



COMPASS

July 2023

Long Island Market Insights

Long Island Market Report

NASSAU, SUFFOLK, OVERALL

		July 2022	July 2023	% Change
Nassau County	# OF SINGLE-FAMILY SALES	958	746	-22.1%
	SINGLE-FAMILY AVG. PRICE	\$905,441	\$969,400	7.1%
	# OF CONDO/CO-OP SALES	157	106	-32.5%
	CONDO/CO-OP AVG. PRICE	\$593,996	\$621,003	4.5%
	SALES VOLUME	\$960,669,882	\$788,999,002	-17.9%
	AVERAGE DOM	46	57	23.9%
Suffolk County	# OF SINGLE-FAMILY SALES	1,256	896	-28.7%
	SINGLE-FAMILY AVG. PRICE	\$695,859	\$710,192	2.1%
	# OF CONDO/CO-OP SALES	159	130	-18.2%
	CONDO/CO-OP AVG. PRICE	\$457,970	\$474,885	3.7%
	SALES VOLUME	\$946,816,008	\$698,066,683	-26.3%
	AVERAGE DOM	39	47	20.5%
Overall	# OF SINGLE-FAMILY SALES	2,214	1,642	-25.8%
	SINGLE-FAMILY AVG. PRICE	\$786,545	\$827,956	5.3%
	# OF CONDO/CO-OP SALES	316	236	-25.3%
	CONDO/CO-OP AVG. PRICE	\$525,552	\$540,514	2.8%
	SALES VOLUME	\$1,907,485,890	\$1,487,065,685	-22.0%
	AVERAGE DOM	42	51	21.4%

*Data in this section is sourced from OneKey MLS and considers all available residential data from Nassau County and Suffolk County (including the Hamptons) between July 2022 and July 2023.

Long Island Market Report

NASSAU COUNTY JULY 2023 CLOSED SALES

Town		July 2022	July 2023	% Change
Albertson NASSAU COUNTY	# SINGLE-FAMILY SALES	7	2	-71.4%
	SINGLE-FAMILY AVG. PRICE	\$924,555	\$1,427,500	54.4%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$6,471,887	\$2,855,000	-55.9%
	DAYS ON MARKET	71	41	-42.3%
Baldwin NASSAU COUNTY	# SINGLE-FAMILY SALES	20	20	0.0%
	SINGLE-FAMILY AVG. PRICE	\$643,955	\$623,225	-3.2%
	# CONDO/CO-OP SALES	0	1	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$193,250	-
	SALES VOLUME	\$12,879,100	\$12,657,750	-1.7%
	DAYS ON MARKET	44	64	45.5%
Bayville NASSAU COUNTY	# SINGLE-FAMILY SALES	5	6	20.0%
	SINGLE-FAMILY AVG. PRICE	\$690,740	\$963,333	39.5%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$3,453,700	\$5,779,998	67.4%
	DAYS ON MARKET	64	79	23.4%
Bellmore NASSAU COUNTY	# SINGLE-FAMILY SALES	19	12	-36.8%
	SINGLE-FAMILY AVG. PRICE	\$762,421	\$664,208	-12.9%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$14,486,000	\$7,970,500	-45.0%
	DAYS ON MARKET	27	43	59.3%
Bethpage NASSAU COUNTY	# SINGLE-FAMILY SALES	17	12	-29.4%
	SINGLE-FAMILY AVG. PRICE	\$677,476	\$674,750	-0.4%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$11,517,100	\$8,097,000	-29.7%
	DAYS ON MARKET	25	62	148.0%

Town		July 2022	July 2023	% Change
Brookville NASSAU COUNTY	# SINGLE-FAMILY SALES	5	5	0.0%
	SINGLE-FAMILY AVG. PRICE	\$3,610,000	\$2,335,000	-35.3%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$18,050,000	\$11,675,000	-35.3%
	DAYS ON MARKET	92	197	114.1%
Carle Place NASSAU COUNTY	# SINGLE-FAMILY SALES	2	2	0.0%
	SINGLE-FAMILY AVG. PRICE	\$655,000	\$929,905	42.0%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$1,310,000	\$1,859,810	42.0%
	DAYS ON MARKET	34	28	-17.6%
Cedarhurst NASSAU COUNTY	# SINGLE-FAMILY SALES	14	5	-64.3%
	SINGLE-FAMILY AVG. PRICE	\$1,261,429	\$1,109,000	-12.1%
	# CONDO/CO-OP SALES	4	2	-50.0%
	CONDO/CO-OP AVG. PRICE	\$350,750	\$287,500	-18.0%
	SALES VOLUME	\$19,062,999	\$6,120,000	-67.9%
	DAYS ON MARKET	108	81	-25.0%
Centre Island NASSAU COUNTY	# SINGLE-FAMILY SALES	0	0	0.0%
	SINGLE-FAMILY AVG. PRICE	-	-	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	-	-
	DAYS ON MARKET	-	-	-
Cove Neck NASSAU COUNTY	# SINGLE-FAMILY SALES	0	0	0.0%
	SINGLE-FAMILY AVG. PRICE	-	-	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	-	-
	DAYS ON MARKET	-	-	-
East Hills NASSAU COUNTY	# SINGLE-FAMILY SALES	5	5	0.0%
	SINGLE-FAMILY AVG. PRICE	\$1,643,900	\$1,739,400	5.8%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$8,219,500	\$8,696,999	5.8%
	DAYS ON MARKET	45	37	-17.8%

Town		July 2022	July 2023	% Change
East Meadow NASSAU COUNTY	# SINGLE-FAMILY SALES	31	25	-19.4%
	SINGLE-FAMILY AVG. PRICE	\$699,597	\$720,196	2.9%
	# CONDO/CO-OP SALES	5	3	-40.0%
	CONDO/CO-OP AVG. PRICE	\$508,600	\$621,333	22.2%
	SALES VOLUME	\$24,230,500	\$19,868,900	-18.0%
	DAYS ON MARKET	26	30	15.4%
Farmingdale NASSAU COUNTY	# SINGLE-FAMILY SALES	20	13	-35.0%
	SINGLE-FAMILY AVG. PRICE	\$640,050	\$604,385	-5.6%
	# CONDO/CO-OP SALES	7	6	-14.3%
	CONDO/CO-OP AVG. PRICE	\$293,464	\$274,833	-6.3%
	SALES VOLUME	\$14,855,250	\$9,506,000	-36.0%
	DAYS ON MARKET	30	35	16.7%
Floral Park NASSAU COUNTY	# SINGLE-FAMILY SALES	11	7	-36.4%
	SINGLE-FAMILY AVG. PRICE	\$865,364	\$785,575	-9.2%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$9,519,000	\$5,499,025	-42.2%
	DAYS ON MARKET	49	35	-28.6%
Franklin Square NASSAU COUNTY	# SINGLE-FAMILY SALES	10	10	0.0%
	SINGLE-FAMILY AVG. PRICE	\$716,150	\$727,400	1.6%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$7,161,500	\$7,274,000	1.6%
	DAYS ON MARKET	46	31	-32.6%
Freeport NASSAU COUNTY	# SINGLE-FAMILY SALES	22	19	-13.6%
	SINGLE-FAMILY AVG. PRICE	\$575,541	\$561,947	-2.4%
	# CONDO/CO-OP SALES	11	4	-63.6%
	CONDO/CO-OP AVG. PRICE	\$220,427	\$215,125	-2.4%
	SALES VOLUME	\$15,086,599	\$11,537,499	-23.5%
	DAYS ON MARKET	84	87	3.6%
Garden City NASSAU COUNTY	# SINGLE-FAMILY SALES	20	19	-5.0%
	SINGLE-FAMILY AVG. PRICE	\$1,197,825	\$1,580,763	32.0%
	# CONDO/CO-OP SALES	5	6	20.0%
	CONDO/CO-OP AVG. PRICE	\$771,800	\$818,000	6.0%
	SALES VOLUME	\$27,815,500	\$34,942,499	25.6%
	DAYS ON MARKET	35	50	42.9%

Town		July 2022	July 2023	% Change
Glen Cove NASSAU COUNTY	# SINGLE-FAMILY SALES	14	13	-7.1%
	SINGLE-FAMILY AVG. PRICE	\$777,936	\$739,462	-4.9%
	# CONDO/CO-OP SALES	5	3	-40.0%
	CONDO/CO-OP AVG. PRICE	\$956,248	\$836,667	-12.5%
	SALES VOLUME	\$15,672,340	\$12,123,000	-22.6%
	DAYS ON MARKET	71	35	-50.7%
Glen Head NASSAU COUNTY	# SINGLE-FAMILY SALES	6	6	0.0%
	SINGLE-FAMILY AVG. PRICE	\$804,333	\$1,191,667	48.2%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$4,826,000	\$7,150,000	48.2%
	DAYS ON MARKET	16	22	37.5%
Great Neck NASSAU COUNTY	# SINGLE-FAMILY SALES	31	28	-9.7%
	SINGLE-FAMILY AVG. PRICE	\$1,621,381	\$1,779,393	9.7%
	# CONDO/CO-OP SALES	25	17	-32.0%
	CONDO/CO-OP AVG. PRICE	\$473,500	\$485,652	2.6%
	SALES VOLUME	\$62,100,300	\$58,079,080	-6.5%
	DAYS ON MARKET	69	94	36.2%
Greenvale NASSAU COUNTY	# SINGLE-FAMILY SALES	0	0	0.0%
	SINGLE-FAMILY AVG. PRICE	-	-	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	-	-
	DAYS ON MARKET	-	-	-
Hewlett NASSAU COUNTY	# SINGLE-FAMILY SALES	5	10	100.0%
	SINGLE-FAMILY AVG. PRICE	\$985,000	\$938,650	-4.7%
	# CONDO/CO-OP SALES	1	2	100.0%
	CONDO/CO-OP AVG. PRICE	\$275,000	\$405,000	47.3%
	SALES VOLUME	\$5,200,000	\$10,196,500	96.1%
	DAYS ON MARKET	119	55	-53.8%
Hewlett Harbor NASSAU COUNTY	# SINGLE-FAMILY SALES	0	1	0.0%
	SINGLE-FAMILY AVG. PRICE	-	\$3,750,000	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	\$3,750,000	-
	DAYS ON MARKET	-	769	-

Town		July 2022	July 2023	% Change
Hewlett Bay Park NASSAU COUNTY	# SINGLE-FAMILY SALES	0	0	0.0%
	SINGLE-FAMILY AVG. PRICE	-	-	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	-	-
	DAYS ON MARKET	-	-	-
Hewlett Neck NASSAU COUNTY	# SINGLE-FAMILY SALES	0	0	0.0%
	SINGLE-FAMILY AVG. PRICE	-	-	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	-	-
	DAYS ON MARKET	-	-	-
Hicksville NASSAU COUNTY	# SINGLE-FAMILY SALES	30	27	-10.0%
	SINGLE-FAMILY AVG. PRICE	\$731,393	\$676,722	-7.5%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$21,941,800	\$18,271,500	-16.7%
	DAYS ON MARKET	51	43	-15.7%
Island Park NASSAU COUNTY	# SINGLE-FAMILY SALES	3	6	100.0%
	SINGLE-FAMILY AVG. PRICE	\$901,667	\$640,500	-29.0%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$2,705,000	\$3,843,000	42.1%
	DAYS ON MARKET	54	58	7.4%
Jericho NASSAU COUNTY	# SINGLE-FAMILY SALES	10	7	-30.0%
	SINGLE-FAMILY AVG. PRICE	\$1,365,000	\$1,314,257	-3.7%
	# CONDO/CO-OP SALES	6	3	-50.0%
	CONDO/CO-OP AVG. PRICE	\$803,000	\$855,000	6.5%
	SALES VOLUME	\$18,468,000	\$11,764,800	-36.3%
	DAYS ON MARKET	49	34	-30.6%
Kings Point NASSAU COUNTY	# SINGLE-FAMILY SALES	4	3	-25.0%
	SINGLE-FAMILY AVG. PRICE	\$2,753,500	\$5,628,667	104.4%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$11,014,000	\$16,886,000	53.3%
	DAYS ON MARKET	38	318	736.8%

Town		July 2022	July 2023	% Change
Lattintown NASSAU COUNTY	# SINGLE-FAMILY SALES	2	0	0.0%
	SINGLE-FAMILY AVG. PRICE	\$2,282,500	-	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$4,565,000	-	-
	DAYS ON MARKET	81	-	-
Laurel Hollow NASSAU COUNTY	# SINGLE-FAMILY SALES	2	2	0.0%
	SINGLE-FAMILY AVG. PRICE	\$1,760,000	\$3,162,500	79.7%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$3,520,000	\$6,325,000	79.7%
	DAYS ON MARKET	10	20	100.0%
Lawrence NASSAU COUNTY	# SINGLE-FAMILY SALES	1	1	0.0%
	SINGLE-FAMILY AVG. PRICE	\$525,000	\$1,400,000	166.7%
	# CONDO/CO-OP SALES	1	1	0.0%
	CONDO/CO-OP AVG. PRICE	\$463,000	\$160,000	-65.4%
	SALES VOLUME	\$988,000	\$1,560,000	57.9%
	DAYS ON MARKET	83	81	-2.4%
Levittown NASSAU COUNTY	# SINGLE-FAMILY SALES	52	34	-34.6%
	SINGLE-FAMILY AVG. PRICE	\$648,204	\$640,753	-1.1%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$33,706,620	\$21,785,600	-35.4%
	DAYS ON MARKET	25	39	56.0%
Locust Valley NASSAU COUNTY	# SINGLE-FAMILY SALES	3	8	166.7%
	SINGLE-FAMILY AVG. PRICE	\$1,515,000	\$1,075,500	-29.0%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$4,545,000	\$8,604,000	89.3%
	DAYS ON MARKET	154	166	7.8%
Long Beach NASSAU COUNTY	# SINGLE-FAMILY SALES	18	9	-50.0%
	SINGLE-FAMILY AVG. PRICE	\$793,167	\$876,944	10.6%
	# CONDO/CO-OP SALES	9	7	-22.2%
	CONDO/CO-OP AVG. PRICE	\$565,985	\$475,000	-16.1%
	SALES VOLUME	\$19,370,865	\$11,217,499	-42.1%
	DAYS ON MARKET	57	118	107.0%

Town		July 2022	July 2023	% Change
Lynbrook NASSAU COUNTY	# SINGLE-FAMILY SALES	16	6	-62.5%
	SINGLE-FAMILY AVG. PRICE	\$661,739	\$685,667	3.6%
	# CONDO/CO-OP SALES	4	1	-75.0%
	CONDO/CO-OP AVG. PRICE	\$284,750	\$360,000	26.4%
	SALES VOLUME	\$11,726,825	\$4,474,000	-61.8%
	DAYS ON MARKET	55	32	-41.8%
Manhasset NASSAU COUNTY	# SINGLE-FAMILY SALES	10	16	60.0%
	SINGLE-FAMILY AVG. PRICE	\$1,729,622	\$2,174,750	25.7%
	# CONDO/CO-OP SALES	8	3	-62.5%
	CONDO/CO-OP AVG. PRICE	\$2,219,250	\$2,090,000	-5.8%
	SALES VOLUME	\$35,050,220	\$41,066,000	17.2%
	DAYS ON MARKET	59	60	1.7%
Manhasset Hills NASSAU COUNTY	# SINGLE-FAMILY SALES	2	1	-50.0%
	SINGLE-FAMILY AVG. PRICE	\$1,248,500	\$1,068,900	-14.4%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$2,497,000	\$1,068,900	-57.2%
	DAYS ON MARKET	14	30	114.3%
Massapequa NASSAU COUNTY	# SINGLE-FAMILY SALES	45	26	-42.2%
	SINGLE-FAMILY AVG. PRICE	\$716,256	\$719,769	0.5%
	# CONDO/CO-OP SALES	0	2	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$629,500	-
	SALES VOLUME	\$32,231,500	\$19,973,000	-38.0%
	DAYS ON MARKET	41	37	-9.8%
Massapequa Park NASSAU COUNTY	# SINGLE-FAMILY SALES	16	18	12.5%
	SINGLE-FAMILY AVG. PRICE	\$726,812	\$769,917	5.9%
	# CONDO/CO-OP SALES	2	0	0.0%
	CONDO/CO-OP AVG. PRICE	\$552,000	-	-
	SALES VOLUME	\$12,732,998	\$13,858,500	8.8%
	DAYS ON MARKET	31	41	32.3%
Matinecock NASSAU COUNTY	# SINGLE-FAMILY SALES	0	0	0.0%
	SINGLE-FAMILY AVG. PRICE	-	-	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	-	-
	DAYS ON MARKET	-	-	-

Town		July 2022	July 2023	% Change
Merrick NASSAU COUNTY	# SINGLE-FAMILY SALES	41	29	-29.3%
	SINGLE-FAMILY AVG. PRICE	\$830,634	\$782,983	-5.7%
	# CONDO/CO-OP SALES	3	1	-66.7%
	CONDO/CO-OP AVG. PRICE	\$611,333	\$540,000	-11.7%
	SALES VOLUME	\$35,890,000	\$23,246,500	-35.2%
	DAYS ON MARKET	33	39	18.2%
Mill Neck NASSAU COUNTY	# SINGLE-FAMILY SALES	0	1	0.0%
	SINGLE-FAMILY AVG. PRICE	-	\$2,550,000	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	\$2,550,000	-
	DAYS ON MARKET	-	13	-
Mineola NASSAU COUNTY	# SINGLE-FAMILY SALES	11	7	-36.4%
	SINGLE-FAMILY AVG. PRICE	\$720,818	\$701,286	-2.7%
	# CONDO/CO-OP SALES	11	7	-36.4%
	CONDO/CO-OP AVG. PRICE	\$323,727	\$304,071	-6.1%
	SALES VOLUME	\$11,490,000	\$7,037,500	-38.8%
	DAYS ON MARKET	37	65	75.7%
Muttontown NASSAU COUNTY	# SINGLE-FAMILY SALES	2	4	100.0%
	SINGLE-FAMILY AVG. PRICE	\$2,040,000	\$2,500,000	22.5%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$4,080,000	\$10,000,000	145.1%
	DAYS ON MARKET	210	72	-65.7%
New Hyde Park NASSAU COUNTY	# SINGLE-FAMILY SALES	20	22	10.0%
	SINGLE-FAMILY AVG. PRICE	\$787,800	\$859,091	9.0%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$15,755,999	\$18,899,999	20.0%
	DAYS ON MARKET	42	42	0.0%
North Bellmore NASSAU COUNTY	# SINGLE-FAMILY SALES	19	7	-63.2%
	SINGLE-FAMILY AVG. PRICE	\$691,737	\$632,643	-8.5%
	# CONDO/CO-OP SALES	0	1	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$259,000	-
	SALES VOLUME	\$13,143,000	\$4,687,500	-64.3%
	DAYS ON MARKET	29	54	86.2%

Town		July 2022	July 2023	% Change
North Woodmere NASSAU COUNTY	# SINGLE-FAMILY SALES	7	3	-57.1%
	SINGLE-FAMILY AVG. PRICE	\$1,232,500	\$918,000	-25.5%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$8,627,500	\$2,754,000	-68.1%
	DAYS ON MARKET	75	105	40.0%
Oceanside NASSAU COUNTY	# SINGLE-FAMILY SALES	29	19	-34.5%
	SINGLE-FAMILY AVG. PRICE	\$768,517	\$735,823	-4.3%
	# CONDO/CO-OP SALES	5	0	0.0%
	CONDO/CO-OP AVG. PRICE	\$429,000	-	-
	SALES VOLUME	\$24,432,000	\$13,980,633	-42.8%
	DAYS ON MARKET	39	55	41.0%
Old Bethpage NASSAU COUNTY	# SINGLE-FAMILY SALES	8	6	-25.0%
	SINGLE-FAMILY AVG. PRICE	\$956,755	\$907,667	-5.1%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$7,654,040	\$5,446,000	-28.8%
	DAYS ON MARKET	62	23	-62.9%
Old Brookville NASSAU COUNTY	# SINGLE-FAMILY SALES	3	5	66.7%
	SINGLE-FAMILY AVG. PRICE	\$2,949,667	\$2,079,600	-29.5%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$8,849,000	\$10,398,000	17.5%
	DAYS ON MARKET	112	16	-85.7%
Old Westbury NASSAU COUNTY	# SINGLE-FAMILY SALES	3	6	100.0%
	SINGLE-FAMILY AVG. PRICE	\$3,001,667	\$3,642,333	21.3%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$9,005,000	\$21,854,000	142.7%
	DAYS ON MARKET	188	144	-23.4%
Oyster Bay NASSAU COUNTY	# SINGLE-FAMILY SALES	7	3	-57.1%
	SINGLE-FAMILY AVG. PRICE	\$874,714	\$780,000	-10.8%
	# CONDO/CO-OP SALES	1	1	0.0%
	CONDO/CO-OP AVG. PRICE	\$718,000	\$298,000	-58.5%
	SALES VOLUME	\$6,841,000	\$2,638,000	-61.4%
	DAYS ON MARKET	36	68	88.9%

Town		July 2022	July 2023	% Change
Oyster Bay Cove NASSAU COUNTY	# SINGLE-FAMILY SALES	3	1	-66.7%
	SINGLE-FAMILY AVG. PRICE	\$3,913,333	\$2,000,000	-48.9%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$11,740,000	\$2,000,000	-83.0%
	DAYS ON MARKET	89	13	-85.4%
Plainview NASSAU COUNTY	# SINGLE-FAMILY SALES	38	14	-63.2%
	SINGLE-FAMILY AVG. PRICE	\$855,122	\$861,536	0.8%
	# CONDO/CO-OP SALES	5	7	40.0%
	CONDO/CO-OP AVG. PRICE	\$670,300	\$1,061,571	58.4%
	SALES VOLUME	\$35,846,139	\$19,492,500	-45.6%
	DAYS ON MARKET	34	59	73.5%
Point Lookout NASSAU COUNTY	# SINGLE-FAMILY SALES	3	7	133.3%
	SINGLE-FAMILY AVG. PRICE	\$1,216,663	\$1,007,143	-17.2%
	# CONDO/CO-OP SALES	1	0	0.0%
	CONDO/CO-OP AVG. PRICE	\$475,000	-	-
	SALES VOLUME	\$4,124,990	\$7,050,000	70.9%
	DAYS ON MARKET	109	134	22.9%
Port Washington NASSAU COUNTY	# SINGLE-FAMILY SALES	24	26	8.3%
	SINGLE-FAMILY AVG. PRICE	\$1,316,438	\$1,125,346	-14.5%
	# CONDO/CO-OP SALES	0	4	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$1,112,500	-
	SALES VOLUME	\$31,594,500	\$33,708,994	6.7%
	DAYS ON MARKET	38	44	15.8%
Rockville Centre NASSAU COUNTY	# SINGLE-FAMILY SALES	22	14	-36.4%
	SINGLE-FAMILY AVG. PRICE	\$946,955	\$901,114	-4.8%
	# CONDO/CO-OP SALES	5	6	20.0%
	CONDO/CO-OP AVG. PRICE	\$395,000	\$326,333	-17.4%
	SALES VOLUME	\$22,808,000	\$14,573,600	-36.1%
	DAYS ON MARKET	32	42	31.3%
Roslyn NASSAU COUNTY	# SINGLE-FAMILY SALES	7	3	-57.1%
	SINGLE-FAMILY AVG. PRICE	\$1,433,500	\$1,685,000	17.5%
	# CONDO/CO-OP SALES	4	5	25.0%
	CONDO/CO-OP AVG. PRICE	\$1,119,250	\$1,070,600	-4.3%
	SALES VOLUME	\$14,511,500	\$10,408,000	-28.3%
	DAYS ON MARKET	34	46	35.3%

Town		July 2022	July 2023	% Change
Roslyn Estates NASSAU COUNTY	# SINGLE-FAMILY SALES	1	0	0.0%
	SINGLE-FAMILY AVG. PRICE	\$1,880,000	-	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$1,880,000	-	-
	DAYS ON MARKET	27	-	-
Roslyn Harbor NASSAU COUNTY	# SINGLE-FAMILY SALES	1	1	0.0%
	SINGLE-FAMILY AVG. PRICE	\$1,895,000	\$1,625,000	-14.2%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$1,895,000	\$1,625,000	-14.2%
	DAYS ON MARKET	13	17	30.8%
Roslyn Heights NASSAU COUNTY	# SINGLE-FAMILY SALES	17	7	-58.8%
	SINGLE-FAMILY AVG. PRICE	\$1,593,412	\$1,643,357	3.1%
	# CONDO/CO-OP SALES	4	3	-25.0%
	CONDO/CO-OP AVG. PRICE	\$306,250	\$989,000	222.9%
	SALES VOLUME	\$28,313,000	\$14,470,500	-48.9%
	DAYS ON MARKET	51	57	11.8%
Sands Point NASSAU COUNTY	# SINGLE-FAMILY SALES	1	2	100.0%
	SINGLE-FAMILY AVG. PRICE	\$3,189,000	\$4,914,000	54.1%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$3,189,000	\$9,828,000	208.2%
	DAYS ON MARKET	14	40	185.7%
Sea Cliff NASSAU COUNTY	# SINGLE-FAMILY SALES	7	3	-57.1%
	SINGLE-FAMILY AVG. PRICE	\$857,000	\$1,015,833	18.5%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$5,999,000	\$3,047,500	-49.2%
	DAYS ON MARKET	29	94	224.1%
Seaford NASSAU COUNTY	# SINGLE-FAMILY SALES	21	15	-28.6%
	SINGLE-FAMILY AVG. PRICE	\$700,905	\$714,481	1.9%
	# CONDO/CO-OP SALES	1	0	0.0%
	CONDO/CO-OP AVG. PRICE	\$650,000	-	-
	SALES VOLUME	\$15,369,000	\$10,717,218	-30.3%
	DAYS ON MARKET	28	34	21.4%

Town		July 2022	July 2023	% Change
Searingtown NASSAU COUNTY	# SINGLE-FAMILY SALES	1	0	0.0%
	SINGLE-FAMILY AVG. PRICE	\$1,100,000	-	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$1,100,000	-	-
	DAYS ON MARKET	27	-	-
Syosset NASSAU COUNTY	# SINGLE-FAMILY SALES	17	16	-5.9%
	SINGLE-FAMILY AVG. PRICE	\$1,091,591	\$1,023,563	-6.2%
	# CONDO/CO-OP SALES	1	1	0.0%
	CONDO/CO-OP AVG. PRICE	\$710,000	\$690,000	-2.8%
	SALES VOLUME	\$19,267,049	\$17,067,000	-11.4%
	DAYS ON MARKET	90	30	-66.7%
Upper Brookville NASSAU COUNTY	# SINGLE-FAMILY SALES	0	5	0.0%
	SINGLE-FAMILY AVG. PRICE	-	\$2,817,000	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	\$14,085,000	-
	DAYS ON MARKET	-	142	-
Valley Stream NASSAU COUNTY	# SINGLE-FAMILY SALES	25	16	-36.0%
	SINGLE-FAMILY AVG. PRICE	\$668,376	\$616,750	-7.7%
	# CONDO/CO-OP SALES	4	2	-50.0%
	CONDO/CO-OP AVG. PRICE	\$428,000	\$308,000	-28.0%
	SALES VOLUME	\$18,421,388	\$10,484,000	-43.1%
	DAYS ON MARKET	44	59	34.1%
Wantagh NASSAU COUNTY	# SINGLE-FAMILY SALES	20	20	0.0%
	SINGLE-FAMILY AVG. PRICE	\$671,650	\$681,000	1.4%
	# CONDO/CO-OP SALES	1	0	0.0%
	CONDO/CO-OP AVG. PRICE	\$506,000	-	-
	SALES VOLUME	\$13,939,007	\$13,620,000	-2.3%
	DAYS ON MARKET	17	46	170.6%
Williston Park NASSAU COUNTY	# SINGLE-FAMILY SALES	6	2	-66.7%
	SINGLE-FAMILY AVG. PRICE	\$777,000	\$1,069,500	37.6%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$4,662,000	\$2,139,000	-54.1%
	DAYS ON MARKET	22	16	-27.3%

Town		July 2022	July 2023	% Change
East Williston NASSAU COUNTY	# SINGLE-FAMILY SALES	2	1	-50.0%
	SINGLE-FAMILY AVG. PRICE	\$1,255,000	\$850,000	-32.3%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$2,510,000	\$850,000	-66.1%
	DAYS ON MARKET	20	28	40.0%
Westbury NASSAU COUNTY	# SINGLE-FAMILY SALES	22	17	-22.7%
	SINGLE-FAMILY AVG. PRICE	\$697,455	\$802,324	15.0%
	# CONDO/CO-OP SALES	9	4	-55.6%
	CONDO/CO-OP AVG. PRICE	\$620,833	\$422,750	-31.9%
	SALES VOLUME	\$20,931,500	\$15,330,500	-26.8%
	DAYS ON MARKET	31	82	164.5%
Woodbury NASSAU COUNTY	# SINGLE-FAMILY SALES	6	3	-50.0%
	SINGLE-FAMILY AVG. PRICE	\$1,379,167	\$1,595,000	15.6%
	# CONDO/CO-OP SALES	4	1	-75.0%
	CONDO/CO-OP AVG. PRICE	\$768,755	\$790,000	2.8%
	SALES VOLUME	\$11,350,018	\$5,575,000	-50.9%
	DAYS ON MARKET	14	38	171.4%

Long Island Market Report

SUFFOLK COUNTY JULY 2023 CLOSED SALES

Town		July 2022	July 2023	% Change
Center Moriches SUFFOLK COUNTY	# SINGLE-FAMILY SALES	7	8	14.3%
	SINGLE-FAMILY AVG. PRICE	\$618,571	\$540,875	-12.6%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$4,329,999	\$4,327,000	-0.1%
	DAYS ON MARKET	13	28	115.4%
Centerport SUFFOLK COUNTY	# SINGLE-FAMILY SALES	11	8	-27.3%
	SINGLE-FAMILY AVG. PRICE	\$1,026,545	\$906,563	-11.7%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$11,292,000	\$7,252,500	-35.8%
	DAYS ON MARKET	22	14	-36.4%
Cold Spring Harbor SUFFOLK COUNTY	# SINGLE-FAMILY SALES	0	0	0.0%
	SINGLE-FAMILY AVG. PRICE	-	-	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	-	-
	DAYS ON MARKET	-	-	-
Commack SUFFOLK COUNTY	# SINGLE-FAMILY SALES	21	25	19.0%
	SINGLE-FAMILY AVG. PRICE	\$670,905	\$728,620	8.6%
	# CONDO/CO-OP SALES	1	0	0.0%
	CONDO/CO-OP AVG. PRICE	\$495,000	-	-
	SALES VOLUME	\$14,584,000	\$18,215,500	24.9%
	DAYS ON MARKET	28	23	-17.9%
Dix Hills SUFFOLK COUNTY	# SINGLE-FAMILY SALES	24	25	4.2%
	SINGLE-FAMILY AVG. PRICE	\$1,070,917	\$1,101,924	2.9%
	# CONDO/CO-OP SALES	1	1	0.0%
	CONDO/CO-OP AVG. PRICE	\$700,000	\$900,000	28.6%
	SALES VOLUME	\$26,401,999	\$28,448,099	7.7%
	DAYS ON MARKET	29	50	72.4%

Town		July 2022	July 2023	% Change
East Moriches SUFFOLK COUNTY	# SINGLE-FAMILY SALES	8	3	-62.5%
	SINGLE-FAMILY AVG. PRICE	\$609,469	\$594,667	-2.4%
	# CONDO/CO-OP SALES	2	0	0.0%
	CONDO/CO-OP AVG. PRICE	\$699,500	-	-
	SALES VOLUME	\$6,274,750	\$1,784,000	-71.6%
	DAYS ON MARKET	45	27	-40.0%
Fort Salonga SUFFOLK COUNTY	# SINGLE-FAMILY SALES	1	1	0.0%
	SINGLE-FAMILY AVG. PRICE	\$999,000	\$920,000	-7.9%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$999,000	\$920,000	-7.9%
	DAYS ON MARKET	19	19	0.0%
Greenlawn SUFFOLK COUNTY	# SINGLE-FAMILY SALES	9	4	-55.6%
	SINGLE-FAMILY AVG. PRICE	\$676,500	\$911,250	34.7%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$6,088,500	\$3,645,000	-40.1%
	DAYS ON MARKET	31	40	29.0%
Holbrook SUFFOLK COUNTY	# SINGLE-FAMILY SALES	20	16	-20.0%
	SINGLE-FAMILY AVG. PRICE	\$627,569	\$564,563	-10.0%
	# CONDO/CO-OP SALES	3	4	33.3%
	CONDO/CO-OP AVG. PRICE	\$400,000	\$431,250	7.8%
	SALES VOLUME	\$13,751,388	\$10,758,000	-21.8%
	DAYS ON MARKET	17	29	70.6%
Huntington SUFFOLK COUNTY	# SINGLE-FAMILY SALES	36	26	-27.8%
	SINGLE-FAMILY AVG. PRICE	\$924,539	\$923,673	-0.1%
	# CONDO/CO-OP SALES	2	1	-50.0%
	CONDO/CO-OP AVG. PRICE	\$607,500	\$340,000	-44.0%
	SALES VOLUME	\$34,498,413	\$24,355,499	-29.4%
	DAYS ON MARKET	33	31	-6.1%
Huntington Bay SUFFOLK COUNTY	# SINGLE-FAMILY SALES	1	3	200.0%
	SINGLE-FAMILY AVG. PRICE	\$1,400,000	\$2,376,667	69.8%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$1,400,000	\$7,130,000	409.3%
	DAYS ON MARKET	13	110	746.2%

Town		July 2022	July 2023	% Change
Huntington Station SUFFOLK COUNTY	# SINGLE-FAMILY SALES	35	29	-17.1%
	SINGLE-FAMILY AVG. PRICE	\$561,417	\$543,448	-3.2%
	# CONDO/CO-OP SALES	1	0	0.0%
	CONDO/CO-OP AVG. PRICE	\$153,000	-	-
	SALES VOLUME	\$19,802,600	\$15,760,000	-20.4%
	DAYS ON MARKET	34	31	-8.8%
Lloyd Harbor SUFFOLK COUNTY	# SINGLE-FAMILY SALES	5	1	-80.0%
	SINGLE-FAMILY AVG. PRICE	\$2,212,400	\$1,565,000	-29.3%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$11,062,000	\$1,565,000	-85.9%
	DAYS ON MARKET	68	29	-57.4%
Lloyd Neck SUFFOLK COUNTY	# SINGLE-FAMILY SALES	1	0	0.0%
	SINGLE-FAMILY AVG. PRICE	\$850,000	-	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$850,000	-	-
	DAYS ON MARKET	33	-	-
Manorville SUFFOLK COUNTY	# SINGLE-FAMILY SALES	7	7	0.0%
	SINGLE-FAMILY AVG. PRICE	\$546,714	\$678,571	24.1%
	# CONDO/CO-OP SALES	8	4	-50.0%
	CONDO/CO-OP AVG. PRICE	\$283,750	\$264,875	-6.7%
	SALES VOLUME	\$6,097,000	\$5,809,500	-4.7%
	DAYS ON MARKET	33	63	90.9%
Mastic SUFFOLK COUNTY	# SINGLE-FAMILY SALES	28	13	-53.6%
	SINGLE-FAMILY AVG. PRICE	\$406,203	\$392,877	-3.3%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$11,373,674	\$5,107,400	-55.1%
	DAYS ON MARKET	47	34	-27.7%
Mastic Beach SUFFOLK COUNTY	# SINGLE-FAMILY SALES	17	11	-35.3%
	SINGLE-FAMILY AVG. PRICE	\$331,182	\$374,818	13.2%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$5,630,100	\$4,123,000	-26.8%
	DAYS ON MARKET	20	70	250.0%

Town		July 2022	July 2023	% Change
Melville SUFFOLK COUNTY	# SINGLE-FAMILY SALES	13	8	-38.5%
	SINGLE-FAMILY AVG. PRICE	\$994,543	\$1,023,688	2.9%
	# CONDO/CO-OP SALES	9	8	-11.1%
	CONDO/CO-OP AVG. PRICE	\$877,153	\$869,000	-0.9%
	SALES VOLUME	\$20,823,435	\$15,141,500	-27.3%
	DAYS ON MARKET	48	51	6.3%
Moriches SUFFOLK COUNTY	# SINGLE-FAMILY SALES	2	0	0.0%
	SINGLE-FAMILY AVG. PRICE	\$634,000	-	-
	# CONDO/CO-OP SALES	1	2	100.0%
	CONDO/CO-OP AVG. PRICE	\$425,000	\$477,500	12.4%
	SALES VOLUME	\$1,693,000	\$955,000	-43.6%
	DAYS ON MARKET	105	109	3.8%
Mount Sinai SUFFOLK COUNTY	# SINGLE-FAMILY SALES	14	8	-42.9%
	SINGLE-FAMILY AVG. PRICE	\$771,750	\$801,125	3.8%
	# CONDO/CO-OP SALES	6	3	-50.0%
	CONDO/CO-OP AVG. PRICE	\$662,265	\$636,667	-3.9%
	SALES VOLUME	\$14,778,090	\$8,319,000	-43.7%
	DAYS ON MARKET	53	35	-34.0%
Nesconset SUFFOLK COUNTY	# SINGLE-FAMILY SALES	11	11	0.0%
	SINGLE-FAMILY AVG. PRICE	\$662,182	\$770,273	16.3%
	# CONDO/CO-OP SALES	3	0	0.0%
	CONDO/CO-OP AVG. PRICE	\$631,667	-	-
	SALES VOLUME	\$9,179,000	\$8,473,000	-7.7%
	DAYS ON MARKET	20	26	30.0%
Nissequogue SUFFOLK COUNTY	# SINGLE-FAMILY SALES	2	1	-50.0%
	SINGLE-FAMILY AVG. PRICE	\$1,777,500	\$750,000	-57.8%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$3,555,000	\$750,000	-78.9%
	DAYS ON MARKET	306	7	-97.7%
Northport SUFFOLK COUNTY	# SINGLE-FAMILY SALES	19	18	-5.3%
	SINGLE-FAMILY AVG. PRICE	\$910,474	\$993,239	9.1%
	# CONDO/CO-OP SALES	0	1	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$1,500,000	-
	SALES VOLUME	\$17,299,000	\$19,378,300	12.0%
	DAYS ON MARKET	34	72	111.8%

Town		July 2022	July 2023	% Change
East Northport SUFFOLK COUNTY	# SINGLE-FAMILY SALES	31	25	-19.4%
	SINGLE-FAMILY AVG. PRICE	\$678,218	\$731,900	7.9%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$21,024,766	\$18,297,500	-13.0%
	DAYS ON MARKET	32	21	-34.4%
Patchogue SUFFOLK COUNTY	# SINGLE-FAMILY SALES	35	26	-25.7%
	SINGLE-FAMILY AVG. PRICE	\$502,626	\$530,301	5.5%
	# CONDO/CO-OP SALES	5	6	20.0%
	CONDO/CO-OP AVG. PRICE	\$396,200	\$340,833	-14.0%
	SALES VOLUME	\$19,572,900	\$15,832,821	-19.1%
	DAYS ON MARKET	34	21	-38.2%
Riverhead SUFFOLK COUNTY	# SINGLE-FAMILY SALES	15	11	-26.7%
	SINGLE-FAMILY AVG. PRICE	\$441,167	\$205,454	-53.4%
	# CONDO/CO-OP SALES	0	4	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$520,750	-
	SALES VOLUME	\$6,617,500	\$4,342,999	-34.4%
	DAYS ON MARKET	70	53	-24.3%
Saint James SUFFOLK COUNTY	# SINGLE-FAMILY SALES	10	6	-40.0%
	SINGLE-FAMILY AVG. PRICE	\$805,870	\$773,750	-4.0%
	# CONDO/CO-OP SALES	6	6	0.0%
	CONDO/CO-OP AVG. PRICE	\$525,667	\$445,000	-15.3%
	SALES VOLUME	\$11,212,700	\$7,312,500	-34.8%
	DAYS ON MARKET	55	63	14.5%
Sayville SUFFOLK COUNTY	# SINGLE-FAMILY SALES	17	12	-29.4%
	SINGLE-FAMILY AVG. PRICE	\$691,999	\$768,417	11.0%
	# CONDO/CO-OP SALES	2	1	-50.0%
	CONDO/CO-OP AVG. PRICE	\$427,500	\$245,000	-42.7%
	SALES VOLUME	\$12,618,990	\$9,466,000	-25.0%
	DAYS ON MARKET	17	26	52.9%
Selden SUFFOLK COUNTY	# SINGLE-FAMILY SALES	26	21	-19.2%
	SINGLE-FAMILY AVG. PRICE	\$491,692	\$521,972	6.2%
	# CONDO/CO-OP SALES	1	0	0.0%
	CONDO/CO-OP AVG. PRICE	\$186,000	-	-
	SALES VOLUME	\$12,969,990	\$10,961,414	-15.5%
	DAYS ON MARKET	29	14	-51.7%

Town		July 2022	July 2023	% Change
Setauket SUFFOLK COUNTY	# SINGLE-FAMILY SALES	27	19	-29.6%
	SINGLE-FAMILY AVG. PRICE	\$823,111	\$848,737	3.1%
	# CONDO/CO-OP SALES	1	0	0.0%
	CONDO/CO-OP AVG. PRICE	\$528,000	-	-
	SALES VOLUME	\$22,752,000	\$16,125,999	-29.1%
	DAYS ON MARKET	32	47	46.9%
Shirley SUFFOLK COUNTY	# SINGLE-FAMILY SALES	26	22	-15.4%
	SINGLE-FAMILY AVG. PRICE	\$418,308	\$443,932	6.1%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$10,876,000	\$9,766,500	-10.2%
	DAYS ON MARKET	67	80	19.4%
Smithtown SUFFOLK COUNTY	# SINGLE-FAMILY SALES	32	23	-28.1%
	SINGLE-FAMILY AVG. PRICE	\$707,219	\$693,826	-1.9%
	# CONDO/CO-OP SALES	4	2	-50.0%
	CONDO/CO-OP AVG. PRICE	\$694,750	\$648,000	-6.7%
	SALES VOLUME	\$25,410,000	\$17,254,000	-32.1%
	DAYS ON MARKET	22	27	22.7%
Wading River SUFFOLK COUNTY	# SINGLE-FAMILY SALES	17	11	-35.3%
	SINGLE-FAMILY AVG. PRICE	\$752,923	\$539,673	-28.3%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$12,799,696	\$5,936,400	-53.6%
	DAYS ON MARKET	37	44	18.9%

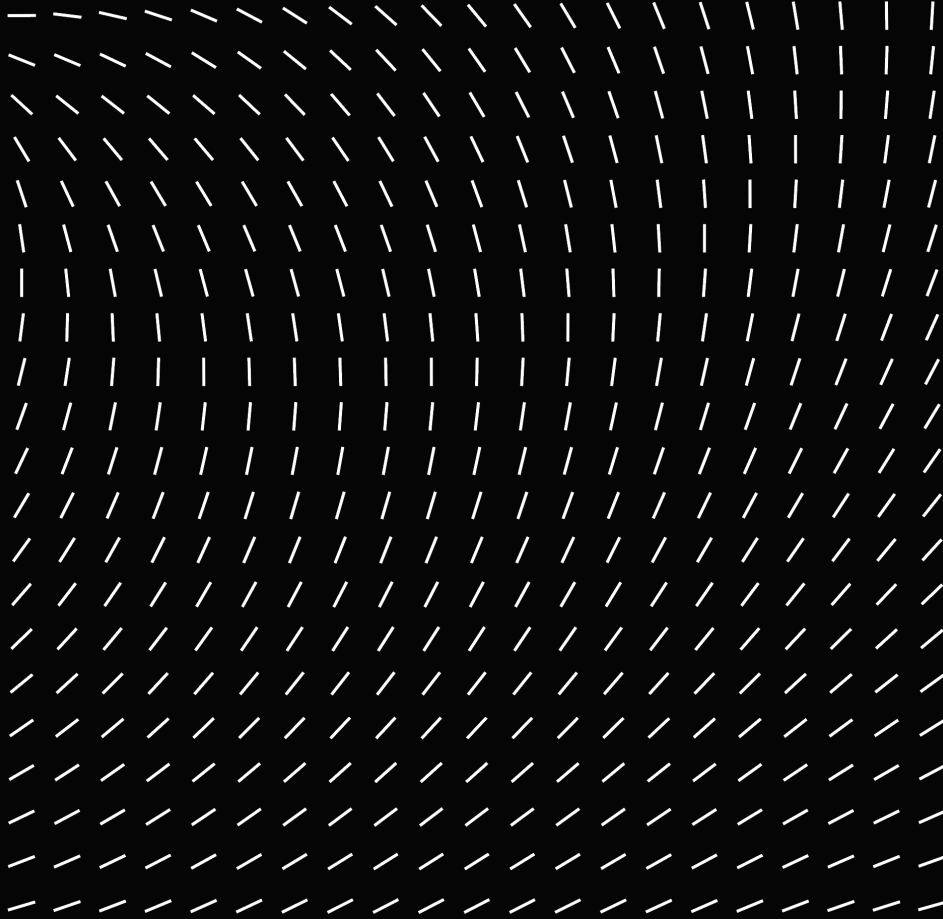
Long Island Market Report

NORTH FORK JULY 2023 CLOSED SALES

Town		July 2022	July 2023	% Change
Aquebogue NORTH FORK	# SINGLE-FAMILY SALES	2	3	50.0%
	SINGLE-FAMILY AVG. PRICE	\$725,000	\$396,533	-45.3%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$1,450,000	\$1,189,600	-18.0%
	DAYS ON MARKET	40	131	227.5%
Baiting Hollow NORTH FORK	# SINGLE-FAMILY SALES	3	1	-66.7%
	SINGLE-FAMILY AVG. PRICE	\$508,333	\$659,000	29.6%
	# CONDO/CO-OP SALES	1	1	0.0%
	CONDO/CO-OP AVG. PRICE	\$540,000	\$622,500	15.3%
	SALES VOLUME	\$2,065,000	\$1,281,500	-37.9%
	DAYS ON MARKET	22	46	109.1%
Cutchogue NORTH FORK	# SINGLE-FAMILY SALES	4	2	-50.0%
	SINGLE-FAMILY AVG. PRICE	\$1,996,750	\$1,411,800	-29.3%
	# CONDO/CO-OP SALES	0	1	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$955,000	-
	SALES VOLUME	\$7,987,000	\$3,778,600	-52.7%
	DAYS ON MARKET	29	124	327.6%
East Marion NORTH FORK	# SINGLE-FAMILY SALES	2	2	0.0%
	SINGLE-FAMILY AVG. PRICE	\$785,750	\$1,246,000	58.6%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$1,571,500	\$2,492,000	58.6%
	DAYS ON MARKET	17	40	135.3%
Greenport NORTH FORK	# SINGLE-FAMILY SALES	2	1	-50.0%
	SINGLE-FAMILY AVG. PRICE	\$630,000	\$1,750,000	177.8%
	# CONDO/CO-OP SALES	1	1	0.0%
	CONDO/CO-OP AVG. PRICE	\$645,000	\$500,000	-22.5%
	SALES VOLUME	\$1,905,000	\$2,250,000	18.1%
	DAYS ON MARKET	33	241	630.3%

Town		July 2022	July 2023	% Change
Jamesport NORTH FORK	# SINGLE-FAMILY SALES	1	3	200.0%
	SINGLE-FAMILY AVG. PRICE	\$1,200,000	\$1,185,500	-1.2%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$1,200,000	\$3,556,500	196.4%
	DAYS ON MARKET	61	25	-59.0%
Laurel NORTH FORK	# SINGLE-FAMILY SALES	2	1	-50.0%
	SINGLE-FAMILY AVG. PRICE	\$693,000	\$1,275,000	84.0%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$1,386,000	\$1,275,000	-8.0%
	DAYS ON MARKET	33	32	-3.0%
Mattituck NORTH FORK	# SINGLE-FAMILY SALES	8	5	-37.5%
	SINGLE-FAMILY AVG. PRICE	\$1,096,438	\$1,095,000	-0.1%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$8,771,500	\$5,475,000	-37.6%
	DAYS ON MARKET	26	77	196.2%
New Suffolk NORTH FORK	# SINGLE-FAMILY SALES	0	0	0.0%
	SINGLE-FAMILY AVG. PRICE	-	-	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	-	-
	DAYS ON MARKET	-	-	-
Orient NORTH FORK	# SINGLE-FAMILY SALES	0	0	0.0%
	SINGLE-FAMILY AVG. PRICE	-	-	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	-	-
	DAYS ON MARKET	-	-	-
Peconic NORTH FORK	# SINGLE-FAMILY SALES	0	1	0.0%
	SINGLE-FAMILY AVG. PRICE	-	\$468,000	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	\$468,000	-
	DAYS ON MARKET	-	119	-

Town		July 2022	July 2023	% Change
Shelter Island NORTH FORK	# SINGLE-FAMILY SALES	2	4	100.0%
	SINGLE-FAMILY AVG. PRICE	\$2,650,000	\$1,327,505	-49.9%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$5,300,000	\$5,310,018	0.2%
	DAYS ON MARKET	237	67	-71.7%
Southold NORTH FORK	# SINGLE-FAMILY SALES	6	5	-16.7%
	SINGLE-FAMILY AVG. PRICE	\$1,285,833	\$1,152,200	-10.4%
	# CONDO/CO-OP SALES	1	0	0.0%
	CONDO/CO-OP AVG. PRICE	\$575,000	-	-
	SALES VOLUME	\$8,290,000	\$5,761,000	-30.5%
	DAYS ON MARKET	52	123	136.5%



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