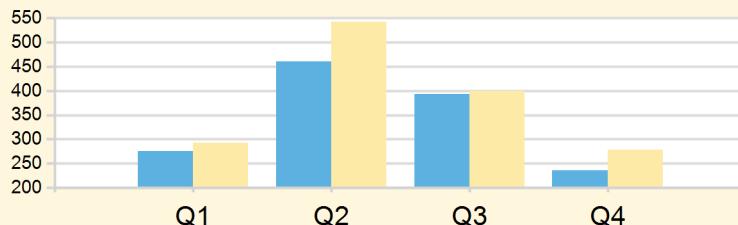
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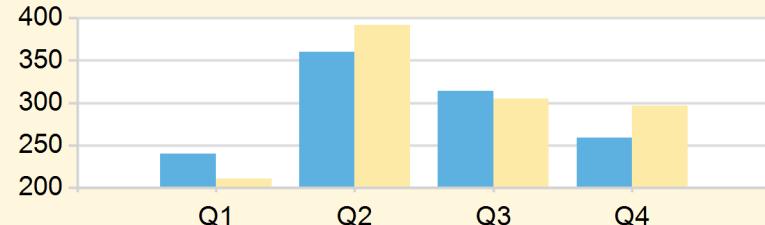
Properties Listed During Each Quarter

2024 2025



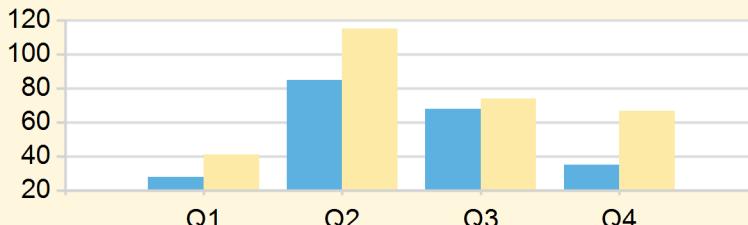
Went Pending During Each Quarter

2024 2025



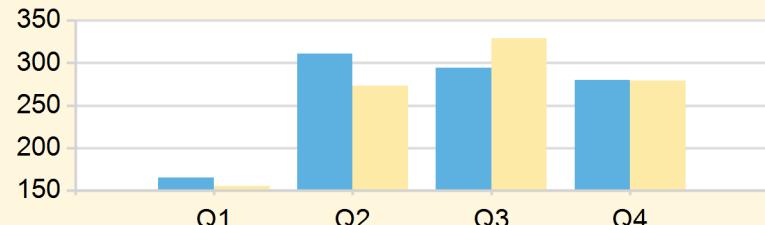
Price Changed During Each Quarter

2024 2025



Sold Listings During Each Quarter

2024 2025



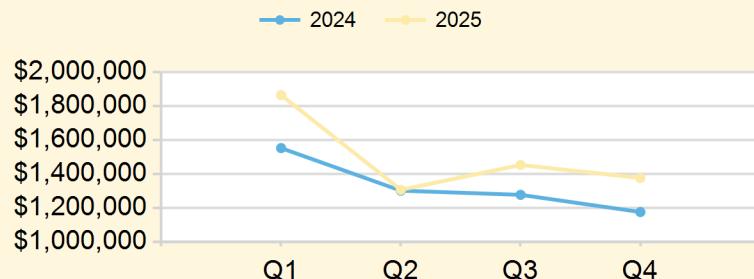
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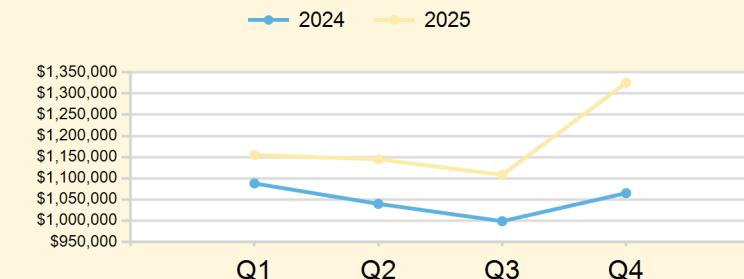
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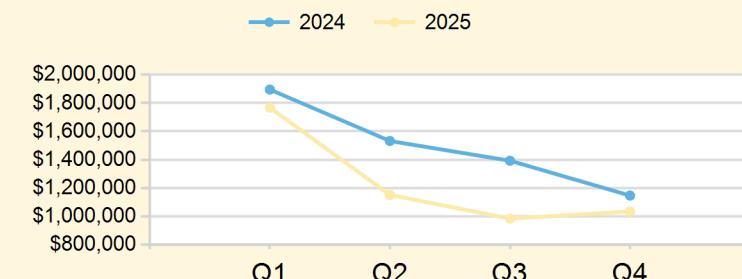
Listed Properties - Average List Price For Each Quarter



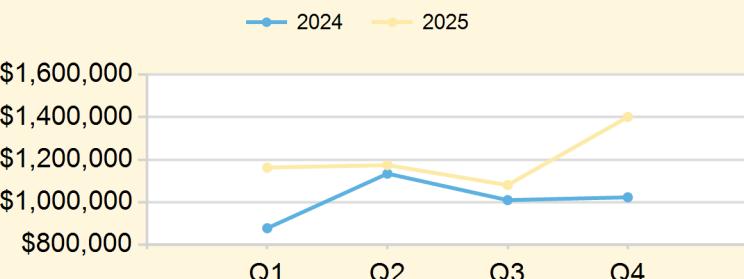
Went Pending - Average List Price For Each Quarter



Price Changed - Average List Price For Each Quarter



Sold Listings - Average List Price For Each Quarter



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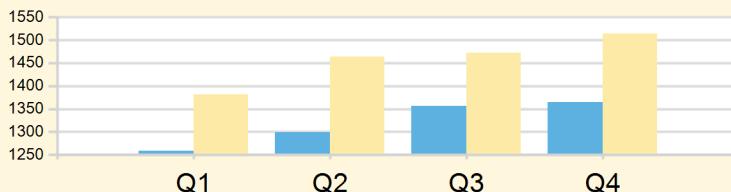
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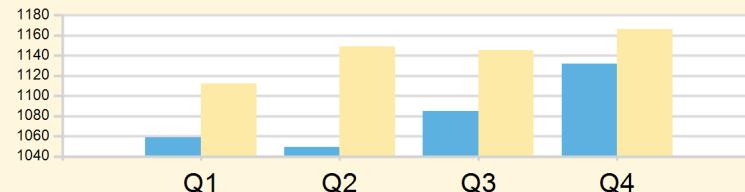
Listed Between the Last Day of Each Quarter and 12 Months

2024 2025



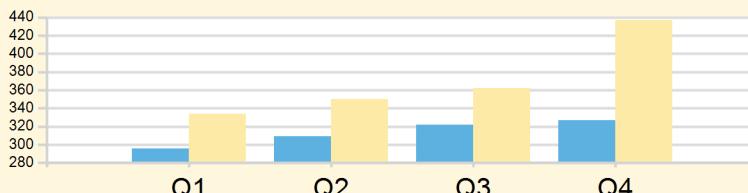
Went Pending Between the Last Day of Each Quarter and 12 Months

2024 2025



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

2024 2025



Sold Between the Last Day of Each Quarter and 12 Months

2024 2025

