

Q2 2023

# Long Island Market Report

COMPASS





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SOURCES

OneKey MLS



We are pleased to share the 2nd Quarter Market Report for the Long Island region. Our summary below is based on Single Family home sales data, however based on your requests and feedback we have included Condominium and Co-Op sales data in the report as well.

During the second quarter of 2023, the Long Island real estate market continued to experience historically low inventory with relatively high demand, keeping average sales prices high. Overall, sales were down 25.8 percent year-over-year in both number of sales and sales volume. Inventory scarcity and increased and volatile interest rates contributed to a trend of longer days on the market for

most submarkets, with an overall 20 percent increase.

In Nassau County, the average sales price decreased 2.5 percent while total sales declined 26.1 percent. Days on the market increased 14.8 percent. Further east, Suffolk County experienced a similar trend. The average sales price decreased very slightly by .3 percent, and total sales declined by 25.5 percent. Days on the market increased 25.5 percent.

In Nassau and Suffolk, listings priced at \$3 million and over saw a 3.8 percent increase in days on the market. The average year-over-year sales price decreased in both Nassau and Suffolk

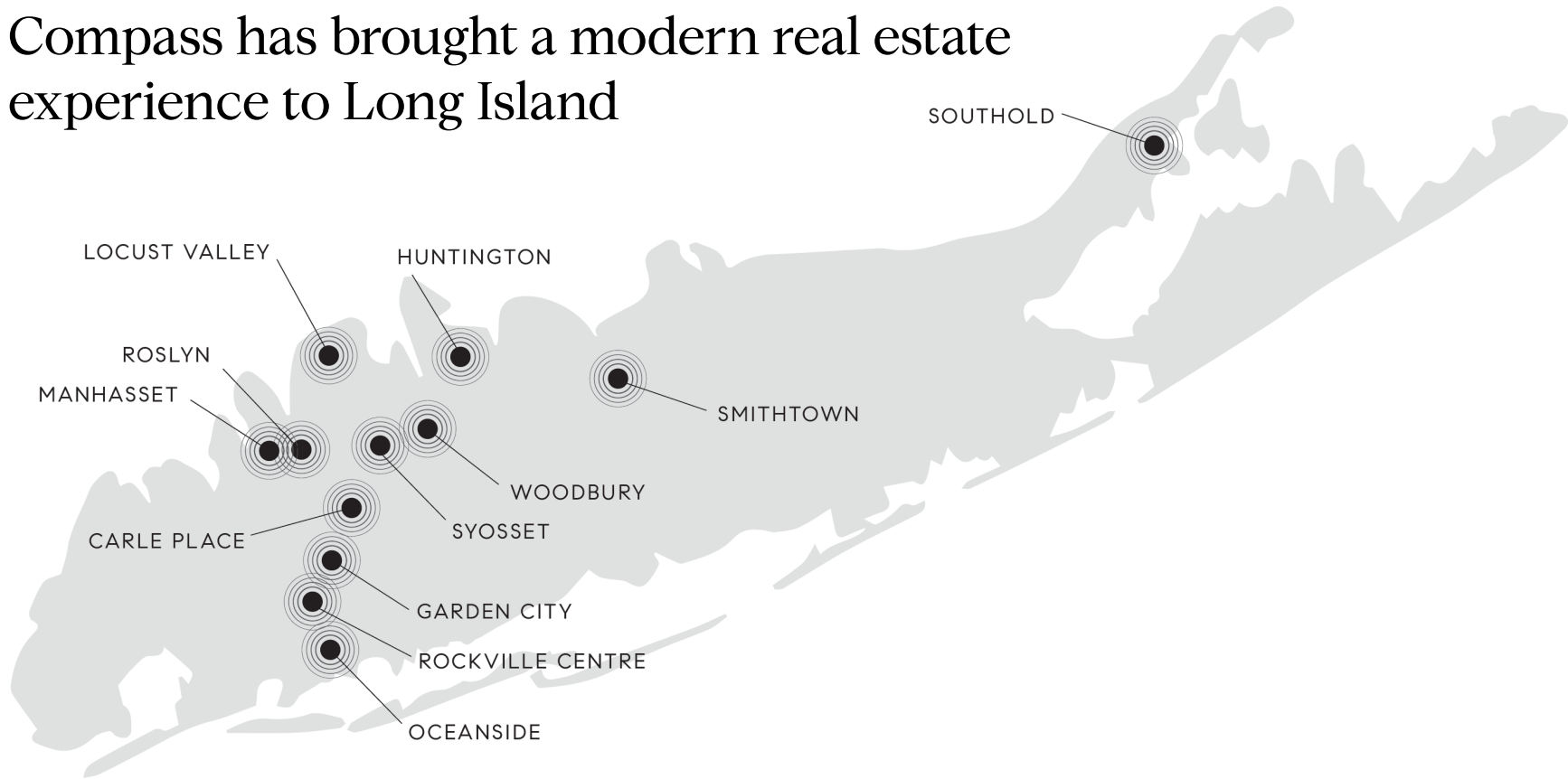
Counties, with a 4.5 percent decrease in Nassau, while Suffolk County saw a 6.3 percent decrease. Long Island's luxury market has also seen a correction with a 35.7 percent decrease in sales compared to last year.

By and large, 2023 Q2 data demonstrates that Long Island has seen a market correction and a continued scarcity of inventory, causing a decline in the number of sales and sales volume. As interest rates have somewhat stabilized, we remain confident that buyers will remain plentiful in Q3 and Q4, keeping average sales prices stable and potentially inspiring sellers to enter the market.

Your Long Island Sales Management Team



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



## MANHASSET

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Manhasset, NY 11030  
516.517.4751

## HUNTINGTON

16A Wall Street  
Huntington, NY 11743  
631.629.7719

## ROSLYN

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Roslyn, NY 11576  
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41 The Plaza  
Locust Valley, NY 11560  
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## 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  
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## WOODBURY

8285 Jericho Parkway  
Woodbury, NY 11797  
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## 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 Q2 2023 CLOSED SALES

Town		Q2 2022	Q2 2023	% Change
Albertson NASSAU COUNTY	# SINGLE-FAMILY SALES	13	16	23.1%
	SINGLE-FAMILY AVG. PRICE	\$879,393	\$1,062,425	20.8%
	# CONDO/CO-OP SALES	0	1	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$338,000	-
	SALES VOLUME	\$11,432,113	\$17,336,800	51.7%
	DAYS ON MARKET	47	57	21.3%
Baldwin NASSAU COUNTY	# SINGLE-FAMILY SALES	77	57	-26.0%
	SINGLE-FAMILY AVG. PRICE	\$621,123	\$615,973	-0.8%
	# CONDO/CO-OP SALES	3	4	33.3%
	CONDO/CO-OP AVG. PRICE	\$330,697	\$348,750	5.5%
	SALES VOLUME	\$48,818,590	\$36,505,449	-25.2%
	DAYS ON MARKET	51	56	9.8%
Bayville NASSAU COUNTY	# SINGLE-FAMILY SALES	22	8	-63.6%
	SINGLE-FAMILY AVG. PRICE	\$831,818	\$688,750	-17.2%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$18,300,000	\$5,510,000	-69.9%
	DAYS ON MARKET	91	79	-13.2%
Bellmore NASSAU COUNTY	# SINGLE-FAMILY SALES	49	23	-53.1%
	SINGLE-FAMILY AVG. PRICE	\$759,664	\$744,241	-2.0%
	# CONDO/CO-OP SALES	0	2	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$395,750	-
	SALES VOLUME	\$37,223,540	\$17,909,049	-51.9%
	DAYS ON MARKET	35	66	88.6%



Town		Q2 2022	Q2 2023	% Change
Bethpage NASSAU COUNTY	# SINGLE-FAMILY SALES	57	43	-24.6%
	SINGLE-FAMILY AVG. PRICE	\$673,925	\$656,741	-2.5%
	# CONDO/CO-OP SALES	3	3	0.0%
	CONDO/CO-OP AVG. PRICE	\$277,500	\$361,667	30.3%
	SALES VOLUME	\$39,246,227	\$29,324,877	-25.3%
	DAYS ON MARKET	32	39	21.9%
Brookville NASSAU COUNTY	# SINGLE-FAMILY SALES	14	2	-85.7%
	SINGLE-FAMILY AVG. PRICE	\$2,120,786	\$2,937,000	38.5%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$29,691,000	\$5,874,000	-80.2%
	DAYS ON MARKET	84	89	6.0%
Carle Place NASSAU COUNTY	# SINGLE-FAMILY SALES	5	2	-60.0%
	SINGLE-FAMILY AVG. PRICE	\$785,200	\$777,500	-1.0%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$3,926,000	\$1,555,000	-60.4%
	DAYS ON MARKET	29	85	193.1%
Cedarhurst NASSAU COUNTY	# SINGLE-FAMILY SALES	38	17	-55.3%
	SINGLE-FAMILY AVG. PRICE	\$1,210,305	\$1,110,353	-8.3%
	# CONDO/CO-OP SALES	11	6	-45.5%
	CONDO/CO-OP AVG. PRICE	\$347,409	\$259,833	-25.2%
	SALES VOLUME	\$49,813,099	\$20,435,000	-59.0%
	DAYS ON MARKET	97	94	-3.1%
Centre Island NASSAU COUNTY	# SINGLE-FAMILY SALES	1	2	100.0%
	SINGLE-FAMILY AVG. PRICE	\$825,000	\$2,575,000	212.1%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$825,000	\$5,150,000	524.2%
	DAYS ON MARKET	58	384	562.1%

Town		Q2 2022	Q2 2023	% Change
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	7	12	71.4%
	SINGLE-FAMILY AVG. PRICE	\$1,732,230	\$1,446,917	-16.5%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$12,125,610	\$17,363,000	43.2%
	DAYS ON MARKET	37	41	10.8%
East Meadow NASSAU COUNTY	# SINGLE-FAMILY SALES	79	57	-27.8%
	SINGLE-FAMILY AVG. PRICE	\$721,150	\$702,649	-2.6%
	# CONDO/CO-OP SALES	9	15	66.7%
	CONDO/CO-OP AVG. PRICE	\$542,000	\$518,600	-4.3%
	SALES VOLUME	\$61,848,888	\$47,829,999	-22.7%
	DAYS ON MARKET	38	40	5.3%
Farmingdale NASSAU COUNTY	# SINGLE-FAMILY SALES	62	62	0.0%
	SINGLE-FAMILY AVG. PRICE	\$597,742	\$620,898	3.9%
	# CONDO/CO-OP SALES	21	10	-52.4%
	CONDO/CO-OP AVG. PRICE	\$258,238	\$297,625	15.3%
	SALES VOLUME	\$42,482,989	\$41,471,949	-2.4%
	DAYS ON MARKET	36	44	22.2%
Floral Park NASSAU COUNTY	# SINGLE-FAMILY SALES	49	22	-55.1%
	SINGLE-FAMILY AVG. PRICE	\$780,739	\$786,359	0.7%
	# CONDO/CO-OP SALES	6	2	-66.7%
	CONDO/CO-OP AVG. PRICE	\$255,667	\$322,500	26.1%
	SALES VOLUME	\$39,790,199	\$17,944,900	-54.9%
	DAYS ON MARKET	54	66	22.2%

Town		Q2 2022	Q2 2023	% Change
Franklin Square NASSAU COUNTY	# SINGLE-FAMILY SALES	50	33	-34.0%
	SINGLE-FAMILY AVG. PRICE	\$700,910	\$687,894	-1.9%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$35,045,500	\$22,700,500	-35.2%
	DAYS ON MARKET	46	62	34.8%
Freeport NASSAU COUNTY	# SINGLE-FAMILY SALES	79	52	-34.2%
	SINGLE-FAMILY AVG. PRICE	\$568,834	\$574,000	0.9%
	# CONDO/CO-OP SALES	34	27	-20.6%
	CONDO/CO-OP AVG. PRICE	\$301,835	\$271,694	-10.0%
	SALES VOLUME	\$55,200,302	\$37,183,749	-32.6%
	DAYS ON MARKET	64	59	-7.8%
Garden City NASSAU COUNTY	# SINGLE-FAMILY SALES	62	51	-17.7%
	SINGLE-FAMILY AVG. PRICE	\$1,230,202	\$1,234,657	0.4%
	# CONDO/CO-OP SALES	8	13	62.5%
	CONDO/CO-OP AVG. PRICE	\$685,625	\$691,748	0.9%
	SALES VOLUME	\$81,757,529	\$71,960,225	-12.0%
	DAYS ON MARKET	41	56	36.6%
Glen Cove NASSAU COUNTY	# SINGLE-FAMILY SALES	44	43	-2.3%
	SINGLE-FAMILY AVG. PRICE	\$829,725	\$727,790	-12.3%
	# CONDO/CO-OP SALES	32	12	-62.5%
	CONDO/CO-OP AVG. PRICE	\$1,099,675	\$1,024,938	-6.8%
	SALES VOLUME	\$71,697,501	\$43,594,238	-39.2%
	DAYS ON MARKET	81	58	-28.4%
Glen Head NASSAU COUNTY	# SINGLE-FAMILY SALES	16	9	-43.7%
	SINGLE-FAMILY AVG. PRICE	\$1,019,250	\$1,007,778	-1.1%
	# CONDO/CO-OP SALES	0	2	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$751,009	-
	SALES VOLUME	\$16,308,000	\$10,572,018	-35.2%
	DAYS ON MARKET	21	69	228.6%



Town		Q2 2022	Q2 2023	% Change
Great Neck NASSAU COUNTY	# SINGLE-FAMILY SALES	79	33	-58.2%
	SINGLE-FAMILY AVG. PRICE	\$1,636,790	\$1,617,891	-1.2%
	# CONDO/CO-OP SALES	82	55	-32.9%
	CONDO/CO-OP AVG. PRICE	\$422,483	\$467,855	10.7%
	SALES VOLUME	\$163,950,018	\$79,122,388	-51.7%
	DAYS ON MARKET	92	97	5.4%
Greenvale NASSAU COUNTY	# SINGLE-FAMILY SALES	3	2	-33.3%
	SINGLE-FAMILY AVG. PRICE	\$741,000	\$525,000	-29.1%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$2,223,000	\$1,050,000	-52.8%
	DAYS ON MARKET	23	47	104.3%
Hewlett NASSAU COUNTY	# SINGLE-FAMILY SALES	16	8	-50.0%
	SINGLE-FAMILY AVG. PRICE	\$798,718	\$862,000	7.9%
	# CONDO/CO-OP SALES	4	7	75.0%
	CONDO/CO-OP AVG. PRICE	\$268,750	\$236,536	-12.0%
	SALES VOLUME	\$13,854,485	\$8,551,750	-38.3%
	DAYS ON MARKET	69	98	42.0%
Hewlett Harbor NASSAU COUNTY	# SINGLE-FAMILY SALES	4	1	-75.0%
	SINGLE-FAMILY AVG. PRICE	\$1,532,750	\$1,400,000	-8.7%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$6,131,000	\$1,400,000	-77.2%
	DAYS ON MARKET	90	290	222.2%
Hewlett Bay Park NASSAU COUNTY	# SINGLE-FAMILY SALES	1	1	0.0%
	SINGLE-FAMILY AVG. PRICE	\$2,675,000	\$2,075,000	-22.4%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$2,675,000	\$2,075,000	-22.4%
	DAYS ON MARKET	34	5	-85.3%

Town		Q2 2022	Q2 2023	% Change
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	92	68	-26.1%
	SINGLE-FAMILY AVG. PRICE	\$690,845	\$687,110	-0.5%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$63,557,776	\$46,723,500	-26.5%
	DAYS ON MARKET	38	76	100.0%
Island Park NASSAU COUNTY	# SINGLE-FAMILY SALES	19	11	-42.1%
	SINGLE-FAMILY AVG. PRICE	\$632,263	\$596,000	-5.7%
	# CONDO/CO-OP SALES	1	1	0.0%
	CONDO/CO-OP AVG. PRICE	\$895,000	\$640,000	-28.5%
	SALES VOLUME	\$12,908,000	\$7,196,000	-44.3%
	DAYS ON MARKET	62	74	19.4%
Jericho NASSAU COUNTY	# SINGLE-FAMILY SALES	27	24	-11.1%
	SINGLE-FAMILY AVG. PRICE	\$1,108,071	\$1,275,950	15.2%
	# CONDO/CO-OP SALES	10	9	-10.0%
	CONDO/CO-OP AVG. PRICE	\$821,300	\$925,333	12.7%
	SALES VOLUME	\$38,130,911	\$38,950,800	2.2%
	DAYS ON MARKET	35	58	65.7%
Kings Point NASSAU COUNTY	# SINGLE-FAMILY SALES	14	3	-78.6%
	SINGLE-FAMILY AVG. PRICE	\$1,857,787	\$2,154,000	15.9%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$26,009,017	\$6,462,000	-75.2%
	DAYS ON MARKET	155	123	-20.6%

Town		Q2 2022	Q2 2023	% Change
Lattingtown NASSAU COUNTY	# SINGLE-FAMILY SALES	3	1	-66.7%
	SINGLE-FAMILY AVG. PRICE	\$2,941,000	\$4,000,000	36.0%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$8,823,000	\$4,000,000	-54.7%
	DAYS ON MARKET	179	8	-95.5%
Laurel Hollow NASSAU COUNTY	# SINGLE-FAMILY SALES	7	3	-57.1%
	SINGLE-FAMILY AVG. PRICE	\$4,319,357	\$2,679,000	-38.0%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$30,235,500	\$8,037,000	-73.4%
	DAYS ON MARKET	101	176	74.3%
Lawrence NASSAU COUNTY	# SINGLE-FAMILY SALES	4	3	-25.0%
	SINGLE-FAMILY AVG. PRICE	\$1,277,250	\$1,723,333	34.9%
	# CONDO/CO-OP SALES	8	4	-50.0%
	CONDO/CO-OP AVG. PRICE	\$215,375	\$375,000	74.1%
	SALES VOLUME	\$6,832,000	\$6,670,000	-2.4%
	DAYS ON MARKET	68	59	-13.2%
Levittown NASSAU COUNTY	# SINGLE-FAMILY SALES	131	81	-38.2%
	SINGLE-FAMILY AVG. PRICE	\$629,908	\$630,347	0.1%
	# CONDO/CO-OP SALES	0	1	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$410,000	-
	SALES VOLUME	\$82,517,910	\$51,468,099	-37.6%
	DAYS ON MARKET	32	44	37.5%
Locust Valley NASSAU COUNTY	# SINGLE-FAMILY SALES	15	11	-26.7%
	SINGLE-FAMILY AVG. PRICE	\$1,393,397	\$1,195,273	-14.2%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$20,900,949	\$13,148,000	-37.1%
	DAYS ON MARKET	111	53	-52.3%



Town		Q2 2022	Q2 2023	% Change
Long Beach NASSAU COUNTY	# SINGLE-FAMILY SALES	55	34	-38.2%
	SINGLE-FAMILY AVG. PRICE	\$1,013,291	\$903,397	-10.8%
	# CONDO/CO-OP SALES	55	43	-21.8%
	CONDO/CO-OP AVG. PRICE	\$462,620	\$506,047	9.4%
	SALES VOLUME	\$81,175,090	\$52,475,500	-35.4%
	DAYS ON MARKET	66	84	27.3%
Lynbrook NASSAU COUNTY	# SINGLE-FAMILY SALES	44	29	-34.1%
	SINGLE-FAMILY AVG. PRICE	\$635,386	\$664,914	4.6%
	# CONDO/CO-OP SALES	19	9	-52.6%
	CONDO/CO-OP AVG. PRICE	\$295,521	\$303,889	2.8%
	SALES VOLUME	\$33,571,900	\$22,017,500	-34.4%
	DAYS ON MARKET	46	66	43.5%
Manhasset NASSAU COUNTY	# SINGLE-FAMILY SALES	54	35	-35.2%
	SINGLE-FAMILY AVG. PRICE	\$2,116,205	\$1,940,130	-8.3%
	# CONDO/CO-OP SALES	16	11	-31.2%
	CONDO/CO-OP AVG. PRICE	\$1,918,500	\$1,783,453	-7.0%
	SALES VOLUME	\$144,971,069	\$87,522,530	-39.6%
	DAYS ON MARKET	83	61	-26.5%
Manhasset Hills NASSAU COUNTY	# SINGLE-FAMILY SALES	11	5	-54.5%
	SINGLE-FAMILY AVG. PRICE	\$1,108,454	\$1,294,000	16.7%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$12,192,999	\$6,470,000	-46.9%
	DAYS ON MARKET	37	46	24.3%
Massapequa NASSAU COUNTY	# SINGLE-FAMILY SALES	127	79	-37.8%
	SINGLE-FAMILY AVG. PRICE	\$705,754	\$742,715	5.2%
	# CONDO/CO-OP SALES	6	4	-33.3%
	CONDO/CO-OP AVG. PRICE	\$561,667	\$578,750	3.0%
	SALES VOLUME	\$93,000,766	\$60,989,501	-34.4%
	DAYS ON MARKET	38	37	-2.6%

Town		Q2 2022	Q2 2023	% Change
Massapequa Park NASSAU COUNTY	# SINGLE-FAMILY SALES	66	48	-27.3%
	SINGLE-FAMILY AVG. PRICE	\$729,233	\$739,623	1.4%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$48,129,400	\$35,501,900	-26.2%
	DAYS ON MARKET	27	47	74.1%
Matinecock NASSAU COUNTY	# SINGLE-FAMILY SALES	1	0	0.0%
	SINGLE-FAMILY AVG. PRICE	\$2,700,000	-	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$2,700,000	-	-
	DAYS ON MARKET	24	-	-
Merrick NASSAU COUNTY	# SINGLE-FAMILY SALES	86	67	-22.1%
	SINGLE-FAMILY AVG. PRICE	\$745,522	\$801,246	7.5%
	# CONDO/CO-OP SALES	3	1	-66.7%
	CONDO/CO-OP AVG. PRICE	\$510,333	\$592,000	16.0%
	SALES VOLUME	\$65,645,899	\$54,275,499	-17.3%
	DAYS ON MARKET	51	57	11.8%
Mill Neck NASSAU COUNTY	# SINGLE-FAMILY SALES	2	3	50.0%
	SINGLE-FAMILY AVG. PRICE	\$1,783,500	\$2,291,667	28.5%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$3,567,000	\$6,875,000	92.7%
	DAYS ON MARKET	20	109	445.0%
Mineola NASSAU COUNTY	# SINGLE-FAMILY SALES	35	34	-2.9%
	SINGLE-FAMILY AVG. PRICE	\$750,214	\$763,552	1.8%
	# CONDO/CO-OP SALES	19	14	-26.3%
	CONDO/CO-OP AVG. PRICE	\$317,789	\$316,286	-0.5%
	SALES VOLUME	\$32,295,488	\$30,388,776	-5.9%
	DAYS ON MARKET	56	60	7.1%

Town		Q2 2022	Q2 2023	% Change
Muttontown NASSAU COUNTY	# SINGLE-FAMILY SALES	11	6	-45.5%
	SINGLE-FAMILY AVG. PRICE	\$2,129,364	\$2,230,833	4.8%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$23,423,000	\$13,385,000	-42.9%
	DAYS ON MARKET	138	103	-25.4%
New Hyde Park NASSAU COUNTY	# SINGLE-FAMILY SALES	76	70	-7.9%
	SINGLE-FAMILY AVG. PRICE	\$799,704	\$821,452	2.7%
	# CONDO/CO-OP SALES	1	0	0.0%
	CONDO/CO-OP AVG. PRICE	\$249,000	-	-
	SALES VOLUME	\$61,026,498	\$57,501,671	-5.8%
	DAYS ON MARKET	41	54	31.7%
North Bellmore NASSAU COUNTY	# SINGLE-FAMILY SALES	37	31	-16.2%
	SINGLE-FAMILY AVG. PRICE	\$681,092	\$704,847	3.5%
	# CONDO/CO-OP SALES	0	2	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$257,500	-
	SALES VOLUME	\$25,200,399	\$22,365,250	-11.3%
	DAYS ON MARKET	41	32	-22.0%
North Woodmere NASSAU COUNTY	# SINGLE-FAMILY SALES	13	11	-15.4%
	SINGLE-FAMILY AVG. PRICE	\$1,065,038	\$935,364	-12.2%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$13,845,500	\$10,289,000	-25.7%
	DAYS ON MARKET	51	61	19.6%
Oceanside NASSAU COUNTY	# SINGLE-FAMILY SALES	82	54	-34.1%
	SINGLE-FAMILY AVG. PRICE	\$707,228	\$660,924	-6.5%
	# CONDO/CO-OP SALES	14	14	0.0%
	CONDO/CO-OP AVG. PRICE	\$446,536	\$485,357	8.7%
	SALES VOLUME	\$64,244,161	\$42,484,900	-33.9%
	DAYS ON MARKET	45	63	40.0%

Town		Q2 2022	Q2 2023	% Change
Old Bethpage NASSAU COUNTY	# SINGLE-FAMILY SALES	19	11	-42.1%
	SINGLE-FAMILY AVG. PRICE	\$879,578	\$895,818	1.8%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$16,711,989	\$9,854,000	-41.0%
	DAYS ON MARKET	24	66	175.0%
Old Brookville NASSAU COUNTY	# SINGLE-FAMILY SALES	2	4	100.0%
	SINGLE-FAMILY AVG. PRICE	\$1,166,250	\$4,329,250	271.2%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$2,332,500	\$17,317,000	642.4%
	DAYS ON MARKET	49	97	98.0%
Old Westbury NASSAU COUNTY	# SINGLE-FAMILY SALES	6	7	16.7%
	SINGLE-FAMILY AVG. PRICE	\$5,294,167	\$2,611,000	-50.7%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$31,765,000	\$18,277,000	-42.5%
	DAYS ON MARKET	107	111	3.7%
Oyster Bay NASSAU COUNTY	# SINGLE-FAMILY SALES	21	20	-4.8%
	SINGLE-FAMILY AVG. PRICE	\$937,905	\$990,142	5.6%
	# CONDO/CO-OP SALES	4	4	0.0%
	CONDO/CO-OP AVG. PRICE	\$300,000	\$387,750	29.3%
	SALES VOLUME	\$20,896,000	\$21,353,838	2.2%
	DAYS ON MARKET	74	92	24.3%
Oyster Bay Cove NASSAU COUNTY	# SINGLE-FAMILY SALES	9	6	-33.3%
	SINGLE-FAMILY AVG. PRICE	\$2,151,444	\$1,833,333	-14.8%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$19,363,000	\$11,000,000	-43.2%
	DAYS ON MARKET	119	182	52.9%



Town		Q2 2022	Q2 2023	% Change
Plainview NASSAU COUNTY	# SINGLE-FAMILY SALES	70	70	0.0%
	SINGLE-FAMILY AVG. PRICE	\$876,273	\$886,806	1.2%
	# CONDO/CO-OP SALES	9	14	55.6%
	CONDO/CO-OP AVG. PRICE	\$844,000	\$808,500	-4.2%
	SALES VOLUME	\$68,935,100	\$73,395,431	6.5%
	DAYS ON MARKET	42	62	47.6%
Point Lookout NASSAU COUNTY	# SINGLE-FAMILY SALES	13	10	-23.1%
	SINGLE-FAMILY AVG. PRICE	\$1,241,346	\$1,416,050	14.1%
	# CONDO/CO-OP SALES	3	8	166.7%
	CONDO/CO-OP AVG. PRICE	\$623,292	\$523,750	-16.0%
	SALES VOLUME	\$18,007,376	\$18,350,499	1.9%
	DAYS ON MARKET	71	99	39.4%
Port Washington NASSAU COUNTY	# SINGLE-FAMILY SALES	50	56	12.0%
	SINGLE-FAMILY AVG. PRICE	\$1,090,810	\$1,291,873	18.4%
	# CONDO/CO-OP SALES	9	4	-55.6%
	CONDO/CO-OP AVG. PRICE	\$850,111	\$932,500	9.7%
	SALES VOLUME	\$62,191,513	\$76,074,910	22.3%
	DAYS ON MARKET	47	55	17.0%
Rockville Centre NASSAU COUNTY	# SINGLE-FAMILY SALES	60	35	-41.7%
	SINGLE-FAMILY AVG. PRICE	\$973,307	\$926,394	-4.8%
	# CONDO/CO-OP SALES	30	18	-40.0%
	CONDO/CO-OP AVG. PRICE	\$356,383	\$339,182	-4.8%
	SALES VOLUME	\$69,089,898	\$38,529,052	-44.2%
	DAYS ON MARKET	56	71	26.8%
Roslyn NASSAU COUNTY	# SINGLE-FAMILY SALES	22	8	-63.6%
	SINGLE-FAMILY AVG. PRICE	\$1,453,454	\$1,429,875	-1.6%
	# CONDO/CO-OP SALES	16	7	-56.2%
	CONDO/CO-OP AVG. PRICE	\$1,102,031	\$1,060,429	-3.8%
	SALES VOLUME	\$49,608,489	\$18,862,000	-62.0%
	DAYS ON MARKET	52	61	17.3%

Town		Q2 2022	Q2 2023	% Change
Roslyn Estates NASSAU COUNTY	# SINGLE-FAMILY SALES	3	2	-33.3%
	SINGLE-FAMILY AVG. PRICE	\$1,411,667	\$1,445,000	2.4%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$4,235,000	\$2,890,000	-31.8%
	DAYS ON MARKET	136	23	-83.1%
Roslyn Harbor NASSAU COUNTY	# SINGLE-FAMILY SALES	0	3	0.0%
	SINGLE-FAMILY AVG. PRICE	-	\$3,195,000	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	\$9,585,000	-
	DAYS ON MARKET	-	108	-
Roslyn Heights NASSAU COUNTY	# SINGLE-FAMILY SALES	20	17	-15.0%
	SINGLE-FAMILY AVG. PRICE	\$1,156,800	\$1,263,429	9.2%
	# CONDO/CO-OP SALES	15	4	-73.3%
	CONDO/CO-OP AVG. PRICE	\$471,693	\$261,250	-44.6%
	SALES VOLUME	\$30,211,400	\$22,523,300	-25.4%
	DAYS ON MARKET	76	51	-32.9%
Sands Point NASSAU COUNTY	# SINGLE-FAMILY SALES	10	5	-50.0%
	SINGLE-FAMILY AVG. PRICE	\$3,071,827	\$4,178,004	36.0%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$30,718,272	\$20,890,022	-32.0%
	DAYS ON MARKET	230	328	42.6%
Sea Cliff NASSAU COUNTY	# SINGLE-FAMILY SALES	9	9	0.0%
	SINGLE-FAMILY AVG. PRICE	\$1,205,000	\$915,000	-24.1%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$10,845,000	\$8,234,999	-24.1%
	DAYS ON MARKET	24	62	158.3%

Town		Q2 2022	Q2 2023	% Change
Seaford NASSAU COUNTY	# SINGLE-FAMILY SALES	50	39	-22.0%
	SINGLE-FAMILY AVG. PRICE	\$685,862	\$638,179	-7.0%
	# CONDO/CO-OP SALES	1	0	0.0%
	CONDO/CO-OP AVG. PRICE	\$660,000	-	-
	SALES VOLUME	\$34,953,080	\$24,889,000	-28.8%
	DAYS ON MARKET	31	52	67.7%
Searingtown NASSAU COUNTY	# SINGLE-FAMILY SALES	4	2	-50.0%
	SINGLE-FAMILY AVG. PRICE	\$1,387,625	\$1,022,000	-26.3%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$5,550,500	\$2,044,000	-63.2%
	DAYS ON MARKET	24	18	-25.0%
Syosset NASSAU COUNTY	# SINGLE-FAMILY SALES	70	42	-40.0%
	SINGLE-FAMILY AVG. PRICE	\$1,088,774	\$1,051,152	-3.5%
	# CONDO/CO-OP SALES	2	5	150.0%
	CONDO/CO-OP AVG. PRICE	\$670,000	\$819,000	22.2%
	SALES VOLUME	\$77,554,209	\$48,243,399	-37.8%
	DAYS ON MARKET	60	63	5.0%
Upper Brookville NASSAU COUNTY	# SINGLE-FAMILY SALES	3	4	33.3%
	SINGLE-FAMILY AVG. PRICE	\$2,641,667	\$1,971,200	-25.4%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$7,925,000	\$7,884,800	-0.5%
	DAYS ON MARKET	155	155	0.0%
Valley Stream NASSAU COUNTY	# SINGLE-FAMILY SALES	94	93	-1.1%
	SINGLE-FAMILY AVG. PRICE	\$655,556	\$628,110	-4.2%
	# CONDO/CO-OP SALES	10	13	30.0%
	CONDO/CO-OP AVG. PRICE	\$355,100	\$444,000	25.0%
	SALES VOLUME	\$65,173,250	\$64,186,200	-1.5%
	DAYS ON MARKET	46	60	30.4%

Town		Q2 2022	Q2 2023	% Change
Wantagh NASSAU COUNTY	# SINGLE-FAMILY SALES	72	59	-18.1%
	SINGLE-FAMILY AVG. PRICE	\$736,016	\$670,411	-8.9%
	# CONDO/CO-OP SALES	3	3	0.0%
	CONDO/CO-OP AVG. PRICE	\$415,000	\$555,667	33.9%
	SALES VOLUME	\$54,238,149	\$41,221,269	-24.0%
	DAYS ON MARKET	35	47	34.3%
Williston Park NASSAU COUNTY	# SINGLE-FAMILY SALES	17	10	-41.2%
	SINGLE-FAMILY AVG. PRICE	\$826,382	\$834,225	0.9%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$14,048,500	\$8,342,250	-40.6%
	DAYS ON MARKET	33	34	3.0%
East Williston NASSAU COUNTY	# SINGLE-FAMILY SALES	4	4	0.0%
	SINGLE-FAMILY AVG. PRICE	\$1,125,250	\$1,386,250	23.2%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$4,501,000	\$5,545,000	23.2%
	DAYS ON MARKET	21	51	142.9%
Westbury NASSAU COUNTY	# SINGLE-FAMILY SALES	62	51	-17.7%
	SINGLE-FAMILY AVG. PRICE	\$669,250	\$724,203	8.2%
	# CONDO/CO-OP SALES	19	19	0.0%
	CONDO/CO-OP AVG. PRICE	\$656,632	\$532,816	-18.9%
	SALES VOLUME	\$53,969,500	\$47,057,842	-12.8%
	DAYS ON MARKET	61	64	4.9%
Woodbury NASSAU COUNTY	# SINGLE-FAMILY SALES	18	13	-27.8%
	SINGLE-FAMILY AVG. PRICE	\$1,323,639	\$1,341,692	1.4%
	# CONDO/CO-OP SALES	9	8	-11.1%
	CONDO/CO-OP AVG. PRICE	\$783,444	\$809,625	3.3%
	SALES VOLUME	\$30,876,500	\$23,919,000	-22.5%
	DAYS ON MARKET	47	47	0.0%



# Long Island Market Report

## SUFFOLK COUNTY Q2 2023 CLOSED SALES

Town		Q2 2022	Q2 2023	% Change
Center Moriches SUFFOLK COUNTY	# SINGLE-FAMILY SALES	19	15	-21.1%
	SINGLE-FAMILY AVG. PRICE	\$815,053	\$606,993	-25.5%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$15,486,000	\$9,104,899	-41.2%
	DAYS ON MARKET	81	77	-4.9%
Centerport SUFFOLK COUNTY	# SINGLE-FAMILY SALES	27	23	-14.8%
	SINGLE-FAMILY AVG. PRICE	\$925,987	\$759,948	-17.9%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$25,001,650	\$17,478,801	-30.1%
	DAYS ON MARKET	33	74	124.2%
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	67	51	-23.9%
	SINGLE-FAMILY AVG. PRICE	\$727,944	\$716,529	-1.6%
	# CONDO/CO-OP SALES	7	1	-85.7%
	CONDO/CO-OP AVG. PRICE	\$663,143	\$857,000	29.2%
	SALES VOLUME	\$53,414,221	\$37,399,990	-30.0%
	DAYS ON MARKET	25	63	152.0%

Town		Q2 2022	Q2 2023	% Change
Dix Hills SUFFOLK COUNTY	# SINGLE-FAMILY SALES	62	49	-21.0%
	SINGLE-FAMILY AVG. PRICE	\$1,129,409	\$930,502	-17.6%
	# CONDO/CO-OP SALES	1	2	100.0%
	CONDO/CO-OP AVG. PRICE	\$680,000	\$702,500	3.3%
	SALES VOLUME	\$70,703,387	\$46,999,611	-33.5%
	DAYS ON MARKET	51	64	25.5%
East Moriches SUFFOLK COUNTY	# SINGLE-FAMILY SALES	12	8	-33.3%
	SINGLE-FAMILY AVG. PRICE	\$560,458	\$622,592	11.1%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$6,725,500	\$4,980,737	-25.9%
	DAYS ON MARKET	52	110	111.5%
Fort Salonga SUFFOLK COUNTY	# SINGLE-FAMILY SALES	12	2	-83.3%
	SINGLE-FAMILY AVG. PRICE	\$1,056,288	\$804,500	-23.8%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$12,675,450	\$1,609,000	-87.3%
	DAYS ON MARKET	37	15	-59.5%
Greenlawn SUFFOLK COUNTY	# SINGLE-FAMILY SALES	31	17	-45.2%
	SINGLE-FAMILY AVG. PRICE	\$793,348	\$755,147	-4.8%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$24,593,775	\$12,837,500	-47.8%
	DAYS ON MARKET	20	58	190.0%
Huntington SUFFOLK COUNTY	# SINGLE-FAMILY SALES	101	75	-25.7%
	SINGLE-FAMILY AVG. PRICE	\$848,902	\$824,706	-2.9%
	# CONDO/CO-OP SALES	7	9	28.6%
	CONDO/CO-OP AVG. PRICE	\$468,857	\$590,000	25.8%
	SALES VOLUME	\$89,021,099	\$67,162,946	-24.6%
	DAYS ON MARKET	33	51	54.5%

Town		Q2 2022	Q2 2023	% Change
Huntington Bay SUFFOLK COUNTY	# SINGLE-FAMILY SALES	3	5	66.7%
	SINGLE-FAMILY AVG. PRICE	\$1,420,000	\$1,273,000	-10.4%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$4,260,000	\$6,364,999	49.4%
	DAYS ON MARKET	17	63	270.6%
Huntington Station SUFFOLK COUNTY	# SINGLE-FAMILY SALES	72	66	-8.3%
	SINGLE-FAMILY AVG. PRICE	\$570,369	\$574,159	0.7%
	# CONDO/CO-OP SALES	6	4	-33.3%
	CONDO/CO-OP AVG. PRICE	\$416,665	\$383,500	-8.0%
	SALES VOLUME	\$43,566,552	\$39,428,476	-9.5%
	DAYS ON MARKET	43	49	14.0%
Lloyd Harbor SUFFOLK COUNTY	# SINGLE-FAMILY SALES	8	9	12.5%
	SINGLE-FAMILY AVG. PRICE	\$2,453,063	\$2,199,000	-10.4%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$19,624,500	\$19,791,000	0.8%
	DAYS ON MARKET	24	89	270.8%
Lloyd Neck SUFFOLK COUNTY	# SINGLE-FAMILY SALES	2	2	0.0%
	SINGLE-FAMILY AVG. PRICE	\$1,092,500	\$1,425,000	30.4%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$2,185,000	\$2,850,000	30.4%
	DAYS ON MARKET	189	125	-33.9%
Manorville SUFFOLK COUNTY	# SINGLE-FAMILY SALES	34	31	-8.8%
	SINGLE-FAMILY AVG. PRICE	\$659,367	\$648,605	-1.6%
	# CONDO/CO-OP SALES	24	19	-20.8%
	CONDO/CO-OP AVG. PRICE	\$265,417	\$294,250	10.9%
	SALES VOLUME	\$28,788,480	\$25,697,500	-10.7%
	DAYS ON MARKET	42	66	57.1%

Town		Q2 2022	Q2 2023	% Change
Mastic SUFFOLK COUNTY	# SINGLE-FAMILY SALES	68	42	-38.2%
	SINGLE-FAMILY AVG. PRICE	\$397,604	\$404,566	1.8%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$27,037,039	\$16,991,775	-37.2%
	DAYS ON MARKET	58	53	-8.6%
Mastic Beach SUFFOLK COUNTY	# SINGLE-FAMILY SALES	83	46	-44.6%
	SINGLE-FAMILY AVG. PRICE	\$335,449	\$360,470	7.5%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$27,842,253	\$16,581,614	-40.4%
	DAYS ON MARKET	76	98	28.9%
Melville SUFFOLK COUNTY	# SINGLE-FAMILY SALES	35	26	-25.7%
	SINGLE-FAMILY AVG. PRICE	\$948,400	\$963,173	1.6%
	# CONDO/CO-OP SALES	9	18	100.0%
	CONDO/CO-OP AVG. PRICE	\$826,444	\$733,799	-11.2%
	SALES VOLUME	\$40,632,000	\$38,250,874	-5.9%
	DAYS ON MARKET	42	57	35.7%
Moriches SUFFOLK COUNTY	# SINGLE-FAMILY SALES	8	5	-37.5%
	SINGLE-FAMILY AVG. PRICE	\$659,875	\$644,000	-2.4%
	# CONDO/CO-OP SALES	3	3	0.0%
	CONDO/CO-OP AVG. PRICE	\$468,333	\$485,000	3.6%
	SALES VOLUME	\$6,684,000	\$4,675,000	-30.1%
	DAYS ON MARKET	66	82	24.2%
Mount Sinai SUFFOLK COUNTY	# SINGLE-FAMILY SALES	30	17	-43.3%
	SINGLE-FAMILY AVG. PRICE	\$654,537	\$711,118	8.6%
	# CONDO/CO-OP SALES	11	7	-36.4%
	CONDO/CO-OP AVG. PRICE	\$594,273	\$497,929	-16.2%
	SALES VOLUME	\$26,173,118	\$15,574,500	-40.5%
	DAYS ON MARKET	52	70	34.6%

Town		Q2 2022	Q2 2023	% Change
Nesconset SUFFOLK COUNTY	# SINGLE-FAMILY SALES	38	31	-18.4%
	SINGLE-FAMILY AVG. PRICE	\$611,017	\$618,007	1.1%
	# CONDO/CO-OP SALES	2	3	50.0%
	CONDO/CO-OP AVG. PRICE	\$722,500	\$623,333	-13.7%
	SALES VOLUME	\$24,663,637	\$21,028,222	-14.7%
	DAYS ON MARKET	40	51	27.5%
Nissequogue SUFFOLK COUNTY	# SINGLE-FAMILY SALES	5	10	100.0%
	SINGLE-FAMILY AVG. PRICE	\$1,551,600	\$1,572,349	1.3%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$7,758,000	\$15,723,490	102.7%
	DAYS ON MARKET	79	114	44.3%
Northport SUFFOLK COUNTY	# SINGLE-FAMILY SALES	40	51	27.5%
	SINGLE-FAMILY AVG. PRICE	\$958,630	\$910,391	-5.0%
	# CONDO/CO-OP SALES	2	0	0.0%
	CONDO/CO-OP AVG. PRICE	\$820,000	-	-
	SALES VOLUME	\$39,985,204	\$46,429,933	16.1%
	DAYS ON MARKET	52	49	-5.8%
East Northport SUFFOLK COUNTY	# SINGLE-FAMILY SALES	72	50	-30.6%
	SINGLE-FAMILY AVG. PRICE	\$699,043	\$699,976	0.1%
	# CONDO/CO-OP SALES	3	0	0.0%
	CONDO/CO-OP AVG. PRICE	\$900,667	-	-
	SALES VOLUME	\$53,033,068	\$34,998,800	-34.0%
	DAYS ON MARKET	28	37	32.1%
Patchogue SUFFOLK COUNTY	# SINGLE-FAMILY SALES	114	65	-43.0%
	SINGLE-FAMILY AVG. PRICE	\$496,495	\$472,700	-4.8%
	# CONDO/CO-OP SALES	14	16	14.3%
	CONDO/CO-OP AVG. PRICE	\$342,285	\$319,656	-6.6%
	SALES VOLUME	\$61,392,450	\$35,840,000	-41.6%
	DAYS ON MARKET	41	44	7.3%

Town		Q2 2022	Q2 2023	% Change
Riverhead SUFFOLK COUNTY	# SINGLE-FAMILY SALES	57	40	-29.8%
	SINGLE-FAMILY AVG. PRICE	\$406,546	\$440,096	8.3%
	# CONDO/CO-OP SALES	13	19	46.2%
	CONDO/CO-OP AVG. PRICE	\$467,846	\$514,853	10.0%
	SALES VOLUME	\$29,255,140	\$27,386,050	-6.4%
	DAYS ON MARKET	61	60	-1.6%
Saint James SUFFOLK COUNTY	# SINGLE-FAMILY SALES	42	25	-40.5%
	SINGLE-FAMILY AVG. PRICE	\$790,721	\$763,660	-3.4%
	# CONDO/CO-OP SALES	15	11	-26.7%
	CONDO/CO-OP AVG. PRICE	\$439,480	\$408,082	-7.1%
	SALES VOLUME	\$39,802,484	\$23,580,400	-40.8%
	DAYS ON MARKET	49	44	-10.2%
Sayville SUFFOLK COUNTY	# SINGLE-FAMILY SALES	31	26	-16.1%
	SINGLE-FAMILY AVG. PRICE	\$693,107	\$626,558	-9.6%
	# CONDO/CO-OP SALES	7	4	-42.9%
	CONDO/CO-OP AVG. PRICE	\$428,857	\$410,000	-4.4%
	SALES VOLUME	\$24,488,332	\$17,930,500	-26.8%
	DAYS ON MARKET	37	45	21.6%
Setauket SUFFOLK COUNTY	# SINGLE-FAMILY SALES	51	46	-9.8%
	SINGLE-FAMILY AVG. PRICE	\$710,329	\$669,469	-5.8%
	# CONDO/CO-OP SALES	6	10	66.7%
	CONDO/CO-OP AVG. PRICE	\$580,000	\$590,780	1.9%
	SALES VOLUME	\$39,706,800	\$36,703,378	-7.6%
	DAYS ON MARKET	43	50	16.3%
Shirley SUFFOLK COUNTY	# SINGLE-FAMILY SALES	93	70	-24.7%
	SINGLE-FAMILY AVG. PRICE	\$430,086	\$422,782	-1.7%
	# CONDO/CO-OP SALES	1	7	600.0%
	CONDO/CO-OP AVG. PRICE	\$435,000	\$440,286	1.2%
	SALES VOLUME	\$40,433,012	\$32,676,743	-19.2%
	DAYS ON MARKET	41	50	22.0%

Town		Q2 2022	Q2 2023	% Change
Smithtown SUFFOLK COUNTY	# SINGLE-FAMILY SALES	74	61	-17.6%
	SINGLE-FAMILY AVG. PRICE	\$681,687	\$772,307	13.3%
	# CONDO/CO-OP SALES	10	1	-90.0%
	CONDO/CO-OP AVG. PRICE	\$473,650	\$550,000	16.1%
	SALES VOLUME	\$55,181,339	\$47,660,750	-13.6%
	DAYS ON MARKET	31	56	80.6%
Wading River SUFFOLK COUNTY	# SINGLE-FAMILY SALES	26	17	-34.6%
	SINGLE-FAMILY AVG. PRICE	\$575,000	\$630,294	9.6%
	# CONDO/CO-OP SALES	0	1	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$630,000	-
	SALES VOLUME	\$14,950,000	\$11,345,000	-24.1%
	DAYS ON MARKET	34	69	102.9%

# Long Island Market Report

## NORTH FORK Q2 2023 CLOSED SALES

Town		Q2 2022	Q2 2023	% Change
Aquebogue NORTH FORK	# SINGLE-FAMILY SALES	14	8	-42.9%
	SINGLE-FAMILY AVG. PRICE	\$1,071,786	\$725,375	-32.3%
	# CONDO/CO-OP SALES	0	1	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$549,000	-
	SALES VOLUME	\$15,005,000	\$6,352,000	-57.7%
	DAYS ON MARKET	123	69	-43.9%
Baiting Hollow NORTH FORK	# SINGLE-FAMILY SALES	12	10	-16.7%
	SINGLE-FAMILY AVG. PRICE	\$487,792	\$524,800	7.6%
	# CONDO/CO-OP SALES	1	3	200.0%
	CONDO/CO-OP AVG. PRICE	\$550,000	\$554,333	0.8%
	SALES VOLUME	\$6,403,500	\$6,911,000	7.9%
	DAYS ON MARKET	41	88	114.6%
Cutchogue NORTH FORK	# SINGLE-FAMILY SALES	15	9	-40.0%
	SINGLE-FAMILY AVG. PRICE	\$1,402,800	\$1,451,833	3.5%
	# CONDO/CO-OP SALES	1	1	0.0%
	CONDO/CO-OP AVG. PRICE	\$865,000	\$950,000	9.8%
	SALES VOLUME	\$21,907,000	\$14,016,500	-36.0%
	DAYS ON MARKET	49	44	-10.2%
East Marion NORTH FORK	# SINGLE-FAMILY SALES	7	3	-57.1%
	SINGLE-FAMILY AVG. PRICE	\$1,122,571	\$2,279,000	103.0%
	# CONDO/CO-OP SALES	0	2	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$780,000	-
	SALES VOLUME	\$7,857,999	\$8,397,000	6.9%
	DAYS ON MARKET	87	73	-16.1%



Town		Q2 2022	Q2 2023	% Change
Greenport NORTH FORK	# SINGLE-FAMILY SALES	14	7	-50.0%
	SINGLE-FAMILY AVG. PRICE	\$1,065,893	\$1,101,500	3.3%
	# CONDO/CO-OP SALES	2	1	-50.0%
	CONDO/CO-OP AVG. PRICE	\$807,500	\$227,500	-71.8%
	SALES VOLUME	\$16,537,499	\$7,938,000	-52.0%
	DAYS ON MARKET	91	41	-54.9%
Jamesport NORTH FORK	# SINGLE-FAMILY SALES	6	10	66.7%
	SINGLE-FAMILY AVG. PRICE	\$920,167	\$1,031,699	12.1%
	# CONDO/CO-OP SALES	1	0	0.0%
	CONDO/CO-OP AVG. PRICE	\$1,185,000	-	-
	SALES VOLUME	\$6,706,000	\$10,316,990	53.8%
	DAYS ON MARKET	55	51	-7.3%
Laurel NORTH FORK	# SINGLE-FAMILY SALES	4	3	-25.0%
	SINGLE-FAMILY AVG. PRICE	\$1,311,250	\$694,666	-47.0%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$5,245,000	\$2,083,999	-60.3%
	DAYS ON MARKET	18	17	-5.6%
Mattituck NORTH FORK	# SINGLE-FAMILY SALES	14	9	-35.7%
	SINGLE-FAMILY AVG. PRICE	\$1,220,023	\$1,190,389	-2.4%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$17,080,320	\$10,713,500	-37.3%
	DAYS ON MARKET	35	77	120.0%
New Suffolk NORTH FORK	# SINGLE-FAMILY SALES	1	2	100.0%
	SINGLE-FAMILY AVG. PRICE	\$796,000	\$2,335,000	193.3%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$796,000	\$4,670,000	486.7%
	DAYS ON MARKET	9	17	88.9%

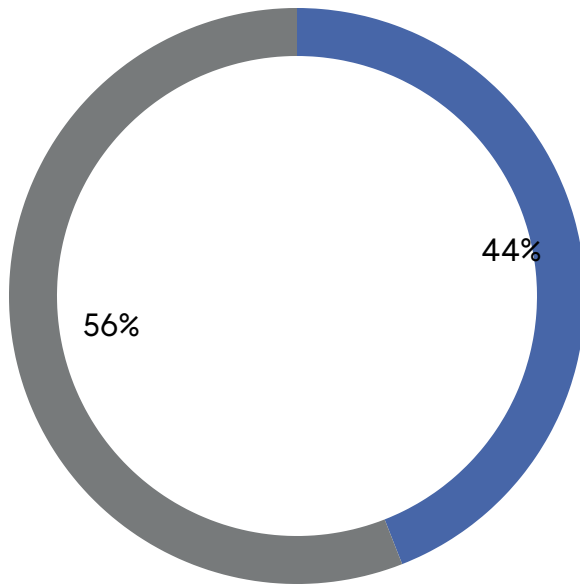
Town		Q2 2022	Q2 2023	% Change
Orient NORTH FORK	# SINGLE-FAMILY SALES	3	2	-33.3%
	SINGLE-FAMILY AVG. PRICE	\$1,308,000	\$921,000	-29.6%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$3,924,000	\$1,842,000	-53.1%
	DAYS ON MARKET	104	21	-79.8%
Peconic NORTH FORK	# SINGLE-FAMILY SALES	4	1	-75.0%
	SINGLE-FAMILY AVG. PRICE	\$1,232,750	\$1,700,000	37.9%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$4,931,000	\$1,700,000	-65.5%
	DAYS ON MARKET	39	150	284.6%
Shelter Island NORTH FORK	# SINGLE-FAMILY SALES	1	7	600.0%
	SINGLE-FAMILY AVG. PRICE	\$1,845,000	\$2,505,714	35.8%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$1,845,000	\$17,539,999	850.7%
	DAYS ON MARKET	129	168	30.2%
Southold NORTH FORK	# SINGLE-FAMILY SALES	32	16	-50.0%
	SINGLE-FAMILY AVG. PRICE	\$1,467,956	\$1,290,781	-12.1%
	# CONDO/CO-OP SALES	0	2	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$921,000	-
	SALES VOLUME	\$46,974,588	\$22,494,497	-52.1%
	DAYS ON MARKET	48	80	66.7%

# Sales Volume & Closed Transactions

NASSAU, SUFFOLK, OVERALL

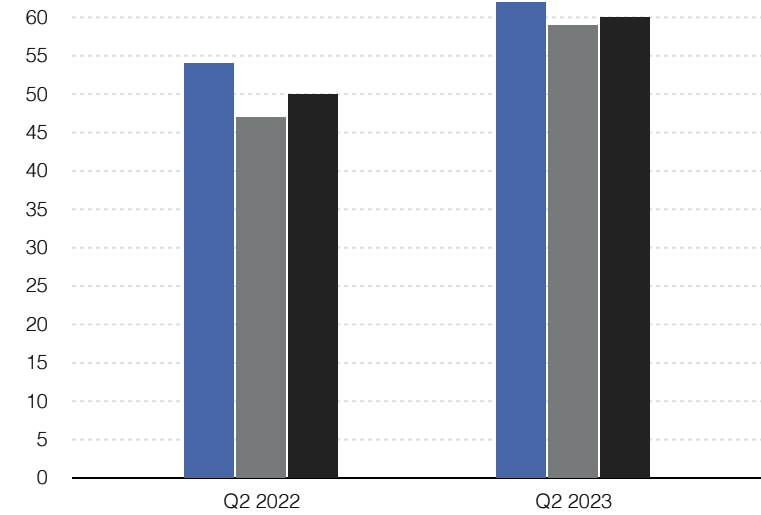
### Closed Sales Volume Market Share

■ 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 Q2 2022 and Q2 2023.

# Long Island Market Report

NASSAU, SUFFOLK, OVERALL

		Q2 2022	Q2 2023	% Change
Nassau County	# OF SINGLE-FAMILY SALES	2,791	2,063	-26.1%
	SINGLE-FAMILY AVG. PRICE	\$889,937	\$867,896	-2.5%
	# OF CONDO/CO-OP SALES	514	399	-22.4%
	CONDO/CO-OP AVG. PRICE	\$543,103	\$531,693	-2.1%
	SALES VOLUME	\$2,762,969,398	\$2,002,615,385	-27.5%
	AVERAGE DOM	54	62	14.8%
Suffolk County	# OF SINGLE-FAMILY SALES	3,570	2,659	-25.5%
	SINGLE-FAMILY AVG. PRICE	\$719,975	\$717,661	-0.3%
	# OF CONDO/CO-OP SALES	527	468	-11.2%
	CONDO/CO-OP AVG. PRICE	\$409,687	\$438,710	7.1%
	SALES VOLUME	\$2,786,214,050	\$2,113,577,812	-24.1%
	AVERAGE DOM	47	59	25.5%
Overall	# OF SINGLE-FAMILY SALES	6,361	4,722	-25.8%
	SINGLE-FAMILY AVG. PRICE	\$794,549	\$783,298	-1.4%
	# OF CONDO/CO-OP SALES	1,041	867	-16.7%
	CONDO/CO-OP AVG. PRICE	\$475,562	\$481,502	1.2%
	SALES VOLUME	\$5,549,183,448	\$4,116,193,197	-25.8%
	AVERAGE DOM	50	60	20.0%

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Q2 2023

# Long Island Luxury Market Report

COMPASS



# \$3M+ Closed Sales

NASSAU, SUFFOLK, OVERALL

		Q2 2022	Q2 2023	% Change
Nassau County	# OF SALES	40	24	-40.0%
	SALES VOLUME	\$180,006,000	\$103,109,000	-42.7%
	AVERAGE PRICE	\$4,500,150	\$4,296,208	-4.5%
	AVERAGE DOM	138	183	32.6%
Suffolk County	# OF SALES	44	30	-31.8%
	SALES VOLUME	\$243,269,100	\$155,404,000	-36.1%
	AVERAGE PRICE	\$5,528,843	\$5,180,133	-6.3%
	AVERAGE DOM	182	164	-9.9%
Overall	# OF SALES	84	54	-35.7%
	SALES VOLUME	\$423,275,100	\$258,513,000	-38.9%
	AVERAGE PRICE	\$5,038,989	\$4,787,278	-5.0%
	AVERAGE DOM	161	172	6.8%

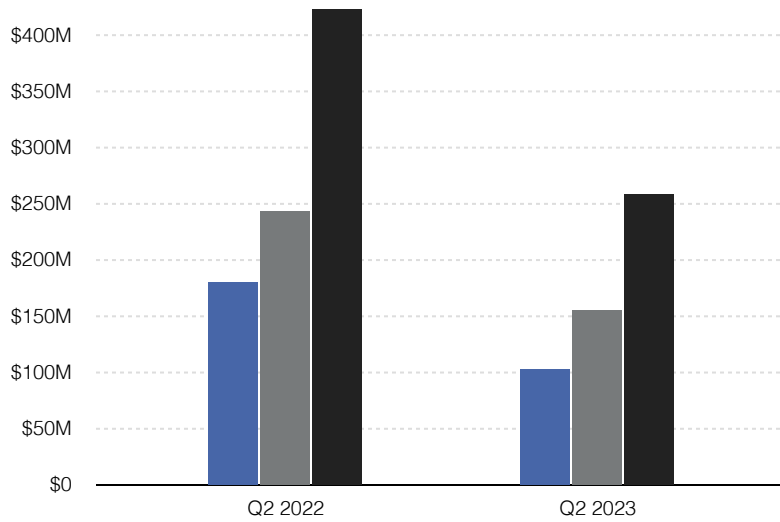
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# \$3M+ Sales Volume & Closed Transactions

NASSAU, SUFFOLK, OVERALL

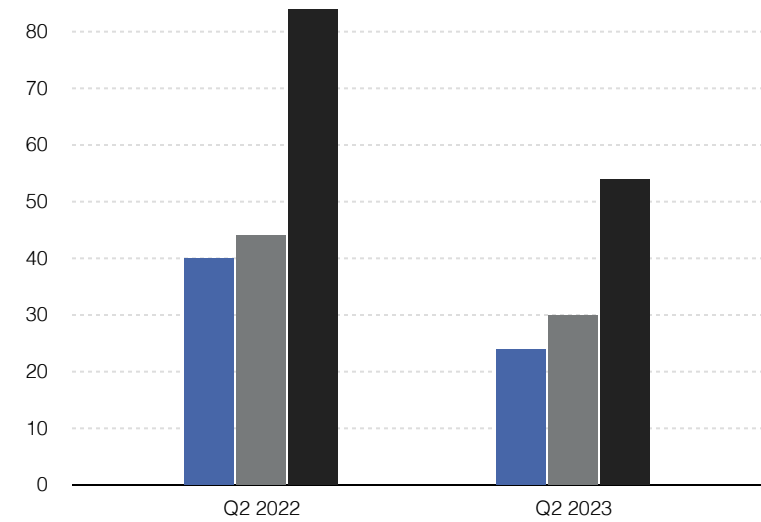
## Closed Luxury Sales Volume

■ 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.



INTRODUCING  
**COMPASS**  
CONCIERGE



The Compass Concierge program is the latest in a suite of services designed to prepare your home for market. From deep-cleaning to cosmetic improvements, we will work together to assess opportunities to elevate your home's value.

Compass Concierge will provide you with a tailored plan for updating and staging your home, and the means to execute it. We will front the costs associated with home-selling improvements and only collect payment for the services rendered at the time of the property's closing.

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