

# Suffolk County Real Estate Market Review

## 2026 vs. 2025 Per Quarter

Prepared by Red Hilton on Friday, April 03, 2026

### Single Family

Listing Inventory	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units	123	121	-2	222	129	-93	225	0	-225	101	0	-101
Avg. Days on Market	73	97	24	62	183	121	71	0	-71	132	0	-132
Avg. List Price	\$3,515,043.49	\$2,740,129.47	-\$774,914.02	\$2,458,611.91	\$2,659,895.85	\$201,283.94	\$2,176,561.34	\$0.00	-\$2,176,561.34	\$2,909,546.31	\$0.00	-\$2,909,546.31
Avg. List \$ / SqFt	\$831.41	\$779.09	-\$52.32	\$729.30	\$777.35	\$48.05	\$701.84	\$0.00	-\$701.84	\$759.05	\$0.00	-\$759.05
Approx. Absorption Rate	70.46%	71.69%	1.23%	37.61%	50.78%	13.17%	38.70%	0.00%	-38.70%	85.73%	0.00%	-85.73%
Approx. Months Supply of Inventory	1.42	1.39	-0.03	2.66	1.97	-0.69	2.58	0.00	-2.58	1.17	0.00	-1.17
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units (Taken)	293	250	-43	541	10	-531	399	0	-399	275	0	-275
Avg. Original List Price	\$1,865,624.22	\$1,660,419.79	-\$205,204.43	\$1,308,263.31	\$1,344,579.90	\$36,316.59	\$1,425,068.25	\$0.00	-\$1,425,068.25	\$1,378,637.18	\$0.00	-\$1,378,637.18
Avg. Original List \$ / SqFt	\$1,880.23	\$619.04	-\$1,261.19	\$578.67	\$706.43	\$127.76	\$584.50	\$0.00	-\$584.50	\$561.91	\$0.00	-\$561.91
Listed & Price Changed (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units (Price Changed)	41	28	-13	114	0	-114	74	0	-74	66	0	-66
Avg. Original List Price	\$1,767,421.95	\$1,496,695.96	-\$270,725.99	\$1,154,275.38	\$0.00	-\$1,154,275.38	\$984,936.36	\$0.00	-\$984,936.36	\$1,031,106.06	\$0.00	-\$1,031,106.06
Avg. Original List \$ / SqFt	\$9,537.28	\$564.66	-\$8,972.62	\$567.23	\$0.00	-\$567.23	\$512.28	\$0.00	-\$512.28	\$527.36	\$0.00	-\$527.36
Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units (Went Pending)	211	194	-17	392	8	-384	305	0	-305	295	0	-295
Avg. List Price	\$1,154,801.67	\$1,369,146.86	\$214,345.19	\$1,144,994.70	\$683,462.50	-\$461,532.20	\$1,108,129.64	\$0.00	-\$1,108,129.64	\$1,286,057.11	\$0.00	-\$1,286,057.11
Avg. List \$ / SqFt	\$541.74	\$557.20	\$15.46	\$537.80	\$474.98	-\$62.82	\$529.88	\$0.00	-\$529.88	\$558.34	\$0.00	-\$558.34
Avg. Days to Offer	30	34	4	22	14	-8	31	0	-31	37	0	-37

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Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Closed Units (Sold)	155	153	-2	273	5	-268	328	0	-328	281	0	-281
Avg. Days on Market	51	50	-1	37	97	60	33	0	-33	45	0	-45
Avg. Days to Offer	36	36	0	24	41	17	23	0	-23	33	0	-33
Avg. Sale Price	\$1,145,101.12	\$1,179,889.31	\$34,788.19	\$1,173,144.25	\$2,702,500.00	\$1,529,355.75	\$1,064,102.30	\$0.00	-\$1,064,102.30	\$1,306,149.04	\$0.00	-\$1,306,149.04
Avg. Sale \$ / SqFt	\$527.60	\$526.90	-\$0.70	\$566.15	\$782.53	\$216.38	\$532.80	\$0.00	-\$532.80	\$558.64	\$0.00	-\$558.64
Avg. List Price	\$1,163,160.54	\$1,224,421.12	\$61,260.58	\$1,174,716.13	\$2,934,800.00	\$1,760,083.87	\$1,081,278.74	\$0.00	-\$1,081,278.74	\$1,353,675.15	\$0.00	-\$1,353,675.15
Avg. List \$ / SqFt	\$528.69	\$533.49	\$4.80	\$554.33	\$789.62	\$235.29	\$531.22	\$0.00	-\$531.22	\$567.75	\$0.00	-\$567.75
Avg. Original List Price	\$1,203,514.74	\$1,242,704.06	\$39,189.32	\$1,193,925.38	\$2,934,800.00	\$1,740,874.62	\$1,097,482.70	\$0.00	-\$1,097,482.70	\$1,382,907.95	\$0.00	-\$1,382,907.95
Avg. Original List \$ / SqFt	\$541.53	\$542.71	\$1.18	\$561.31	\$789.62	\$228.31	\$539.29	\$0.00	-\$539.29	\$582.86	\$0.00	-\$582.86
Avg. Sale Price as % of List Price	100.62%	99.47%	-1.15%	103.21%	105.13%	1.92%	100.63%	0.00%	-100.63%	99.26%	0.00%	-99.26%
Avg. Sale Price as % of Original List Price	98.78%	98.01%	-0.77%	102.26%	105.13%	2.87%	99.17%	0.00%	-99.17%	96.98%	0.00%	-96.98%
Sold Units - Short Sale	0	0	0	0	0	0	0	0	0	0	0	0
Sold Units - Lender-Owned	0	1	1	0	0	0	0	0	0	0	0	0
12-Month Activity	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Units Listed	1382	1469	87	1463	934	-529	1471	539	-932	1509	261	-1248
Units Price Changed	334	409	75	349	244	-105	361	110	-251	434	32	-402
Units Went Pending	1112	1150	38	1149	791	-358	1145	498	-647	1164	204	-960
Units Sold	1040	1041	1	1002	786	-216	1045	453	-592	1039	162	-877

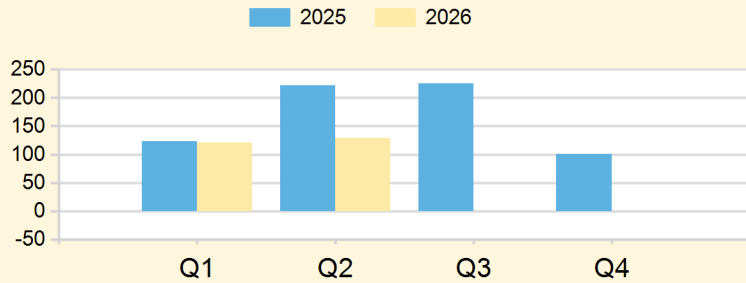
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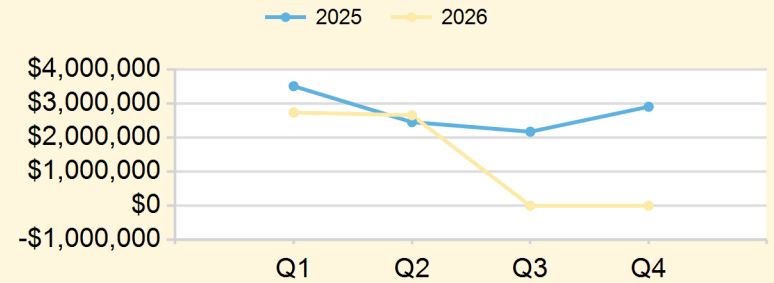
### Single Family

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



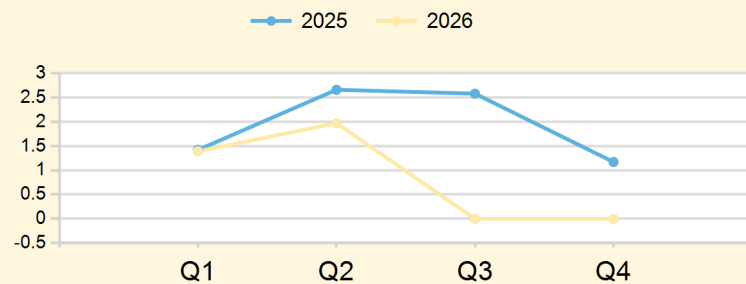
	Q1	Q2	Q3	Q4
2025	123	222	225	101
2026	121	129	0	0

**Average List Price on the Last Day of Each Quarter**



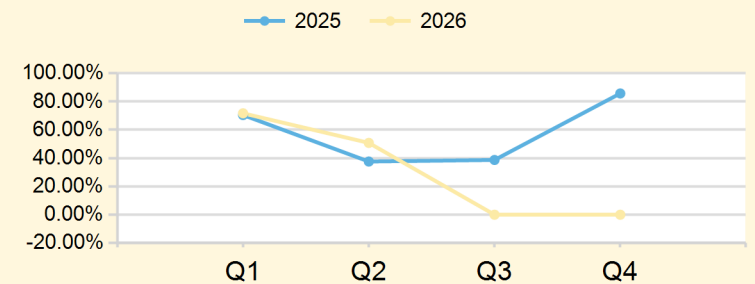
	Q1	Q2	Q3	Q4
2025	\$3,515,043.49	\$2,458,611.91	\$2,176,561.34	\$2,909,546.31
2026	\$2,740,129.47	\$2,659,895.85	\$0.00	\$0.00

**Approx. Months supply per Quarter**



	Q1	Q2	Q3	Q4
2025	1.42	2.66	2.58	1.17
2026	1.39	1.97	0.00	0.00

**Approx. Absorption Rate Per Quarter**



	Q1	Q2	Q3	Q4
2025	70.46%	37.61%	38.70%	85.73%
2026	71.69%	50.78%	0.00%	0.00%

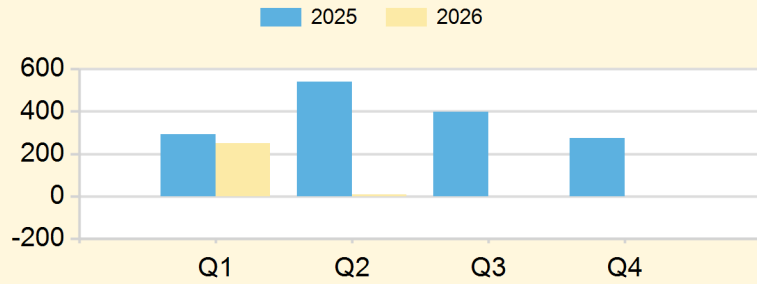
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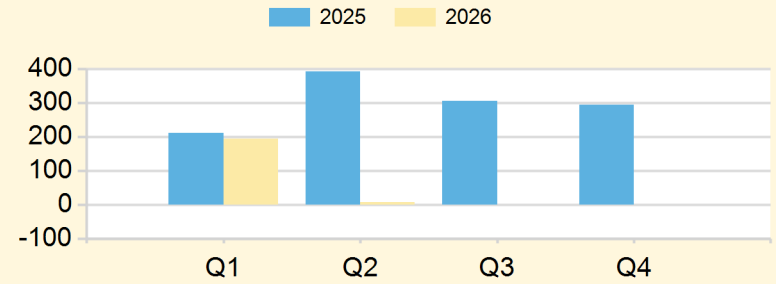
### Single Family

**Properties Listed During Each Quarter**



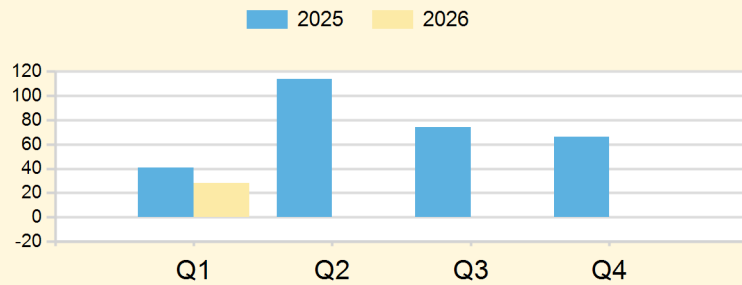
	Q1	Q2	Q3	Q4
2025	293	541	399	275
2026	250	10	0	0

**Went Pending During Each Quarter**



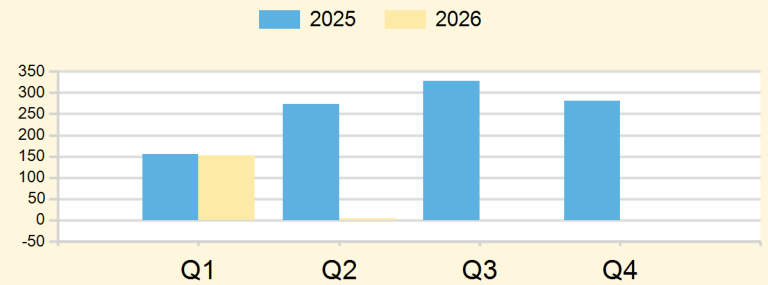
	Q1	Q2	Q3	Q4
2025	211	392	305	295
2026	194	8	0	0

**Price Changed During Each Quarter**



	Q1	Q2	Q3	Q4
2025	41	114	74	66
2026	28	0	0	0

**Sold Listings During Each Quarter**



	Q1	Q2	Q3	Q4
2025	155	273	328	281
2026	153	5	0	0

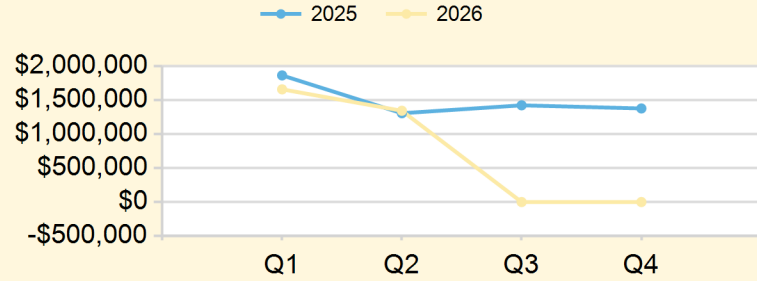
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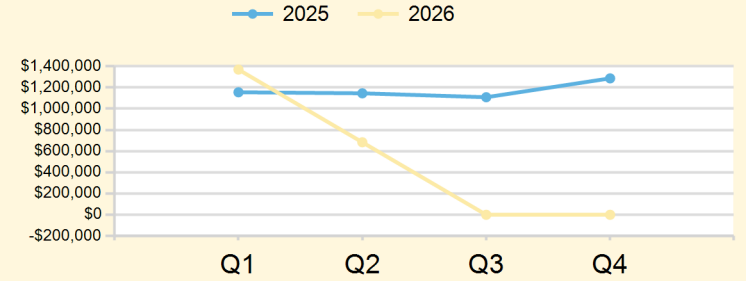
### Single Family

**Listed Properties - Average List Price For Each Quarter**



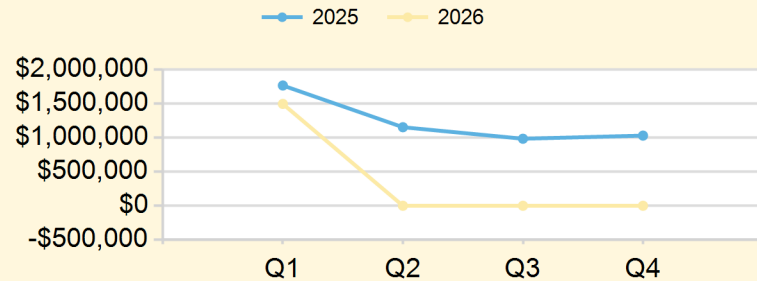
	Q1	Q2	Q3	Q4
2025	\$1,865,624.22	\$1,308,263.31	\$1,425,068.25	\$1,378,637.18
2026	\$1,660,419.79	\$1,344,579.90	\$0.00	\$0.00

**Went Pending - Average List Price For Each Quarter**



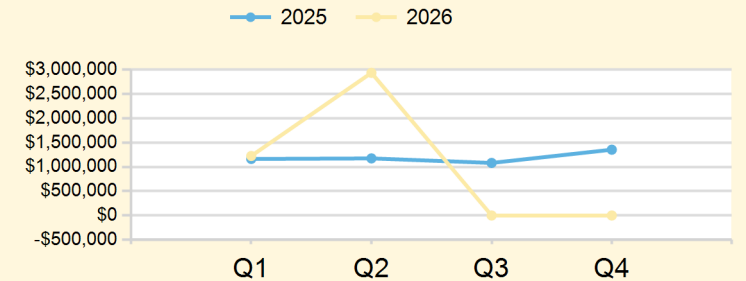
	Q1	Q2	Q3	Q4
2025	\$1,154,801.67	\$1,144,994.70	\$1,108,129.64	\$1,286,057.11
2026	\$1,369,146.86	\$683,462.50	\$0.00	\$0.00

**Price Changed - Average List Price For Each Quarter**



	Q1	Q2	Q3	Q4
2025	\$1,767,421.95	\$1,154,275.38	\$984,936.36	\$1,031,106.06
2026	\$1,496,695.96	\$0.00	\$0.00	\$0.00

**Sold Listings - Average List Price For Each Quarter**



	Q1	Q2	Q3	Q4
2025	\$1,163,160.54	\$1,174,716.13	\$1,081,278.74	\$1,353,675.15
2026	\$1,224,421.12	\$2,934,800.00	\$0.00	\$0.00

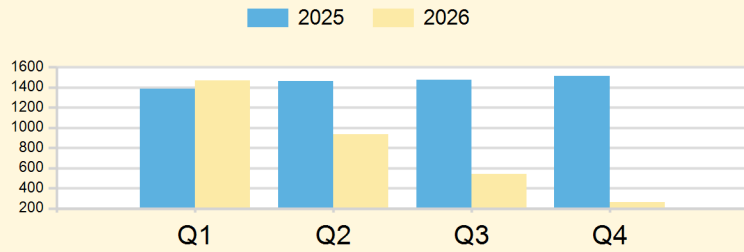
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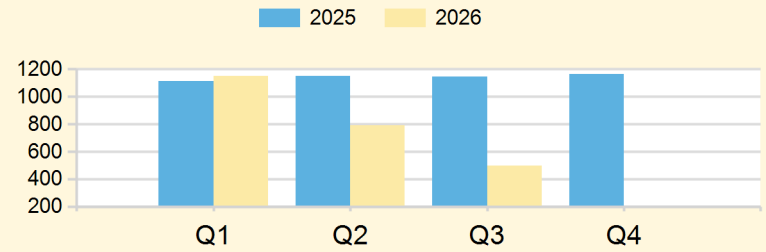
### Single Family

**Listed Between the Last Day of Each Quarter and 12 Months**



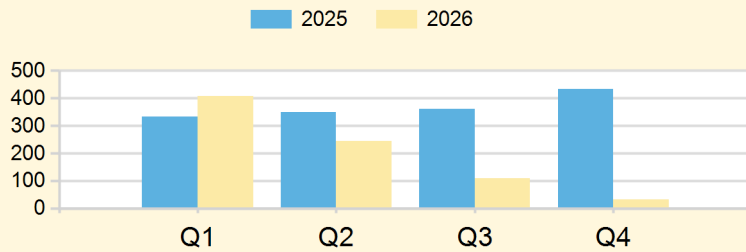
	Q1	Q2	Q3	Q4
2025	1,382	1,463	1,471	1,509
2026	1,469	934	539	261

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



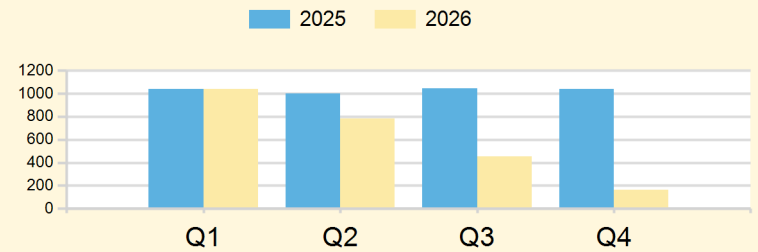
	Q1	Q2	Q3	Q4
2025	1,112	1,149	1,145	1,164
2026	1,150	791	498	204

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



	Q1	Q2	Q3	Q4
2025	334	349	361	434
2026	409	244	110	32

**Sold Between the Last Day of Each Quarter and 12 Months**



	Q1	Q2	Q3	Q4
2025	1,040	1,002	1,045	1,039
2026	1,041	786	453	162