



COMPASS

January 2023

Nassau County Market Insights

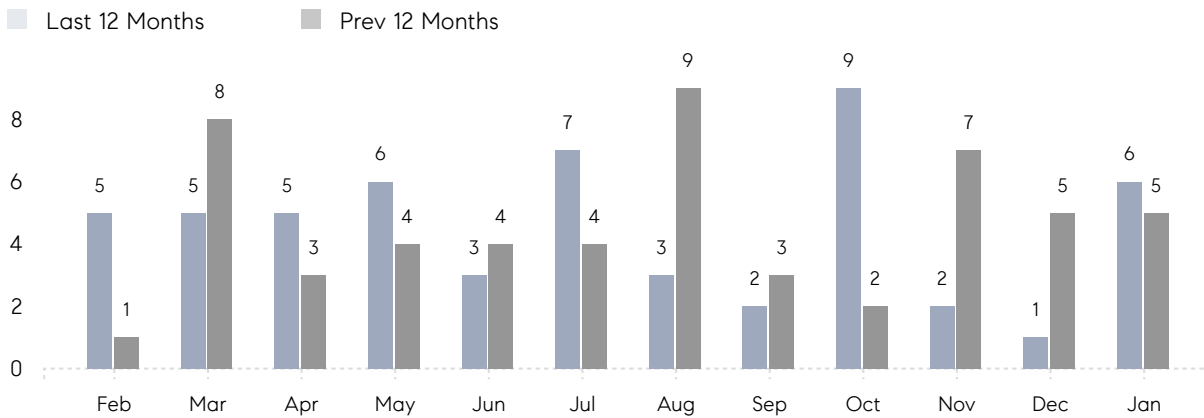
Albertson

NASSAU, JANUARY 2023

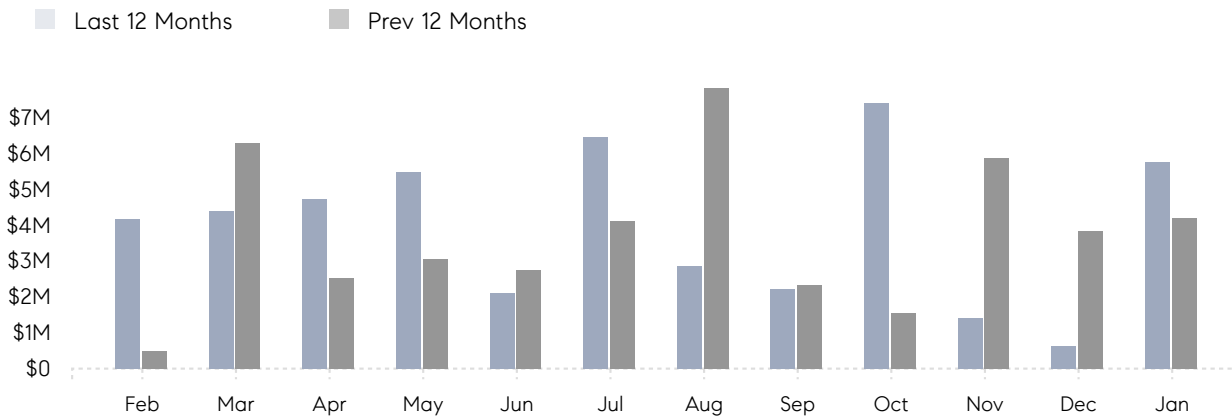
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	6	5	20.0%
	SALES VOLUME	\$5,759,000	\$4,204,500	37.0%
	AVERAGE PRICE	\$959,833	\$840,900	14.1%
	AVERAGE DOM	98	53	84.9%

Monthly Sales



Monthly Total Sales Volume



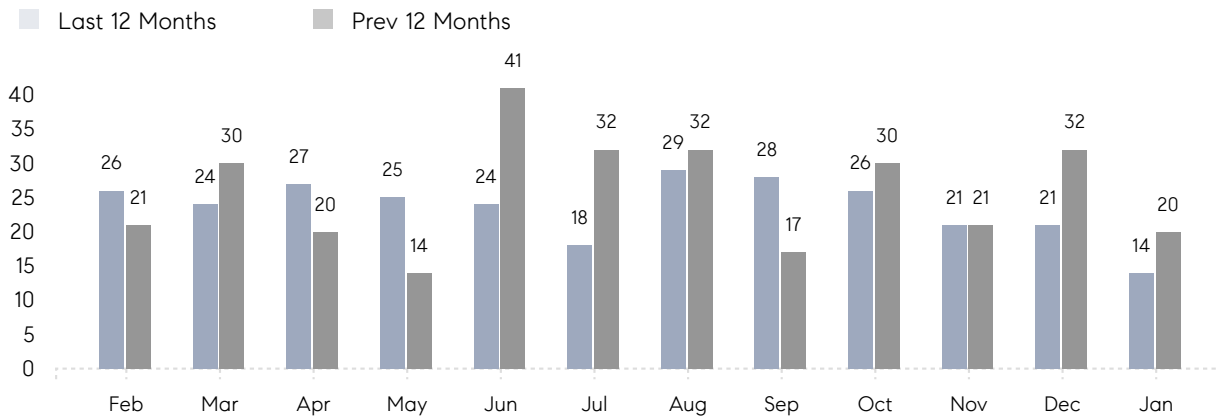
Baldwin

NASSAU, JANUARY 2023

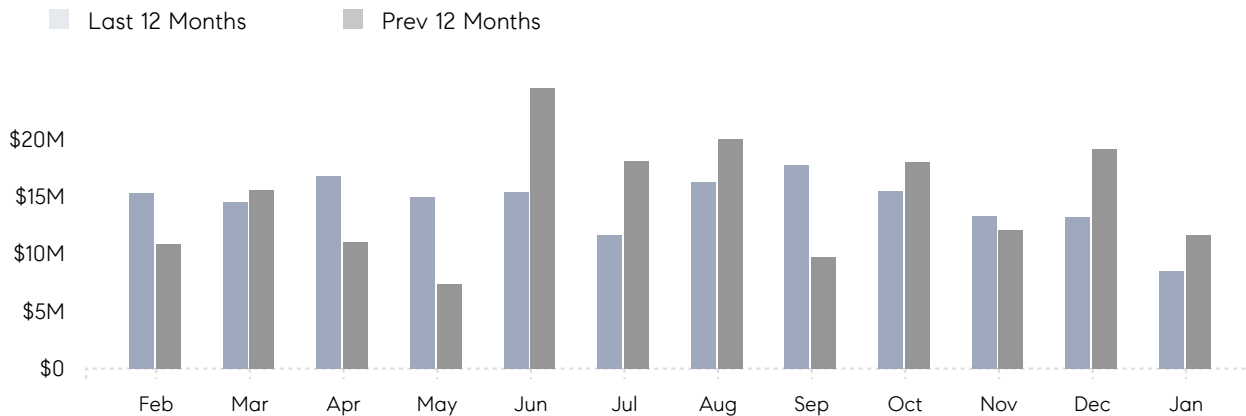
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	14	20	-30.0%
	SALES VOLUME	\$8,496,000	\$11,672,000	-27.2%
	AVERAGE PRICE	\$606,857	\$583,600	4.0%
	AVERAGE DOM	34	58	-41.4%

Monthly Sales



Monthly Total Sales Volume



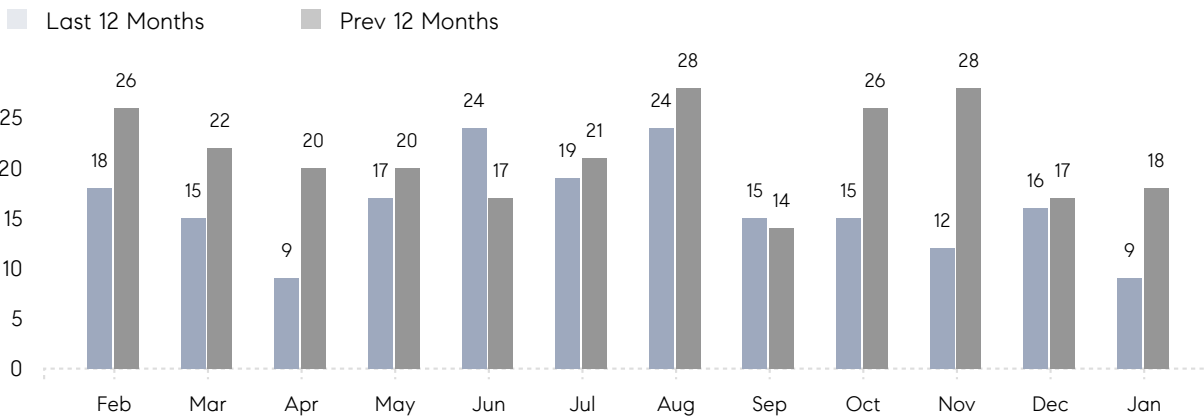
Bellmore

NASSAU, JANUARY 2023

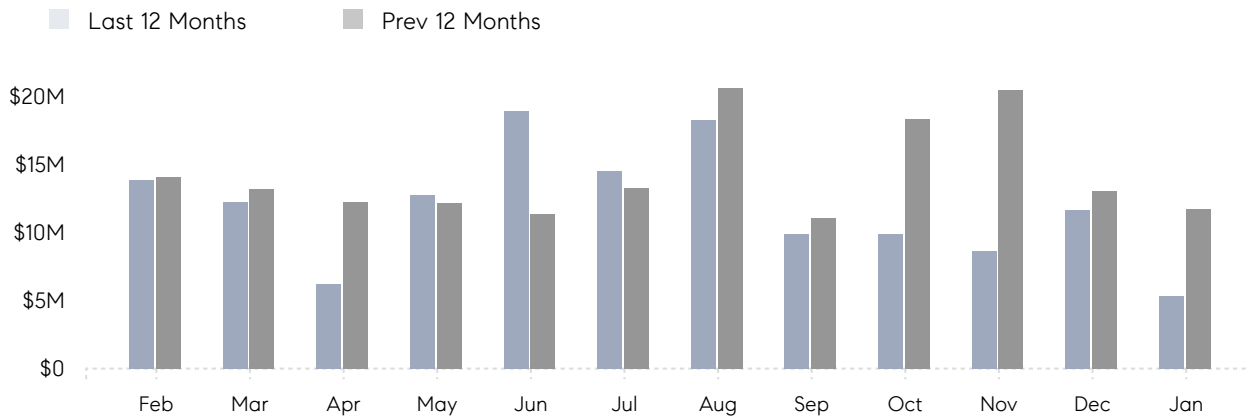
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	9	18	-50.0%
	SALES VOLUME	\$5,366,500	\$11,700,200	-54.1%
	AVERAGE PRICE	\$596,278	\$650,011	-8.3%
	AVERAGE DOM	59	46	28.3%

Monthly Sales



Monthly Total Sales Volume



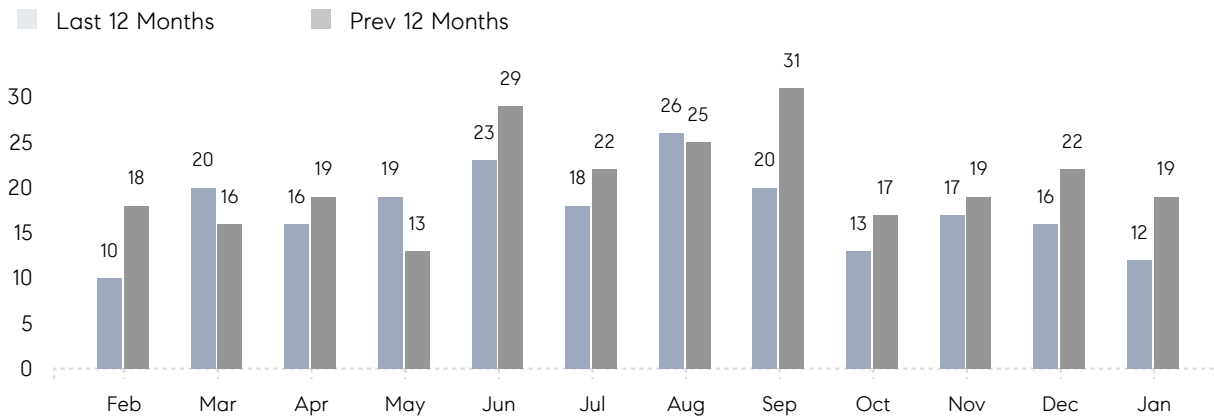
Bethpage

NASSAU, JANUARY 2023

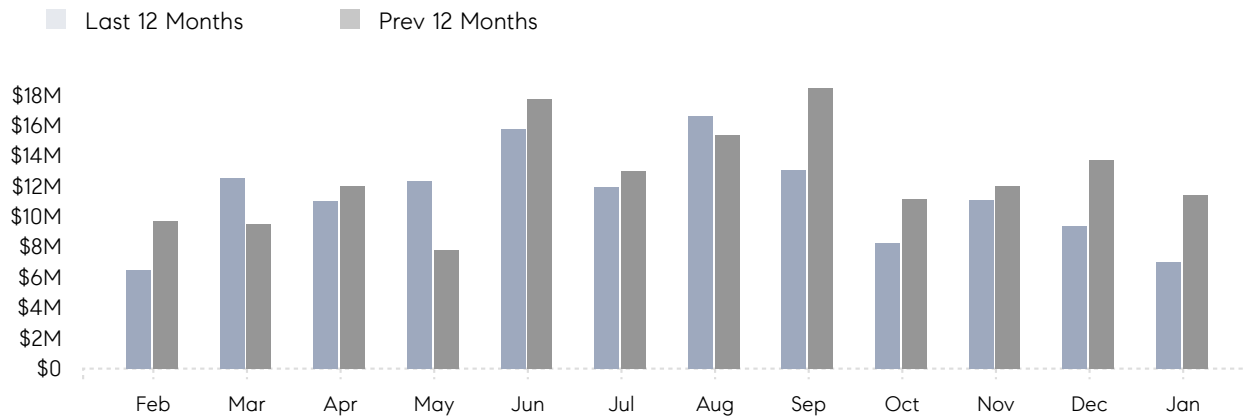
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	12	19	-36.8%
	SALES VOLUME	\$7,022,000	\$11,406,000	-38.4%
	AVERAGE PRICE	\$585,167	\$600,316	-2.5%
	AVERAGE DOM	48	36	33.3%

Monthly Sales



Monthly Total Sales Volume



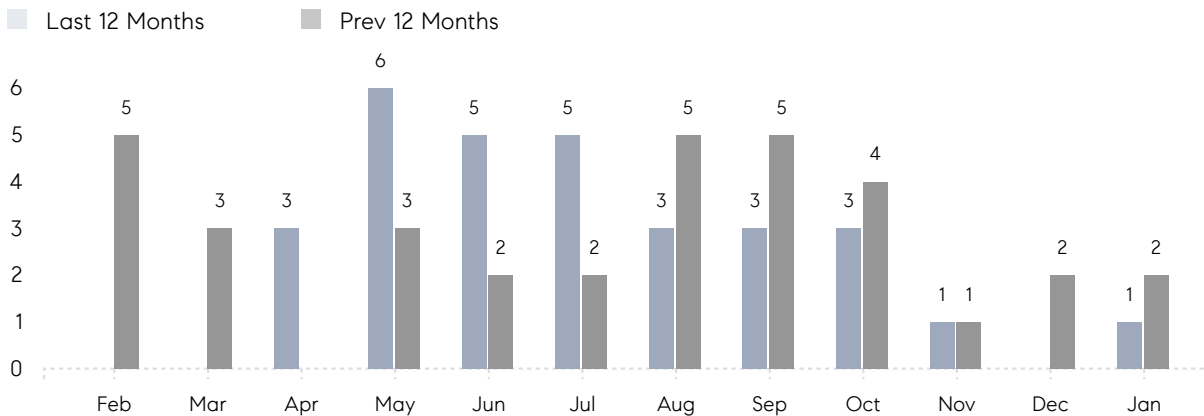
Brookville

NASSAU, JANUARY 2023

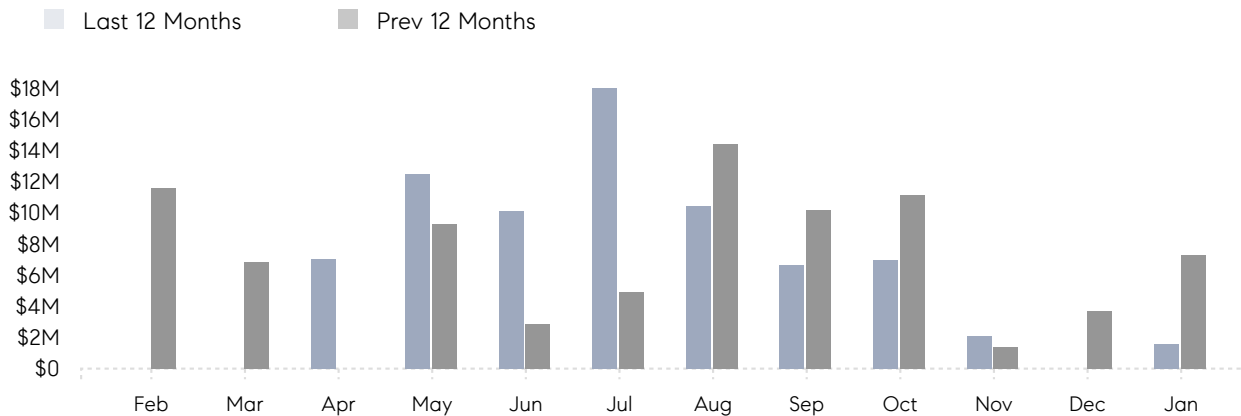
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	1	2	-50.0%
	SALES VOLUME	\$1,600,000	\$7,274,000	-78.0%
	AVERAGE PRICE	\$1,600,000	\$3,637,000	-56.0%
	AVERAGE DOM	104	176	-40.9%

Monthly Sales



Monthly Total Sales Volume



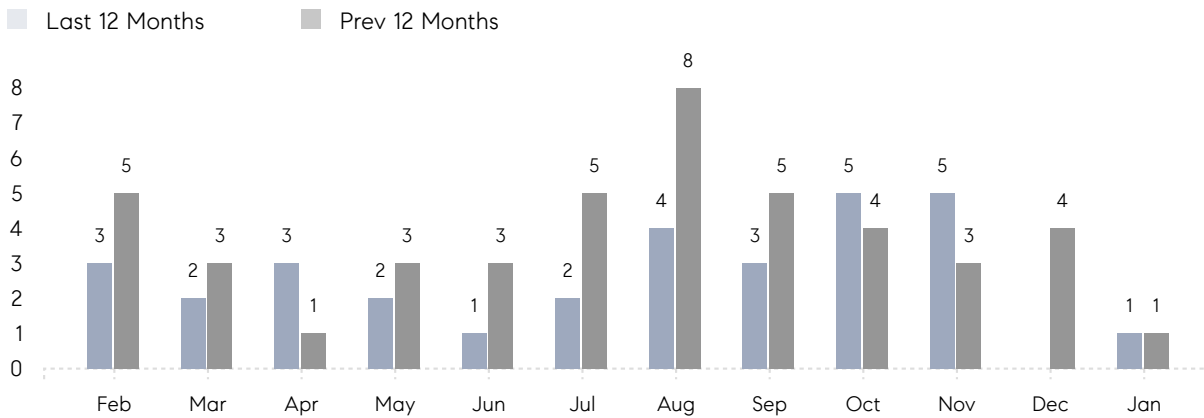
Carle Place

NASSAU, JANUARY 2023

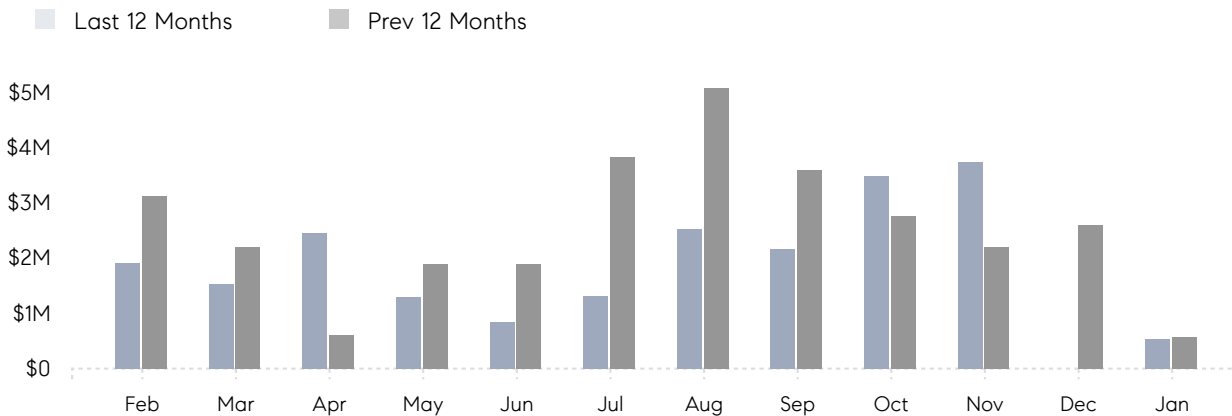
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	1	1	0.0%
	SALES VOLUME	\$529,000	\$575,000	-8.0%
	AVERAGE PRICE	\$529,000	\$575,000	-8.0%
	AVERAGE DOM	64	40	60.0%

Monthly Sales



Monthly Total Sales Volume



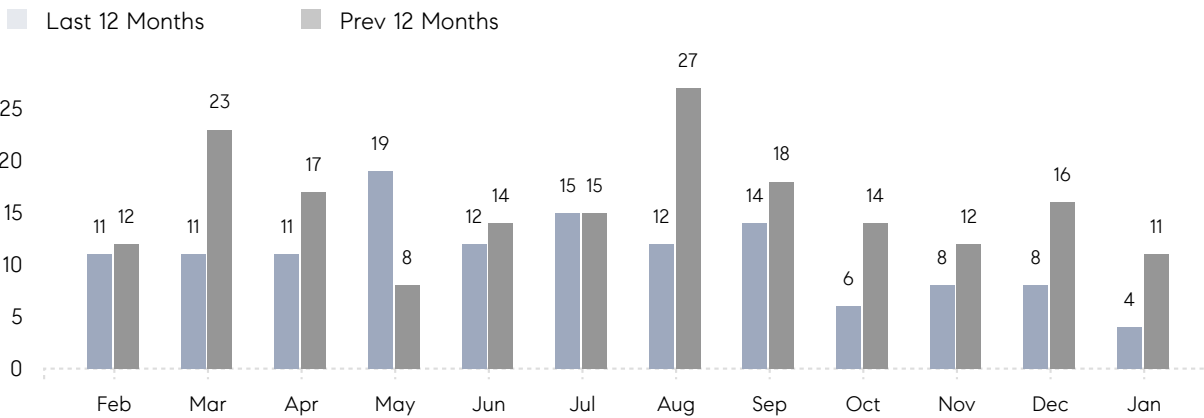
Cedarhurst

NASSAU, JANUARY 2023

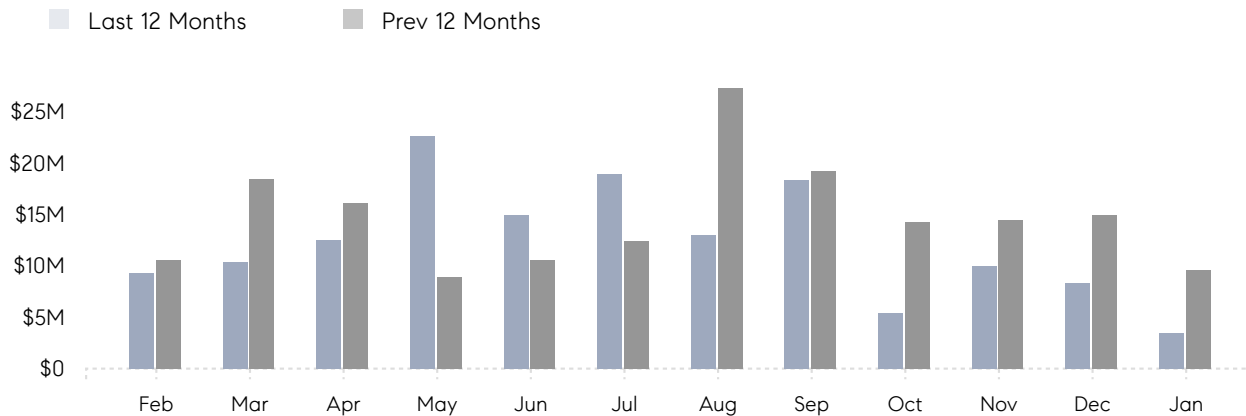
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	4	11	-63.6%
	SALES VOLUME	\$3,426,000	\$9,553,000	-64.1%
	AVERAGE PRICE	\$856,500	\$868,455	-1.4%
	AVERAGE DOM	44	78	-43.6%

Monthly Sales



Monthly Total Sales Volume



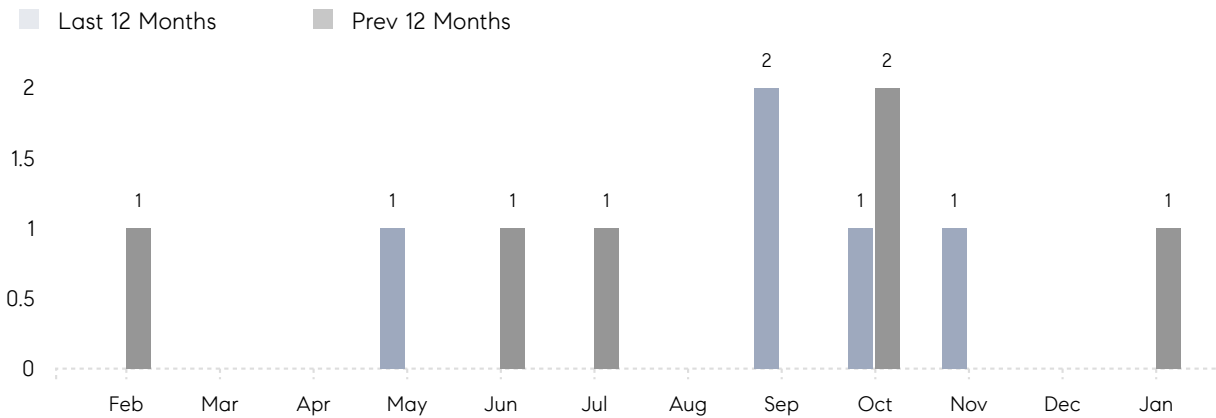
Centre Island

NASSAU, JANUARY 2023

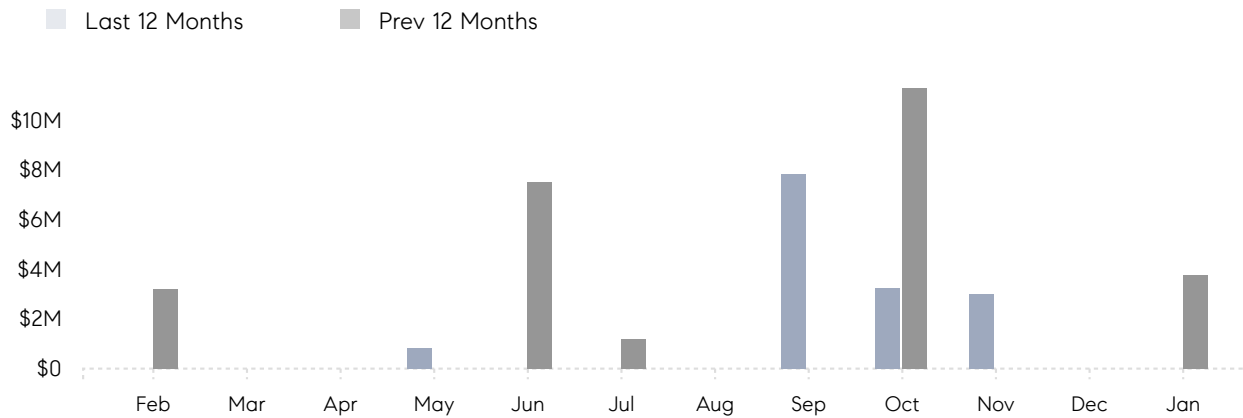
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	0	1	0.0%
	SALES VOLUME	\$0	\$3,750,000	-
	AVERAGE PRICE	\$0	\$3,750,000	-
	AVERAGE DOM	0	8	-

Monthly Sales



Monthly Total Sales Volume



Cove Neck

NASSAU, JANUARY 2023

Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	0	0	0.0%
	SALES VOLUME	\$0	\$0	-
	AVERAGE PRICE	\$0	\$0	-
	AVERAGE DOM	0	0	-

Monthly Sales



Monthly Total Sales Volume



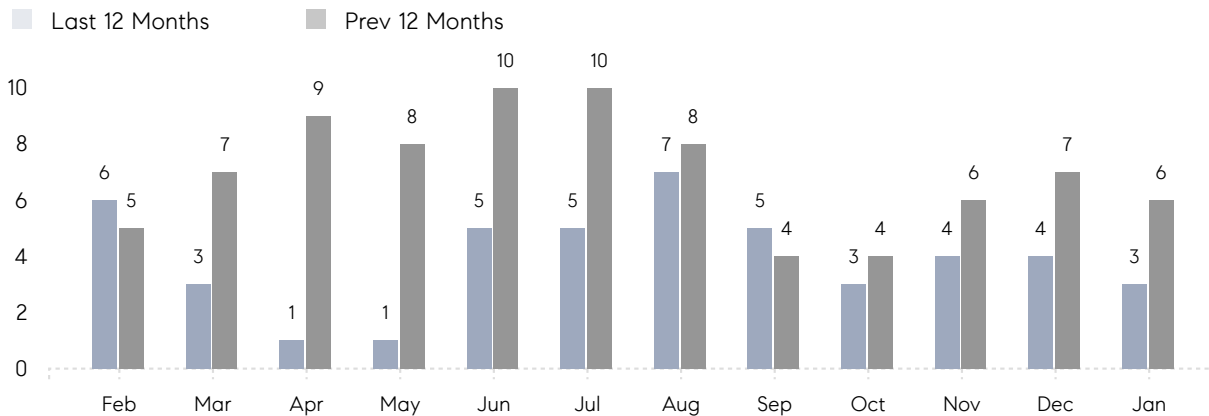
East Hills

NASSAU, JANUARY 2023

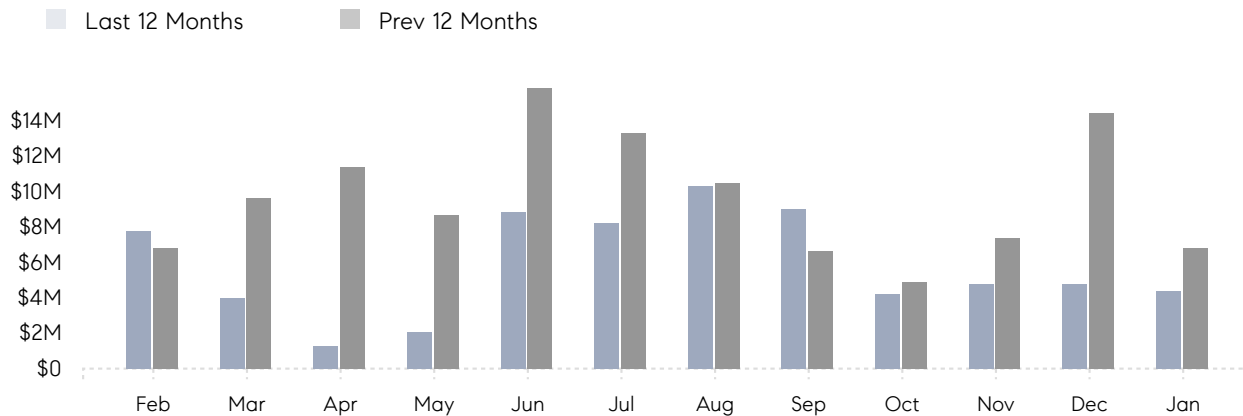
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	3	6	-50.0%
	SALES VOLUME	\$4,355,000	\$6,821,000	-36.2%
	AVERAGE PRICE	\$1,451,667	\$1,136,833	27.7%
	AVERAGE DOM	57	48	18.8%

Monthly Sales



Monthly Total Sales Volume



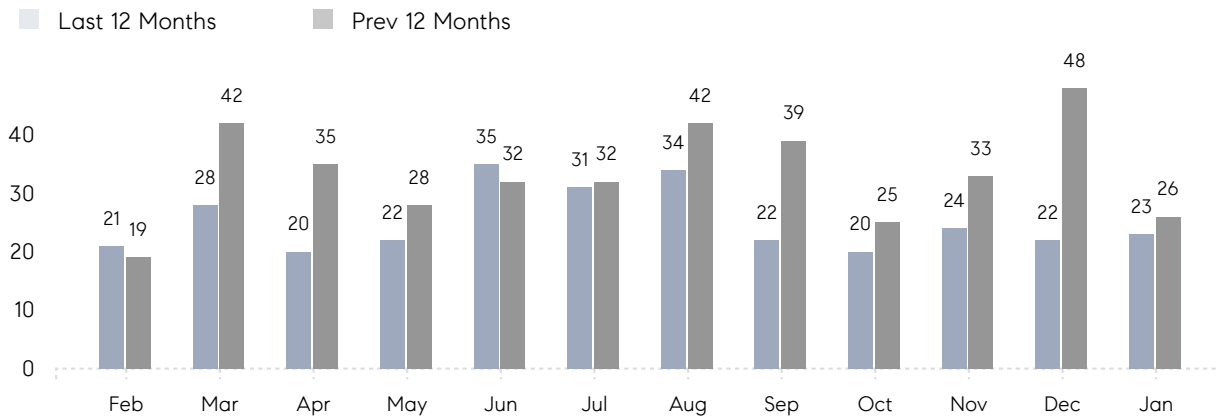
East Meadow

NASSAU, JANUARY 2023

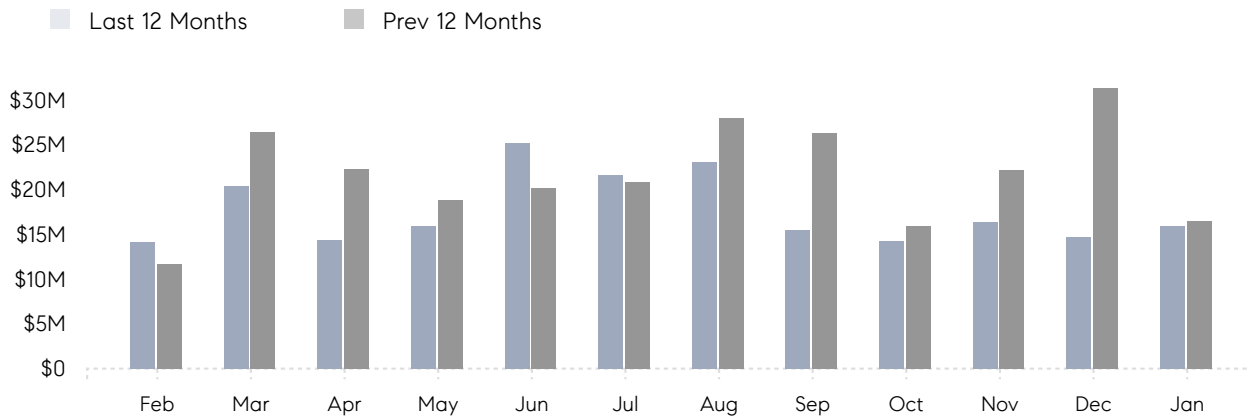
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	23	26	-11.5%
	SALES VOLUME	\$15,897,500	\$16,529,000	-3.8%
	AVERAGE PRICE	\$691,196	\$635,731	8.7%
	AVERAGE DOM	59	42	40.5%

Monthly Sales



Monthly Total Sales Volume



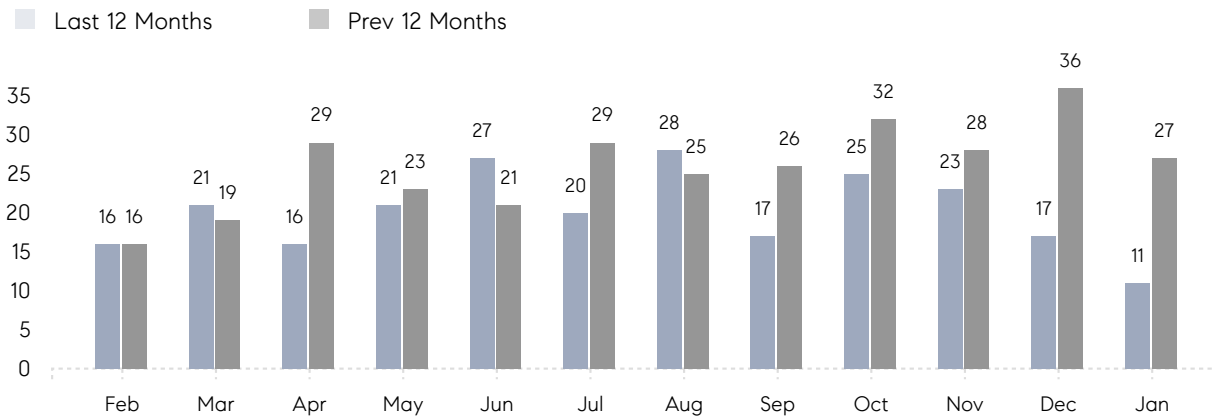
Farmingdale

NASSAU, JANUARY 2023

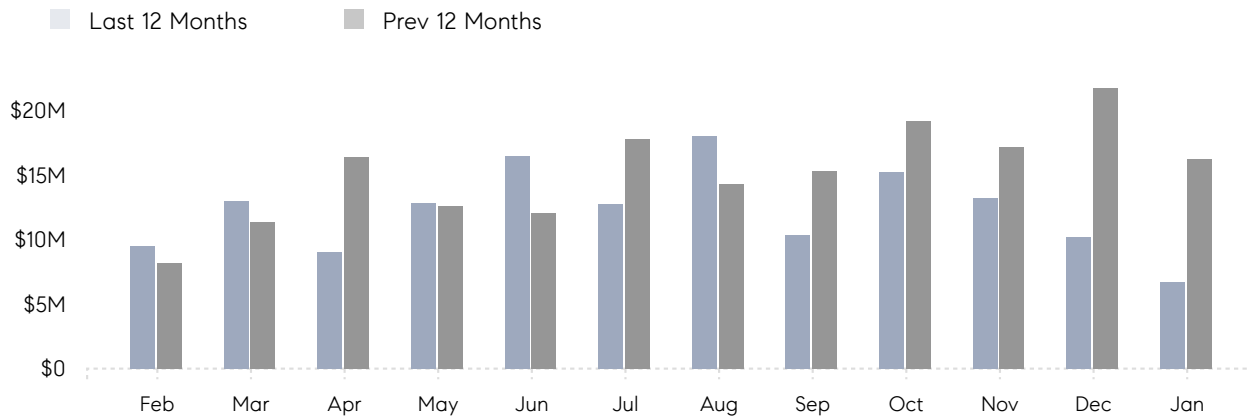
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	11	27	-59.3%
	SALES VOLUME	\$6,694,000	\$16,274,300	-58.9%
	AVERAGE PRICE	\$608,545	\$602,752	1.0%
	AVERAGE DOM	78	49	59.2%

Monthly Sales



Monthly Total Sales Volume



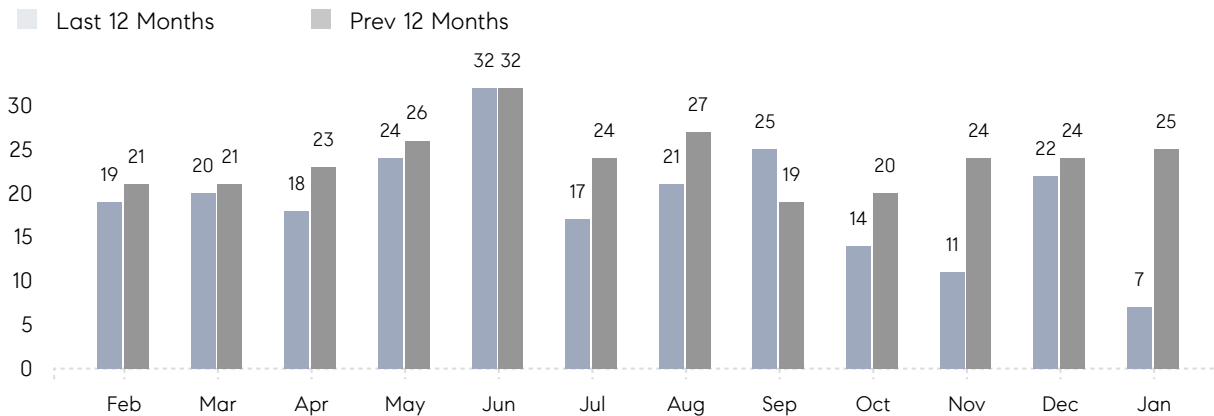
Floral Park

NASSAU, JANUARY 2023

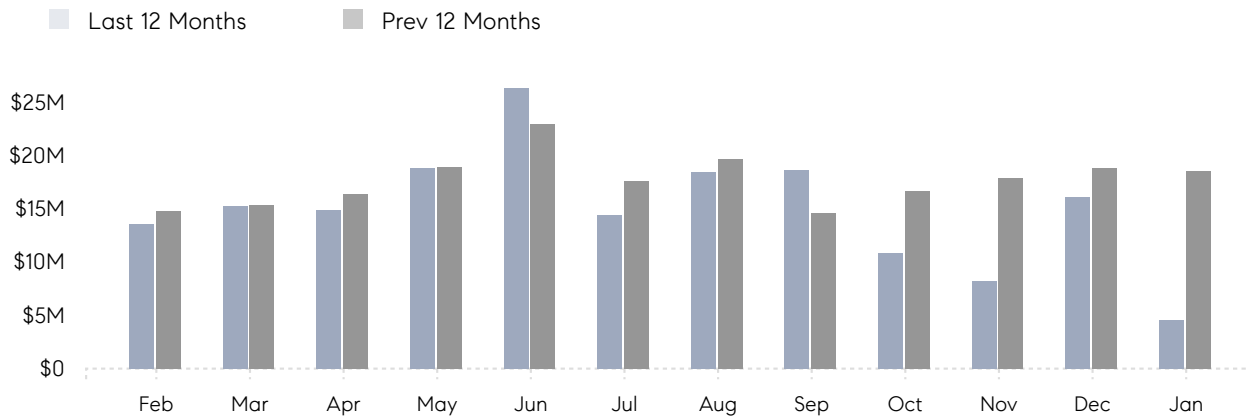
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	7	25	-72.0%
	SALES VOLUME	\$4,567,000	\$18,542,000	-75.4%
	AVERAGE PRICE	\$652,429	\$741,680	-12.0%
	AVERAGE DOM	103	62	66.1%

Monthly Sales



Monthly Total Sales Volume



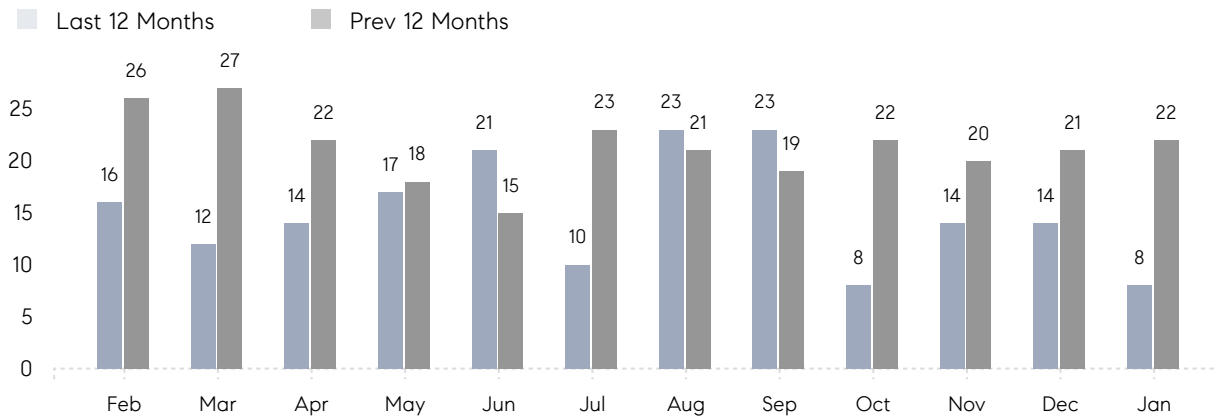
Franklin Square

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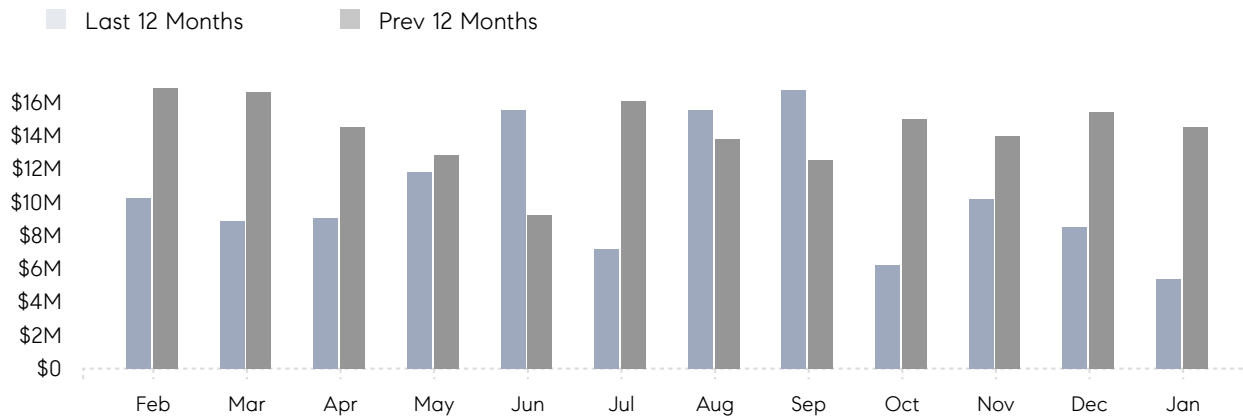
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	8	22	-63.6%
	SALES VOLUME	\$5,368,500	\$14,552,500	-63.1%
	AVERAGE PRICE	\$671,063	\$661,477	1.4%
	AVERAGE DOM	66	40	65.0%

Monthly Sales



Monthly Total Sales Volume



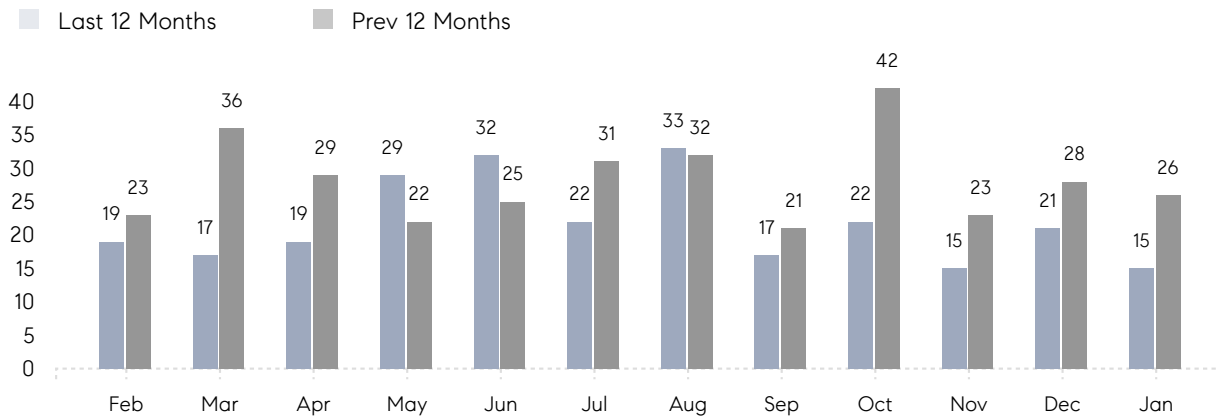
Freeport

NASSAU, JANUARY 2023

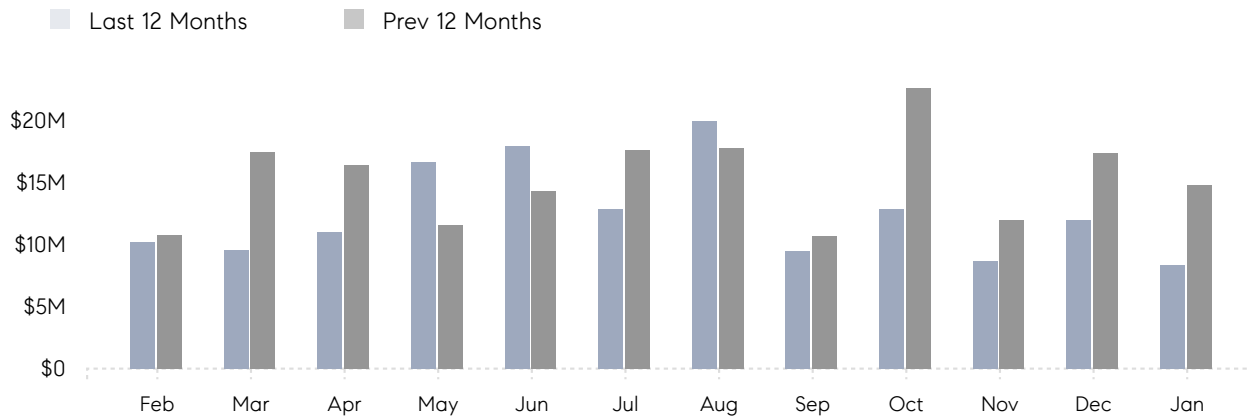
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	15	26	-42.3%
	SALES VOLUME	\$8,326,000	\$14,822,250	-43.8%
	AVERAGE PRICE	\$555,067	\$570,087	-2.6%
	AVERAGE DOM	86	51	68.6%

Monthly Sales



Monthly Total Sales Volume



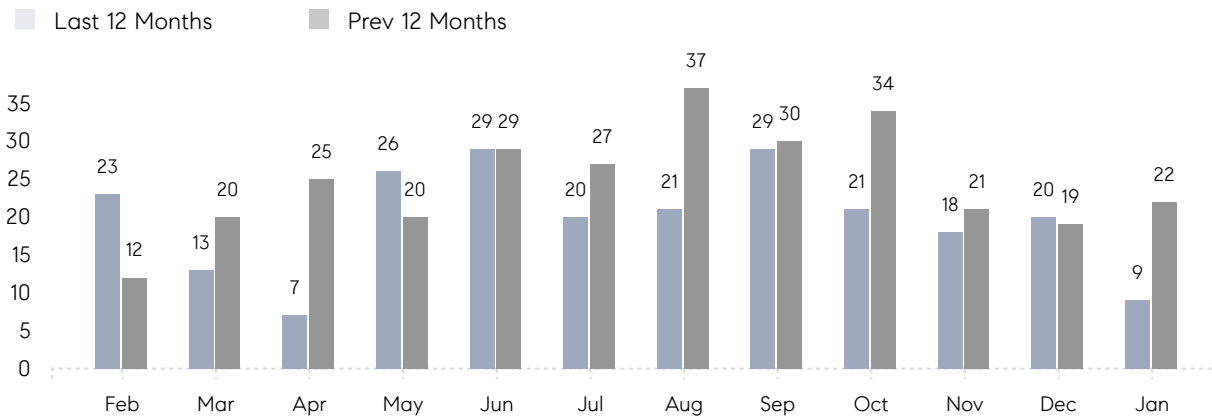
Garden City

NASSAU, JANUARY 2023

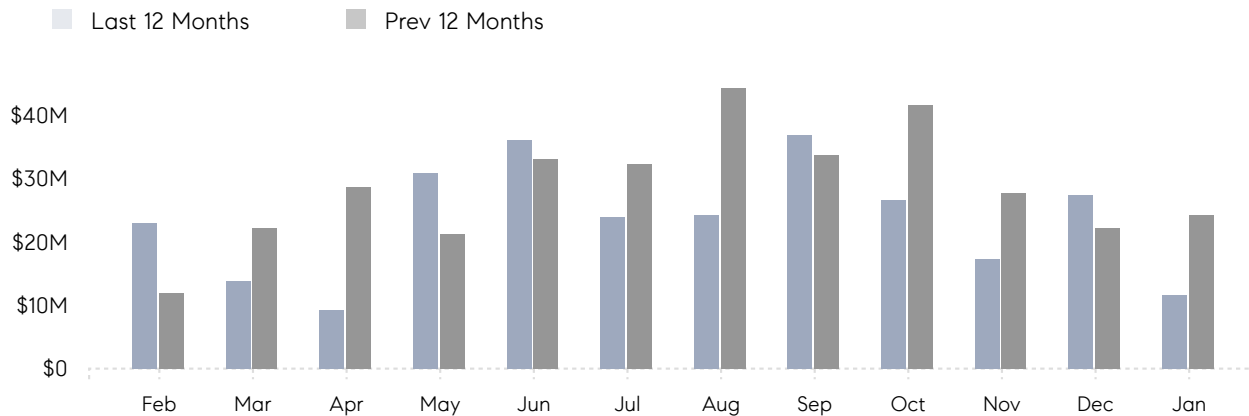
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	9	22	-59.1%
	SALES VOLUME	\$11,651,000	\$24,318,006	-52.1%
	AVERAGE PRICE	\$1,294,556	\$1,105,364	17.1%
	AVERAGE DOM	36	64	-43.7%

Monthly Sales



Monthly Total Sales Volume



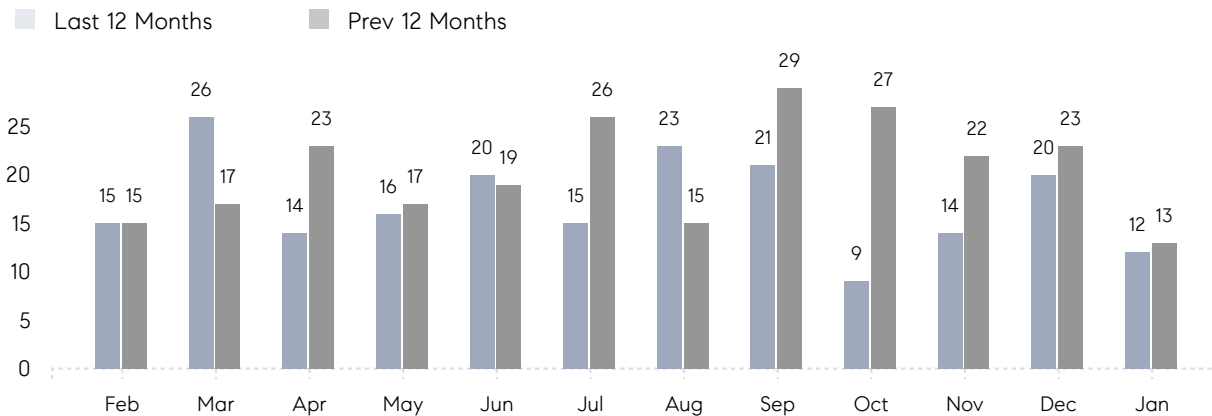
Glen Cove

NASSAU, JANUARY 2023

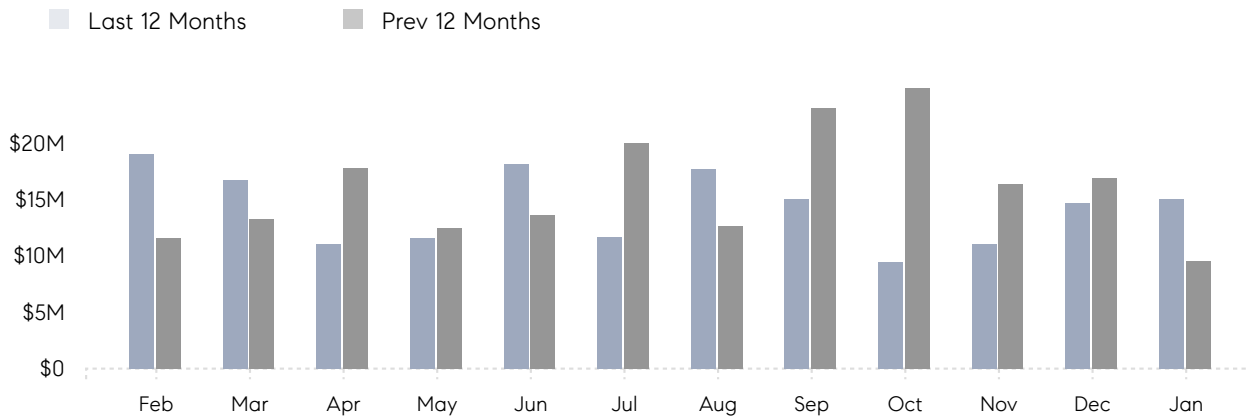
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	12	13	-7.7%
	SALES VOLUME	\$15,082,000	\$9,544,500	58.0%
	AVERAGE PRICE	\$1,256,833	\$734,192	71.2%
	AVERAGE DOM	70	49	42.9%

Monthly Sales



Monthly Total Sales Volume



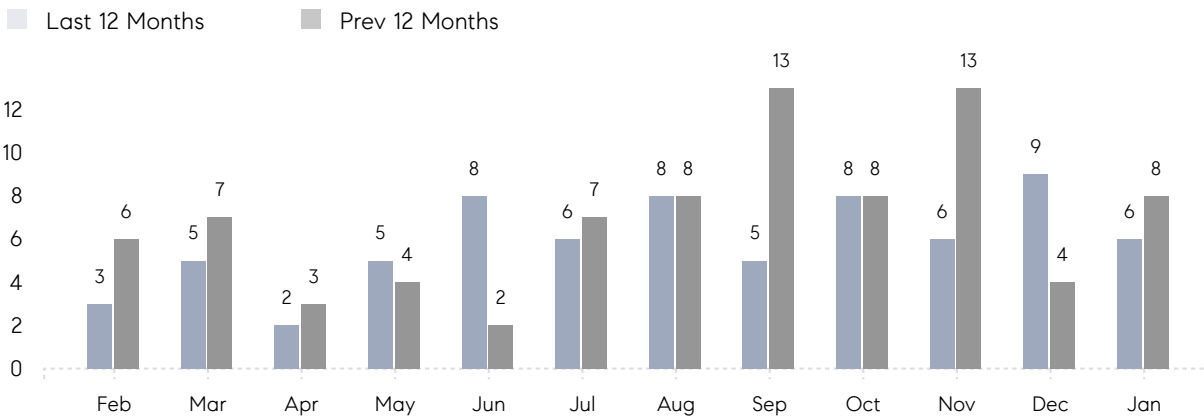
Glen Head

NASSAU, JANUARY 2023

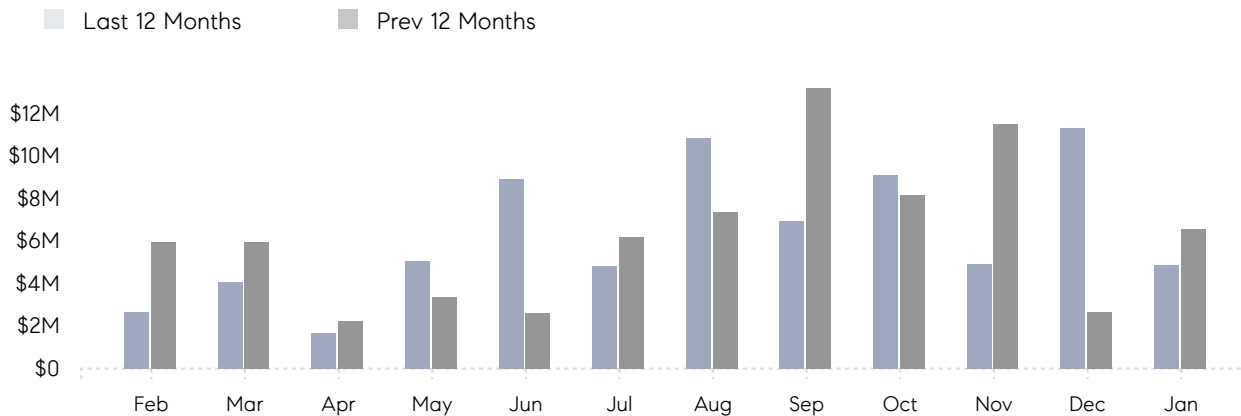
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	6	8	-25.0%
	SALES VOLUME	\$4,890,500	\$6,568,000	-25.5%
	AVERAGE PRICE	\$815,083	\$821,000	-0.7%
	AVERAGE DOM	194	77	151.9%

Monthly Sales



Monthly Total Sales Volume



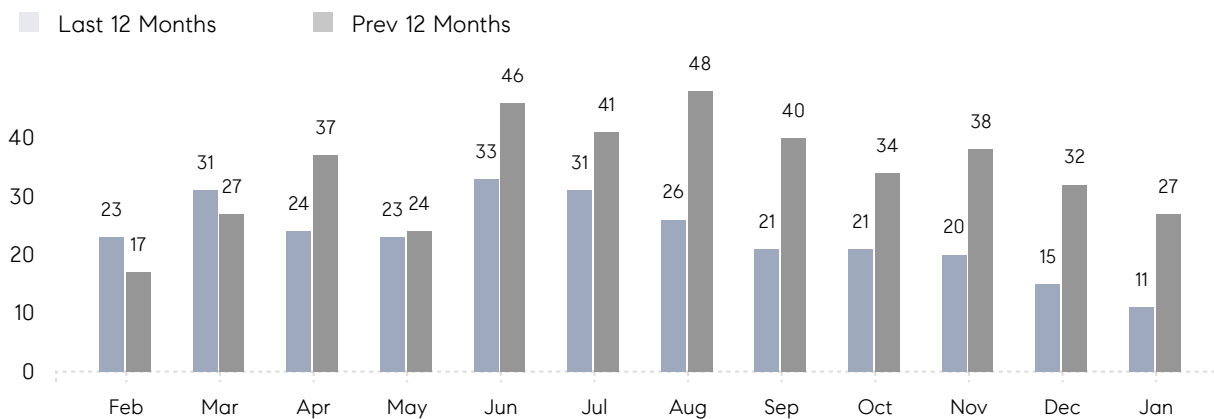
Great Neck

NASSAU, JANUARY 2023

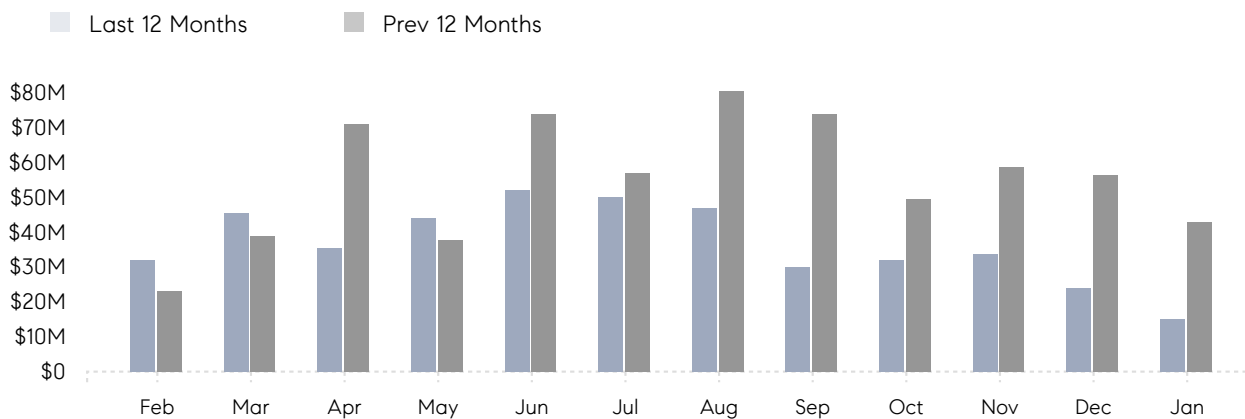
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	11	27	-59.3%
	SALES VOLUME	\$15,047,050	\$43,027,776	-65.0%
	AVERAGE PRICE	\$1,367,914	\$1,593,621	-14.2%
	AVERAGE DOM	163	96	69.8%

Monthly Sales



Monthly Total Sales Volume



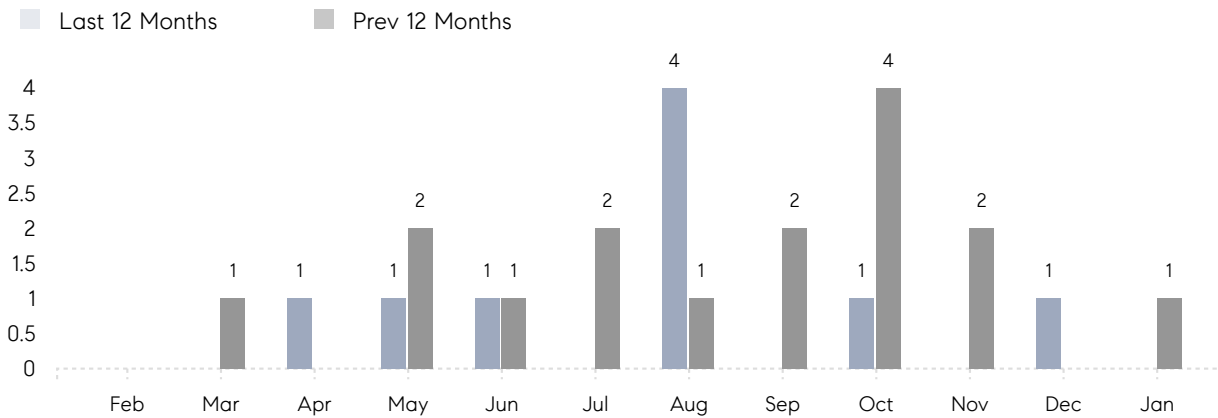
Greenvale

NASSAU, JANUARY 2023

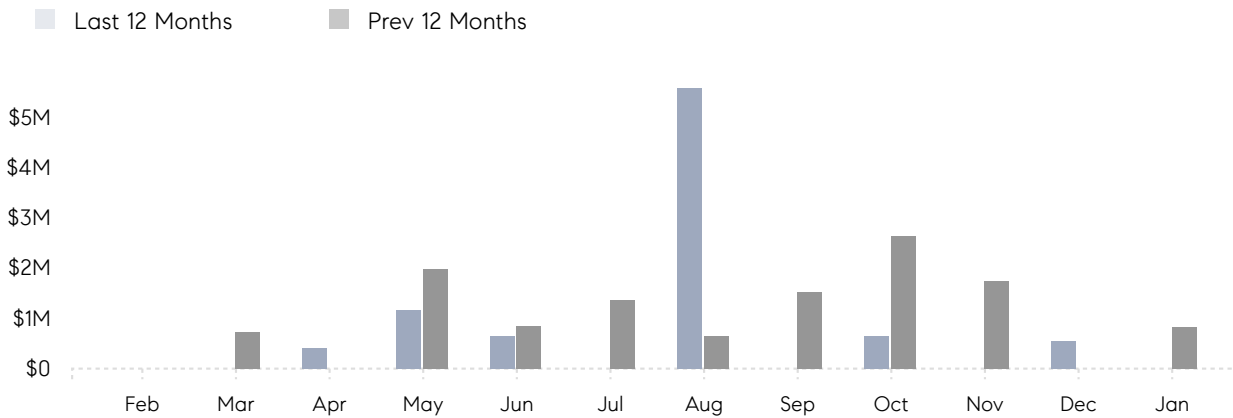
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	0	1	0.0%
	SALES VOLUME	\$0	\$830,000	-
	AVERAGE PRICE	\$0	\$830,000	-
	AVERAGE DOM	0	64	-

Monthly Sales



Monthly Total Sales Volume



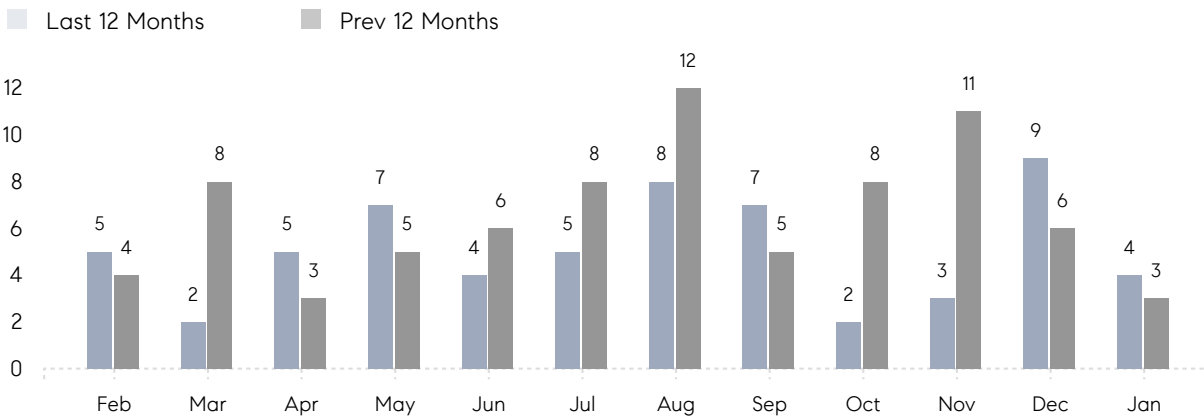
Hewlett

NASSAU, JANUARY 2023

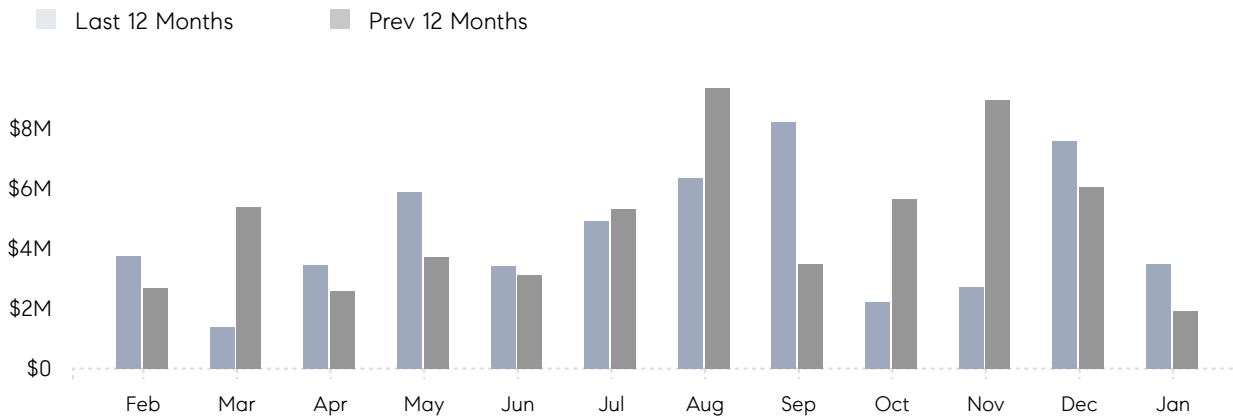
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	4	3	33.3%
	SALES VOLUME	\$3,475,050	\$1,907,000	82.2%
	AVERAGE PRICE	\$868,763	\$635,667	36.7%
	AVERAGE DOM	118	56	110.7%

Monthly Sales



Monthly Total Sales Volume



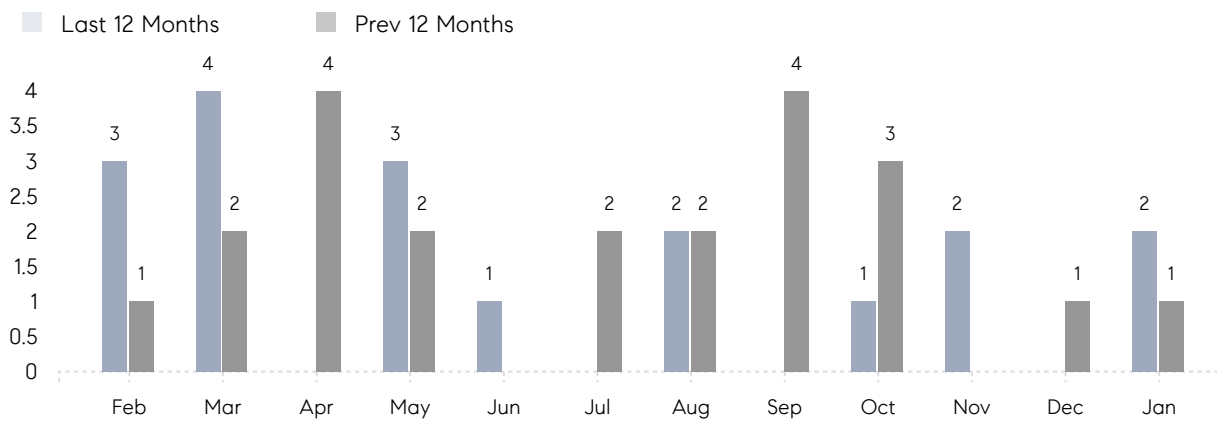
Hewlett Harbor

NASSAU, JANUARY 2023

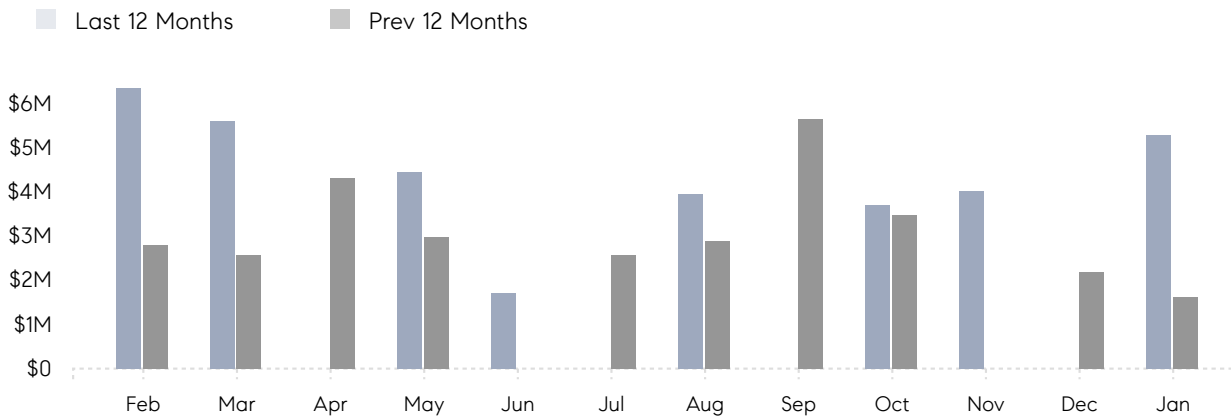
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	2	1	100.0%
	SALES VOLUME	\$5,280,000	\$1,625,000	224.9%
	AVERAGE PRICE	\$2,640,000	\$1,625,000	62.5%
	AVERAGE DOM	124	213	-41.8%

Monthly Sales



Monthly Total Sales Volume



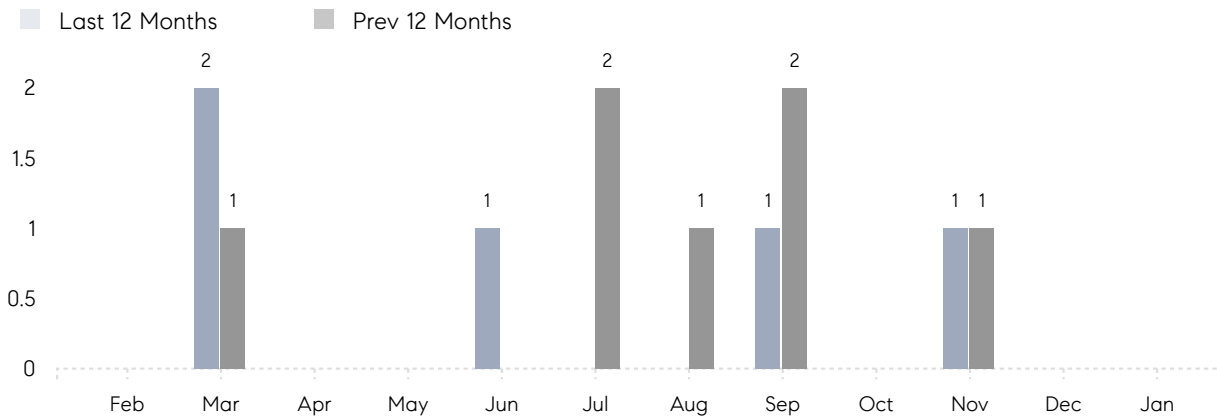
Hewlett Bay Park

NASSAU, JANUARY 2023

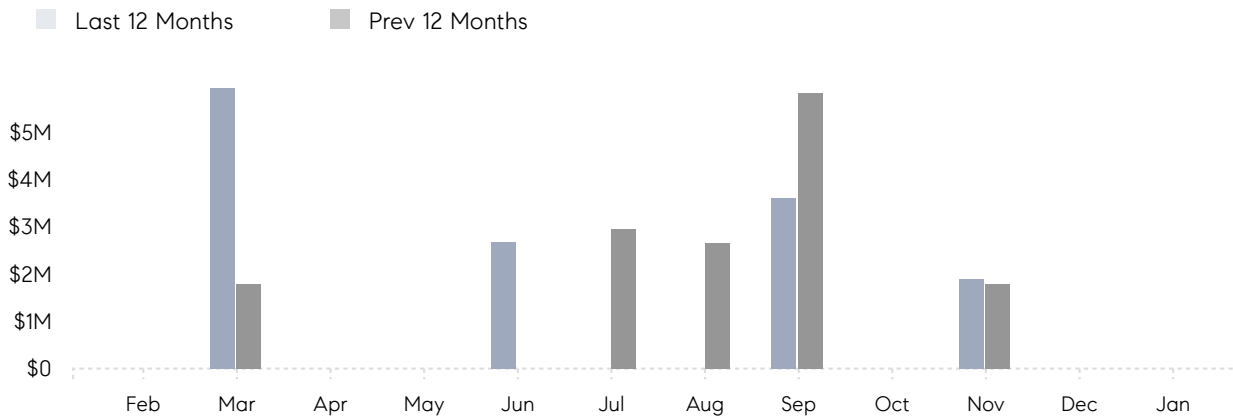
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	0	0	0.0%
	SALES VOLUME	\$0	\$0	-
	AVERAGE PRICE	\$0	\$0	-
	AVERAGE DOM	0	0	-

Monthly Sales



Monthly Total Sales Volume



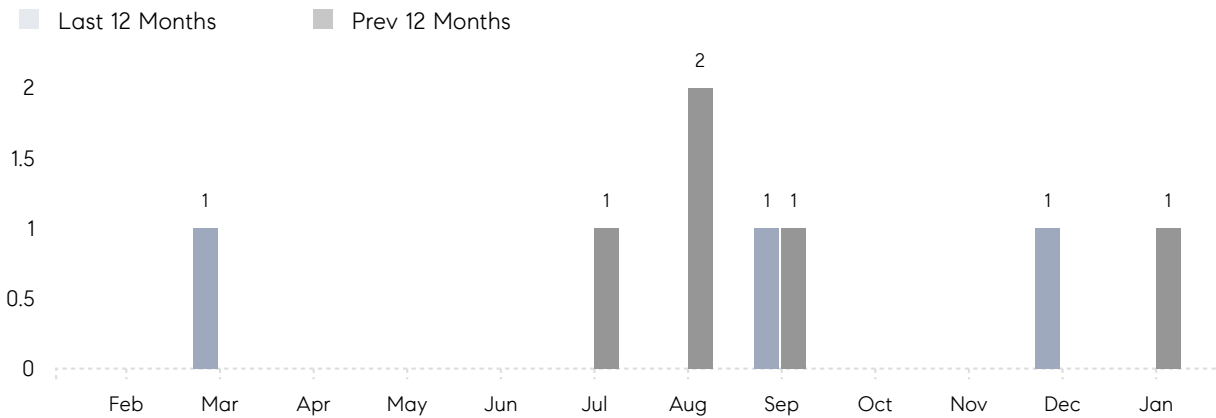
Hewlett Neck

NASSAU, JANUARY 2023

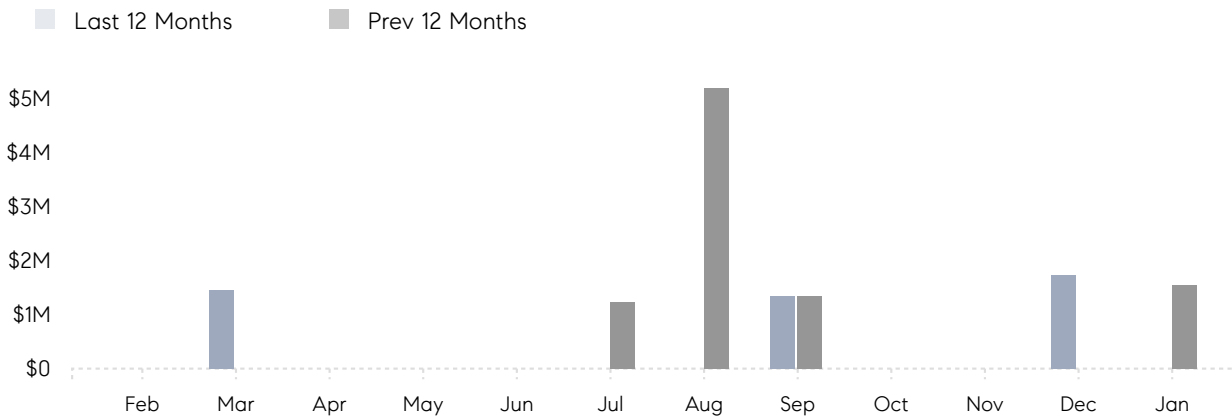
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	0	1	0.0%
	SALES VOLUME	\$0	\$1,549,000	-
	AVERAGE PRICE	\$0	\$1,549,000	-
	AVERAGE DOM	0	21	-

Monthly Sales



Monthly Total Sales Volume



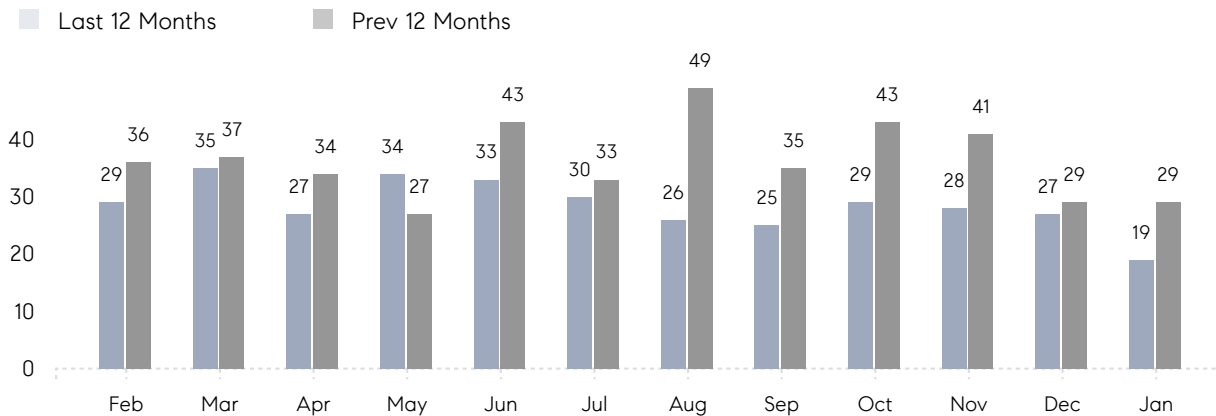
Hicksville

NASSAU, JANUARY 2023

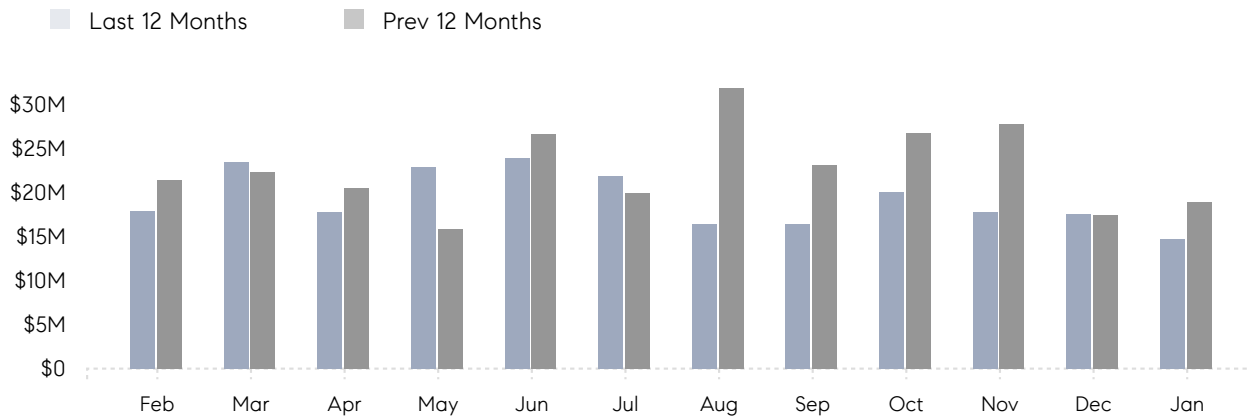
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	19	29	-34.5%
	SALES VOLUME	\$14,722,450	\$18,985,000	-22.5%
	AVERAGE PRICE	\$774,866	\$654,655	18.4%
	AVERAGE DOM	46	69	-33.3%

Monthly Sales



Monthly Total Sales Volume



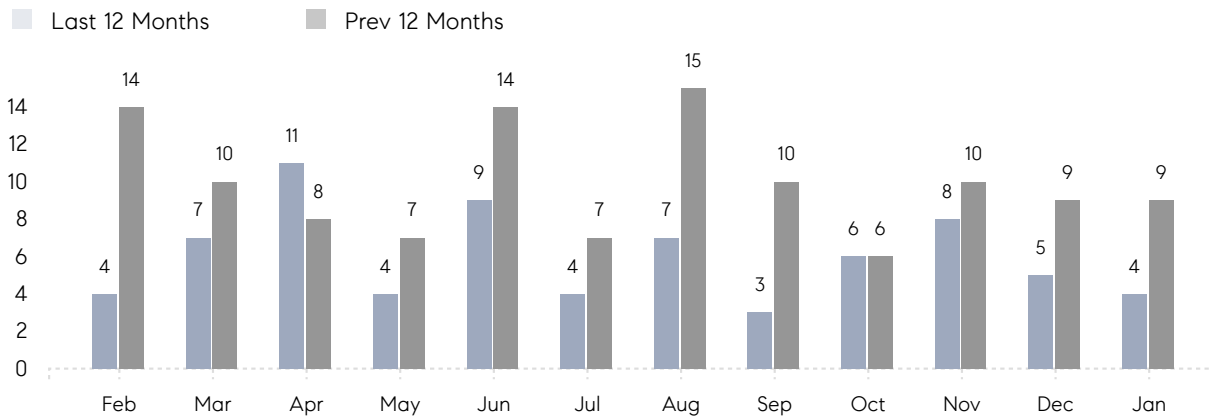
Island Park

NASSAU, JANUARY 2023

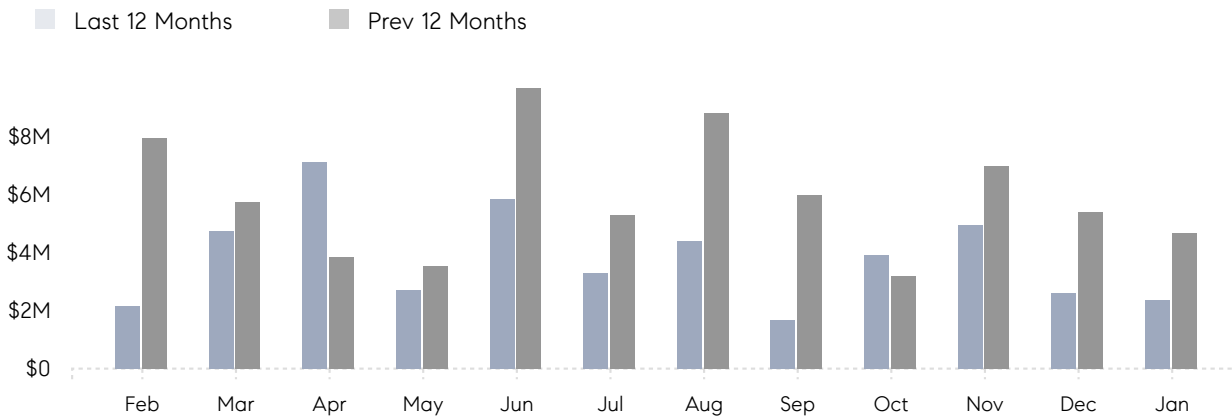
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	4	9	-55.6%
	SALES VOLUME	\$2,368,000	\$4,698,000	-49.6%
	AVERAGE PRICE	\$592,000	\$522,000	13.4%
	AVERAGE DOM	90	47	91.5%

Monthly Sales



Monthly Total Sales Volume



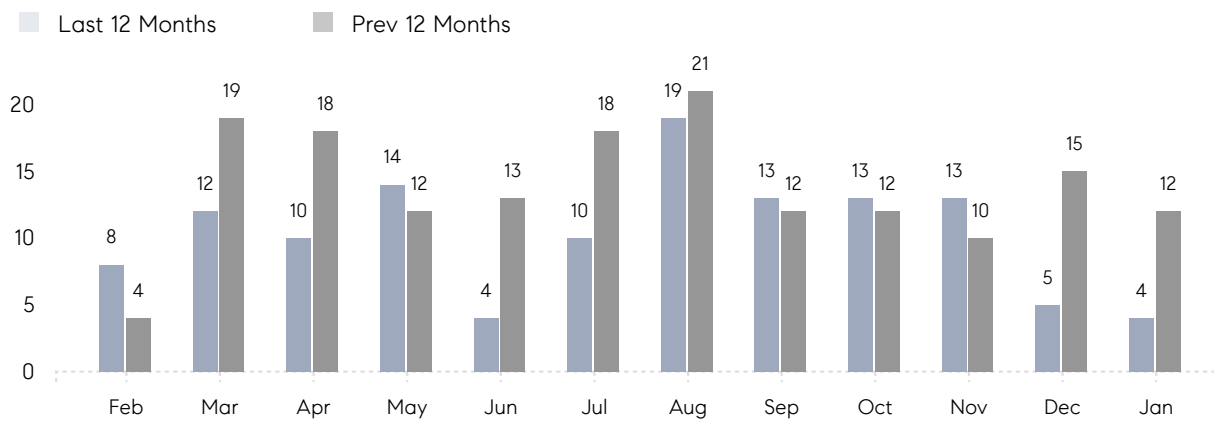
Jericho

NASSAU, JANUARY 2023

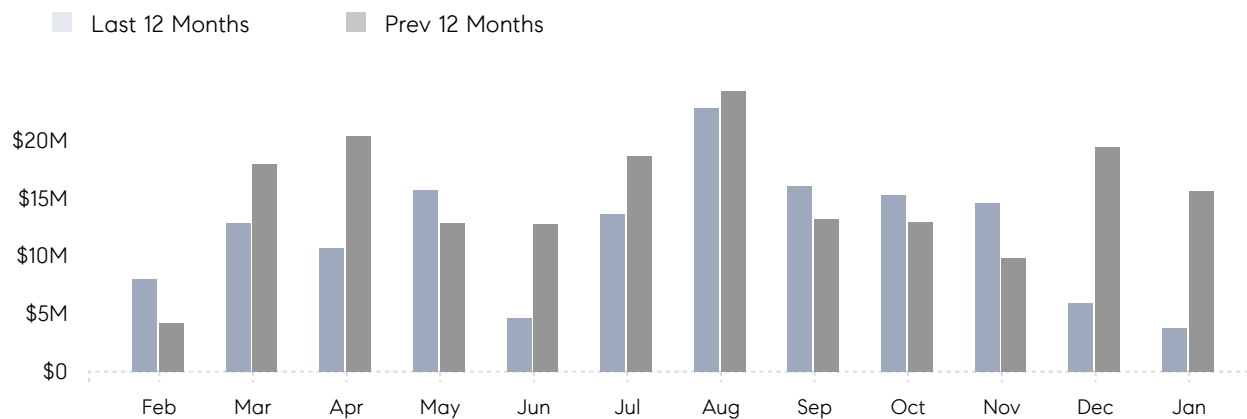
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	4	12	-66.7%
	SALES VOLUME	\$3,768,000	\$15,607,800	-75.9%
	AVERAGE PRICE	\$942,000	\$1,300,650	-27.6%
	AVERAGE DOM	72	73	-1.4%

Monthly Sales



Monthly Total Sales Volume



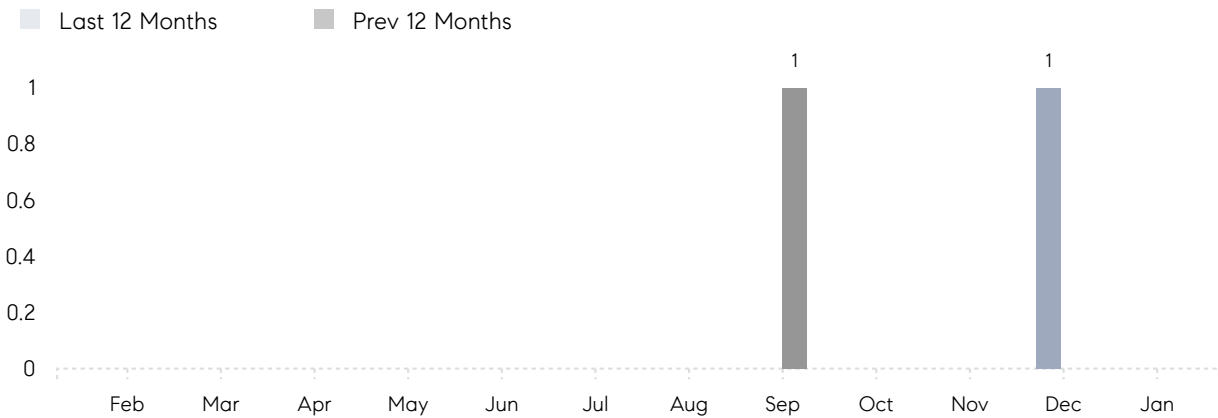
Kings Point

NASSAU, JANUARY 2023

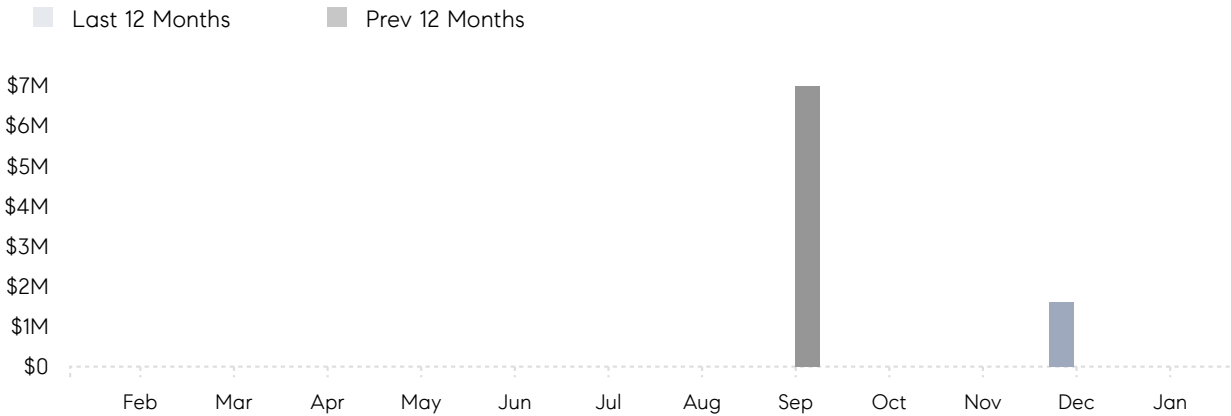
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	0	0	0.0%
	SALES VOLUME	\$0	\$0	-
	AVERAGE PRICE	\$0	\$0	-
	AVERAGE DOM	0	0	-

Monthly Sales



Monthly Total Sales Volume



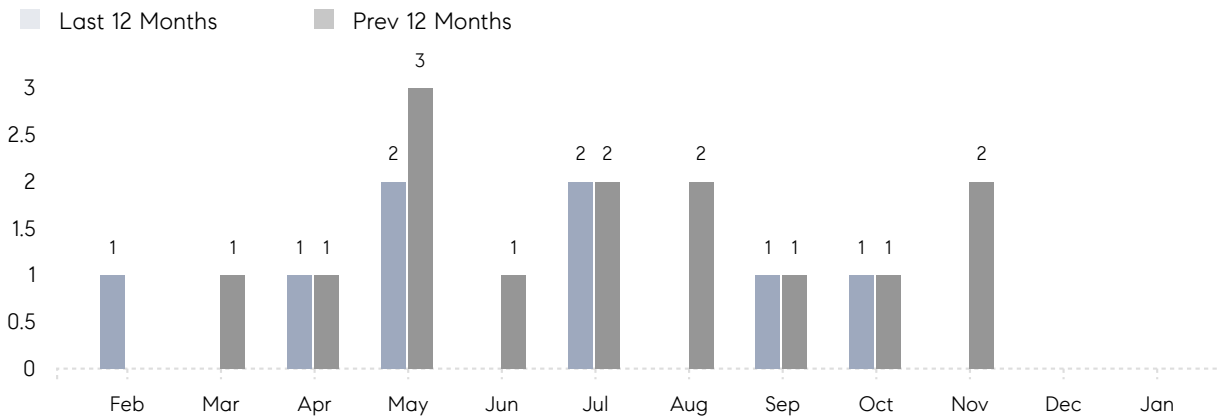
Lattingtown

NASSAU, JANUARY 2023

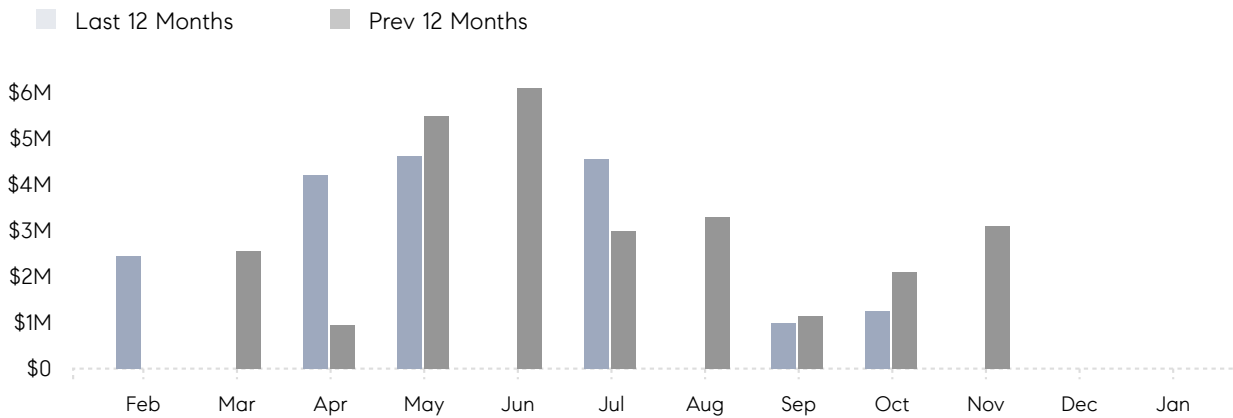
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	0	0	0.0%
	SALES VOLUME	\$0	\$0	-
	AVERAGE PRICE	\$0	\$0	-
	AVERAGE DOM	0	0	-

Monthly Sales



Monthly Total Sales Volume



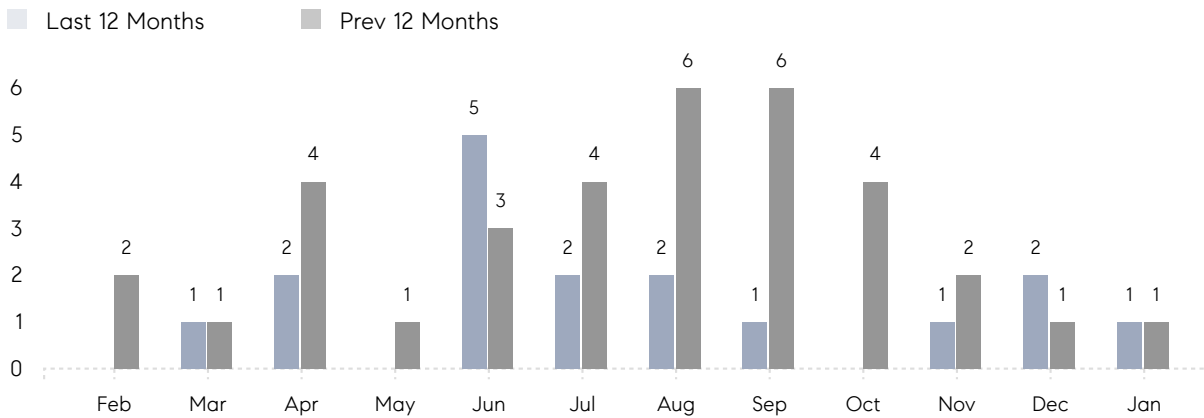
Laurel Hollow

NASSAU, JANUARY 2023

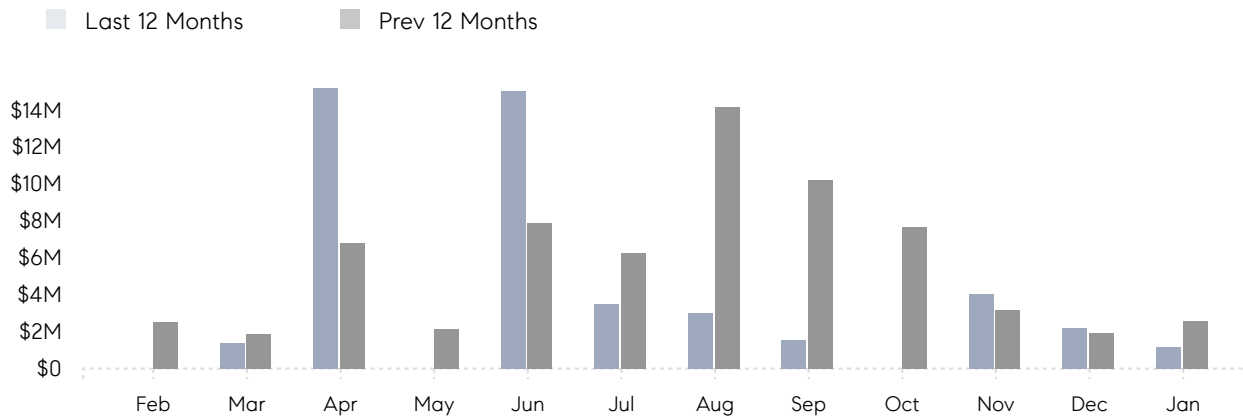
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	1	1	0.0%
	SALES VOLUME	\$1,150,000	\$2,600,000	-55.8%
	AVERAGE PRICE	\$1,150,000	\$2,600,000	-55.8%
	AVERAGE DOM	8	17	-52.9%

Monthly Sales



Monthly Total Sales Volume



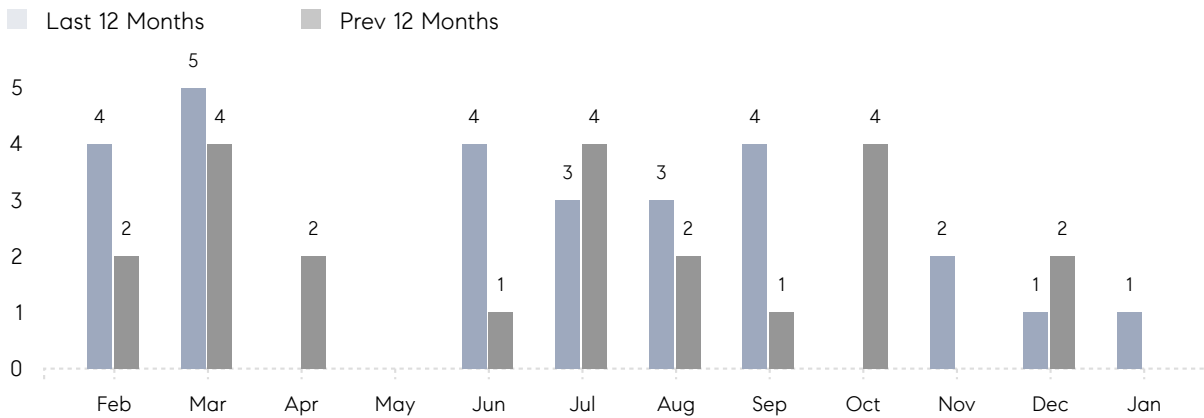
Lawrence

NASSAU, JANUARY 2023

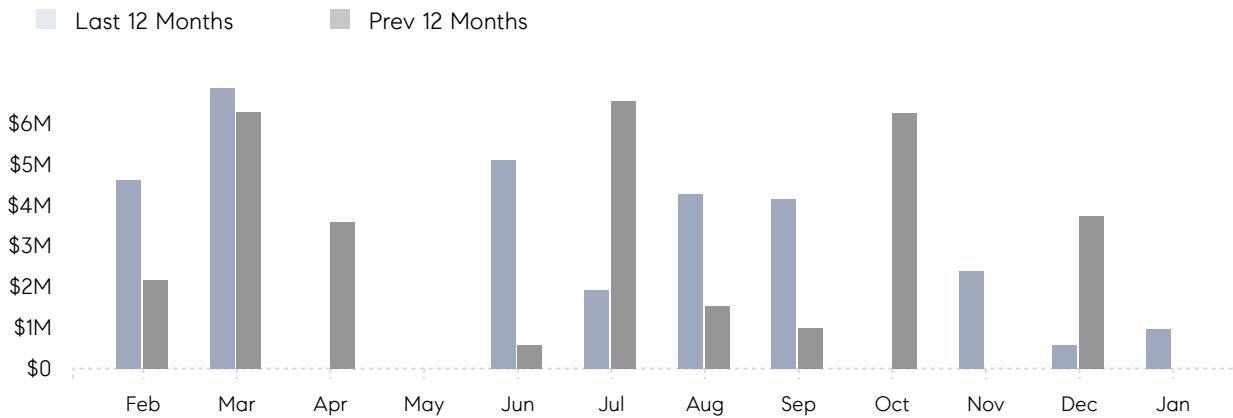
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	1	0	0.0%
	SALES VOLUME	\$969,000	\$0	-
	AVERAGE PRICE	\$969,000	\$0	-
	AVERAGE DOM	11	0	-

Monthly Sales



Monthly Total Sales Volume



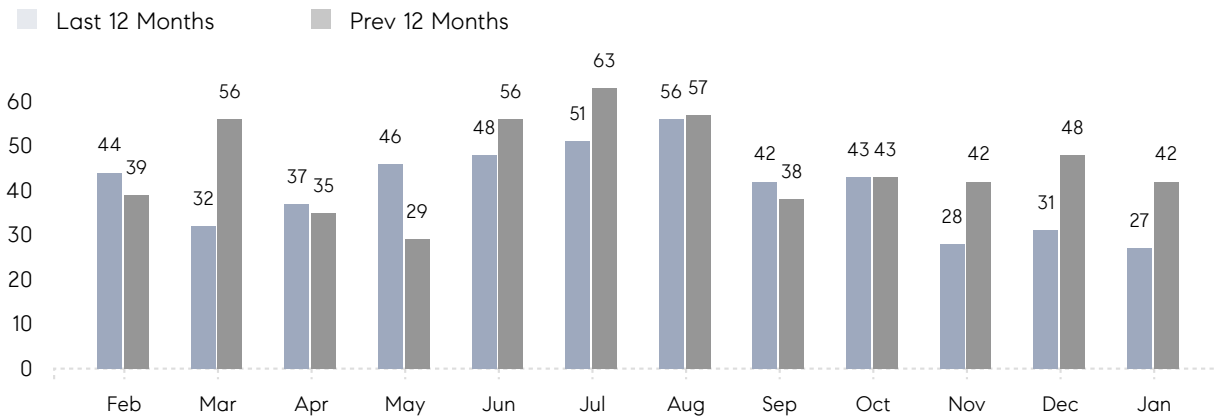
Levittown

NASSAU, JANUARY 2023

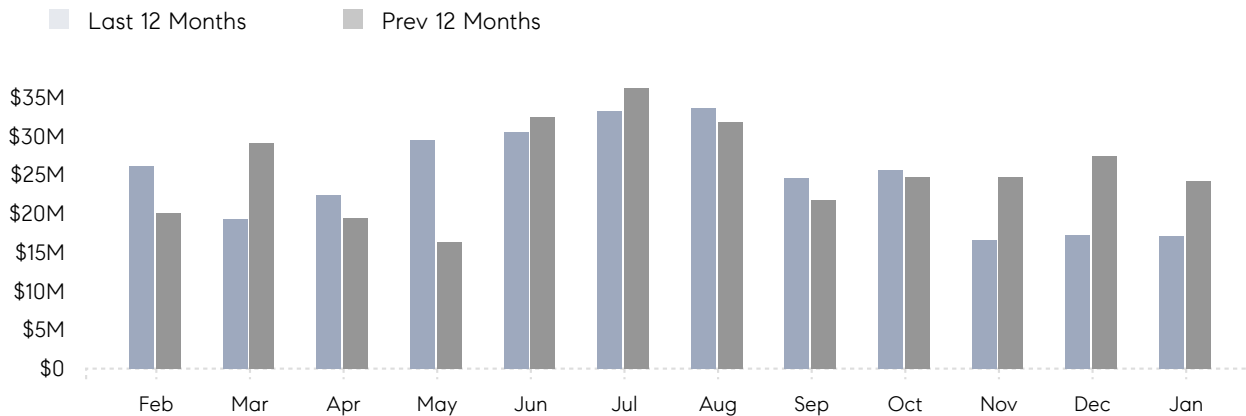
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	27	42	-35.7%
	SALES VOLUME	\$17,167,500	\$24,223,387	-29.1%
	AVERAGE PRICE	\$635,833	\$576,747	10.2%
	AVERAGE DOM	62	48	29.2%

Monthly Sales



Monthly Total Sales Volume



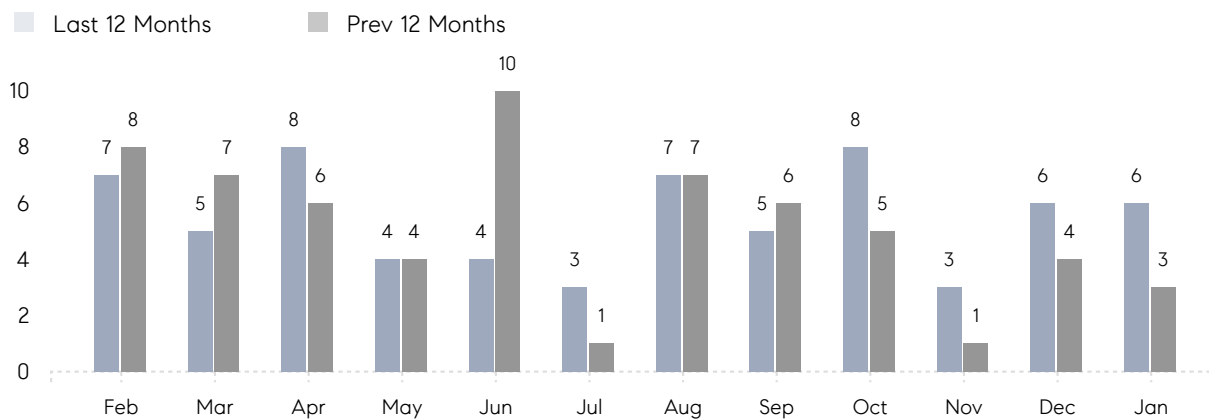
Locust Valley

NASSAU, JANUARY 2023

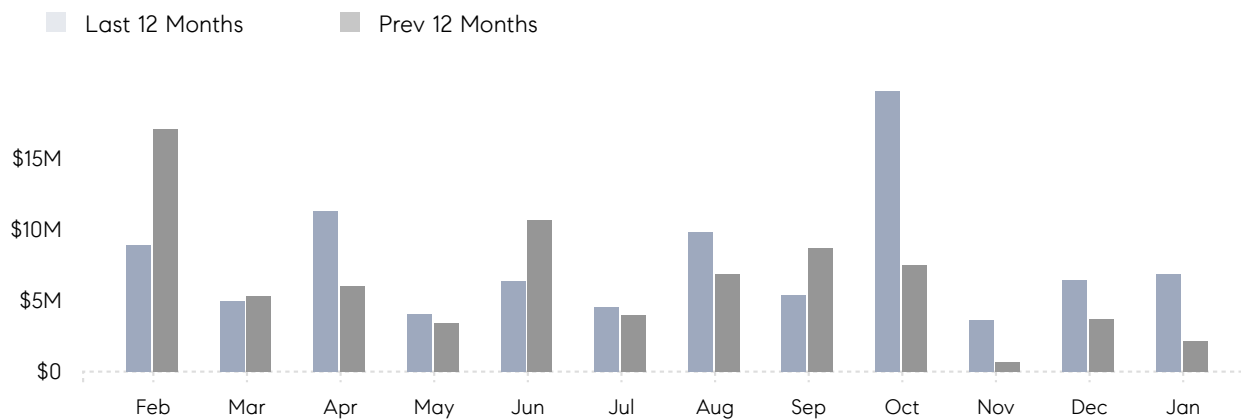
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	6	3	100.0%
	SALES VOLUME	\$6,889,000	\$2,122,000	224.6%
	AVERAGE PRICE	\$1,148,167	\$707,333	62.3%
	AVERAGE DOM	54	41	31.7%

Monthly Sales



Monthly Total Sales Volume



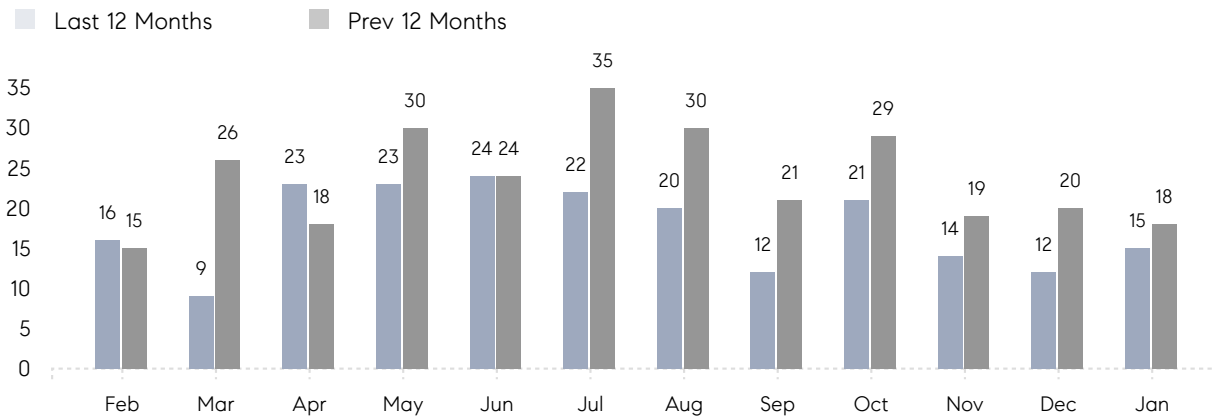
Long Beach

NASSAU, JANUARY 2023

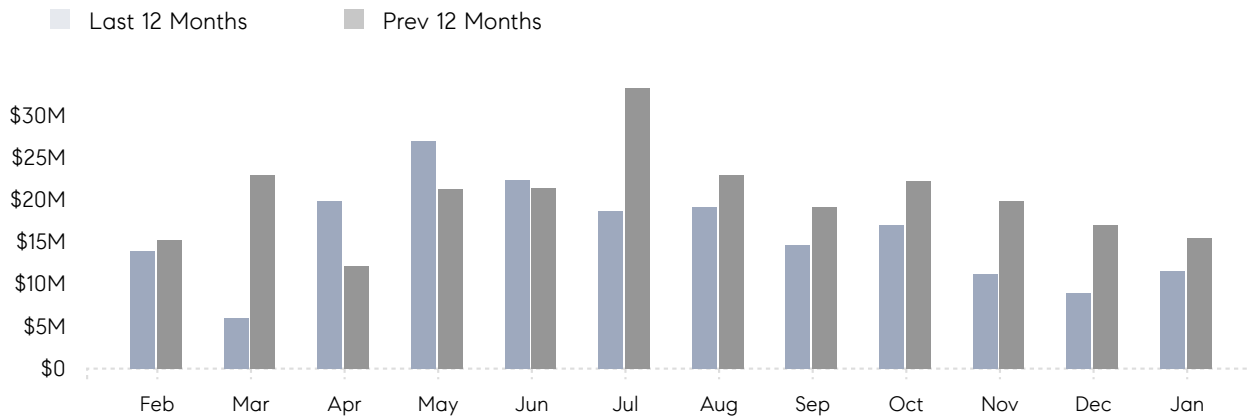
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	15	18	-16.7%
	SALES VOLUME	\$11,603,430	\$15,476,376	-25.0%
	AVERAGE PRICE	\$773,562	\$859,799	-10.0%
	AVERAGE DOM	90	79	13.9%

Monthly Sales



Monthly Total Sales Volume



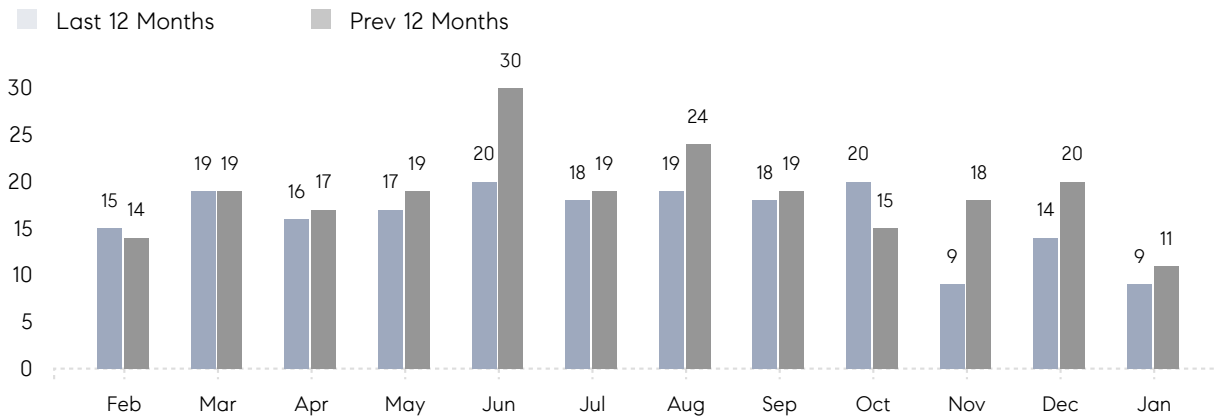
Lynbrook

NASSAU, JANUARY 2023

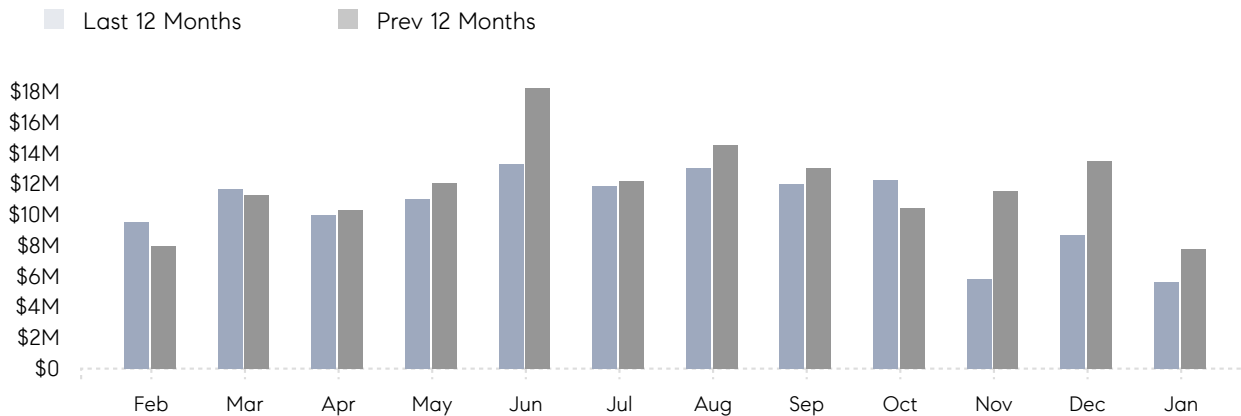
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	9	11	-18.2%
	SALES VOLUME	\$5,601,500	\$7,755,000	-27.8%
	AVERAGE PRICE	\$622,389	\$705,000	-11.7%
	AVERAGE DOM	57	57	0.0%

Monthly Sales



Monthly Total Sales Volume



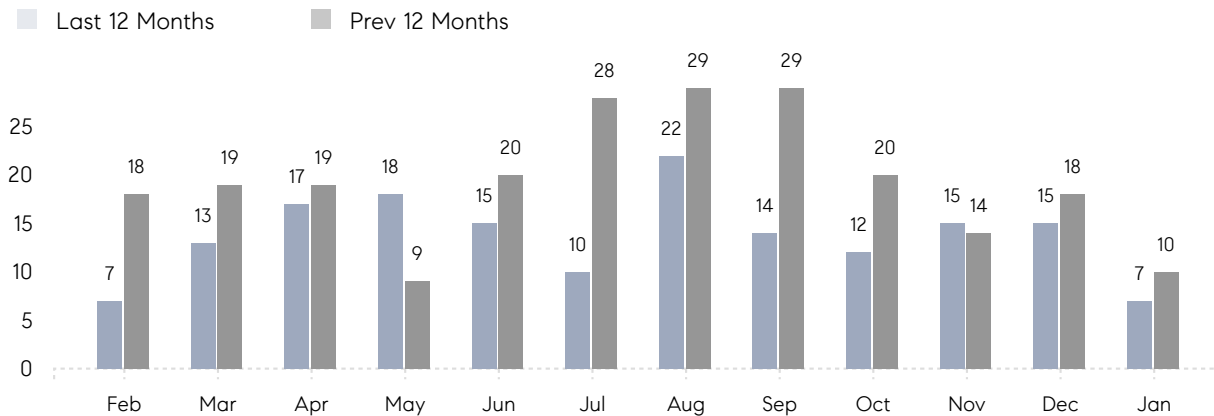
Manhasset

NASSAU, JANUARY 2023

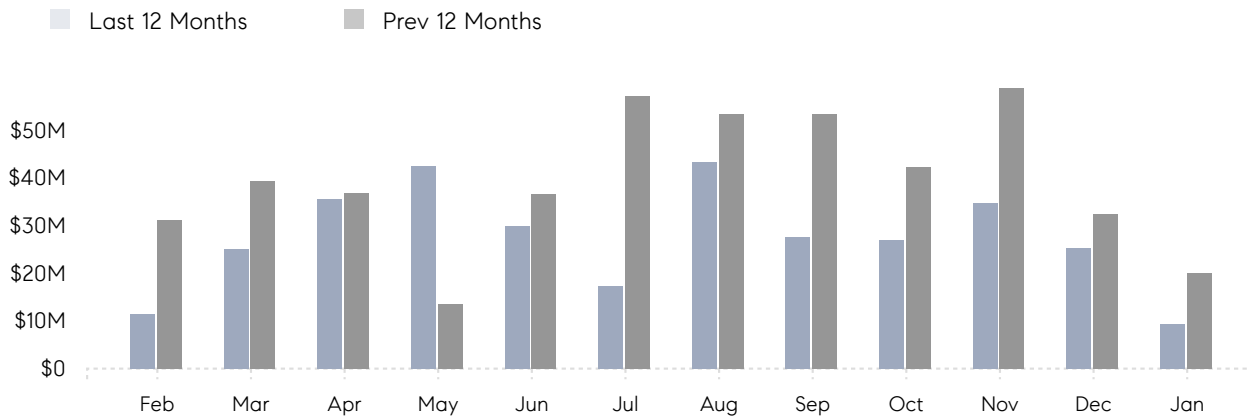
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	7	10	-30.0%
	SALES VOLUME	\$9,423,000	\$20,009,999	-52.9%
	AVERAGE PRICE	\$1,346,143	\$2,001,000	-32.7%
	AVERAGE DOM	79	82	-3.7%

Monthly Sales



Monthly Total Sales Volume



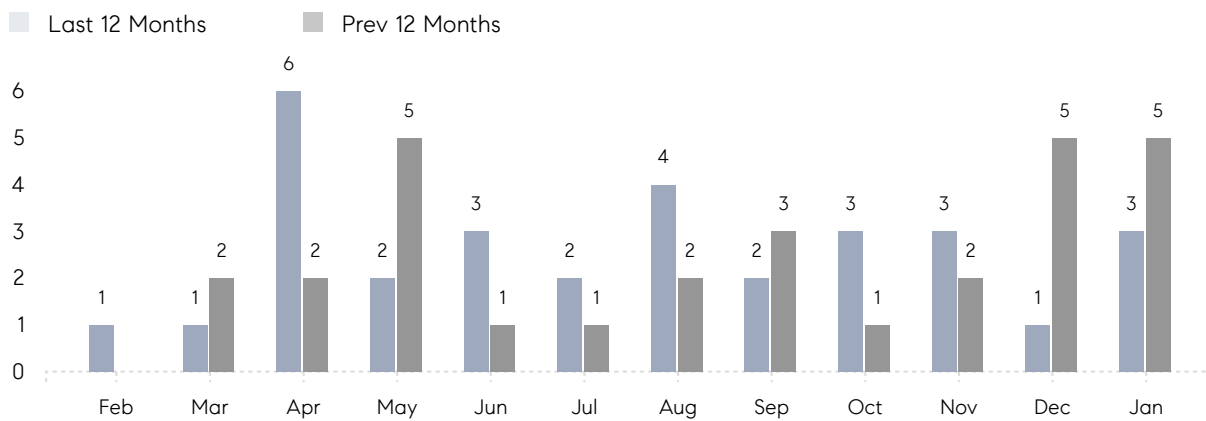
Manhasset Hills

NASSAU, JANUARY 2023

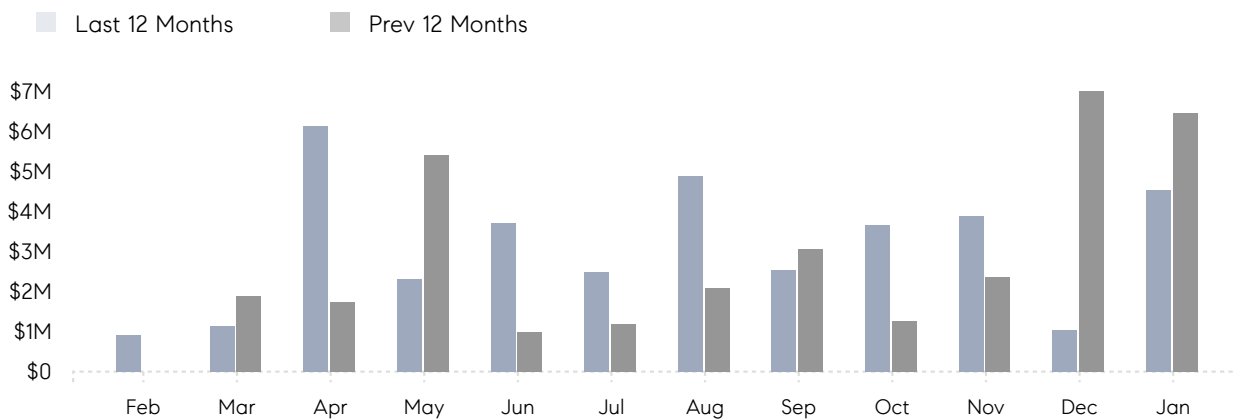
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	3	5	-40.0%
	SALES VOLUME	\$4,540,000	\$6,463,000	-29.8%
	AVERAGE PRICE	\$1,513,333	\$1,292,600	17.1%
	AVERAGE DOM	33	39	-15.4%

Monthly Sales



Monthly Total Sales Volume



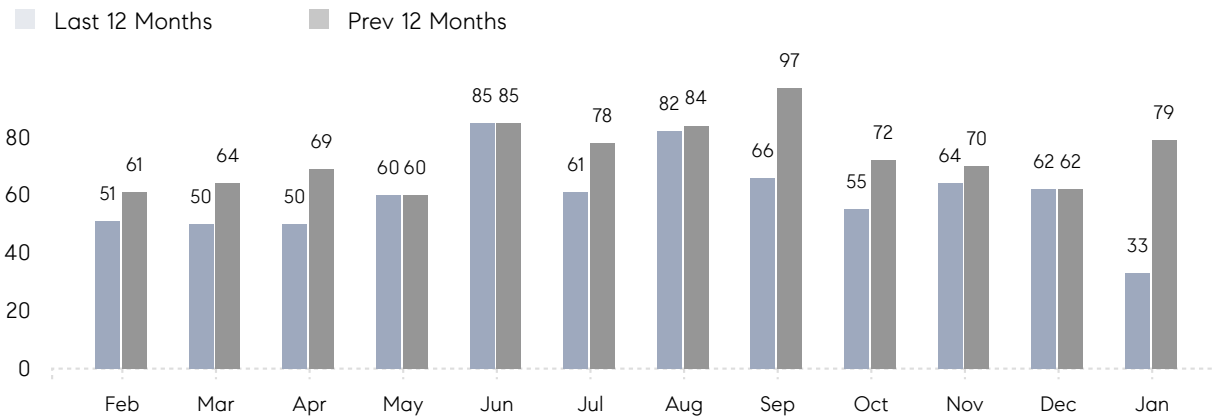
Massapequa

NASSAU, JANUARY 2023

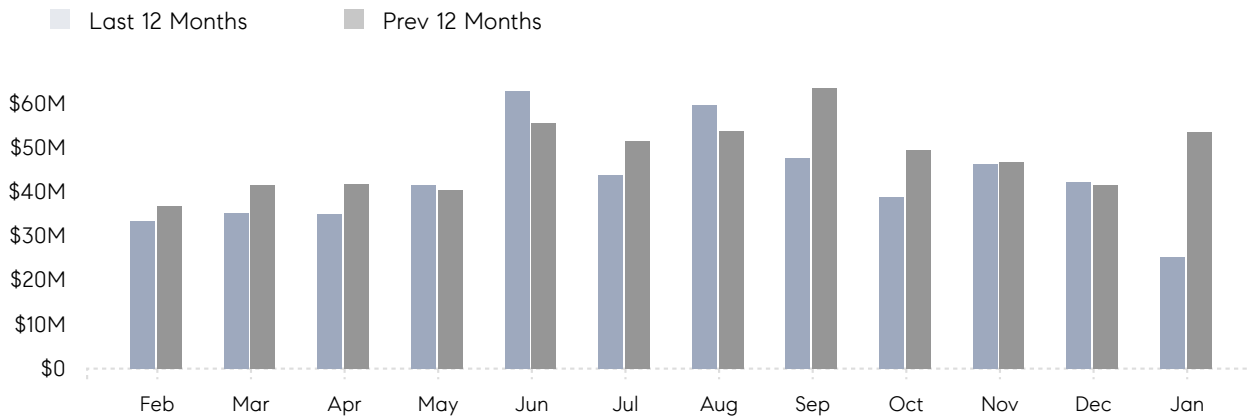
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	33	79	-58.2%
	SALES VOLUME	\$25,099,499	\$53,519,199	-53.1%
	AVERAGE PRICE	\$760,591	\$677,458	12.3%
	AVERAGE DOM	64	42	52.4%

Monthly Sales



Monthly Total Sales Volume



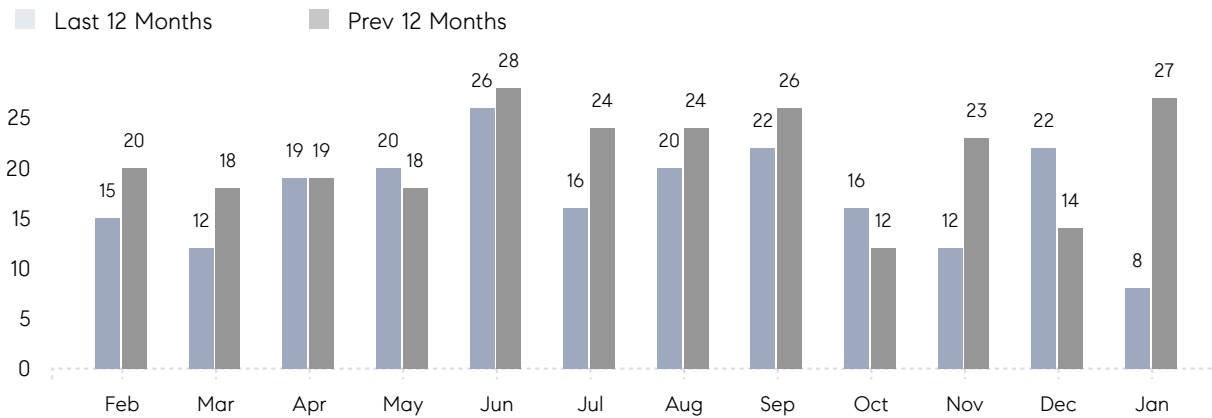
Massapequa Park

NASSAU, JANUARY 2023

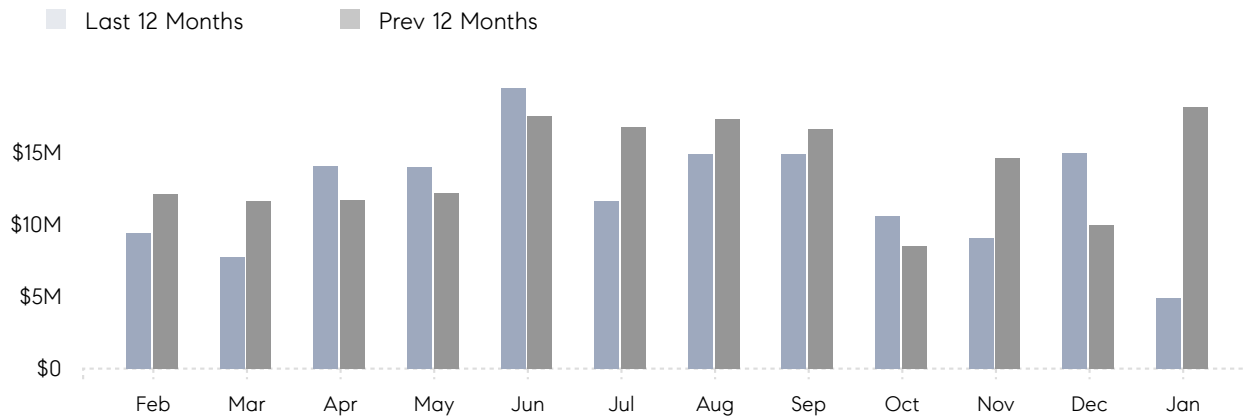
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	8	27	-70.4%
	SALES VOLUME	\$4,909,000	\$18,154,399	-73.0%
	AVERAGE PRICE	\$613,625	\$672,385	-8.7%
	AVERAGE DOM	46	37	24.3%

Monthly Sales



Monthly Total Sales Volume



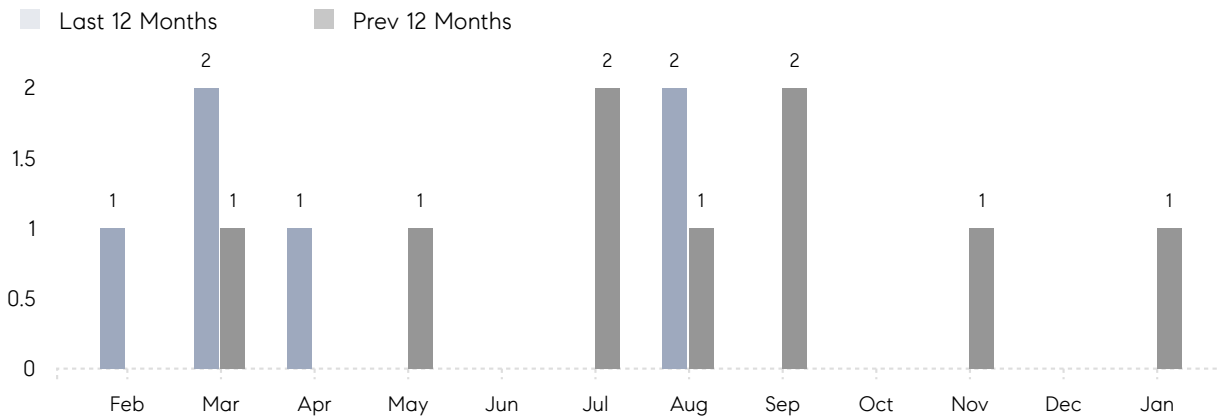
Matinecock

NASSAU, JANUARY 2023

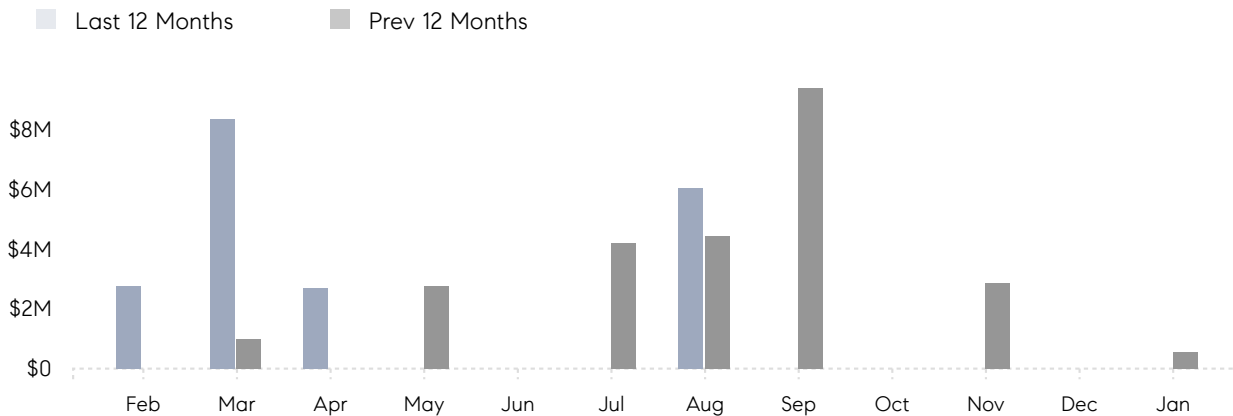
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	0	1	0.0%
	SALES VOLUME	\$0	\$540,000	-
	AVERAGE PRICE	\$0	\$540,000	-
	AVERAGE DOM	0	380	-

Monthly Sales



Monthly Total Sales Volume



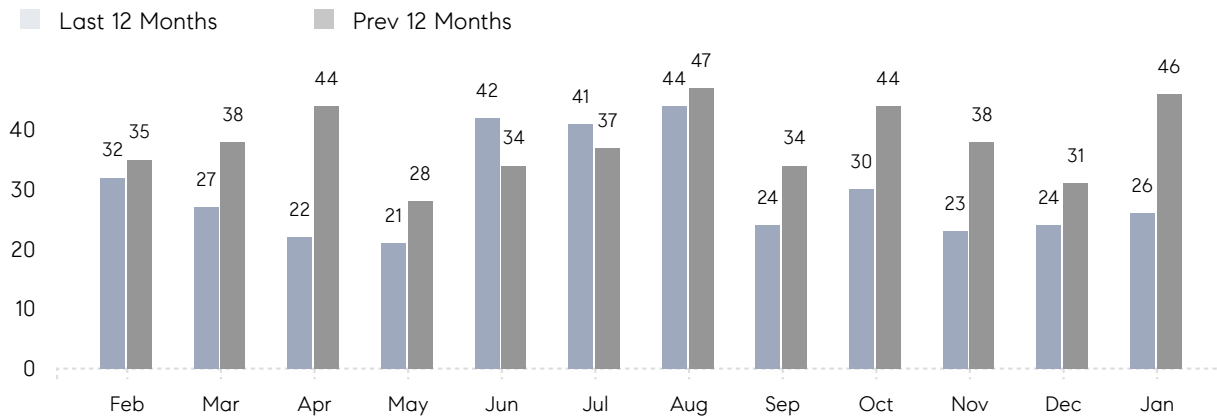
Merrick

NASSAU, JANUARY 2023

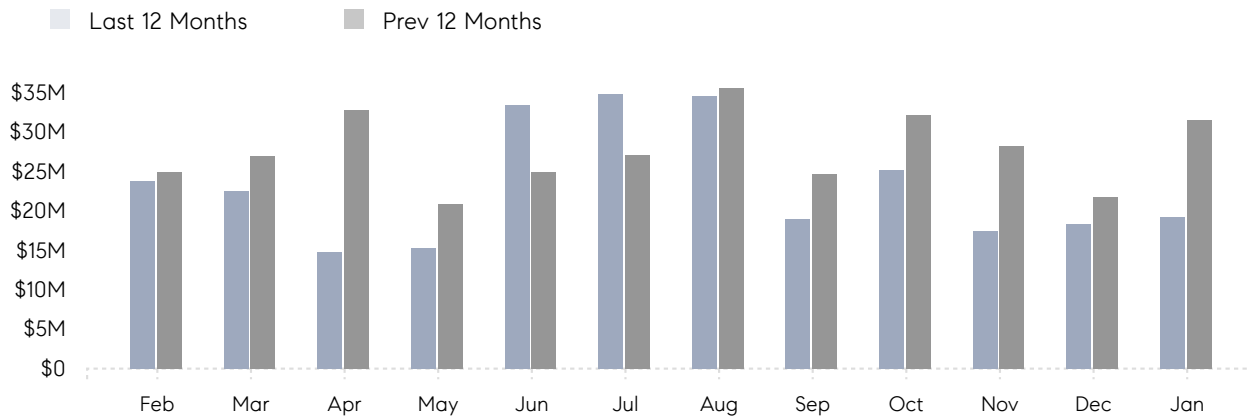
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	26	46	-43.5%
	SALES VOLUME	\$19,272,999	\$31,519,600	-38.9%
	AVERAGE PRICE	\$741,269	\$685,209	8.2%
	AVERAGE DOM	84	55	52.7%

Monthly Sales



Monthly Total Sales Volume



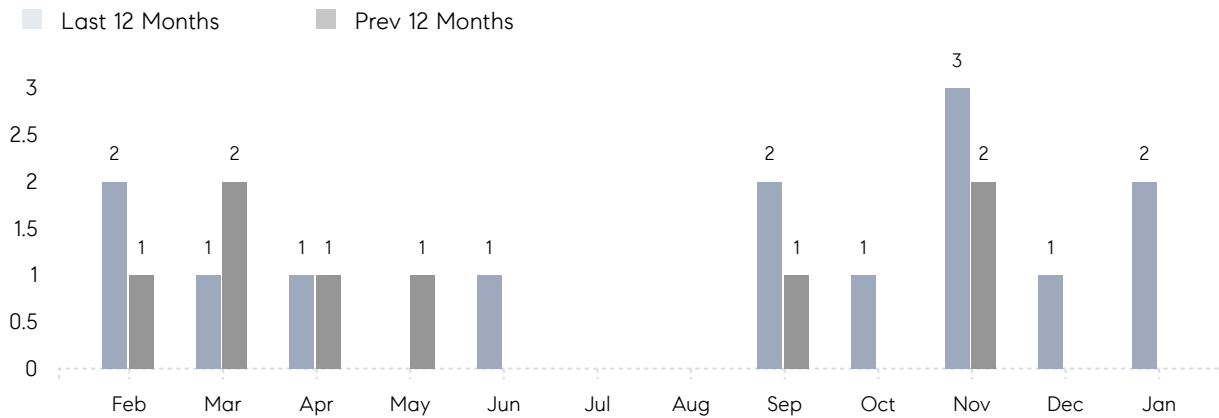
Mill Neck

NASSAU, JANUARY 2023

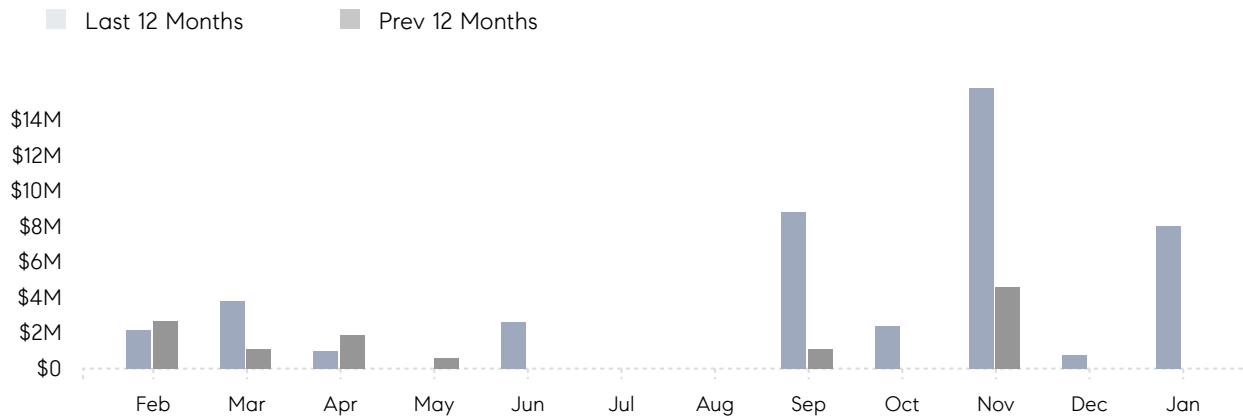
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	2	0	0.0%
	SALES VOLUME	\$7,998,000	\$0	-
	AVERAGE PRICE	\$3,999,000	\$0	-
	AVERAGE DOM	18	0	-

Monthly Sales



Monthly Total Sales Volume



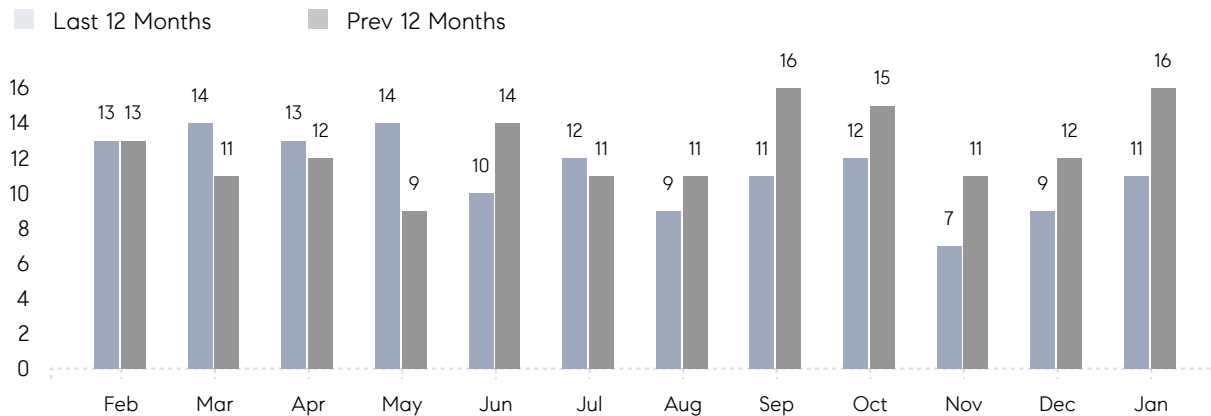
Mineola

NASSAU, JANUARY 2023

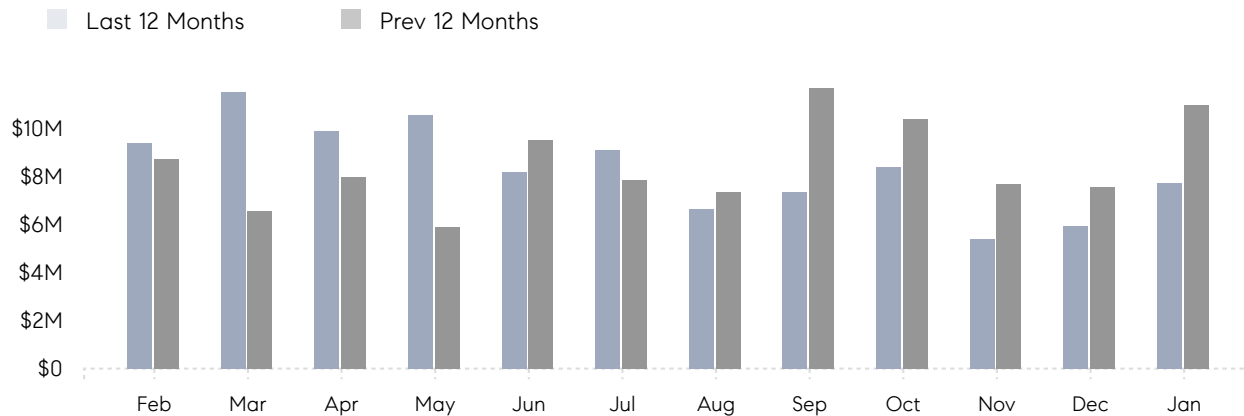
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	11	16	-31.2%
	SALES VOLUME	\$7,734,000	\$10,980,000	-29.6%
	AVERAGE PRICE	\$703,091	\$686,250	2.5%
	AVERAGE DOM	58	46	26.1%

Monthly Sales



Monthly Total Sales Volume



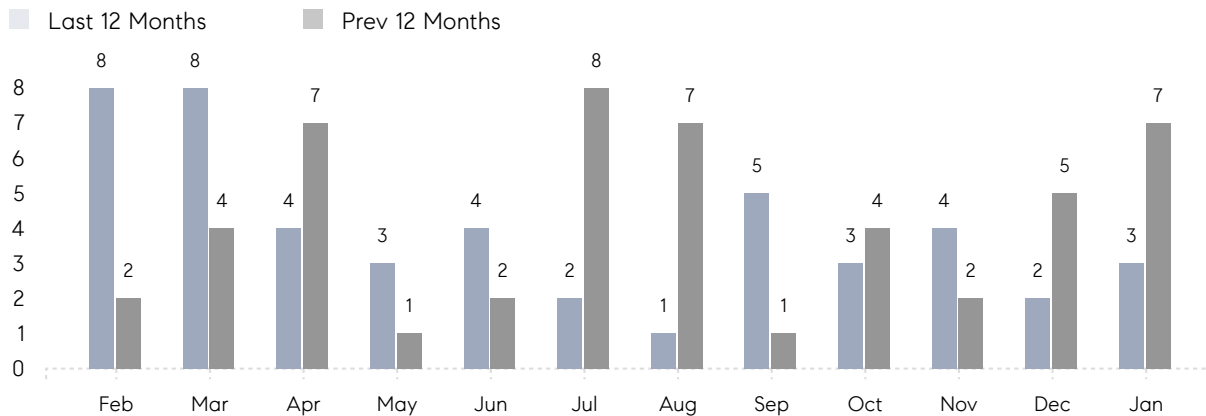
Muttontown

NASSAU, JANUARY 2023

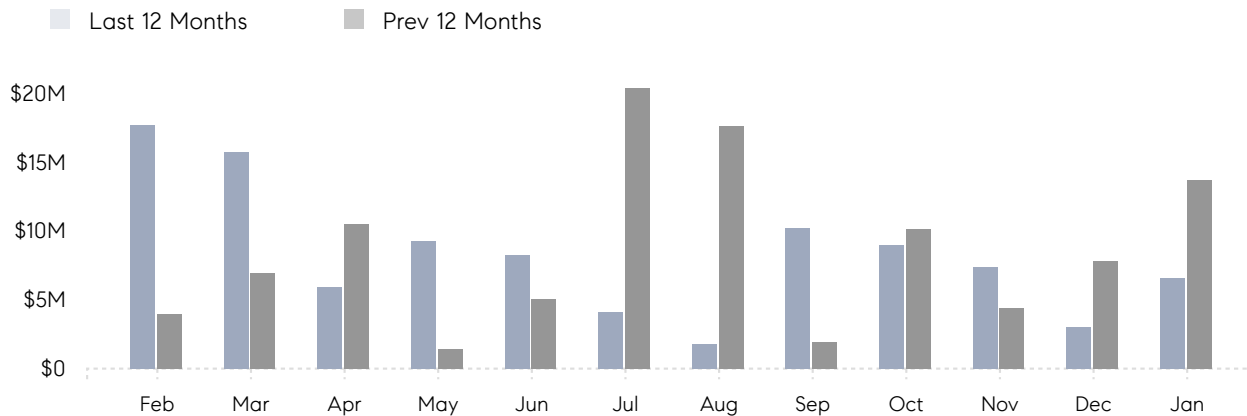
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	3	7	-57.1%
	SALES VOLUME	\$6,605,000	\$13,750,000	-52.0%
	AVERAGE PRICE	\$2,201,667	\$1,964,286	12.1%
	AVERAGE DOM	151	122	23.8%

Monthly Sales



Monthly Total Sales Volume



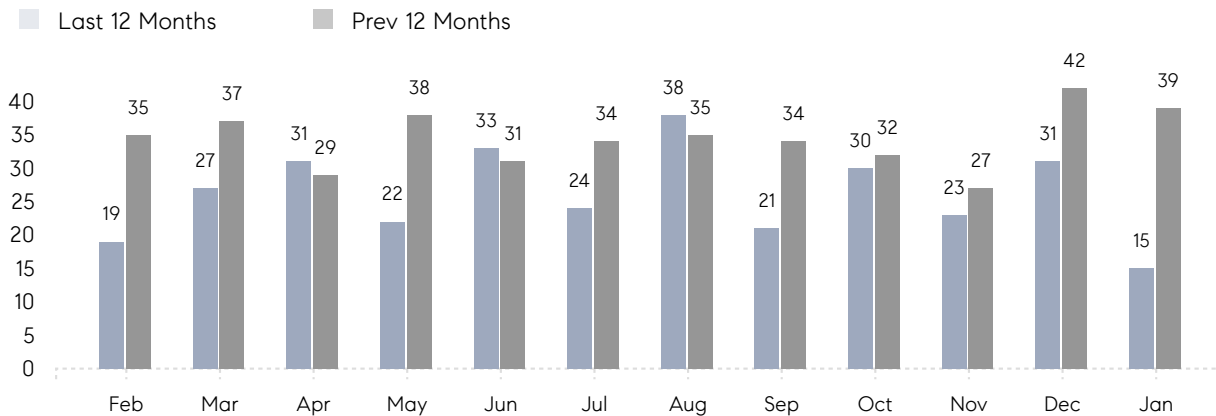
New Hyde Park

NASSAU, JANUARY 2023

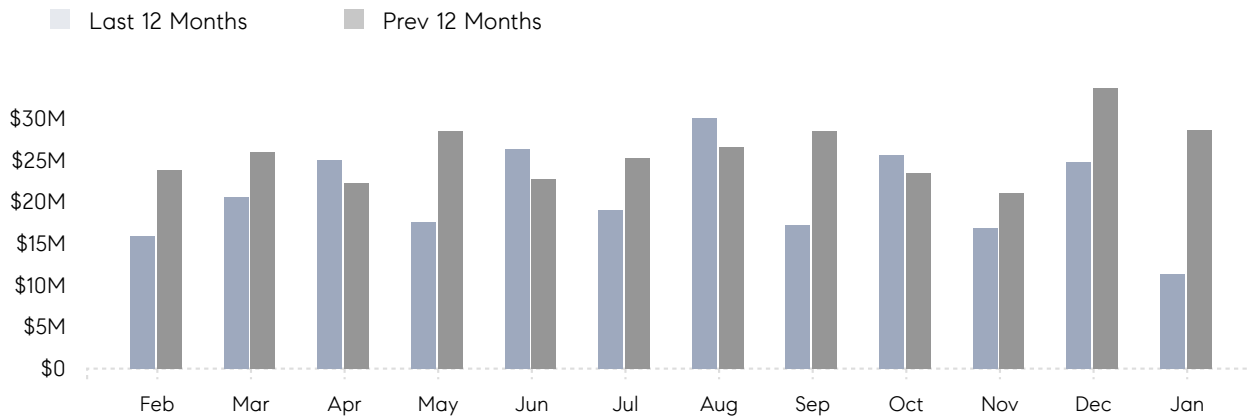
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	15	39	-61.5%
	SALES VOLUME	\$11,360,000	\$28,581,627	-60.3%
	AVERAGE PRICE	\$757,333	\$732,862	3.3%
	AVERAGE DOM	64	86	-25.6%

Monthly Sales



Monthly Total Sales Volume



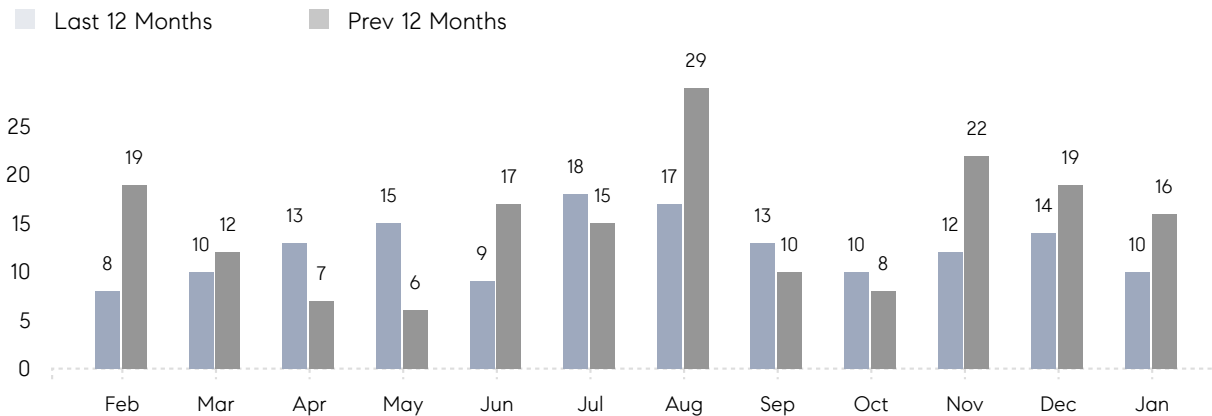
North Bellmore

NASSAU, JANUARY 2023

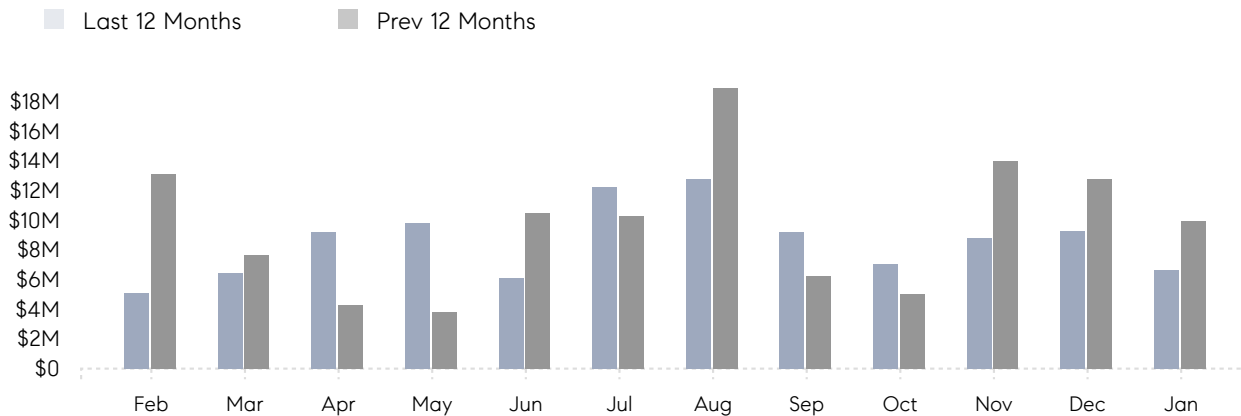
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	10	16	-37.5%
	SALES VOLUME	\$6,615,250	\$9,920,000	-33.3%
	AVERAGE PRICE	\$661,525	\$620,000	6.7%
	AVERAGE DOM	35	34	2.9%

Monthly Sales



Monthly Total Sales Volume



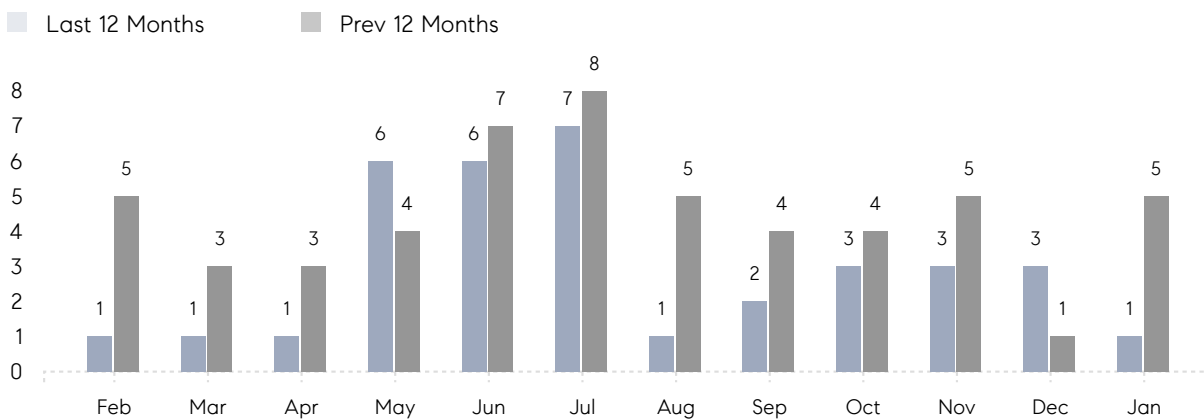
North Woodmere

NASSAU, JANUARY 2023

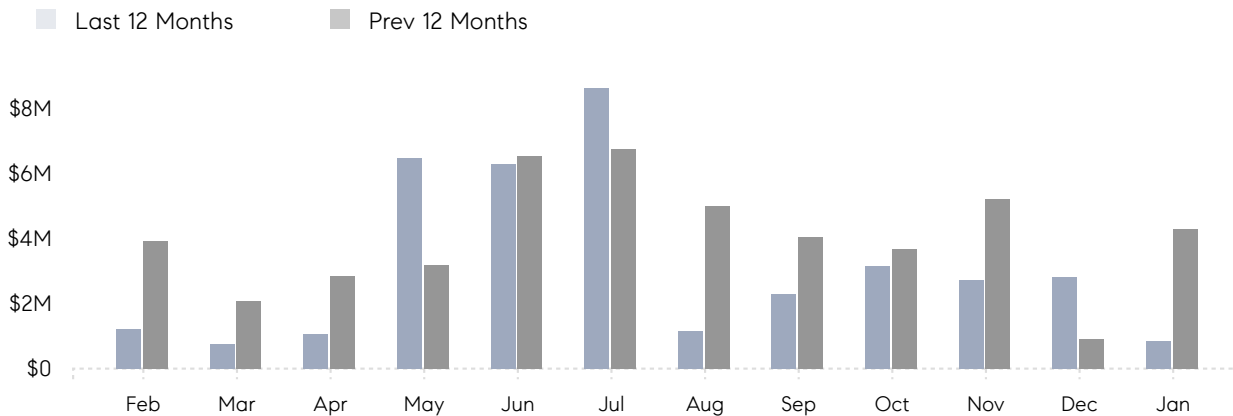
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	1	5	-80.0%
	SALES VOLUME	\$855,000	\$4,281,500	-80.0%
	AVERAGE PRICE	\$855,000	\$856,300	-0.2%
	AVERAGE DOM	75	69	8.7%

Monthly Sales



Monthly Total Sales Volume



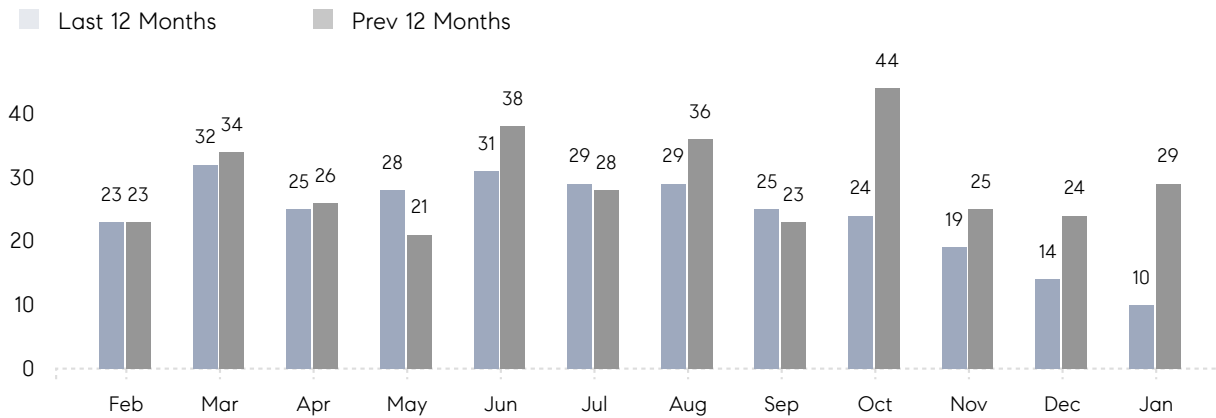
Oceanside

NASSAU, JANUARY 2023

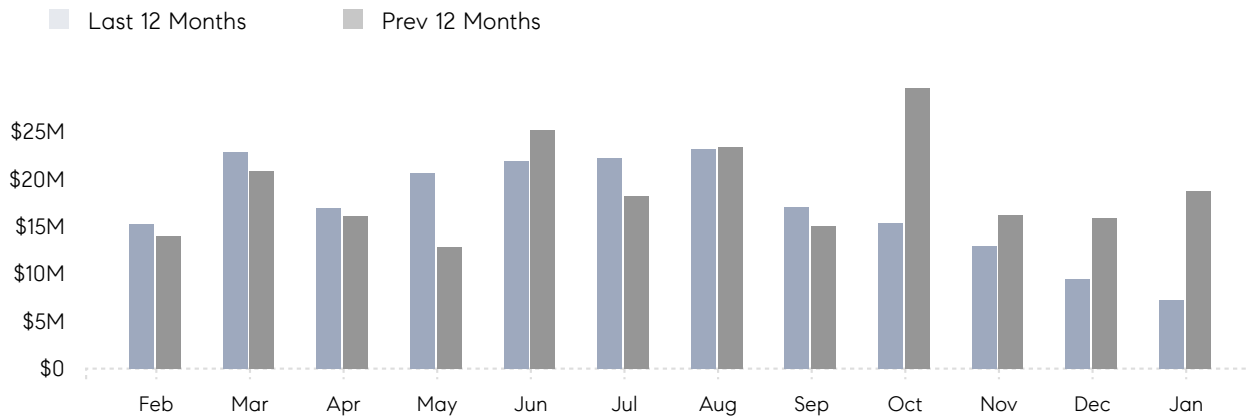
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	10	29	-65.5%
	SALES VOLUME	\$7,257,900	\$18,756,700	-61.3%
	AVERAGE PRICE	\$725,790	\$646,783	12.2%
	AVERAGE DOM	49	40	22.5%

Monthly Sales



Monthly Total Sales Volume



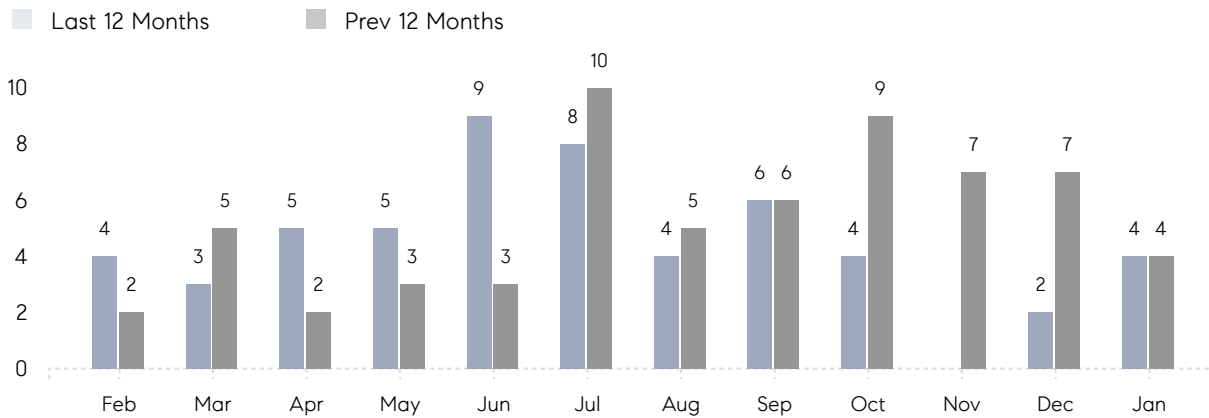
Old Bethpage

NASSAU, JANUARY 2023

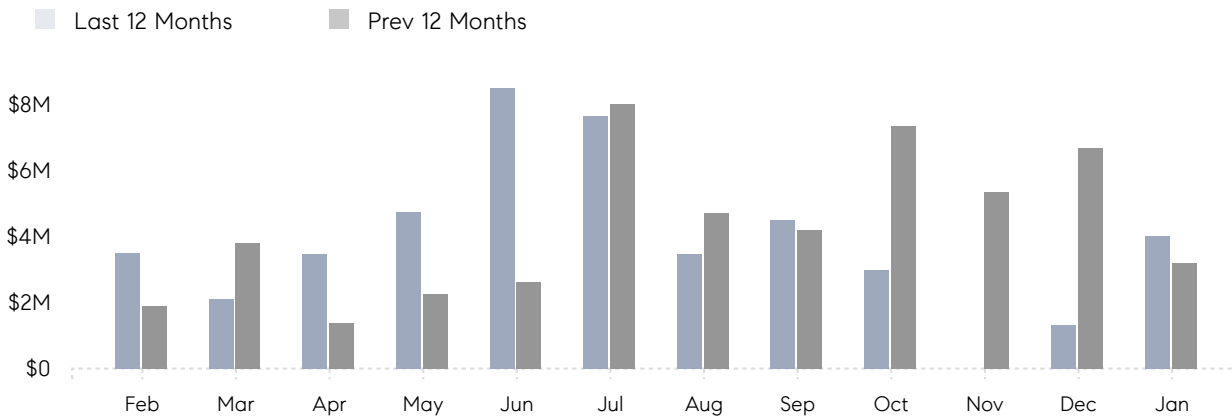
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	4	4	0.0%
	SALES VOLUME	\$4,010,000	\$3,200,000	25.3%
	AVERAGE PRICE	\$1,002,500	\$800,000	25.3%
	AVERAGE DOM	18	49	-63.3%

Monthly Sales



Monthly Total Sales Volume



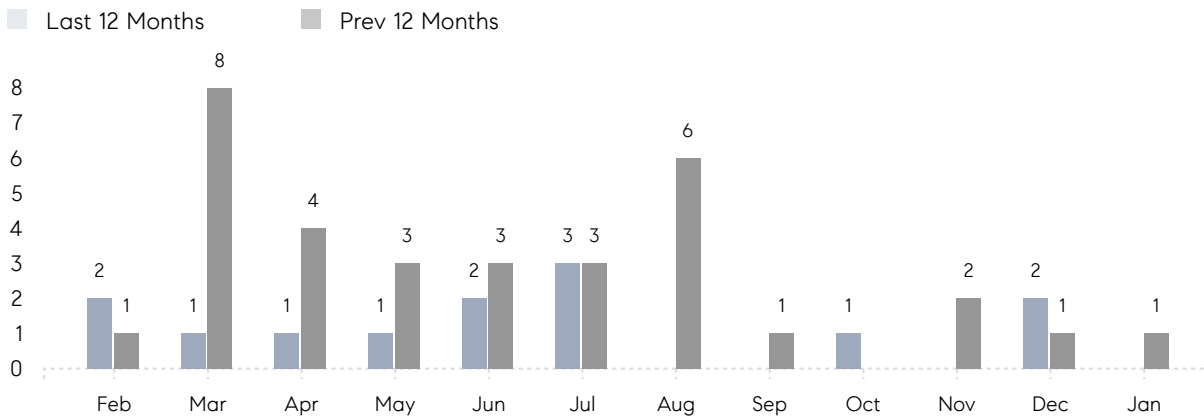
Old Brookville

NASSAU, JANUARY 2023

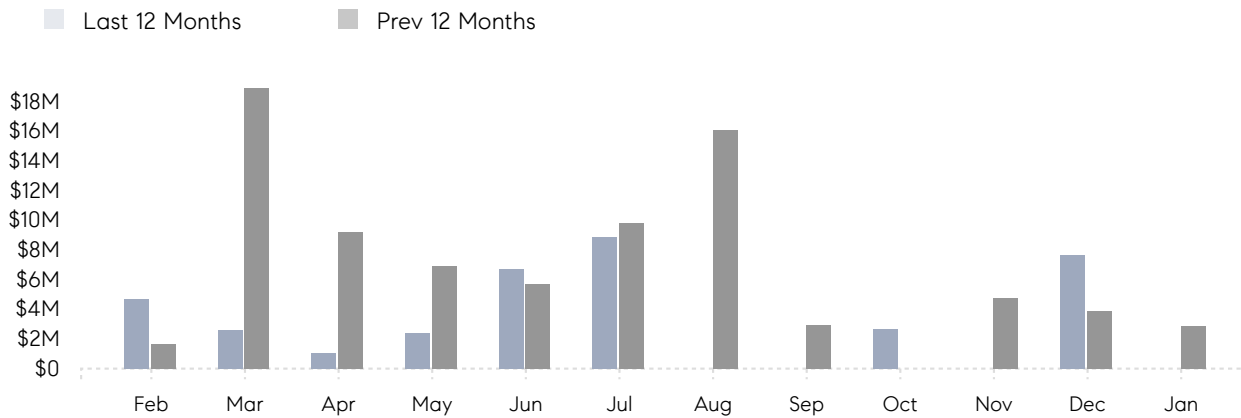
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	0	1	0.0%
	SALES VOLUME	\$0	\$2,850,000	-
	AVERAGE PRICE	\$0	\$2,850,000	-
	AVERAGE DOM	0	101	-

Monthly Sales



Monthly Total Sales Volume



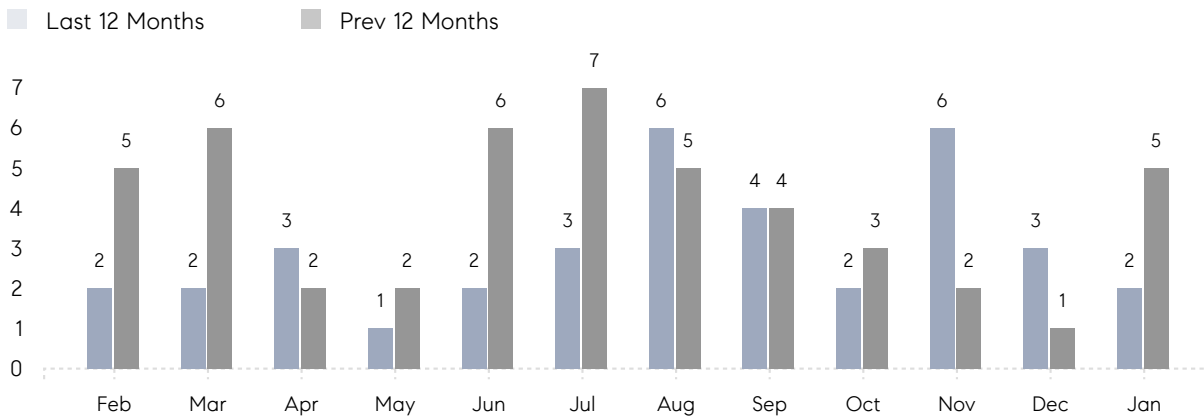
Old Westbury

NASSAU, JANUARY 2023

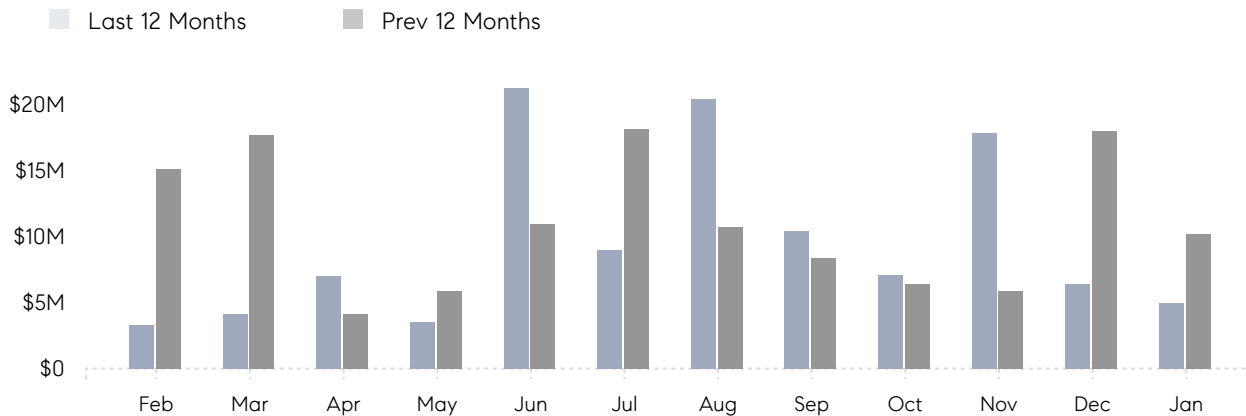
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	2	5	-60.0%
	SALES VOLUME	\$4,952,000	\$10,210,000	-51.5%
	AVERAGE PRICE	\$2,476,000	\$2,042,000	21.3%
	AVERAGE DOM	53	89	-40.4%

Monthly Sales



Monthly Total Sales Volume



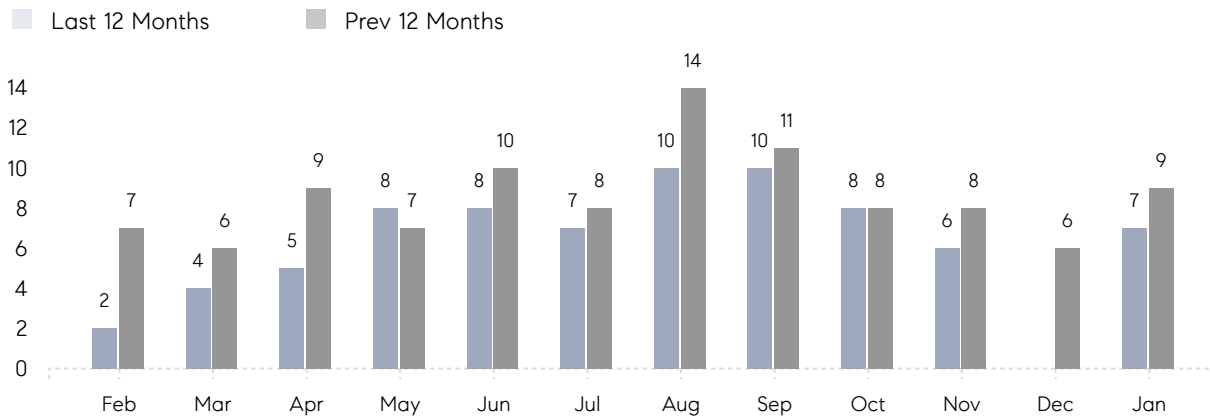
Oyster Bay

NASSAU, JANUARY 2023

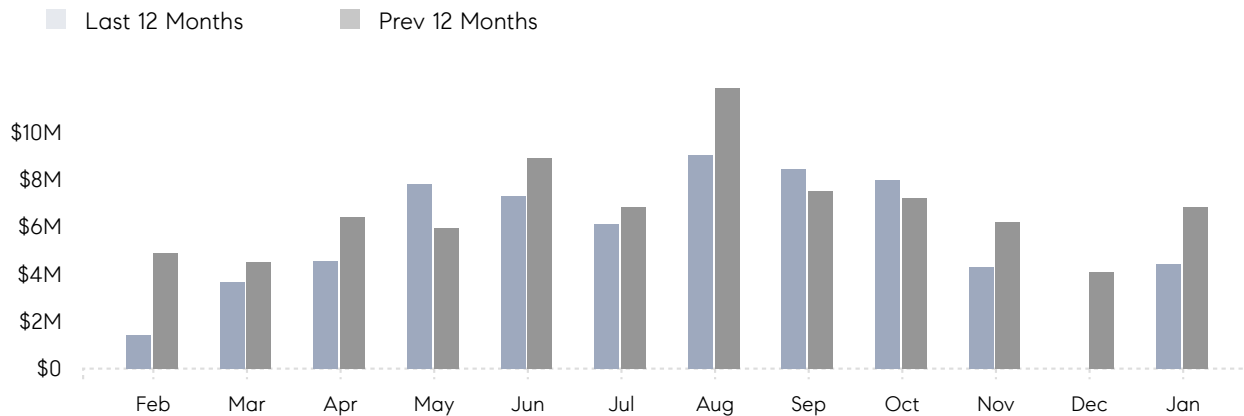
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	7	9	-22.2%
	SALES VOLUME	\$4,413,000	\$6,859,000	-35.7%
	AVERAGE PRICE	\$630,429	\$762,111	-17.3%
	AVERAGE DOM	85	97	-12.4%

Monthly Sales



Monthly Total Sales Volume



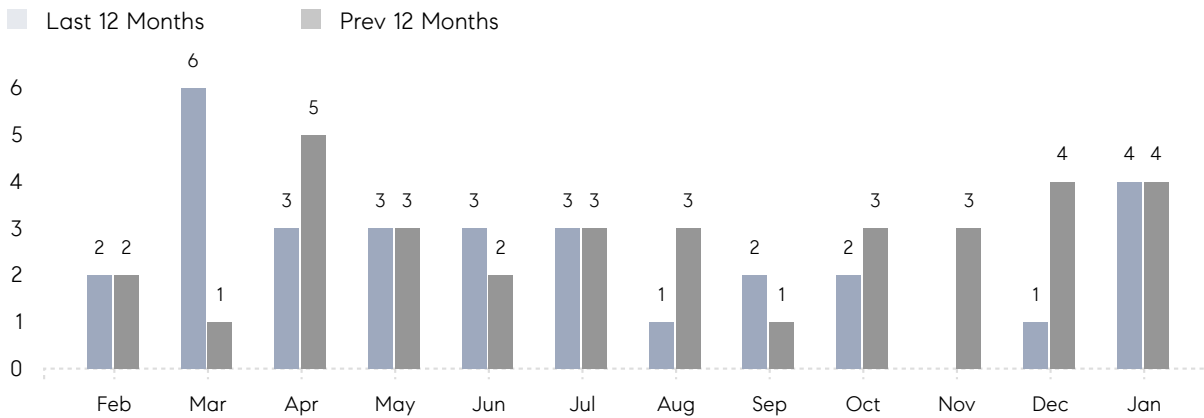
Oyster Bay Cove

NASSAU, JANUARY 2023

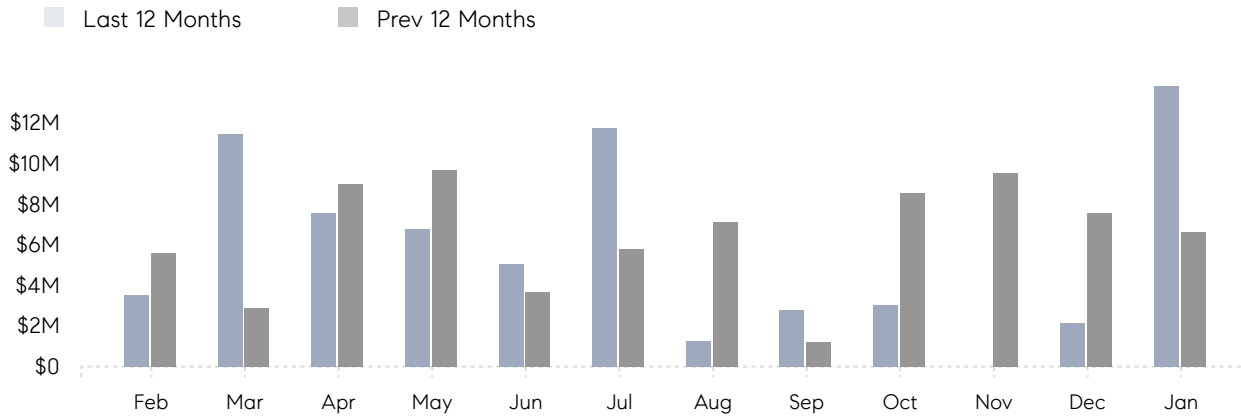
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	4	4	0.0%
	SALES VOLUME	\$13,824,000	\$6,648,000	107.9%
	AVERAGE PRICE	\$3,456,000	\$1,662,000	107.9%
	AVERAGE DOM	63	115	-45.2%

Monthly Sales



Monthly Total Sales Volume



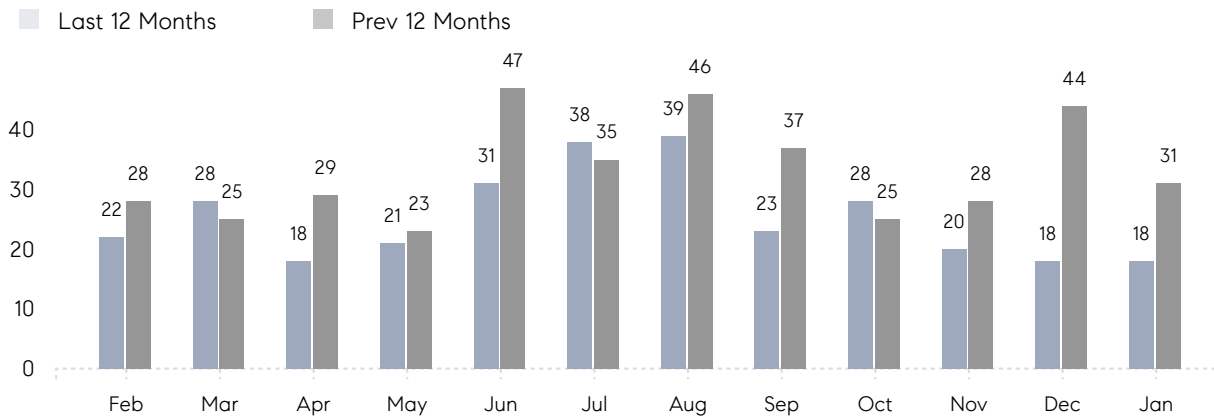
Plainview

NASSAU, JANUARY 2023

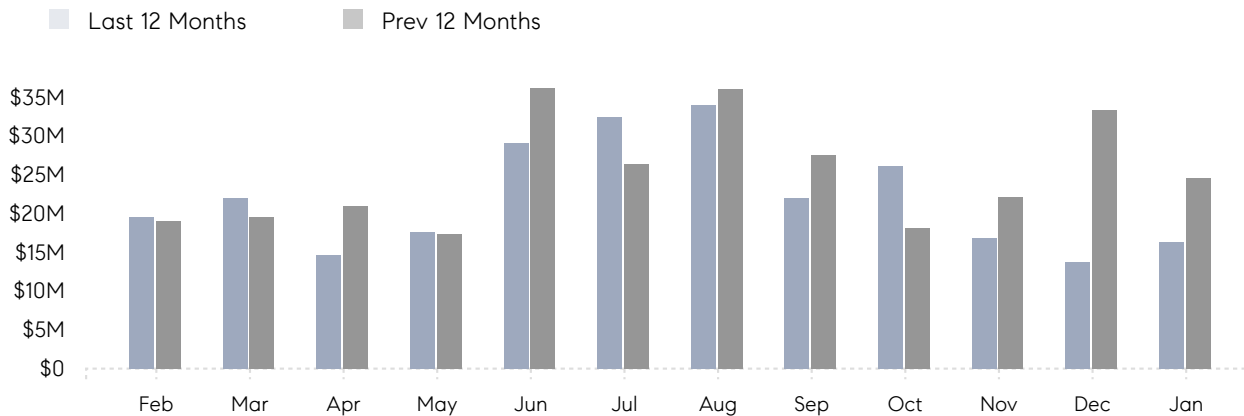
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	18	31	-41.9%
	SALES VOLUME	\$16,268,689	\$24,554,500	-33.7%
	AVERAGE PRICE	\$903,816	\$792,081	14.1%
	AVERAGE DOM	62	43	44.2%

Monthly Sales



Monthly Total Sales Volume



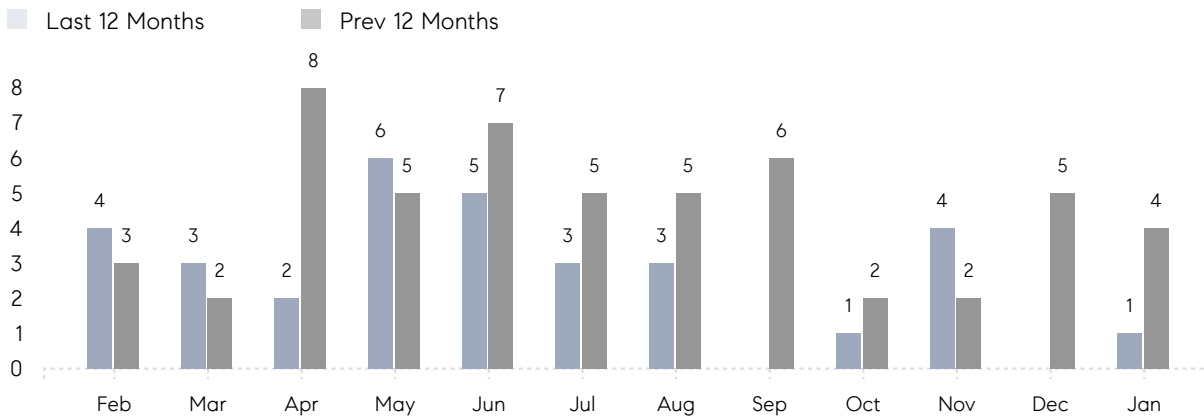
Point Lookout

NASSAU, JANUARY 2023

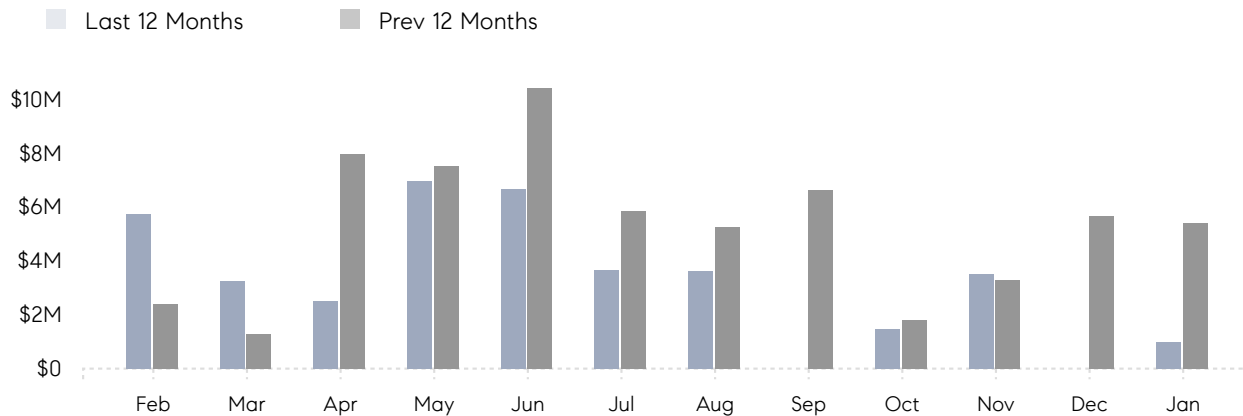
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	1	4	-75.0%
	SALES VOLUME	\$980,000	\$5,395,000	-81.8%
	AVERAGE PRICE	\$980,000	\$1,348,750	-27.3%
	AVERAGE DOM	30	86	-65.1%

Monthly Sales



Monthly Total Sales Volume



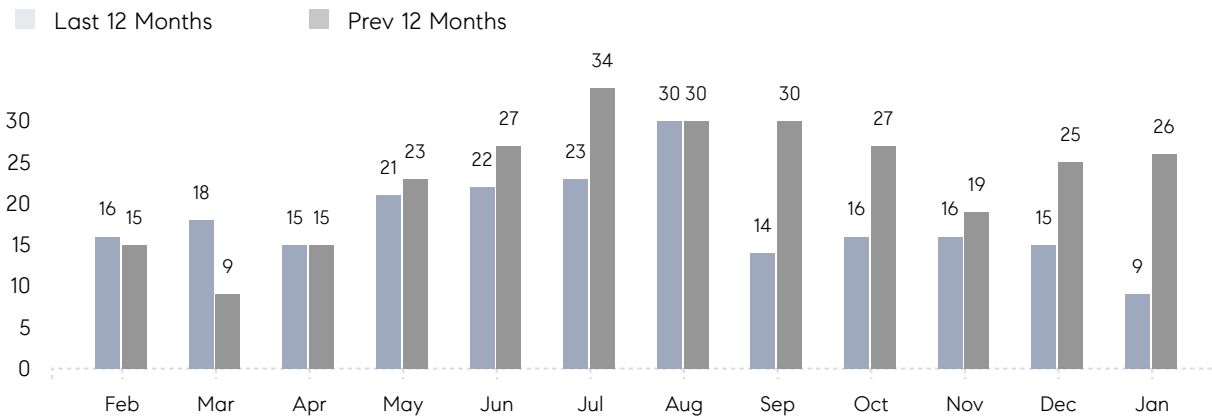
Port Washington

NASSAU, JANUARY 2023

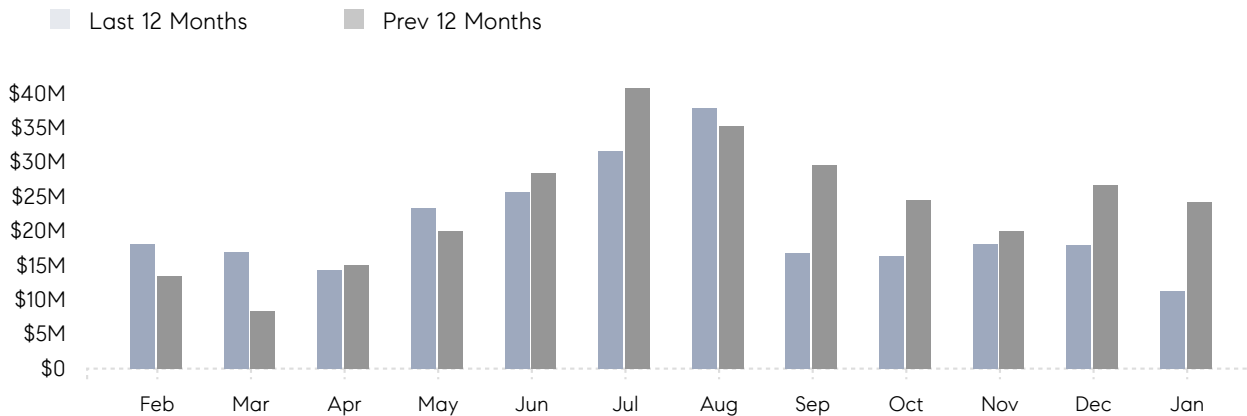
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	9	26	-65.4%
	SALES VOLUME	\$11,292,000	\$24,167,000	-53.3%
	AVERAGE PRICE	\$1,254,667	\$929,500	35.0%
	AVERAGE DOM	41	48	-14.6%

Monthly Sales



Monthly Total Sales Volume



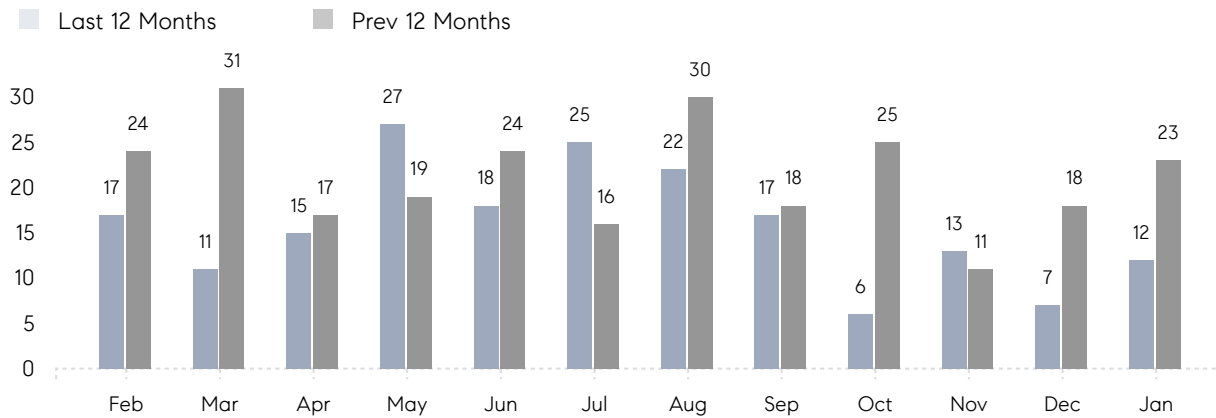
Rockville Centre

NASSAU, JANUARY 2023

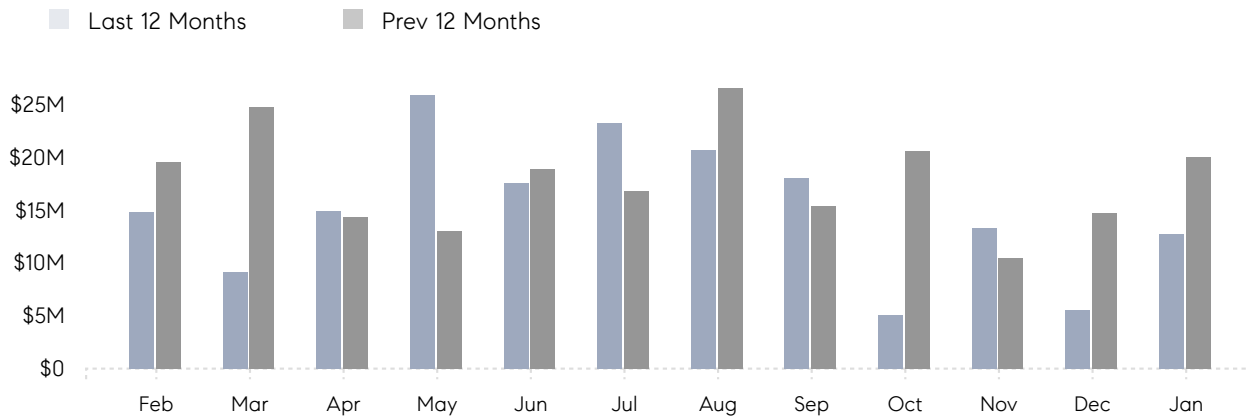
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	12	23	-47.8%
	SALES VOLUME	\$12,780,000	\$20,035,800	-36.2%
	AVERAGE PRICE	\$1,065,000	\$871,122	22.3%
	AVERAGE DOM	43	59	-27.1%

Monthly Sales



Monthly Total Sales Volume



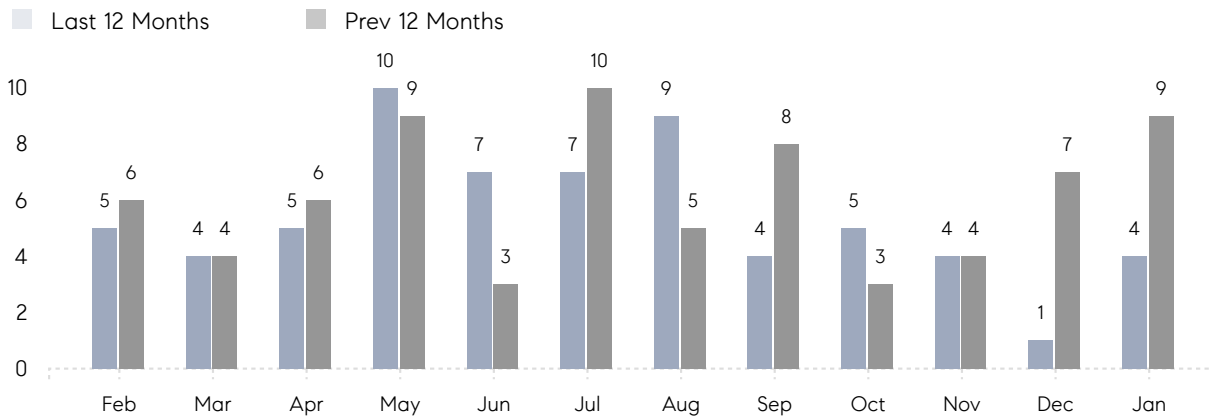
Roslyn

NASSAU, JANUARY 2023

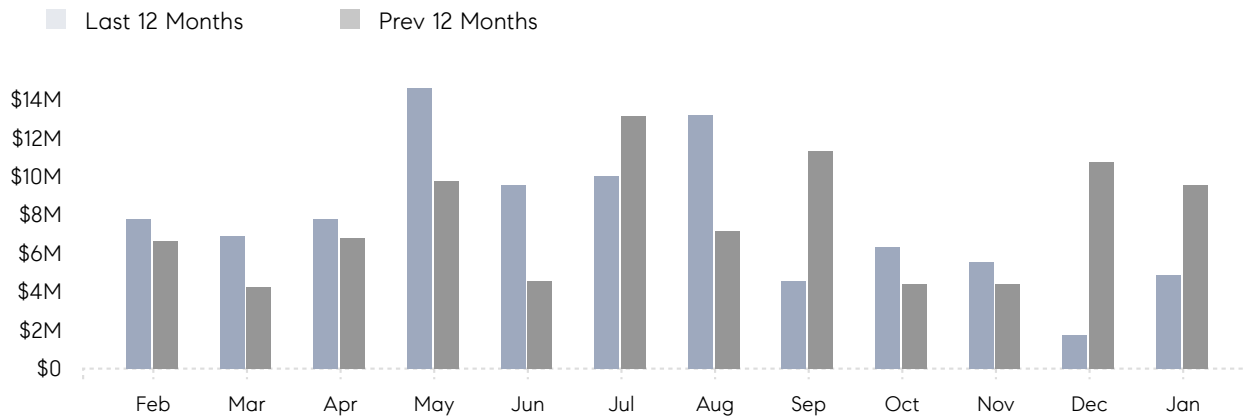
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	4	9	-55.6%
	SALES VOLUME	\$4,875,518	\$9,566,888	-49.0%
	AVERAGE PRICE	\$1,218,880	\$1,062,988	14.7%
	AVERAGE DOM	28	67	-58.2%

Monthly Sales



Monthly Total Sales Volume



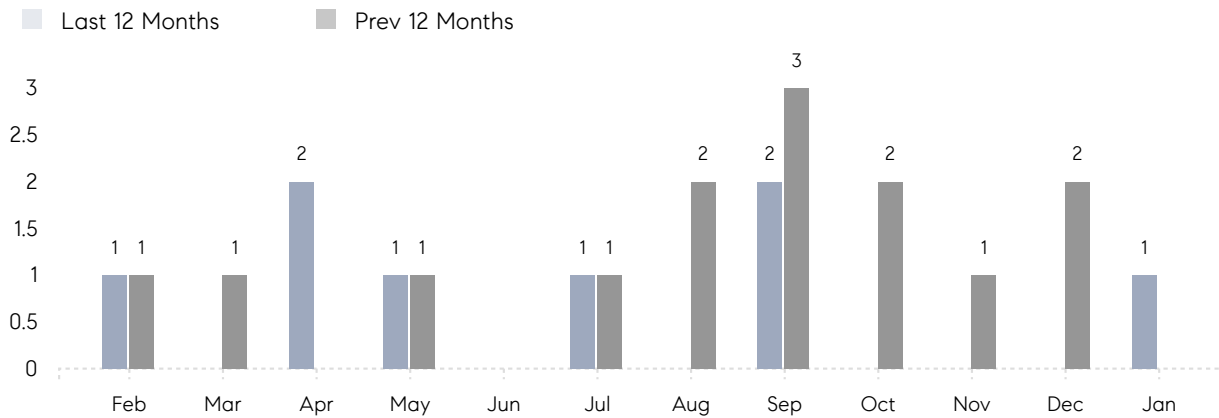
Roslyn Estates

NASSAU, JANUARY 2023

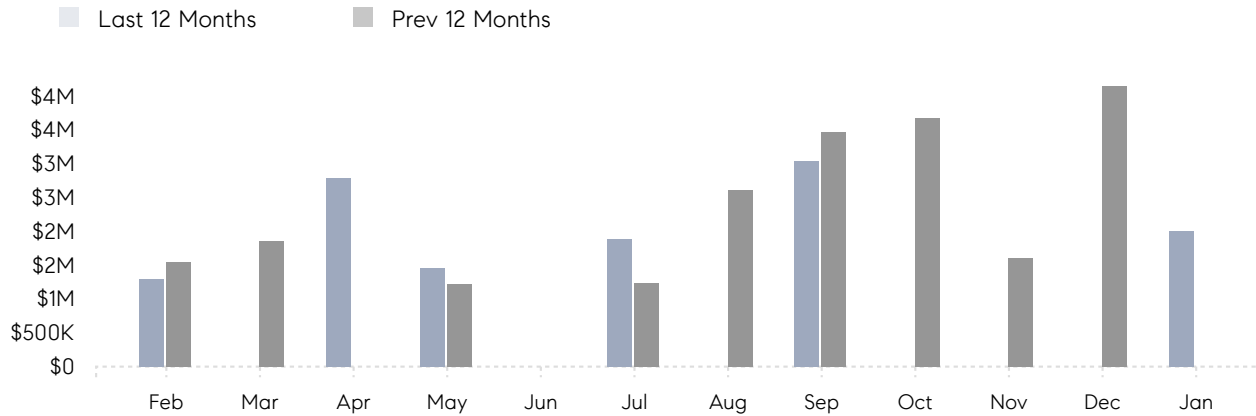
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	1	0	0.0%
	SALES VOLUME	\$2,000,000	\$0	-
	AVERAGE PRICE	\$2,000,000	\$0	-
	AVERAGE DOM	19	0	-

Monthly Sales



Monthly Total Sales Volume



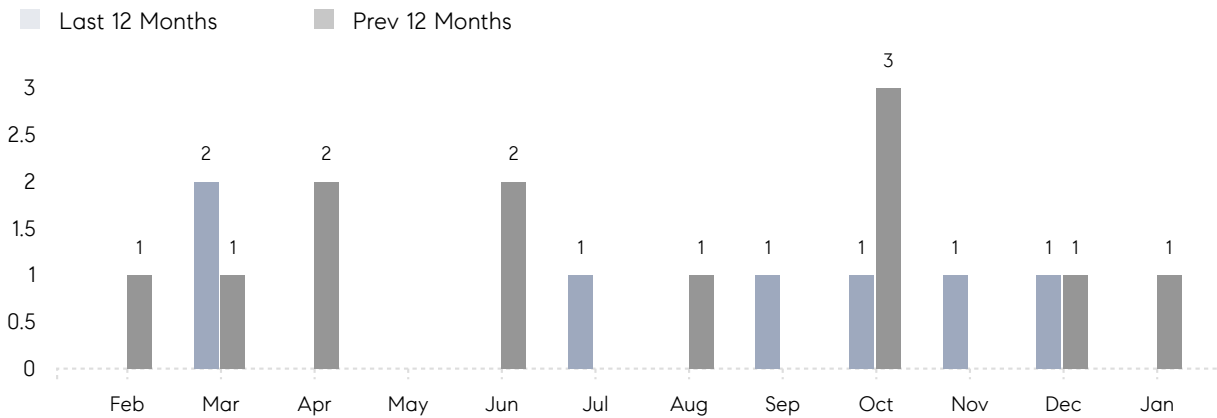
Roslyn Harbor

NASSAU, JANUARY 2023

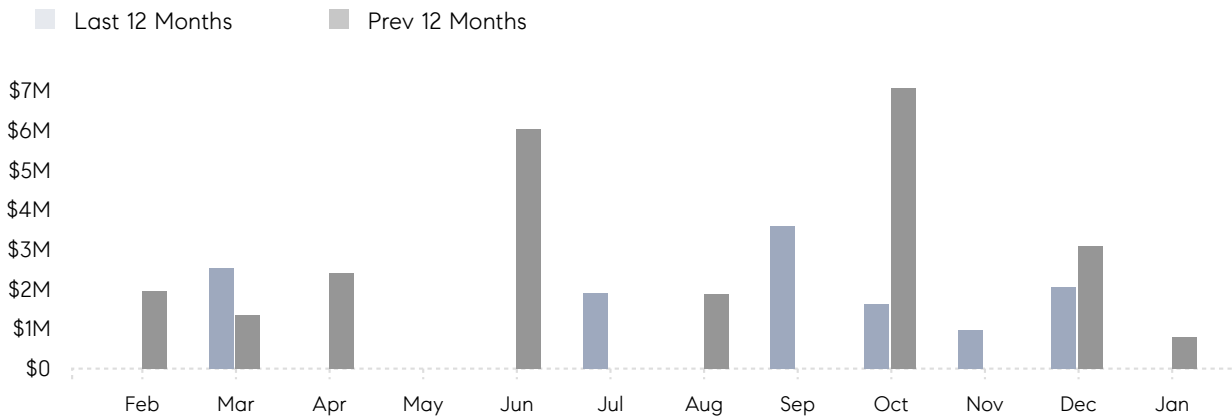
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	0	1	0.0%
	SALES VOLUME	\$0	\$785,000	-
	AVERAGE PRICE	\$0	\$785,000	-
	AVERAGE DOM	0	50	-

Monthly Sales



Monthly Total Sales Volume



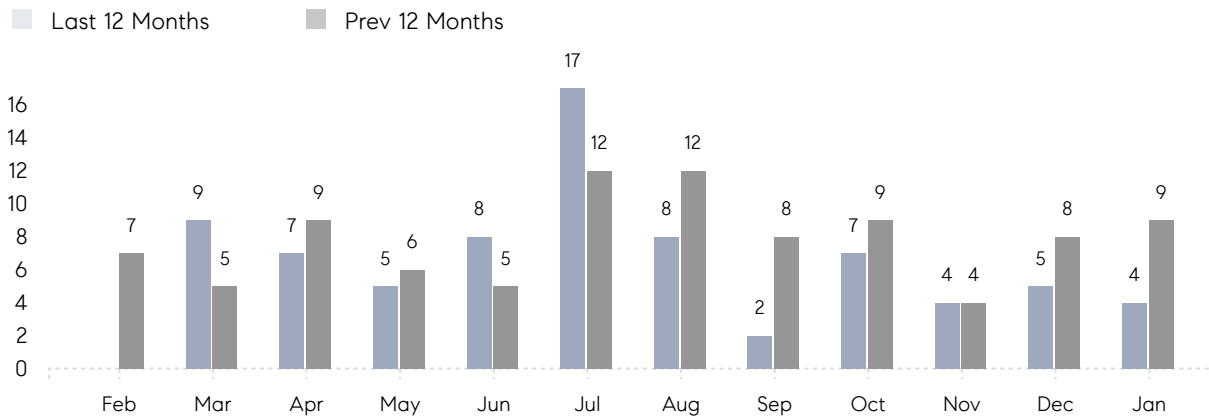
Roslyn Heights

NASSAU, JANUARY 2023

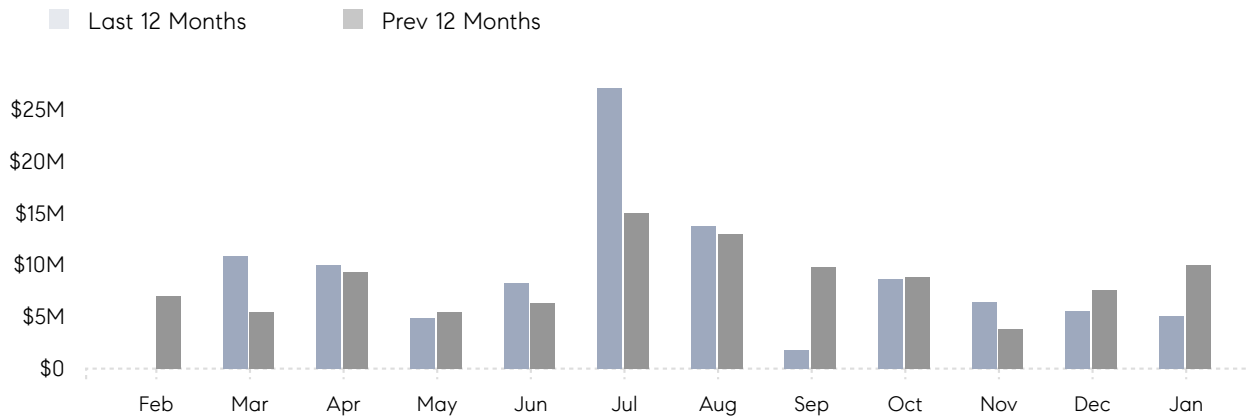
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	4	9	-55.6%
	SALES VOLUME	\$5,031,000	\$10,015,000	-49.8%
	AVERAGE PRICE	\$1,257,750	\$1,112,778	13.0%
	AVERAGE DOM	57	100	-43.0%

Monthly Sales



Monthly Total Sales Volume



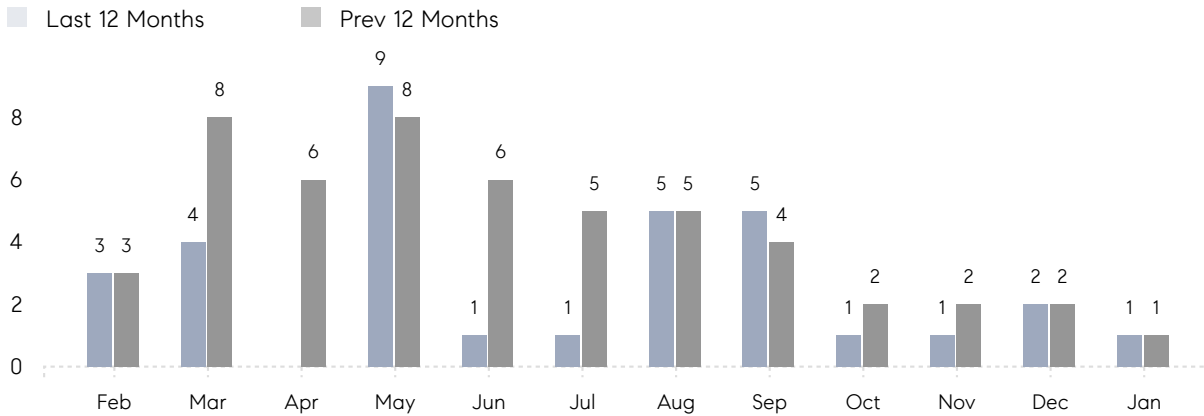
Sands Point

NASSAU, JANUARY 2023

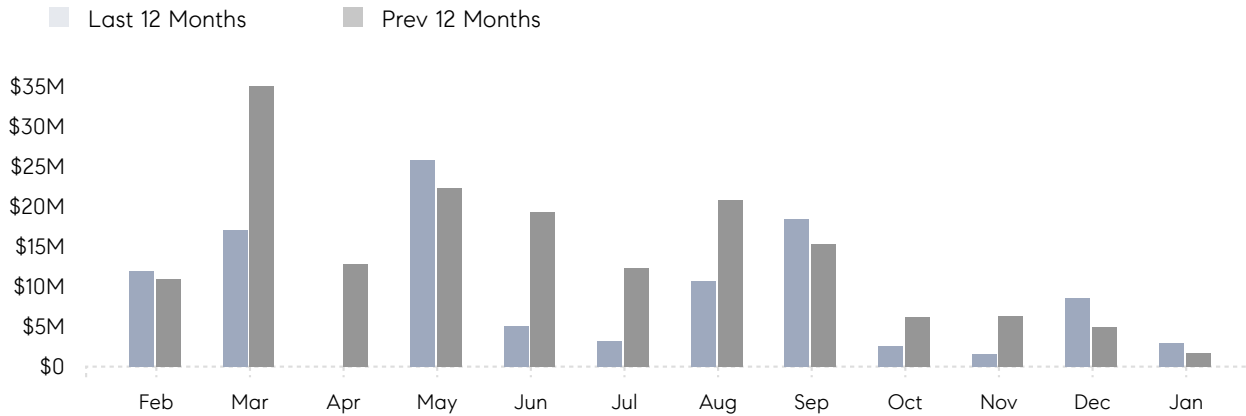
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	1	1	0.0%
	SALES VOLUME	\$2,900,000	\$1,690,000	71.6%
	AVERAGE PRICE	\$2,900,000	\$1,690,000	71.6%
	AVERAGE DOM	30	91	-67.0%

Monthly Sales



Monthly Total Sales Volume



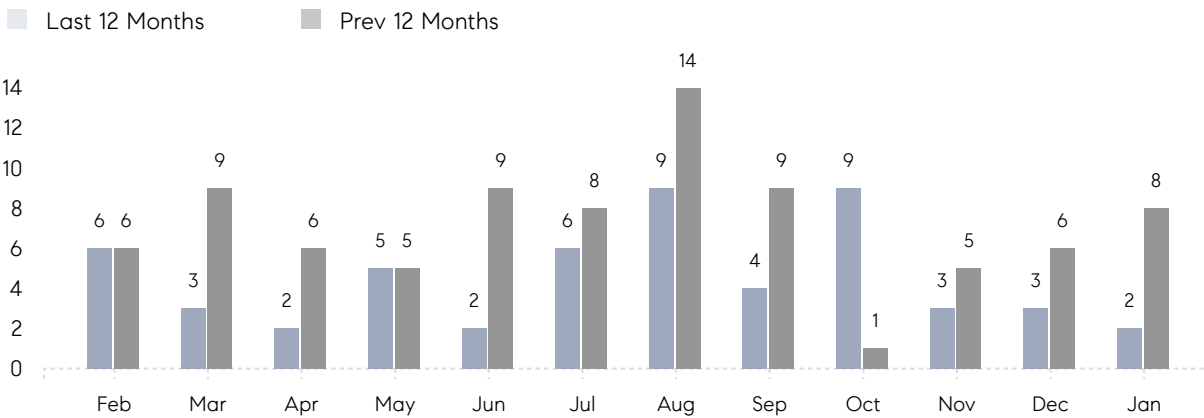
Sea Cliff

NASSAU, JANUARY 2023

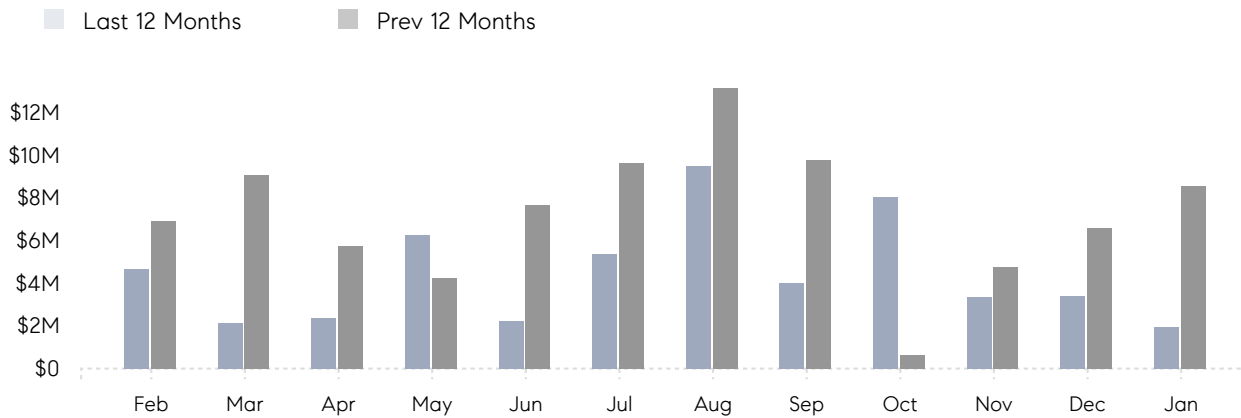
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	2	8	-75.0%
	SALES VOLUME	\$1,925,000	\$8,564,000	-77.5%
	AVERAGE PRICE	\$962,500	\$1,070,500	-10.1%
	AVERAGE DOM	63	88	-28.4%

Monthly Sales



Monthly Total Sales Volume



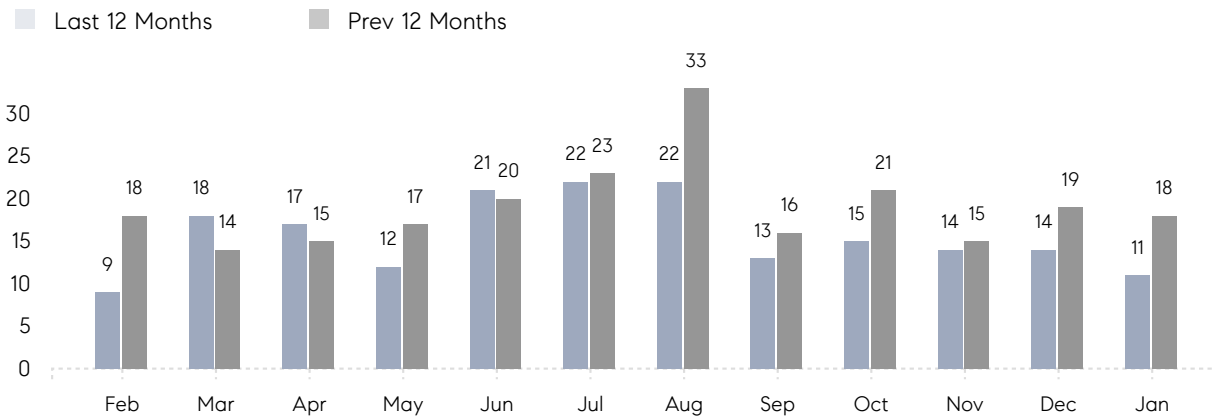
Seaford

NASSAU, JANUARY 2023

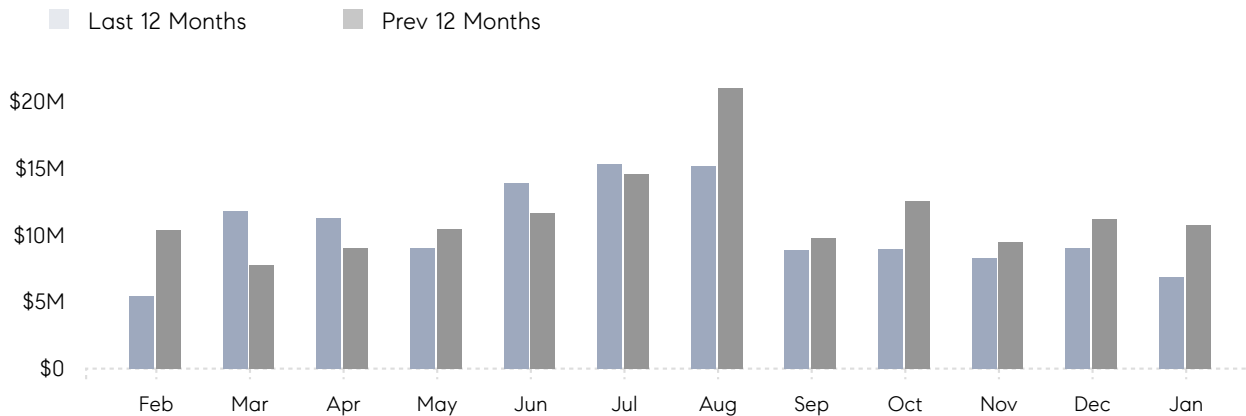
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	11	18	-38.9%
	SALES VOLUME	\$6,890,000	\$10,787,388	-36.1%
	AVERAGE PRICE	\$626,364	\$599,299	4.5%
	AVERAGE DOM	34	51	-33.3%

Monthly Sales



Monthly Total Sales Volume



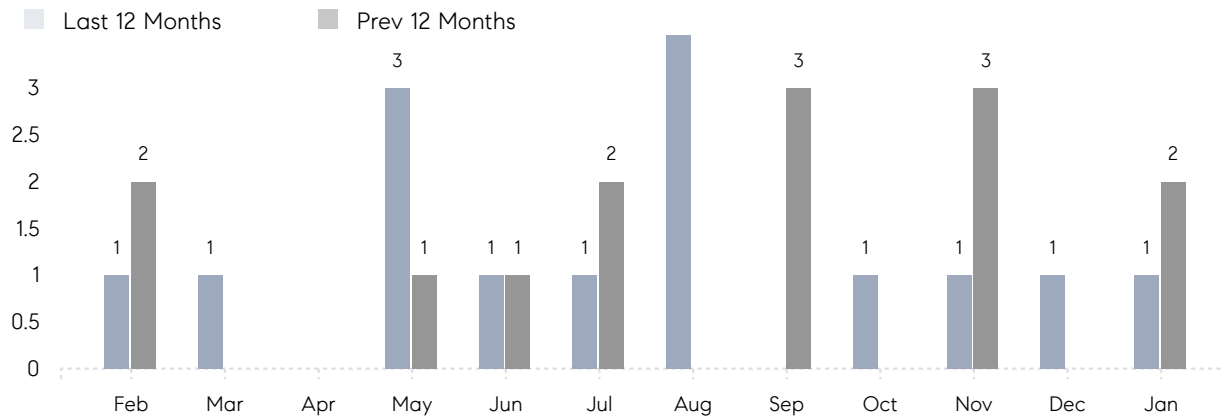
Searingtown

NASSAU, JANUARY 2023

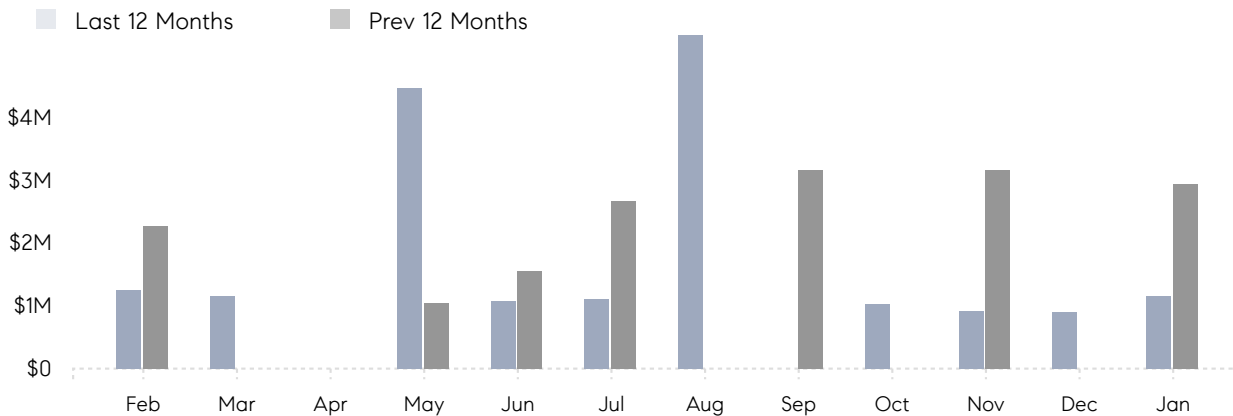
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	1	2	-50.0%
	SALES VOLUME	\$1,150,000	\$2,945,000	-61.0%
	AVERAGE PRICE	\$1,150,000	\$1,472,500	-21.9%
	AVERAGE DOM	28	54	-48.1%

Monthly Sales



Monthly Total Sales Volume



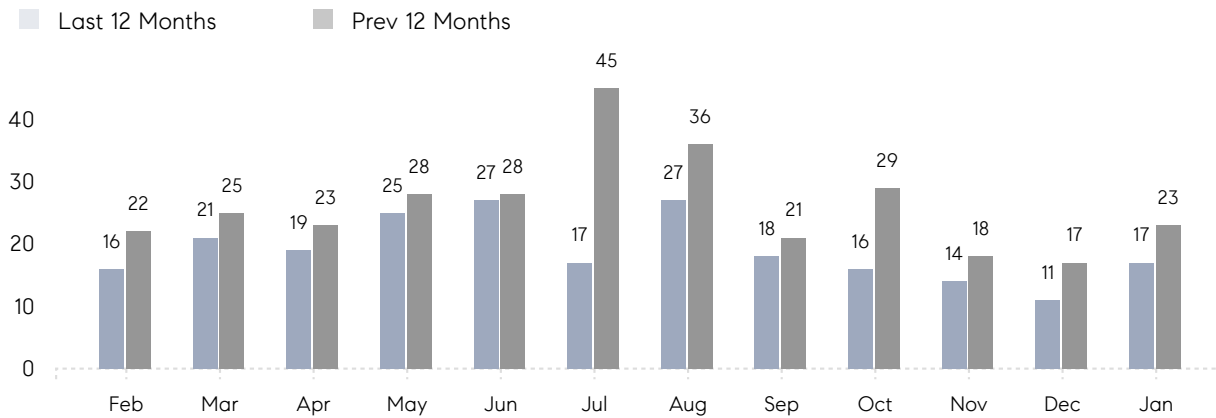
Syosset

NASSAU, JANUARY 2023

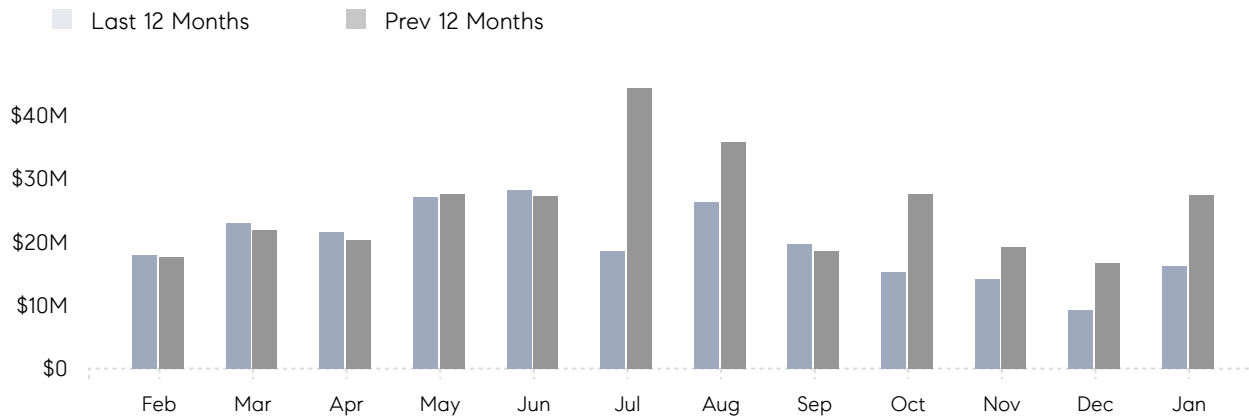
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	17	23	-26.1%
	SALES VOLUME	\$16,239,000	\$27,500,388	-40.9%
	AVERAGE PRICE	\$955,235	\$1,195,669	-20.1%
	AVERAGE DOM	55	64	-14.1%

Monthly Sales



Monthly Total Sales Volume



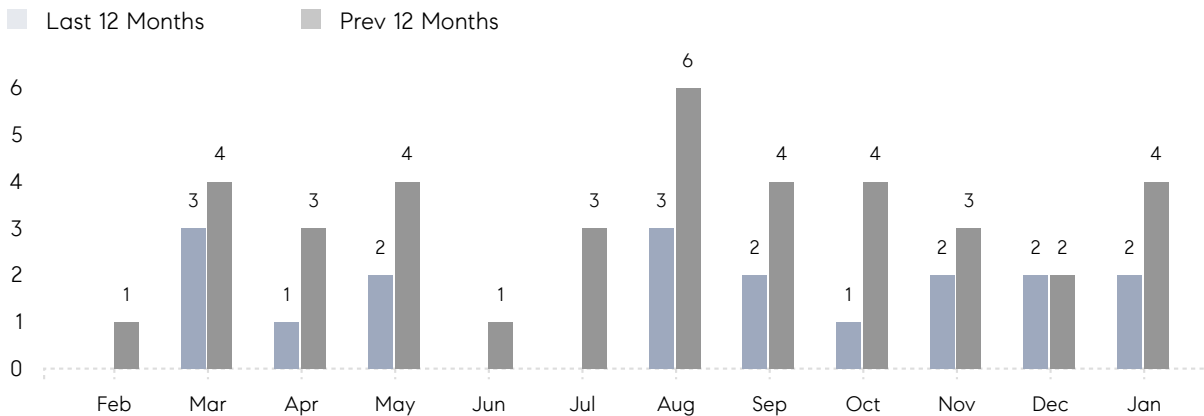
Upper Brookville

NASSAU, JANUARY 2023

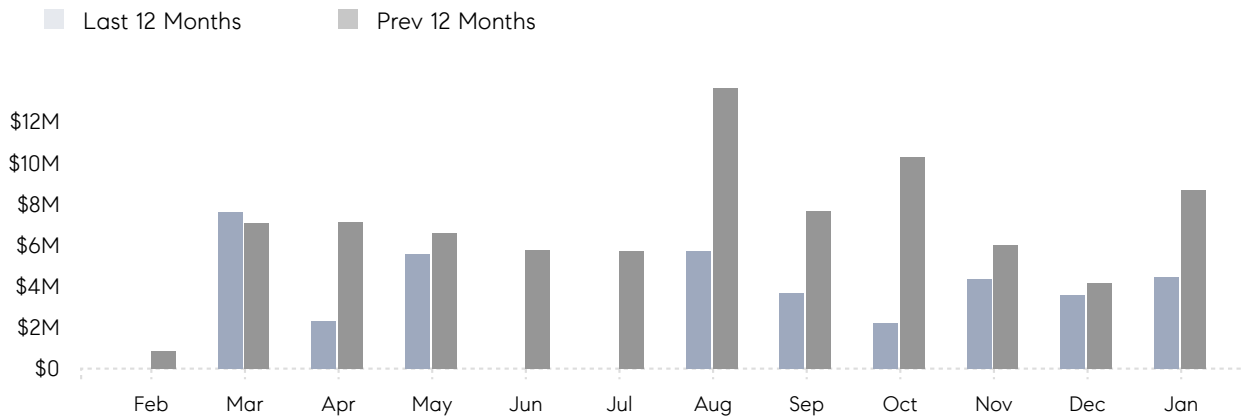
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	2	4	-50.0%
	SALES VOLUME	\$4,450,000	\$8,680,000	-48.7%
	AVERAGE PRICE	\$2,225,000	\$2,170,000	2.5%
	AVERAGE DOM	27	115	-76.5%

Monthly Sales



Monthly Total Sales Volume



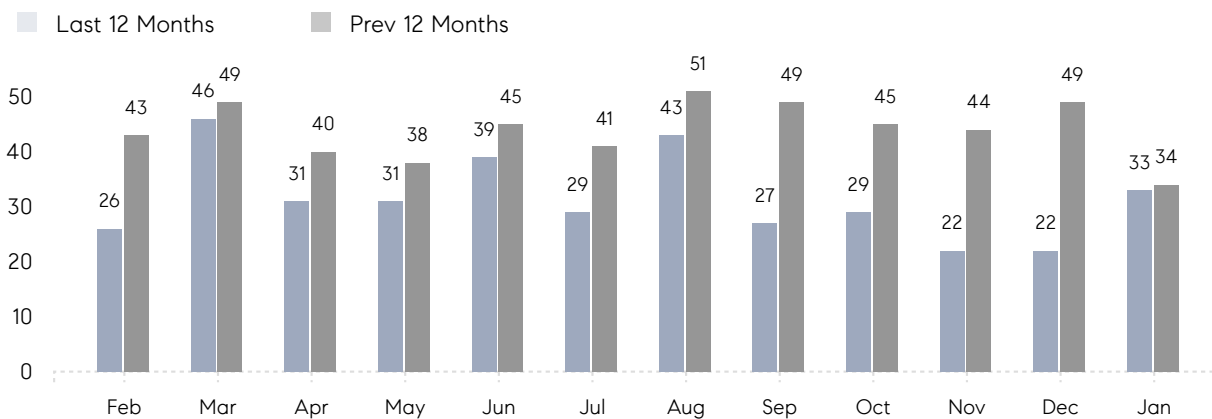
Valley Stream

NASSAU, JANUARY 2023

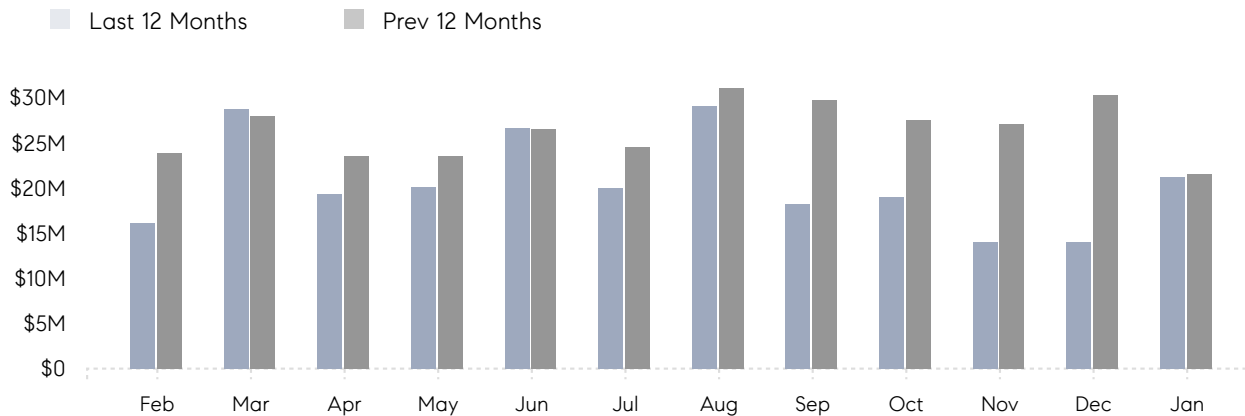
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	33	34	-2.9%
	SALES VOLUME	\$21,266,000	\$21,563,388	-1.4%
	AVERAGE PRICE	\$644,424	\$634,217	1.6%
	AVERAGE DOM	70	59	18.6%

Monthly Sales



Monthly Total Sales Volume



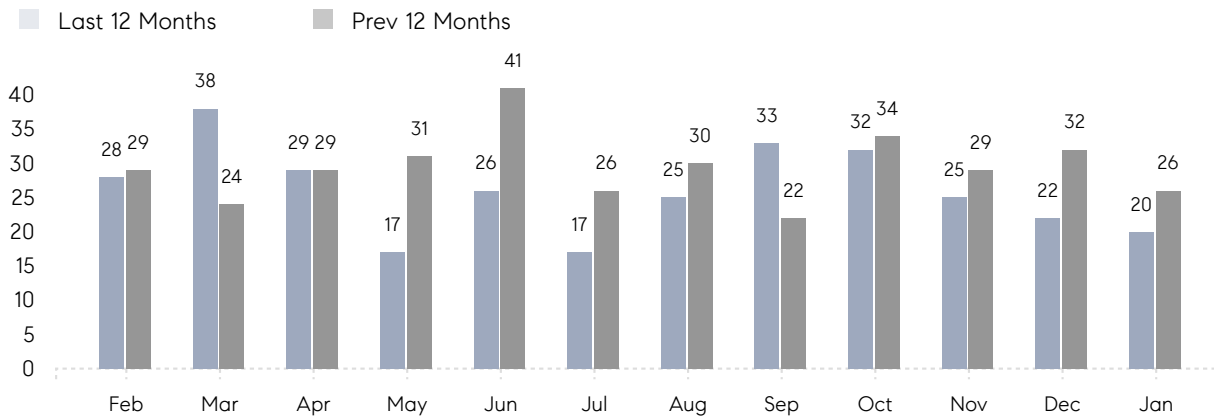
Wantagh

NASSAU, JANUARY 2023

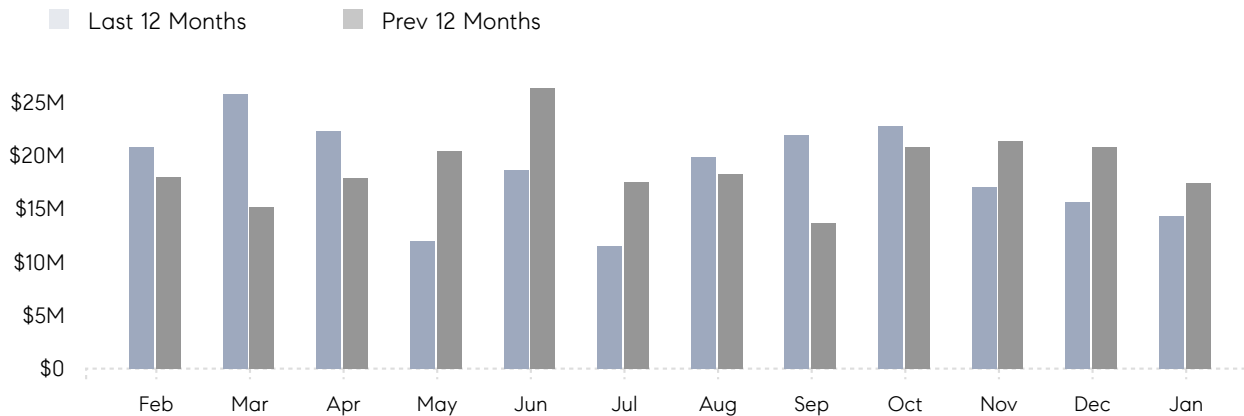
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	20	26	-23.1%
	SALES VOLUME	\$14,320,500	\$17,418,280	-17.8%
	AVERAGE PRICE	\$716,025	\$669,934	6.9%
	AVERAGE DOM	42	56	-25.0%

Monthly Sales



Monthly Total Sales Volume



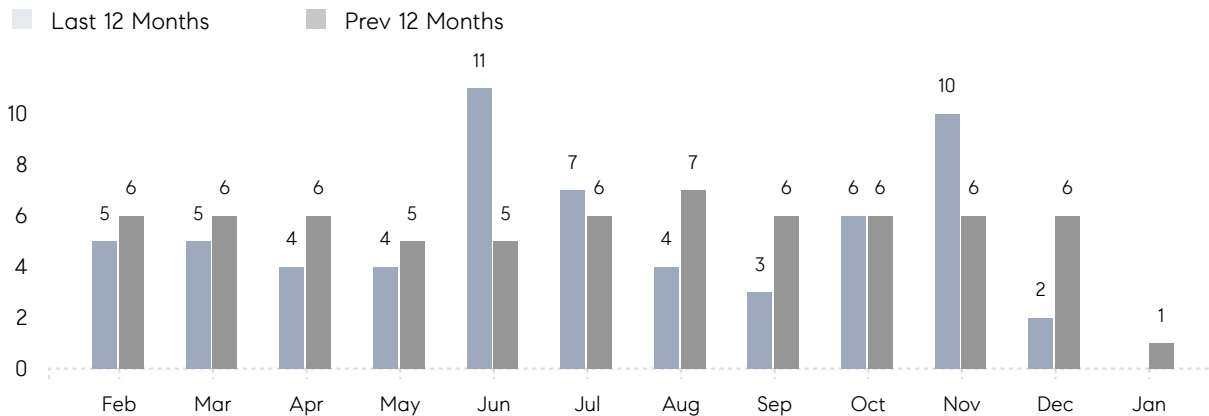
Williston Park

NASSAU, JANUARY 2023

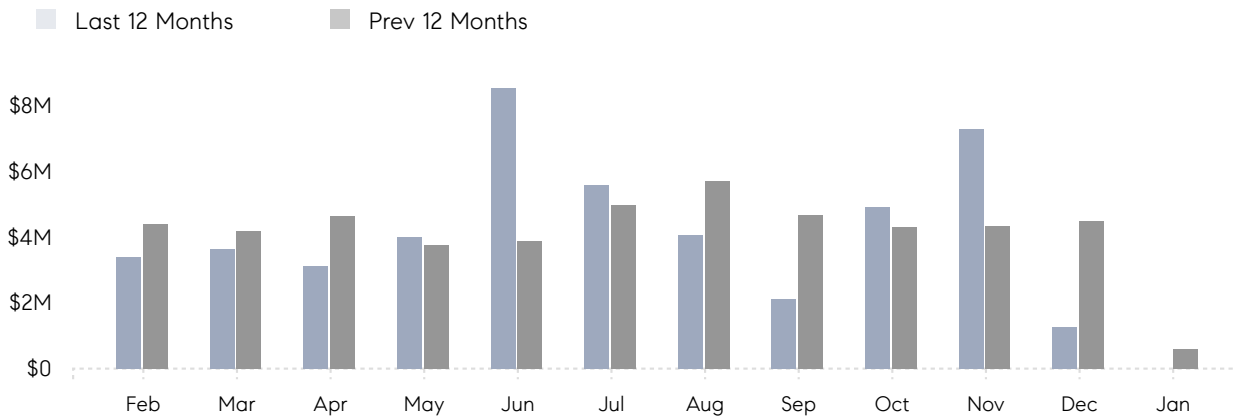
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	0	1	0.0%
	SALES VOLUME	\$0	\$600,000	-
	AVERAGE PRICE	\$0	\$600,000	-
	AVERAGE DOM	0	77	-

Monthly Sales



Monthly Total Sales Volume



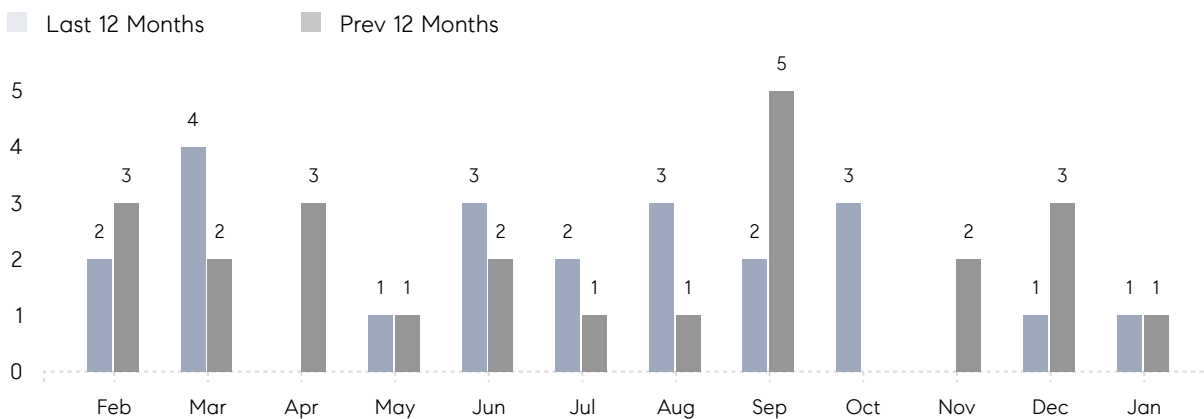
East Williston

NASSAU, JANUARY 2023

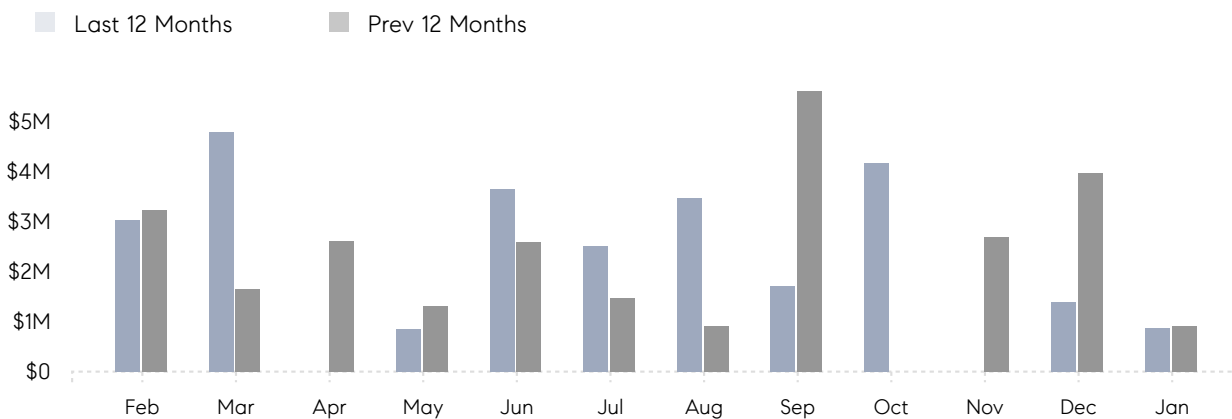
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	1	1	0.0%
	SALES VOLUME	\$865,000	\$905,000	-4.4%
	AVERAGE PRICE	\$865,000	\$905,000	-4.4%
	AVERAGE DOM	99	49	102.0%

Monthly Sales



Monthly Total Sales Volume



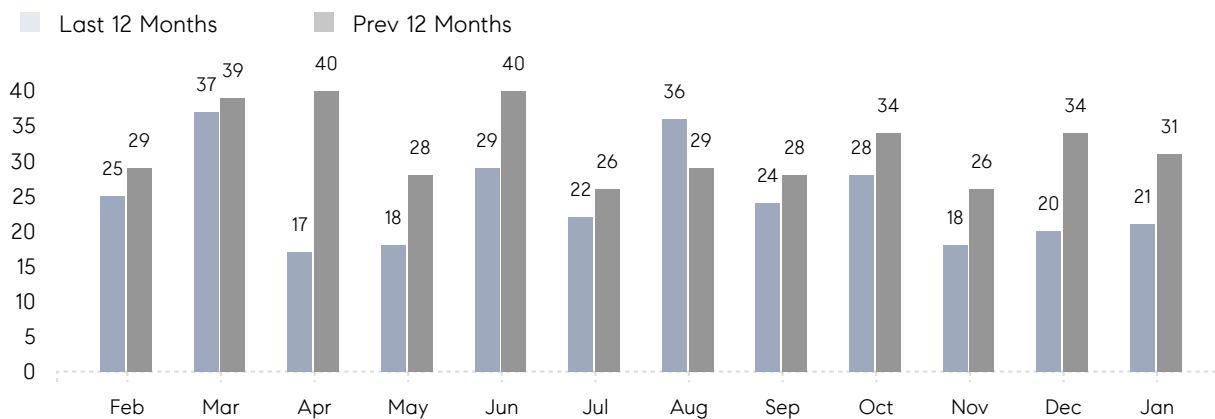
Westbury

NASSAU, JANUARY 2023

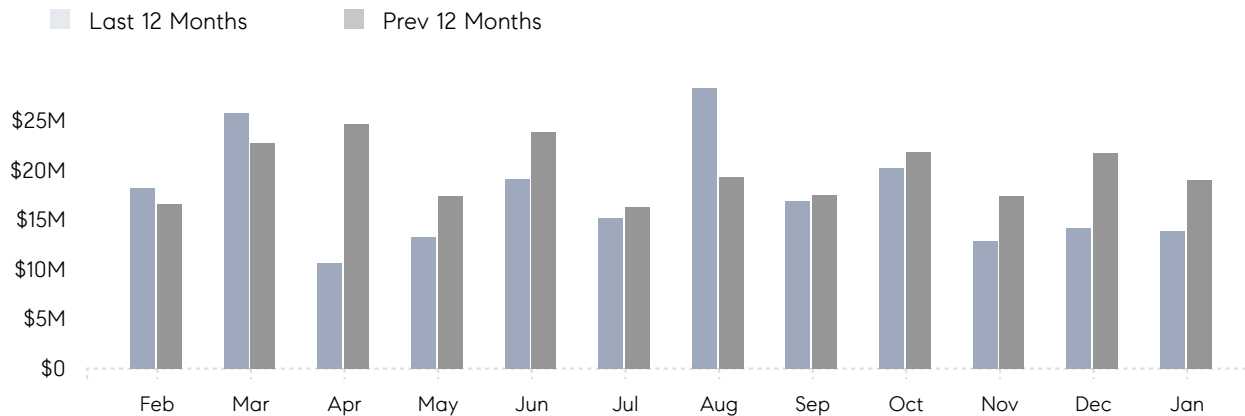
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	21	31	-32.3%
	SALES VOLUME	\$13,828,499	\$18,990,000	-27.2%
	AVERAGE PRICE	\$658,500	\$612,581	7.5%
	AVERAGE DOM	57	42	35.7%

Monthly Sales



Monthly Total Sales Volume



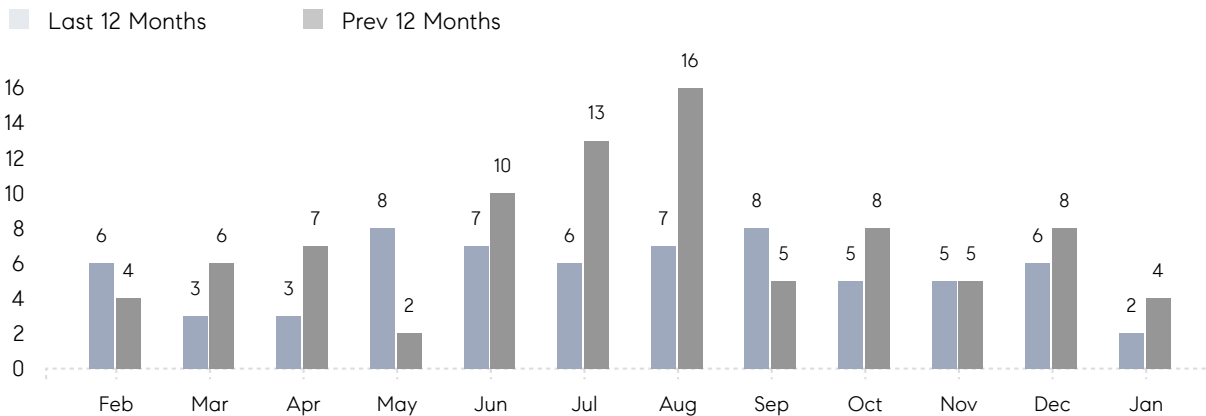
Woodbury

NASSAU, JANUARY 2023

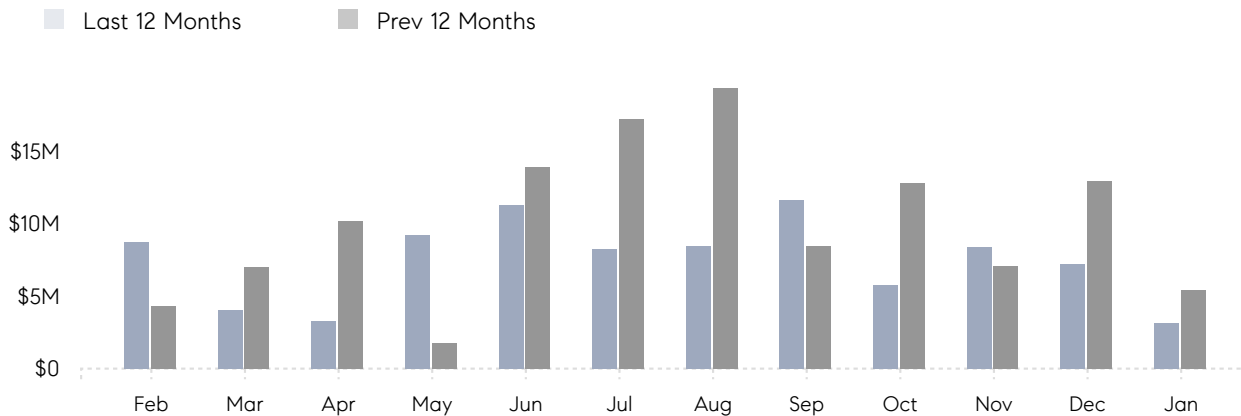
Property Statistics

		Jan 2023	Jan 2022	% Change
Single-Family	# OF SALES	2	4	-50.0%
	SALES VOLUME	\$3,161,000	\$5,400,000	-41.5%
	AVERAGE PRICE	\$1,580,500	\$1,350,000	17.1%
	AVERAGE DOM	68	141	-51.8%

Monthly Sales



Monthly Total Sales Volume





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