

Q1 2023

# Long Island Market Report

COMPASS



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SOURCES

OneKey MLS

During the first quarter of 2023, the Long Island real estate market continued to experience record low inventory with elevated demand. All in all, total sales were down nearly 36 percent, and sales volume declined 36 percent year-over-year. The average sales price on the Island has remained the same which is contributing to an increase for days on the market for most submarkets.

In Nassau County, the average sales price increased slightly by 1 percent while total sales declined significantly by 39 percent. Days on

the market increased by 11 percent year over year. Further east, Suffolk County experienced a similar scenario. The average sales price rose slightly by 1.9 percent, and total sales decreased by 33 percent. Days on market increased by 21 percent in Suffolk County year over year.

In Nassau and Suffolk, listings priced at \$3 million and up saw a 30 percent increase in days on the market with the average year-over-year sales price increasing in Nassau County while it decreased in Suffolk County – a 26 percent increase in Nassau and a 19

percent decrease in Suffolk. Nassau's luxury market had a correction, with a 41 percent decrease in sales compared to the same time the previous year. Similarly, Suffolk saw a 37 percent decrease in luxury sales year-over-year.

By and large, Q1 data demonstrates that while there was a decline in sales there remains a significant demand in the Long Island housing market. Looking ahead, buyers will remain active in Q2, maintaining the average sales price and potentially inspiring sellers to come to market.

SENIOR MANAGING DIRECTOR

Dennis McCarthy

# Compass has brought a modern real estate experience to Long Island



## MANHASSET

1468 Northern Blvd  
Manhasset, NY 11030  
516.517.4751

## HUNTINGTON

16A Wall Street  
Huntington, NY 11743  
631.629.7719

## ROSLYN

69 Roslyn Road  
Roslyn, NY 11576  
516.200.1098

## LOCUST VALLEY

41 The Plaza  
Locust Valley, NY 11560  
516.500.8271

## GARDEN CITY

182 Seventh Street  
Garden City, NY 11530  
516.764.6060

## SYOSSET

485 Underhill Blvd, #200  
Syosset, NY 11791  
516.408.2231

## OCEANSIDE

2800 Long Beach Road  
Oceanside, NY 11572  
516.764.6060

## WOODBURY

8285 Jericho Parkway  
Woodbury, NY 11797  
516.703.3360

## ROCKVILLE CENTRE

298 Merrick Road  
Rockville Centre, NY 11570  
516.703.3378

## CARLE PLACE

507 Westbury Ave  
Carle Place, NY 11514  
516.333.1122

## SOUTHOLD

54100 Main Road  
Southold, NY 11971  
631.251.8644

## SMITHTOWN

180 East Main St  
Smithtown, NY 11787  
631.315.7965

# Methodology

**Geography** covered in this report is Long Island.

**Closed Sales** figures for the current quarter are based on known closings at all OneKey MLSLI brokerage on Long Island recorded at the time the report is prepared.

**Sales Volume** figures for the quarter are the sum of all closed sale prices.

**Average Sale Price** is the sales volume divided by the total number of closed sales.

**Days on Market** is the number of days between the list date and the contract date of a closed sale.

## **Quarters**

Q1: January 1 - March 31

Q2: April 1 - June 30

Q3: July 1 - September 30

Q4: October 1 - December 31

# Long Island Market Report

NASSAU COUNTY, Q1 2023 CLOSED SALES

Town		Q1 2022	Q1 2023	% Change
Albertson	# OF SALES	15	14	-6.7%
	SALES VOLUME	\$12,768,000	\$11,863,000	-7.1%
	AVG. PRICE	\$851,200	\$847,357	-0.5%
	DAYS ON MARKET	73	87	19.2%
Baldwin	# OF SALES	70	53	-24.3%
	SALES VOLUME	\$41,516,777	\$31,676,500	-23.7%
	AVG. PRICE	\$593,097	\$597,670	0.8%
	DAYS ON MARKET	55	49	-10.9%
Bellmore	# OF SALES	51	33	-35.3%
	SALES VOLUME	\$37,852,200	\$22,486,200	-40.6%
	AVG. PRICE	\$742,200	\$681,400	-8.2%
	DAYS ON MARKET	45	94	108.9%
Bethpage	# OF SALES	49	35	-28.6%
	SALES VOLUME	\$30,447,277	\$21,930,000	-28.0%
	AVG. PRICE	\$621,373	\$626,571	0.8%
	DAYS ON MARKET	49	52	6.1%
Brookville	# OF SALES	2	2	0.0%
	SALES VOLUME	\$7,274,000	\$3,590,000	-50.6%
	AVG. PRICE	\$3,637,000	\$1,795,000	-50.6%
	DAYS ON MARKET	176	109	-38.1%

# Long Island Market Report

NASSAU COUNTY, Q1 2023 CLOSED SALES

Town		Q1 2022	Q1 2023	% Change
Carle Place	# OF SALES	6	6	0.0%
	SALES VOLUME	\$3,995,000	\$3,994,000	0.0%
	AVG. PRICE	\$665,833	\$665,667	0.0%
	DAYS ON MARKET	54	47	-13.0%
Cedarhurst	# OF SALES	33	19	-42.4%
	SALES VOLUME	\$29,302,018	\$20,085,499	-31.5%
	AVG. PRICE	\$887,940	\$1,057,132	19.1%
	DAYS ON MARKET	69	69	0.0%
Centre Island	# OF SALES	1	0	0.0%
	SALES VOLUME	\$3,750,000	\$0	-
	AVG. PRICE	\$3,750,000	\$0	-
	DAYS ON MARKET	8	0	-
Cove Neck	# OF SALES	0	0	0.0%
	SALES VOLUME	\$0	\$0	-
	AVG. PRICE	\$0	\$0	-
	DAYS ON MARKET	0	0	-
East Hills	# OF SALES	15	5	-66.7%
	SALES VOLUME	\$18,537,500	\$7,155,000	-61.4%
	AVG. PRICE	\$1,235,833	\$1,431,000	15.8%
	DAYS ON MARKET	96	84	-12.5%

# Long Island Market Report

NASSAU COUNTY, Q1 2023 CLOSED SALES

Town		Q1 2022	Q1 2023	% Change
East Meadow	# OF SALES	75	62	-17.3%
	SALES VOLUME	\$51,128,499	\$42,523,177	-16.8%
	AVG. PRICE	\$681,713	\$685,858	0.6%
	DAYS ON MARKET	46	51	10.9%
Farmingdale	# OF SALES	64	38	-40.6%
	SALES VOLUME	\$38,811,086	\$22,359,200	-42.4%
	AVG. PRICE	\$606,423	\$588,400	-3.0%
	DAYS ON MARKET	55	66	20.0%
Floral Park	# OF SALES	64	27	-57.8%
	SALES VOLUME	\$47,364,500	\$18,719,530	-60.5%
	AVG. PRICE	\$740,070	\$693,316	-6.3%
	DAYS ON MARKET	69	103	49.3%
Franklin Square	# OF SALES	50	28	-44.0%
	SALES VOLUME	\$33,657,000	\$18,284,160	-45.7%
	AVG. PRICE	\$673,140	\$653,006	-3.0%
	DAYS ON MARKET	43	77	79.1%
Freeport	# OF SALES	62	53	-14.5%
	SALES VOLUME	\$34,615,050	\$29,440,857	-14.9%
	AVG. PRICE	\$558,307	\$555,488	-0.5%
	DAYS ON MARKET	63	83	31.7%



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NASSAU COUNTY, Q1 2023 CLOSED SALES

Town		Q1 2022	Q1 2023	% Change
Garden City	# OF SALES	58	23	-60.3%
	SALES VOLUME	\$61,235,393	\$27,702,500	-54.8%
	AVG. PRICE	\$1,055,783	\$1,204,457	14.1%
	DAYS ON MARKET	61	54	-11.5%
Glen Cove	# OF SALES	54	34	-37.0%
	SALES VOLUME	\$45,329,500	\$31,559,500	-30.4%
	AVG. PRICE	\$839,435	\$928,221	10.6%
	DAYS ON MARKET	53	73	37.7%
Glen Head	# OF SALES	16	16	0.0%
	SALES VOLUME	\$13,263,000	\$13,952,000	5.2%
	AVG. PRICE	\$828,938	\$872,000	5.2%
	DAYS ON MARKET	66	115	74.2%
Great Neck	# OF SALES	81	40	-50.6%
	SALES VOLUME	\$120,584,690	\$61,590,300	-48.9%
	AVG. PRICE	\$1,488,700	\$1,539,758	3.4%
	DAYS ON MARKET	98	98	0.0%
Greenvale	# OF SALES	1	1	0.0%
	SALES VOLUME	\$830,000	\$1,200,000	44.6%
	AVG. PRICE	\$830,000	\$1,200,000	44.6%
	DAYS ON MARKET	64	51	-20.3%

# Long Island Market Report

NASSAU COUNTY, Q1 2023 CLOSED SALES

Town		Q1 2022	Q1 2023	% Change
Hewlett	# OF SALES	10	8	-20.0%
	SALES VOLUME	\$7,039,000	\$6,210,050	-11.8%
	AVG. PRICE	\$703,900	\$776,256	10.3%
	DAYS ON MARKET	84	73	-13.1%
Hewlett Harbor	# OF SALES	8	7	-12.5%
	SALES VOLUME	\$13,564,000	\$13,550,000	-0.1%
	AVG. PRICE	\$1,695,500	\$1,935,714	14.2%
	DAYS ON MARKET	118	87	-26.3%
Hewlett Bay Park	# OF SALES	2	0	0.0%
	SALES VOLUME	\$5,950,000	\$0	-
	AVG. PRICE	\$2,975,000	\$0	-
	DAYS ON MARKET	250	0	-
Hewlett Neck	# OF SALES	2	0	0.0%
	SALES VOLUME	\$2,999,000	\$0	-
	AVG. PRICE	\$1,499,500	\$0	-
	DAYS ON MARKET	138	0	-
Hicksville	# OF SALES	93	59	-36.6%
	SALES VOLUME	\$60,358,240	\$41,270,250	-31.6%
	AVG. PRICE	\$649,013	\$699,496	7.8%
	DAYS ON MARKET	63	60	-4.8%

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NASSAU COUNTY, Q1 2023 CLOSED SALES

Town		Q1 2022	Q1 2023	% Change
Island Park	# OF SALES	20	11	-45.0%
	SALES VOLUME	\$11,592,500	\$6,549,000	-43.5%
	AVG. PRICE	\$579,625	\$595,364	2.7%
	DAYS ON MARKET	50	135	170.0%
Jericho	# OF SALES	32	13	-59.4%
	SALES VOLUME	\$36,438,188	\$17,896,500	-50.9%
	AVG. PRICE	\$1,138,693	\$1,376,654	20.9%
	DAYS ON MARKET	79	101	27.8%
Kings Point	# OF SALES	0	0	0.0%
	SALES VOLUME	\$0	\$0	-
	AVG. PRICE	\$0	\$0	-
	DAYS ON MARKET	0	0	-
Lattingtown	# OF SALES	1	1	0.0%
	SALES VOLUME	\$2,450,000	\$1,495,000	-39.0%
	AVG. PRICE	\$2,450,000	\$1,495,000	-39.0%
	DAYS ON MARKET	19	13	-31.6%
Laurel Hollow	# OF SALES	2	4	100.0%
	SALES VOLUME	\$3,995,000	\$4,935,000	23.5%
	AVG. PRICE	\$1,997,500	\$1,233,750	-38.2%
	DAYS ON MARKET	30	29	-3.3%

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NASSAU COUNTY, Q1 2023 CLOSED SALES

Town		Q1 2022	Q1 2023	% Change
Lawrence	# OF SALES	10	3	-70.0%
	SALES VOLUME	\$12,051,000	\$6,501,500	-46.1%
	AVG. PRICE	\$1,205,100	\$2,167,167	79.8%
	DAYS ON MARKET	151	130	-13.9%
Levittown	# OF SALES	118	83	-29.7%
	SALES VOLUME	\$69,631,387	\$50,242,875	-27.8%
	AVG. PRICE	\$590,097	\$605,336	2.6%
	DAYS ON MARKET	46	56	21.7%
Locust Valley	# OF SALES	15	13	-13.3%
	SALES VOLUME	\$16,006,000	\$13,919,000	-13.0%
	AVG. PRICE	\$1,067,067	\$1,070,692	0.3%
	DAYS ON MARKET	93	62	-33.3%
Long Beach	# OF SALES	44	27	-38.6%
	SALES VOLUME	\$36,014,752	\$22,186,930	-38.4%
	AVG. PRICE	\$818,517	\$821,738	0.4%
	DAYS ON MARKET	119	94	-21.0%
Lynbrook	# OF SALES	45	29	-35.6%
	SALES VOLUME	\$28,950,388	\$18,489,500	-36.1%
	AVG. PRICE	\$643,342	\$637,569	-0.9%
	DAYS ON MARKET	67	70	4.5%

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NASSAU COUNTY, Q1 2023 CLOSED SALES

Town		Q1 2022	Q1 2023	% Change
Manhasset	# OF SALES	30	32	6.7%
	SALES VOLUME	\$56,523,999	\$53,482,000	-5.4%
	AVG. PRICE	\$1,884,133	\$1,671,313	-11.3%
	DAYS ON MARKET	79	72	-8.9%
Manhasset Hills	# OF SALES	7	5	-28.6%
	SALES VOLUME	\$8,501,888	\$7,345,000	-13.6%
	AVG. PRICE	\$1,214,555	\$1,469,000	20.9%
	DAYS ON MARKET	51	63	23.5%
Massapequa	# OF SALES	181	93	-48.6%
	SALES VOLUME	\$122,676,927	\$67,331,989	-45.1%
	AVG. PRICE	\$677,773	\$724,000	6.8%
	DAYS ON MARKET	48	62	29.2%
Massapequa Park	# OF SALES	54	23	-57.4%
	SALES VOLUME	\$35,256,978	\$15,337,990	-56.5%
	AVG. PRICE	\$652,907	\$666,869	2.1%
	DAYS ON MARKET	46	52	13.0%
Matinecock	# OF SALES	4	0	0.0%
	SALES VOLUME	\$11,645,000	\$0	-
	AVG. PRICE	\$2,911,250	\$0	-
	DAYS ON MARKET	166	0	-

# Long Island Market Report

NASSAU COUNTY, Q1 2023 CLOSED SALES

Town		Q1 2022	Q1 2023	% Change
Merrick	# OF SALES	105	59	-43.8%
	SALES VOLUME	\$77,779,675	\$44,343,498	-43.0%
	AVG. PRICE	\$740,759	\$751,585	1.5%
	DAYS ON MARKET	51	75	47.1%
Mill Neck	# OF SALES	4	4	0.0%
	SALES VOLUME	\$9,280,000	\$29,595,500	218.9%
	AVG. PRICE	\$2,320,000	\$7,398,875	218.9%
	DAYS ON MARKET	79	94	19.0%
Mineola	# OF SALES	43	23	-46.5%
	SALES VOLUME	\$31,884,999	\$17,041,000	-46.6%
	AVG. PRICE	\$741,512	\$740,913	-0.1%
	DAYS ON MARKET	52	77	48.1%
Muttontown	# OF SALES	23	8	-65.2%
	SALES VOLUME	\$47,185,000	\$19,443,000	-58.8%
	AVG. PRICE	\$2,051,522	\$2,430,375	18.5%
	DAYS ON MARKET	146	120	-17.8%
New Hyde Park	# OF SALES	85	48	-43.5%
	SALES VOLUME	\$65,056,013	\$37,385,500	-42.5%
	AVG. PRICE	\$765,365	\$778,865	1.8%
	DAYS ON MARKET	84	71	-15.5%

# Long Island Market Report

NASSAU COUNTY, Q1 2023 CLOSED SALES

Town		Q1 2022	Q1 2023	% Change
North Bellmore	# OF SALES	35	25	-28.6%
	SALES VOLUME	\$22,127,700	\$16,667,750	-24.7%
	AVG. PRICE	\$632,220	\$666,710	5.5%
	DAYS ON MARKET	35	65	85.7%
North Woodmere	# OF SALES	7	6	-14.3%
	SALES VOLUME	\$6,250,500	\$6,382,000	2.1%
	AVG. PRICE	\$892,929	\$1,063,667	19.1%
	DAYS ON MARKET	74	82	10.8%
Oceanside	# OF SALES	84	43	-48.8%
	SALES VOLUME	\$56,873,700	\$29,290,900	-48.5%
	AVG. PRICE	\$677,068	\$681,184	0.6%
	DAYS ON MARKET	50	62	24.0%
Old Bethpage	# OF SALES	11	8	-27.3%
	SALES VOLUME	\$8,798,888	\$7,383,280	-16.1%
	AVG. PRICE	\$799,899	\$922,910	15.4%
	DAYS ON MARKET	56	17	-69.6%
Old Brookville	# OF SALES	4	1	-75.0%
	SALES VOLUME	\$10,084,000	\$1,410,000	-86.0%
	AVG. PRICE	\$2,521,000	\$1,410,000	-44.1%
	DAYS ON MARKET	97	464	378.4%

# Long Island Market Report

NASSAU COUNTY, Q1 2023 CLOSED SALES

Town		Q1 2022	Q1 2023	% Change
Old Westbury	# OF SALES	9	6	-33.3%
	SALES VOLUME	\$17,657,000	\$19,872,000	12.5%
	AVG. PRICE	\$1,961,889	\$3,312,000	68.8%
	DAYS ON MARKET	104	66	-36.5%
Oyster Bay	# OF SALES	15	13	-13.3%
	SALES VOLUME	\$11,943,500	\$8,379,000	-29.8%
	AVG. PRICE	\$796,233	\$644,538	-19.1%
	DAYS ON MARKET	80	70	-12.5%
Oyster Bay Cove	# OF SALES	12	7	-41.7%
	SALES VOLUME	\$21,600,500	\$20,259,000	-6.2%
	AVG. PRICE	\$1,800,042	\$2,894,143	60.8%
	DAYS ON MARKET	102	68	-33.3%
Plainview	# OF SALES	81	42	-48.1%
	SALES VOLUME	\$66,110,000	\$36,075,577	-45.4%
	AVG. PRICE	\$816,173	\$858,942	5.2%
	DAYS ON MARKET	54	54	0.0%
Point Lookout	# OF SALES	11	5	-54.5%
	SALES VOLUME	\$14,363,200	\$4,973,000	-65.4%
	AVG. PRICE	\$1,305,745	\$994,600	-23.8%
	DAYS ON MARKET	124	145	16.9%



# Long Island Market Report

NASSAU COUNTY, Q1 2023 CLOSED SALES

Town		Q1 2022	Q1 2023	% Change
Port Washington	# OF SALES	60	29	-51.7%
	SALES VOLUME	\$59,182,780	\$29,240,500	-50.6%
	AVG. PRICE	\$986,380	\$1,008,293	2.2%
	DAYS ON MARKET	63	55	-12.7%
Rockville Centre	# OF SALES	51	33	-35.3%
	SALES VOLUME	\$44,018,450	\$31,860,000	-27.6%
	AVG. PRICE	\$863,107	\$965,455	11.9%
	DAYS ON MARKET	58	54	-6.9%
Roslyn	# OF SALES	18	7	-61.1%
	SALES VOLUME	\$24,256,388	\$8,348,518	-65.6%
	AVG. PRICE	\$1,347,577	\$1,192,645	-11.5%
	DAYS ON MARKET	69	27	-60.9%
Roslyn Estates	# OF SALES	2	2	0.0%
	SALES VOLUME	\$3,576,000	\$3,095,000	-13.5%
	AVG. PRICE	\$1,788,000	\$1,547,500	-13.5%
	DAYS ON MARKET	21	17	-19.0%
Roslyn Harbor	# OF SALES	3	0	0.0%
	SALES VOLUME	\$3,324,000	\$0	-
	AVG. PRICE	\$1,108,000	\$0	-
	DAYS ON MARKET	39	0	-

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NASSAU COUNTY, Q1 2023 CLOSED SALES

Town		Q1 2022	Q1 2023	% Change
Roslyn Heights	# OF SALES	18	14	-22.2%
	SALES VOLUME	\$20,884,000	\$20,011,000	-4.2%
	AVG. PRICE	\$1,160,222	\$1,429,357	23.2%
	DAYS ON MARKET	89	61	-31.5%
Sands Point	# OF SALES	8	1	-87.5%
	SALES VOLUME	\$30,655,750	\$2,900,000	-90.5%
	AVG. PRICE	\$3,831,969	\$2,900,000	-24.3%
	DAYS ON MARKET	93	30	-67.7%
Sea Cliff	# OF SALES	17	6	-64.7%
	SALES VOLUME	\$15,373,000	\$6,655,000	-56.7%
	AVG. PRICE	\$904,294	\$1,109,167	22.7%
	DAYS ON MARKET	62	64	3.2%
Seaford	# OF SALES	45	23	-48.9%
	SALES VOLUME	\$28,047,438	\$14,488,620	-48.3%
	AVG. PRICE	\$623,276	\$629,940	1.1%
	DAYS ON MARKET	52	50	-3.8%
Searingtown	# OF SALES	4	1	-75.0%
	SALES VOLUME	\$5,343,000	\$1,150,000	-78.5%
	AVG. PRICE	\$1,335,750	\$1,150,000	-13.9%
	DAYS ON MARKET	81	28	-65.4%

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NASSAU COUNTY, Q1 2023 CLOSED SALES

Town		Q1 2022	Q1 2023	% Change
Syosset	# OF SALES	60	38	-36.7%
	SALES VOLUME	\$68,455,244	\$38,213,000	-44.2%
	AVG. PRICE	\$1,140,921	\$1,005,605	-11.9%
	DAYS ON MARKET	58	58	0.0%
Upper Brookville	# OF SALES	7	2	-71.4%
	SALES VOLUME	\$16,287,000	\$4,450,000	-72.7%
	AVG. PRICE	\$2,326,714	\$2,225,000	-4.4%
	DAYS ON MARKET	161	27	-83.2%
Valley Stream	# OF SALES	107	82	-23.4%
	SALES VOLUME	\$67,070,376	\$52,889,500	-21.1%
	AVG. PRICE	\$626,826	\$644,994	2.9%
	DAYS ON MARKET	51	73	43.1%
Wantagh	# OF SALES	93	42	-54.8%
	SALES VOLUME	\$64,638,110	\$28,744,780	-55.5%
	AVG. PRICE	\$695,033	\$684,400	-1.5%
	DAYS ON MARKET	54	56	3.7%
Williston Park	# OF SALES	11	9	-18.2%
	SALES VOLUME	\$7,642,000	\$6,457,400	-15.5%
	AVG. PRICE	\$694,727	\$717,489	3.3%
	DAYS ON MARKET	48	45	-6.2%

# Long Island Market Report

NASSAU COUNTY, Q1 2023 CLOSED SALES

Town		Q1 2022	Q1 2023	% Change
East Williston	# OF SALES	7	3	-57.1%
	SALES VOLUME	\$8,721,000	\$3,448,600	-60.5%
	AVG. PRICE	\$1,245,857	\$1,149,533	-7.7%
	DAYS ON MARKET	36	53	47.2%
Westbury	# OF SALES	93	68	-26.9%
	SALES VOLUME	\$62,955,687	\$46,484,937	-26.2%
	AVG. PRICE	\$676,943	\$683,602	1.0%
	DAYS ON MARKET	50	73	46.0%
Woodbury	# OF SALES	13	6	-53.8%
	SALES VOLUME	\$18,195,400	\$7,611,500	-58.2%
	AVG. PRICE	\$1,399,646	\$1,268,583	-9.4%
	DAYS ON MARKET	101	109	7.9%

# Long Island Market Report

## SUFFOLK COUNTY, Q1 2023 CLOSED SALES

Town		Q1 2022	Q1 2023	% Change
Center Moriches	# OF SALES	21	9	-57.1%
	SALES VOLUME	\$13,182,999	\$4,580,990	-65.3%
	AVG. PRICE	\$627,762	\$508,999	-18.9%
	DAYS ON MARKET	78	71	-9.0%
Centerport	# OF SALES	14	10	-28.6%
	SALES VOLUME	\$9,541,000	\$8,971,000	-6.0%
	AVG. PRICE	\$681,500	\$897,100	31.6%
	DAYS ON MARKET	76	42	-44.7%
Cold Spring Harbor	# OF SALES	9	13	44.4%
	SALES VOLUME	\$12,077,500	\$20,654,000	71.0%
	AVG. PRICE	\$1,341,944	\$1,588,769	18.4%
	DAYS ON MARKET	76	79	3.9%
Commack	# OF SALES	53	45	-15.1%
	SALES VOLUME	\$38,547,990	\$32,070,700	-16.8%
	AVG. PRICE	\$727,321	\$712,682	-2.0%
	DAYS ON MARKET	42	47	11.9%
Dix Hills	# OF SALES	87	41	-52.9%
	SALES VOLUME	\$78,348,110	\$42,644,500	-45.6%
	AVG. PRICE	\$900,553	\$1,040,110	15.5%
	DAYS ON MARKET	68	67	-1.5%

# Long Island Market Report

## SUFFOLK COUNTY, Q1 2023 CLOSED SALES

Town		Q1 2022	Q1 2023	% Change
East Moriches	# OF SALES	12	6	-50.0%
	SALES VOLUME	\$8,763,000	\$6,280,000	-28.3%
	AVG. PRICE	\$730,250	\$1,046,667	43.3%
	DAYS ON MARKET	39	69	76.9%
Fort Salonga	# OF SALES	4	3	-25.0%
	SALES VOLUME	\$2,775,990	\$2,897,499	4.4%
	AVG. PRICE	\$693,998	\$965,833	39.2%
	DAYS ON MARKET	79	89	12.7%
Greenlawn	# OF SALES	15	11	-26.7%
	SALES VOLUME	\$11,144,509	\$7,259,500	-34.9%
	AVG. PRICE	\$742,967	\$659,955	-11.2%
	DAYS ON MARKET	42	97	131.0%
Huntington	# OF SALES	106	53	-50.0%
	SALES VOLUME	\$79,281,650	\$39,756,800	-49.9%
	AVG. PRICE	\$747,940	\$750,128	0.3%
	DAYS ON MARKET	45	58	28.9%
Huntington Bay	# OF SALES	8	5	-37.5%
	SALES VOLUME	\$9,086,998	\$7,210,900	-20.6%
	AVG. PRICE	\$1,135,875	\$1,442,180	27.0%
	DAYS ON MARKET	56	32	-42.9%

# Long Island Market Report

## SUFFOLK COUNTY, Q1 2023 CLOSED SALES

Town		Q1 2022	Q1 2023	% Change
Huntington Station	# OF SALES	69	57	-17.4%
	SALES VOLUME	\$36,649,388	\$30,962,000	-15.5%
	AVG. PRICE	\$531,151	\$543,193	2.3%
	DAYS ON MARKET	39	63	61.5%
Lloyd Harbor	# OF SALES	6	5	-16.7%
	SALES VOLUME	\$14,305,000	\$9,772,000	-31.7%
	AVG. PRICE	\$2,384,167	\$1,954,400	-18.0%
	DAYS ON MARKET	69	52	-24.6%
Lloyd Neck	# OF SALES	2	1	-50.0%
	SALES VOLUME	\$2,399,000	\$825,000	-65.6%
	AVG. PRICE	\$1,199,500	\$825,000	-31.2%
	DAYS ON MARKET	11	8	-27.3%
Manorville	# OF SALES	27	18	-33.3%
	SALES VOLUME	\$16,246,090	\$11,015,000	-32.2%
	AVG. PRICE	\$601,707	\$611,944	1.7%
	DAYS ON MARKET	70	51	-27.1%
Mastic	# OF SALES	50	45	-10.0%
	SALES VOLUME	\$18,497,818	\$18,213,700	-1.5%
	AVG. PRICE	\$369,956	\$404,749	9.4%
	DAYS ON MARKET	41	54	31.7%

# Long Island Market Report

## SUFFOLK COUNTY, Q1 2023 CLOSED SALES

Town		Q1 2022	Q1 2023	% Change
Mastic Beach	# OF SALES	0	43	0.0%
	SALES VOLUME	\$0	\$14,512,287	-
	AVG. PRICE	\$0	\$337,495	-
	DAYS ON MARKET	0	89	-
Melville	# OF SALES	44	23	-47.7%
	SALES VOLUME	\$36,863,850	\$21,954,400	-40.4%
	AVG. PRICE	\$837,815	\$954,539	13.9%
	DAYS ON MARKET	70	68	-2.9%
Moriches	# OF SALES	3	1	-66.7%
	SALES VOLUME	\$1,451,500	\$460,000	-68.3%
	AVG. PRICE	\$483,833	\$460,000	-4.9%
	DAYS ON MARKET	60	43	-28.3%
Mount Sinai	# OF SALES	34	19	-44.1%
	SALES VOLUME	\$21,089,990	\$11,865,000	-43.7%
	AVG. PRICE	\$620,294	\$624,474	0.7%
	DAYS ON MARKET	52	61	17.3%
Nesconset	# OF SALES	30	31	3.3%
	SALES VOLUME	\$17,932,500	\$18,635,525	3.9%
	AVG. PRICE	\$597,750	\$601,146	0.6%
	DAYS ON MARKET	58	83	43.1%



# Long Island Market Report

SUFFOLK COUNTY, Q1 2023 CLOSED SALES

Town		Q1 2022	Q1 2023	% Change
Nissequogue	# OF SALES	4	6	50.0%
	SALES VOLUME	\$5,525,000	\$6,699,000	21.2%
	AVG. PRICE	\$1,381,250	\$1,116,500	-19.2%
	DAYS ON MARKET	62	103	66.1%
Northport	# OF SALES	37	44	18.9%
	SALES VOLUME	\$32,372,999	\$39,896,261	23.2%
	AVG. PRICE	\$874,946	\$906,733	3.6%
	DAYS ON MARKET	53	90	69.8%
East Northport	# OF SALES	70	35	-50.0%
	SALES VOLUME	\$46,996,240	\$23,288,000	-50.4%
	AVG. PRICE	\$671,375	\$665,371	-0.9%
	DAYS ON MARKET	37	40	8.1%
Patchogue	# OF SALES	104	62	-40.4%
	SALES VOLUME	\$49,315,399	\$29,018,999	-41.2%
	AVG. PRICE	\$474,187	\$468,048	-1.3%
	DAYS ON MARKET	41	53	29.3%
Riverhead	# OF SALES	41	35	-14.6%
	SALES VOLUME	\$15,937,500	\$15,209,700	-4.6%
	AVG. PRICE	\$388,720	\$434,563	11.8%
	DAYS ON MARKET	74	52	-29.7%

# Long Island Market Report

## SUFFOLK COUNTY, Q1 2023 CLOSED SALES

Town		Q1 2022	Q1 2023	% Change
Saint James	# OF SALES	23	17	-26.1%
	SALES VOLUME	\$17,504,750	\$14,546,500	-16.9%
	AVG. PRICE	\$761,076	\$855,676	12.4%
	DAYS ON MARKET	92	74	-19.6%
Sayville	# OF SALES	25	16	-36.0%
	SALES VOLUME	\$14,925,999	\$10,203,000	-31.6%
	AVG. PRICE	\$597,040	\$637,688	6.8%
	DAYS ON MARKET	33	84	154.5%
Setauket	# OF SALES	59	31	-47.5%
	SALES VOLUME	\$41,706,073	\$23,280,000	-44.2%
	AVG. PRICE	\$706,883	\$750,968	6.2%
	DAYS ON MARKET	46	75	63.0%
Shirley	# OF SALES	112	61	-45.5%
	SALES VOLUME	\$44,883,627	\$25,505,800	-43.2%
	AVG. PRICE	\$400,747	\$418,128	4.3%
	DAYS ON MARKET	57	59	3.5%
Smithtown	# OF SALES	67	43	-35.8%
	SALES VOLUME	\$47,815,300	\$30,685,299	-35.8%
	AVG. PRICE	\$713,661	\$713,612	0.0%
	DAYS ON MARKET	45	62	37.8%

# Long Island Market Report

SUFFOLK COUNTY, Q1 2023 CLOSED SALES

Town		Q1 2022	Q1 2023	% Change
Wading River	# OF SALES	40	19	-52.5%
	SALES VOLUME	\$24,914,349	\$12,352,000	-50.4%
	AVG. PRICE	\$622,859	\$650,105	4.4%
	DAYS ON MARKET	50	77	54.0%

# Long Island Market Report

## NORTH FORK, Q1 2023 CLOSED SALES

Town		Q1 2022	Q1 2023	% Change
Aquebogue	# OF SALES	7	7	0.0%
	SALES VOLUME	\$4,410,307	\$5,961,799	35.2%
	AVG. PRICE	\$630,044	\$851,686	35.2%
	DAYS ON MARKET	48	73	52.1%
Baiting Hollow	# OF SALES	10	5	-50.0%
	SALES VOLUME	\$5,654,500	\$3,004,000	-46.9%
	AVG. PRICE	\$565,450	\$600,800	6.3%
	DAYS ON MARKET	39	61	56.4%
Cutchogue	# OF SALES	7	9	28.6%
	SALES VOLUME	\$7,110,030	\$14,365,000	102.0%
	AVG. PRICE	\$1,015,719	\$1,596,111	57.1%
	DAYS ON MARKET	47	71	51.1%
East Marion	# OF SALES	0	8	0.0%
	SALES VOLUME	\$0	\$8,964,500	-
	AVG. PRICE	\$0	\$1,120,563	-
	DAYS ON MARKET	0	65	-
Greenport	# OF SALES	16	10	-37.5%
	SALES VOLUME	\$18,501,000	\$10,580,750	-42.8%
	AVG. PRICE	\$1,156,313	\$1,058,075	-8.5%
	DAYS ON MARKET	59	63	6.8%

# Long Island Market Report

## NORTH FORK, Q1 2023 CLOSED SALES

Town		Q1 2022	Q1 2023	% Change
Jamesport	# OF SALES	9	2	-77.8%
	SALES VOLUME	\$6,470,499	\$1,725,000	-73.3%
	AVG. PRICE	\$718,944	\$862,500	20.0%
	DAYS ON MARKET	59	15	-74.6%
Laurel	# OF SALES	4	3	-25.0%
	SALES VOLUME	\$4,668,500	\$4,765,000	2.1%
	AVG. PRICE	\$1,167,125	\$1,588,333	36.1%
	DAYS ON MARKET	90	38	-57.8%
Mattituck	# OF SALES	19	7	-63.2%
	SALES VOLUME	\$23,728,550	\$7,629,000	-67.8%
	AVG. PRICE	\$1,248,871	\$1,089,857	-12.7%
	DAYS ON MARKET	98	39	-60.2%
New Suffolk	# OF SALES	2	0	0.0%
	SALES VOLUME	\$1,428,000	\$0	-
	AVG. PRICE	\$714,000	\$0	-
	DAYS ON MARKET	19	0	-
Orient	# OF SALES	4	6	50.0%
	SALES VOLUME	\$4,826,500	\$13,444,800	178.6%
	AVG. PRICE	\$1,206,625	\$2,240,800	85.7%
	DAYS ON MARKET	96	187	94.8%

# Long Island Market Report

## NORTH FORK, Q1 2023 CLOSED SALES

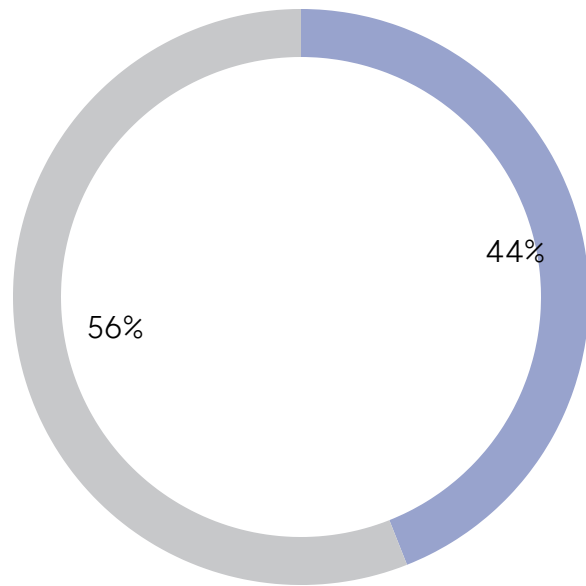
Town		Q1 2022	Q1 2023	% Change
Peconic	# OF SALES	0	1	0.0%
	SALES VOLUME	\$0	\$965,000	-
	AVG. PRICE	\$0	\$965,000	-
	DAYS ON MARKET	0	21	-
Shelter Island	# OF SALES	4	1	-75.0%
	SALES VOLUME	\$3,764,000	\$999,900	-73.4%
	AVG. PRICE	\$941,000	\$999,900	6.3%
	DAYS ON MARKET	96	22	-77.1%
Southold	# OF SALES	28	17	-39.3%
	SALES VOLUME	\$25,177,924	\$21,112,000	-16.1%
	AVG. PRICE	\$899,212	\$1,241,882	38.1%
	DAYS ON MARKET	82	78	-4.9%

# Sales Volume & Closed Transactions

NASSAU, SUFFOLK, OVERALL

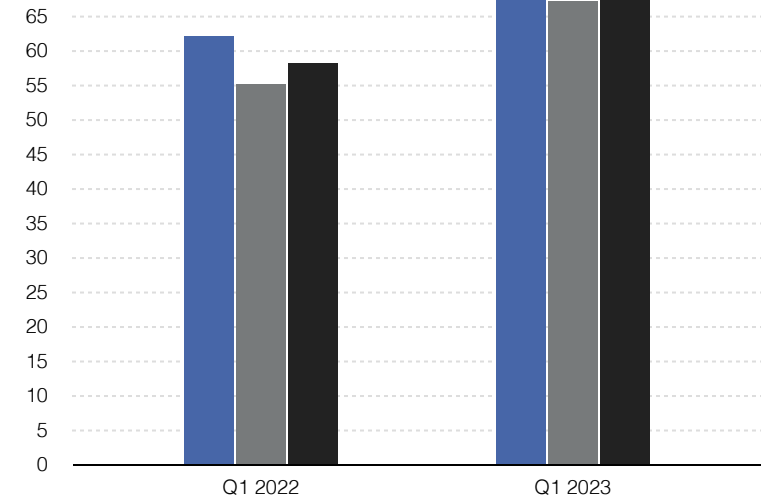
### Closed Sales Volume Market Share

■ Nassau County   ■ Suffolk County



### Closed Sales Average Days On Market

■ Nassau County   ■ Suffolk County   ■ Overall



\*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 Q1 2022 and Q1 2023.

# Long Island Market Report

NASSAU, SUFFOLK, OVERALL

		Q1 2022	Q1 2023	% Change
Nassau County	# OF SALES	2,879	1,758	-38.9%
	SALES VOLUME	\$2,362,436,855	\$1,460,068,815	-38.2%
	AVERAGE PRICE	\$820,575	\$830,528	1.2%
	AVERAGE DOM	62	69	11.3%
Suffolk County	# OF SALES	3,396	2,264	-33.3%
	SALES VOLUME	\$2,383,869,283	\$1,558,753,663	-34.6%
	AVERAGE PRICE	\$701,964	\$688,495	-1.9%
	AVERAGE DOM	55	67	21.8%
Overall	# OF SALES	6,275	4,022	-35.9%
	SALES VOLUME	\$4,746,306,138	\$3,018,822,478	-36.4%
	AVERAGE PRICE	\$756,383	\$750,577	-0.8%
	AVERAGE DOM	58	68	17.2%

\*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 Q1 and Q1 2023.



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Q1 2023

# Long Island Luxury Market Report

COMPASS



# \$3M+ Closed Sales

NASSAU, SUFFOLK, OVERALL

		Q1 2022	Q1 2023	% Change
Nassau County	# OF SALES	29	17	-41.4%
	SALES VOLUME	\$119,846,638	\$88,565,500	-26.1%
	AVERAGE PRICE	\$4,132,643	\$5,209,735	26.1%
	AVERAGE DOM	111	126	13.5%
Suffolk County	# OF SALES	48	30	-37.5%
	SALES VOLUME	\$280,366,000	\$142,228,938	-49.3%
	AVERAGE PRICE	\$5,840,958	\$4,740,965	-18.8%
	AVERAGE DOM	117	162	38.5%
Overall	# OF SALES	77	47	-39.0%
	SALES VOLUME	\$400,212,638	\$230,794,438	-42.3%
	AVERAGE PRICE	\$5,197,567	\$4,910,520	-5.5%
	AVERAGE DOM	115	149	29.6%

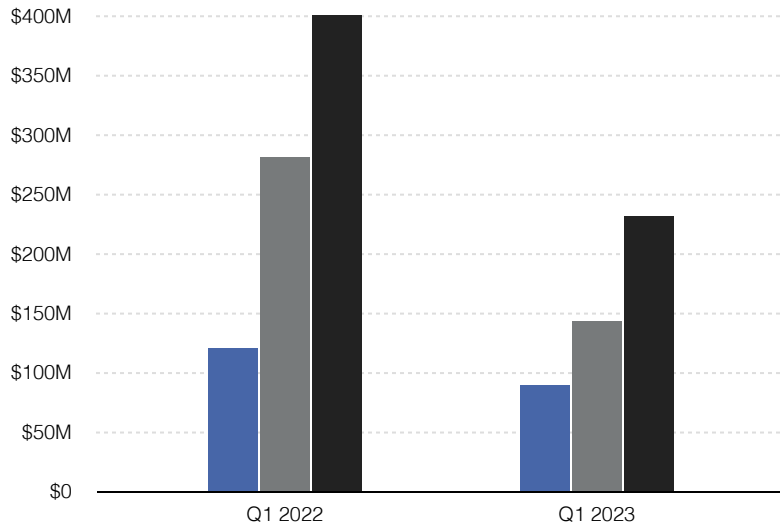
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# \$3M+ Sales Volume & Closed Transactions

NASSAU, SUFFOLK, OVERALL

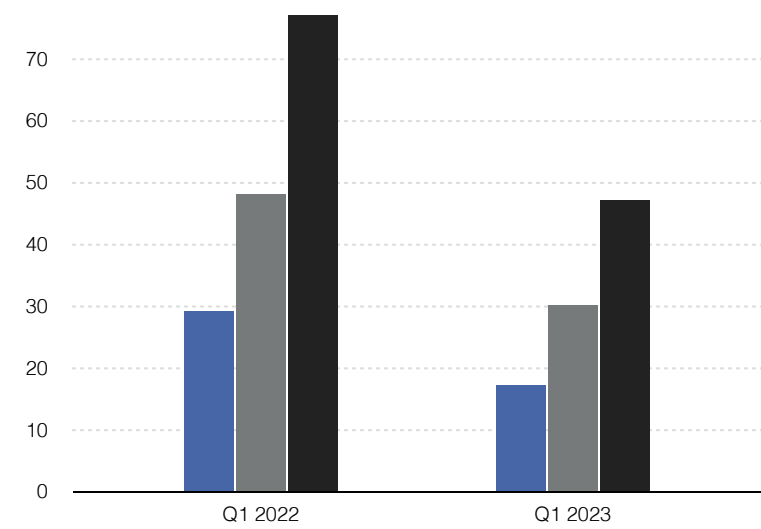
## Closed Luxury Sales Volume

■ Nassau County   ■ Suffolk County   ■ Overall



## Number of Luxury Closed Sales

■ Nassau County   ■ Suffolk County   ■ Overall



\*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 October 1, 2020 and December 31, 2020.

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