



COMPASS

June 2023

# Long Island Market Insights

# Long Island Market Report

NASSAU, SUFFOLK, OVERALL

		June 2022	June 2023	% Change
Nassau County	# OF SINGLE-FAMILY SALES	1,075	836	-22.2%
	SINGLE-FAMILY AVG. PRICE	\$891,666	\$882,594	-1.0%
	# OF CONDO/CO-OP SALES	187	151	-19.3%
	CONDO/CO-OP AVG. PRICE	\$553,740	\$541,828	-2.2%
	SALES VOLUME	\$1,062,090,494	\$819,664,412	-22.8%
	AVERAGE DOM	45	51	13.3%
Suffolk County	# OF SINGLE-FAMILY SALES	1,382	1,013	-26.7%
	SINGLE-FAMILY AVG. PRICE	\$726,139	\$716,762	-1.3%
	# OF CONDO/CO-OP SALES	215	184	-14.4%
	CONDO/CO-OP AVG. PRICE	\$391,405	\$467,432	19.4%
	SALES VOLUME	\$1,087,675,480	\$812,086,870	-25.3%
	AVERAGE DOM	41	51	24.4%
Overall	# OF SINGLE-FAMILY SALES	2,457	1,849	-24.7%
	SINGLE-FAMILY AVG. PRICE	\$798,561	\$791,740	-0.9%
	# OF CONDO/CO-OP SALES	402	335	-16.7%
	CONDO/CO-OP AVG. PRICE	\$466,919	\$500,966	7.3%
	SALES VOLUME	\$2,149,765,974	\$1,631,751,282	-24.1%
	AVERAGE DOM	42	51	21.4%

# Long Island Market Report

## NASSAU COUNTY JUNE 2023 CLOSED SALES

Town		June 2022	June 2023	% Change
Albertson NASSAU COUNTY	# SINGLE-FAMILY SALES	3	5	66.7%
	SINGLE-FAMILY AVG. PRICE	\$706,704	\$1,221,160	72.8%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$2,120,113	\$6,105,800	188.0%
	DAYS ON MARKET	32	58	81.3%
Baldwin NASSAU COUNTY	# SINGLE-FAMILY SALES	25	25	0.0%
	SINGLE-FAMILY AVG. PRICE	\$638,660	\$619,060	-3.1%
	# CONDO/CO-OP SALES	2	1	-50.0%
	CONDO/CO-OP AVG. PRICE	\$291,045	\$230,000	-21.0%
	SALES VOLUME	\$16,548,590	\$15,706,500	-5.1%
	DAYS ON MARKET	37	35	-5.4%
Bayville NASSAU COUNTY	# SINGLE-FAMILY SALES	5	4	-20.0%
	SINGLE-FAMILY AVG. PRICE	\$550,800	\$515,000	-6.5%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$2,754,000	\$2,060,000	-25.2%
	DAYS ON MARKET	63	136	115.9%
Bellmore NASSAU COUNTY	# SINGLE-FAMILY SALES	24	11	-54.2%
	SINGLE-FAMILY AVG. PRICE	\$787,458	\$850,641	8.0%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$18,899,000	\$9,357,050	-50.5%
	DAYS ON MARKET	32	96	200.0%
Bethpage NASSAU COUNTY	# SINGLE-FAMILY SALES	23	15	-34.8%
	SINGLE-FAMILY AVG. PRICE	\$686,065	\$687,073	0.1%
	# CONDO/CO-OP SALES	1	2	100.0%
	CONDO/CO-OP AVG. PRICE	\$255,000	\$400,000	56.9%
	SALES VOLUME	\$16,034,500	\$11,106,101	-30.7%
	DAYS ON MARKET	34	23	-32.4%

Town		June 2022	June 2023	% Change
Brookville NASSAU COUNTY	# SINGLE-FAMILY SALES	5	1	-80.0%
	SINGLE-FAMILY AVG. PRICE	\$2,027,600	\$3,499,000	72.6%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$10,138,000	\$3,499,000	-65.5%
	DAYS ON MARKET	76	22	-71.1%
Carle Place NASSAU 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	4	-	-
Cedarhurst NASSAU COUNTY	# SINGLE-FAMILY SALES	11	10	-9.1%
	SINGLE-FAMILY AVG. PRICE	\$1,191,182	\$1,276,100	7.1%
	# CONDO/CO-OP SALES	6	0	0.0%
	CONDO/CO-OP AVG. PRICE	\$330,250	-	-
	SALES VOLUME	\$15,084,500	\$12,761,000	-15.4%
	DAYS ON MARKET	125	58	-53.6%
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	\$1,764,122	\$1,492,000	-15.4%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$8,820,610	\$7,460,000	-15.4%
	DAYS ON MARKET	39	19	-51.3%

Town		June 2022	June 2023	% Change
East Meadow NASSAU COUNTY	# SINGLE-FAMILY SALES	36	20	-44.4%
	SINGLE-FAMILY AVG. PRICE	\$720,177	\$682,275	-5.3%
	# CONDO/CO-OP SALES	3	3	0.0%
	CONDO/CO-OP AVG. PRICE	\$562,000	\$494,333	-12.0%
	SALES VOLUME	\$27,612,388	\$15,128,500	-45.2%
	DAYS ON MARKET	29	34	17.2%
Farmingdale NASSAU COUNTY	# SINGLE-FAMILY SALES	26	21	-19.2%
	SINGLE-FAMILY AVG. PRICE	\$610,365	\$636,571	4.3%
	# CONDO/CO-OP SALES	9	2	-77.8%
	CONDO/CO-OP AVG. PRICE	\$262,111	\$255,625	-2.5%
	SALES VOLUME	\$18,228,499	\$13,879,250	-23.9%
	DAYS ON MARKET	30	41	36.7%
Floral Park NASSAU COUNTY	# SINGLE-FAMILY SALES	21	12	-42.9%
	SINGLE-FAMILY AVG. PRICE	\$804,138	\$844,242	5.0%
	# CONDO/CO-OP SALES	2	0	0.0%
	CONDO/CO-OP AVG. PRICE	\$322,500	-	-
	SALES VOLUME	\$17,531,899	\$10,130,900	-42.2%
	DAYS ON MARKET	41	85	107.3%
Franklin Square NASSAU COUNTY	# SINGLE-FAMILY SALES	19	8	-57.9%
	SINGLE-FAMILY AVG. PRICE	\$745,789	\$706,875	-5.2%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$14,170,000	\$5,655,000	-60.1%
	DAYS ON MARKET	58	23	-60.3%
Freeport NASSAU COUNTY	# SINGLE-FAMILY SALES	31	21	-32.3%
	SINGLE-FAMILY AVG. PRICE	\$558,478	\$555,952	-0.5%
	# CONDO/CO-OP SALES	10	11	10.0%
	CONDO/CO-OP AVG. PRICE	\$272,938	\$264,523	-3.1%
	SALES VOLUME	\$20,042,203	\$14,584,750	-27.2%
	DAYS ON MARKET	49	54	10.2%
Garden City NASSAU COUNTY	# SINGLE-FAMILY SALES	29	15	-48.3%
	SINGLE-FAMILY AVG. PRICE	\$1,247,587	\$1,256,533	0.7%
	# CONDO/CO-OP SALES	4	5	25.0%
	CONDO/CO-OP AVG. PRICE	\$793,125	\$742,800	-6.3%
	SALES VOLUME	\$39,352,529	\$22,562,000	-42.7%
	DAYS ON MARKET	45	73	62.2%

Town		June 2022	June 2023	% Change
Glen Cove NASSAU COUNTY	# SINGLE-FAMILY SALES	18	19	5.6%
	SINGLE-FAMILY AVG. PRICE	\$927,722	\$691,999	-25.4%
	# CONDO/CO-OP SALES	10	7	-30.0%
	CONDO/CO-OP AVG. PRICE	\$1,247,300	\$696,607	-44.2%
	SALES VOLUME	\$29,172,000	\$18,024,238	-38.2%
	DAYS ON MARKET	83	49	-41.0%
Glen Head NASSAU COUNTY	# SINGLE-FAMILY SALES	9	7	-22.2%
	SINGLE-FAMILY AVG. PRICE	\$1,067,111	\$1,006,429	-5.7%
	# CONDO/CO-OP SALES	0	1	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$927,018	-
	SALES VOLUME	\$9,604,000	\$7,972,018	-17.0%
	DAYS ON MARKET	22	58	163.6%
Great Neck NASSAU COUNTY	# SINGLE-FAMILY SALES	32	19	-40.6%
	SINGLE-FAMILY AVG. PRICE	\$1,549,012	\$1,411,105	-8.9%
	# CONDO/CO-OP SALES	29	24	-17.2%
	CONDO/CO-OP AVG. PRICE	\$418,534	\$526,979	25.9%
	SALES VOLUME	\$61,705,888	\$39,458,500	-36.1%
	DAYS ON MARKET	80	73	-8.7%
Greenvale NASSAU COUNTY	# SINGLE-FAMILY SALES	1	1	0.0%
	SINGLE-FAMILY AVG. PRICE	\$648,000	\$610,000	-5.9%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$648,000	\$610,000	-5.9%
	DAYS ON MARKET	19	35	84.2%
Hewlett NASSAU COUNTY	# SINGLE-FAMILY SALES	4	4	0.0%
	SINGLE-FAMILY AVG. PRICE	\$859,123	\$910,250	6.0%
	# CONDO/CO-OP SALES	2	2	0.0%
	CONDO/CO-OP AVG. PRICE	\$315,000	\$200,000	-36.5%
	SALES VOLUME	\$4,066,490	\$4,041,000	-0.6%
	DAYS ON MARKET	38	58	52.6%
Hewlett Harbor NASSAU COUNTY	# SINGLE-FAMILY SALES	1	0	0.0%
	SINGLE-FAMILY AVG. PRICE	\$1,698,000	-	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$1,698,000	-	-
	DAYS ON MARKET	25	-	-

Town		June 2022	June 2023	% Change
Hewlett Bay Park NASSAU COUNTY	# SINGLE-FAMILY SALES	1	0	0.0%
	SINGLE-FAMILY AVG. PRICE	\$2,675,000	-	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$2,675,000	-	-
	DAYS ON MARKET	34	-	-
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	33	26	-21.2%
	SINGLE-FAMILY AVG. PRICE	\$727,811	\$683,923	-6.0%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$24,017,776	\$17,782,000	-26.0%
	DAYS ON MARKET	27	84	211.1%
Island Park NASSAU COUNTY	# SINGLE-FAMILY SALES	6	3	-50.0%
	SINGLE-FAMILY AVG. PRICE	\$616,667	\$577,000	-6.4%
	# CONDO/CO-OP SALES	1	1	0.0%
	CONDO/CO-OP AVG. PRICE	\$895,000	\$640,000	-28.5%
	SALES VOLUME	\$4,595,000	\$2,371,000	-48.4%
	DAYS ON MARKET	88	66	-25.0%
Jericho NASSAU COUNTY	# SINGLE-FAMILY SALES	4	13	225.0%
	SINGLE-FAMILY AVG. PRICE	\$1,161,256	\$1,307,115	12.6%
	# CONDO/CO-OP SALES	4	5	25.0%
	CONDO/CO-OP AVG. PRICE	\$910,750	\$947,600	4.0%
	SALES VOLUME	\$8,288,023	\$21,730,500	162.2%
	DAYS ON MARKET	26	48	84.6%
Kings Point NASSAU COUNTY	# SINGLE-FAMILY SALES	4	1	-75.0%
	SINGLE-FAMILY AVG. PRICE	\$1,533,750	\$1,826,000	19.1%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$6,135,000	\$1,826,000	-70.2%
	DAYS ON MARKET	223	11	-95.1%

Town		June 2022	June 2023	% Change
Lattingtown NASSAU COUNTY	# SINGLE-FAMILY SALES	0	1	0.0%
	SINGLE-FAMILY AVG. PRICE	-	\$4,000,000	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	\$4,000,000	-
	DAYS ON MARKET	-	8	-
Laurel Hollow NASSAU COUNTY	# SINGLE-FAMILY SALES	5	1	-80.0%
	SINGLE-FAMILY AVG. PRICE	\$3,007,100	\$3,200,000	6.4%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$15,035,500	\$3,200,000	-78.7%
	DAYS ON MARKET	100	168	68.0%
Lawrence NASSAU COUNTY	# SINGLE-FAMILY SALES	4	2	-50.0%
	SINGLE-FAMILY AVG. PRICE	\$1,277,250	\$810,000	-36.6%
	# CONDO/CO-OP SALES	2	2	0.0%
	CONDO/CO-OP AVG. PRICE	\$205,000	\$445,000	117.1%
	SALES VOLUME	\$5,519,000	\$2,510,000	-54.5%
	DAYS ON MARKET	70	36	-48.6%
Levittown NASSAU COUNTY	# SINGLE-FAMILY SALES	49	31	-36.7%
	SINGLE-FAMILY AVG. PRICE	\$636,204	\$626,935	-1.5%
	# CONDO/CO-OP SALES	0	1	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$410,000	-
	SALES VOLUME	\$31,174,000	\$19,844,999	-36.3%
	DAYS ON MARKET	25	29	16.0%
Locust Valley NASSAU COUNTY	# SINGLE-FAMILY SALES	3	4	33.3%
	SINGLE-FAMILY AVG. PRICE	\$1,850,000	\$947,000	-48.8%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$5,549,999	\$3,788,000	-31.7%
	DAYS ON MARKET	26	60	130.8%
Long Beach NASSAU COUNTY	# SINGLE-FAMILY SALES	19	11	-42.1%
	SINGLE-FAMILY AVG. PRICE	\$888,868	\$889,591	0.1%
	# CONDO/CO-OP SALES	21	20	-4.8%
	CONDO/CO-OP AVG. PRICE	\$431,762	\$550,425	27.5%
	SALES VOLUME	\$25,955,500	\$20,794,000	-19.9%
	DAYS ON MARKET	66	79	19.7%



Town		June 2022	June 2023	% Change
Lynbrook NASSAU COUNTY	# SINGLE-FAMILY SALES	16	12	-25.0%
	SINGLE-FAMILY AVG. PRICE	\$627,688	\$659,000	5.0%
	# CONDO/CO-OP SALES	8	2	-75.0%
	CONDO/CO-OP AVG. PRICE	\$299,000	\$315,500	5.5%
	SALES VOLUME	\$12,435,000	\$8,539,000	-31.3%
	DAYS ON MARKET	48	43	-10.4%
Manhasset NASSAU COUNTY	# SINGLE-FAMILY SALES	16	11	-31.2%
	SINGLE-FAMILY AVG. PRICE	\$1,959,629	\$1,841,641	-6.0%
	# CONDO/CO-OP SALES	5	2	-60.0%
	CONDO/CO-OP AVG. PRICE	\$1,551,000	\$1,314,490	-15.2%
	SALES VOLUME	\$39,109,069	\$22,887,030	-41.5%
	DAYS ON MARKET	72	39	-45.8%
Manhasset Hills NASSAU COUNTY	# SINGLE-FAMILY SALES	3	2	-33.3%
	SINGLE-FAMILY AVG. PRICE	\$1,241,667	\$1,387,500	11.7%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$3,725,000	\$2,775,000	-25.5%
	DAYS ON MARKET	24	14	-41.7%
Massapequa NASSAU COUNTY	# SINGLE-FAMILY SALES	57	35	-38.6%
	SINGLE-FAMILY AVG. PRICE	\$732,513	\$778,311	6.3%
	# CONDO/CO-OP SALES	4	1	-75.0%
	CONDO/CO-OP AVG. PRICE	\$560,000	\$650,000	16.1%
	SALES VOLUME	\$43,993,267	\$27,890,875	-36.6%
	DAYS ON MARKET	32	32	0.0%
Massapequa Park NASSAU COUNTY	# SINGLE-FAMILY SALES	26	25	-3.8%
	SINGLE-FAMILY AVG. PRICE	\$747,885	\$729,576	-2.4%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$19,445,000	\$18,239,400	-6.2%
	DAYS ON MARKET	22	38	72.7%
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		June 2022	June 2023	% Change
Merrick NASSAU COUNTY	# SINGLE-FAMILY SALES	43	26	-39.5%
	SINGLE-FAMILY AVG. PRICE	\$793,744	\$796,558	0.4%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$34,130,999	\$20,710,500	-39.3%
	DAYS ON MARKET	27	59	118.5%
Mill Neck NASSAU COUNTY	# SINGLE-FAMILY SALES	1	2	100.0%
	SINGLE-FAMILY AVG. PRICE	\$2,600,000	\$3,262,500	25.5%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$2,600,000	\$6,525,000	151.0%
	DAYS ON MARKET	21	126	500.0%
Mineola NASSAU COUNTY	# SINGLE-FAMILY SALES	10	12	20.0%
	SINGLE-FAMILY AVG. PRICE	\$818,700	\$861,398	5.2%
	# CONDO/CO-OP SALES	10	9	-10.0%
	CONDO/CO-OP AVG. PRICE	\$325,000	\$307,333	-5.4%
	SALES VOLUME	\$11,437,000	\$13,102,777	14.6%
	DAYS ON MARKET	64	63	-1.6%
Muttontown NASSAU COUNTY	# SINGLE-FAMILY SALES	4	3	-25.0%
	SINGLE-FAMILY AVG. PRICE	\$2,064,500	\$1,911,667	-7.4%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$8,258,000	\$5,735,000	-30.6%
	DAYS ON MARKET	83	61	-26.5%
New Hyde Park NASSAU COUNTY	# SINGLE-FAMILY SALES	30	26	-13.3%
	SINGLE-FAMILY AVG. PRICE	\$799,367	\$868,192	8.6%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$23,980,999	\$22,573,001	-5.9%
	DAYS ON MARKET	31	41	32.3%
North Bellmore NASSAU COUNTY	# SINGLE-FAMILY SALES	9	15	66.7%
	SINGLE-FAMILY AVG. PRICE	\$681,378	\$683,300	0.3%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$6,132,400	\$10,249,500	67.1%
	DAYS ON MARKET	18	22	22.2%

Town		June 2022	June 2023	% Change
North Woodmere NASSAU COUNTY	# SINGLE-FAMILY SALES	6	5	-16.7%
	SINGLE-FAMILY AVG. PRICE	\$1,047,750	\$904,200	-13.7%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$6,286,500	\$4,521,000	-28.1%
	DAYS ON MARKET	22	58	163.6%
Oceanside NASSAU COUNTY	# SINGLE-FAMILY SALES	31	23	-25.8%
	SINGLE-FAMILY AVG. PRICE	\$706,376	\$663,235	-6.1%
	# CONDO/CO-OP SALES	6	4	-33.3%
	CONDO/CO-OP AVG. PRICE	\$480,000	\$537,500	12.0%
	SALES VOLUME	\$24,777,661	\$17,404,400	-29.8%
	DAYS ON MARKET	41	45	9.8%
Old Bethpage NASSAU COUNTY	# SINGLE-FAMILY SALES	9	3	-66.7%
	SINGLE-FAMILY AVG. PRICE	\$943,333	\$1,259,333	33.5%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$8,490,000	\$3,778,000	-55.5%
	DAYS ON MARKET	21	145	590.5%
Old Brookville NASSAU COUNTY	# SINGLE-FAMILY SALES	1	0	0.0%
	SINGLE-FAMILY AVG. PRICE	\$1,295,000	-	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$1,295,000	-	-
	DAYS ON MARKET	50	-	-
Old Westbury NASSAU COUNTY	# SINGLE-FAMILY SALES	2	3	50.0%
	SINGLE-FAMILY AVG. PRICE	\$10,615,000	\$2,913,333	-72.6%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$21,230,000	\$8,740,000	-58.8%
	DAYS ON MARKET	17	37	117.6%
Oyster Bay NASSAU COUNTY	# SINGLE-FAMILY SALES	8	7	-12.5%
	SINGLE-FAMILY AVG. PRICE	\$913,000	\$862,286	-5.6%
	# CONDO/CO-OP SALES	1	1	0.0%
	CONDO/CO-OP AVG. PRICE	\$305,000	\$649,000	112.8%
	SALES VOLUME	\$7,609,000	\$6,685,000	-12.1%
	DAYS ON MARKET	93	15	-83.9%

Town		June 2022	June 2023	% Change
Oyster Bay Cove NASSAU COUNTY	# SINGLE-FAMILY SALES	3	2	-33.3%
	SINGLE-FAMILY AVG. PRICE	\$1,684,333	\$1,737,500	3.2%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$5,053,000	\$3,475,000	-31.2%
	DAYS ON MARKET	19	136	615.8%
Plainview NASSAU COUNTY	# SINGLE-FAMILY SALES	31	34	9.7%
	SINGLE-FAMILY AVG. PRICE	\$937,194	\$843,706	-10.0%
	# CONDO/CO-OP SALES	5	3	-40.0%
	CONDO/CO-OP AVG. PRICE	\$912,800	\$635,000	-30.4%
	SALES VOLUME	\$33,617,000	\$30,591,000	-9.0%
	DAYS ON MARKET	43	41	-4.7%
Point Lookout NASSAU COUNTY	# SINGLE-FAMILY SALES	5	4	-20.0%
	SINGLE-FAMILY AVG. PRICE	\$1,334,500	\$1,658,250	24.3%
	# CONDO/CO-OP SALES	1	3	200.0%
	CONDO/CO-OP AVG. PRICE	\$925,000	\$505,000	-45.4%
	SALES VOLUME	\$7,597,500	\$8,147,999	7.2%
	DAYS ON MARKET	37	37	0.0%
Port Washington NASSAU COUNTY	# SINGLE-FAMILY SALES	20	23	15.0%
	SINGLE-FAMILY AVG. PRICE	\$1,178,801	\$1,226,326	4.0%
	# CONDO/CO-OP SALES	3	2	-33.3%
	CONDO/CO-OP AVG. PRICE	\$828,333	\$1,032,500	24.6%
	SALES VOLUME	\$26,061,013	\$30,270,499	16.2%
	DAYS ON MARKET	47	42	-10.6%
Rockville Centre NASSAU COUNTY	# SINGLE-FAMILY SALES	18	16	-11.1%
	SINGLE-FAMILY AVG. PRICE	\$975,167	\$992,812	1.8%
	# CONDO/CO-OP SALES	8	5	-37.5%
	CONDO/CO-OP AVG. PRICE	\$411,563	\$314,175	-23.7%
	SALES VOLUME	\$20,845,499	\$17,455,875	-16.3%
	DAYS ON MARKET	36	95	163.9%
Roslyn NASSAU COUNTY	# SINGLE-FAMILY SALES	7	1	-85.7%
	SINGLE-FAMILY AVG. PRICE	\$1,368,570	\$1,825,000	33.4%
	# CONDO/CO-OP SALES	6	3	-50.0%
	CONDO/CO-OP AVG. PRICE	\$1,069,500	\$691,333	-35.4%
	SALES VOLUME	\$15,996,989	\$3,899,000	-75.6%
	DAYS ON MARKET	41	93	126.8%

Town		June 2022	June 2023	% Change
Roslyn Estates NASSAU COUNTY	# SINGLE-FAMILY SALES	0	2	0.0%
	SINGLE-FAMILY AVG. PRICE	-	\$1,445,000	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	\$2,890,000	-
	DAYS ON MARKET	-	23	-
Roslyn Harbor NASSAU COUNTY	# SINGLE-FAMILY SALES	0	1	0.0%
	SINGLE-FAMILY AVG. PRICE	-	\$2,250,000	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	\$2,250,000	-
	DAYS ON MARKET	-	18	-
Roslyn Heights NASSAU COUNTY	# SINGLE-FAMILY SALES	8	7	-12.5%
	SINGLE-FAMILY AVG. PRICE	\$1,038,125	\$1,874,286	80.5%
	# CONDO/CO-OP SALES	6	0	0.0%
	CONDO/CO-OP AVG. PRICE	\$601,833	-	-
	SALES VOLUME	\$11,916,000	\$13,120,000	10.1%
	DAYS ON MARKET	55	65	18.2%
Sands Point NASSAU COUNTY	# SINGLE-FAMILY SALES	1	3	200.0%
	SINGLE-FAMILY AVG. PRICE	\$5,000,000	\$3,963,333	-20.7%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$5,000,000	\$11,890,000	137.8%
	DAYS ON MARKET	403	215	-46.7%
Sea Cliff NASSAU COUNTY	# SINGLE-FAMILY SALES	2	5	150.0%
	SINGLE-FAMILY AVG. PRICE	\$1,122,500	\$1,045,000	-6.9%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$2,245,000	\$5,224,999	132.7%
	DAYS ON MARKET	18	60	233.3%
Seaford NASSAU COUNTY	# SINGLE-FAMILY SALES	21	14	-33.3%
	SINGLE-FAMILY AVG. PRICE	\$663,476	\$631,429	-4.8%
	# CONDO/CO-OP SALES	1	0	0.0%
	CONDO/CO-OP AVG. PRICE	\$660,000	-	-
	SALES VOLUME	\$14,593,000	\$8,840,000	-39.4%
	DAYS ON MARKET	21	28	33.3%

Town		June 2022	June 2023	% Change
Searingtown NASSAU COUNTY	# SINGLE-FAMILY SALES	1	1	0.0%
	SINGLE-FAMILY AVG. PRICE	\$1,080,000	\$999,000	-7.5%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$1,080,000	\$999,000	-7.5%
	DAYS ON MARKET	7	15	114.3%
Syosset NASSAU COUNTY	# SINGLE-FAMILY SALES	26	14	-46.2%
	SINGLE-FAMILY AVG. PRICE	\$1,056,231	\$1,068,500	1.2%
	# CONDO/CO-OP SALES	1	5	400.0%
	CONDO/CO-OP AVG. PRICE	\$680,000	\$819,000	20.4%
	SALES VOLUME	\$28,141,999	\$19,054,000	-32.3%
	DAYS ON MARKET	45	54	20.0%
Upper Brookville NASSAU COUNTY	# SINGLE-FAMILY SALES	0	2	0.0%
	SINGLE-FAMILY AVG. PRICE	-	\$2,217,400	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	\$4,434,800	-
	DAYS ON MARKET	-	177	-
Valley Stream NASSAU COUNTY	# SINGLE-FAMILY SALES	37	41	10.8%
	SINGLE-FAMILY AVG. PRICE	\$686,581	\$634,898	-7.5%
	# CONDO/CO-OP SALES	1	3	200.0%
	CONDO/CO-OP AVG. PRICE	\$210,000	\$503,333	139.7%
	SALES VOLUME	\$25,613,500	\$27,540,800	7.5%
	DAYS ON MARKET	31	51	64.5%
Wantagh NASSAU COUNTY	# SINGLE-FAMILY SALES	26	24	-7.7%
	SINGLE-FAMILY AVG. PRICE	\$719,140	\$709,979	-1.3%
	# CONDO/CO-OP SALES	0	3	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$555,667	-
	SALES VOLUME	\$18,697,650	\$18,706,499	0.0%
	DAYS ON MARKET	42	34	-19.0%
Williston Park NASSAU COUNTY	# SINGLE-FAMILY SALES	9	6	-33.3%
	SINGLE-FAMILY AVG. PRICE	\$768,889	\$919,375	19.6%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$6,920,000	\$5,516,250	-20.3%
	DAYS ON MARKET	29	40	37.9%

Town		June 2022	June 2023	% Change
East Williston NASSAU COUNTY	# SINGLE-FAMILY SALES	3	1	-66.7%
	SINGLE-FAMILY AVG. PRICE	\$1,218,333	\$1,150,000	-5.6%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$3,655,000	\$1,150,000	-68.5%
	DAYS ON MARKET	19	51	168.4%
Westbury NASSAU COUNTY	# SINGLE-FAMILY SALES	28	14	-50.0%
	SINGLE-FAMILY AVG. PRICE	\$647,661	\$748,775	15.6%
	# CONDO/CO-OP SALES	7	8	14.3%
	CONDO/CO-OP AVG. PRICE	\$697,000	\$530,375	-23.9%
	SALES VOLUME	\$23,013,500	\$14,725,843	-36.0%
	DAYS ON MARKET	64	49	-23.4%
Woodbury NASSAU COUNTY	# SINGLE-FAMILY SALES	7	10	42.9%
	SINGLE-FAMILY AVG. PRICE	\$1,611,429	\$1,247,700	-22.6%
	# CONDO/CO-OP SALES	4	4	0.0%
	CONDO/CO-OP AVG. PRICE	\$830,500	\$909,750	9.5%
	SALES VOLUME	\$14,602,000	\$16,116,000	10.4%
	DAYS ON MARKET	60	37	-38.3%

# Long Island Market Report

## SUFFOLK COUNTY JUNE 2023 CLOSED SALES

Town		June 2022	June 2023	% Change
Center Moriches SUFFOLK COUNTY	# SINGLE-FAMILY SALES	7	5	-28.6%
	SINGLE-FAMILY AVG. PRICE	\$503,143	\$526,800	4.7%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$3,522,000	\$2,634,000	-25.2%
	DAYS ON MARKET	52	78	50.0%
Centerport SUFFOLK COUNTY	# SINGLE-FAMILY SALES	11	11	0.0%
	SINGLE-FAMILY AVG. PRICE	\$845,455	\$889,636	5.2%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$9,300,000	\$9,786,000	5.2%
	DAYS ON MARKET	32	77	140.6%
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	28	15	-46.4%
	SINGLE-FAMILY AVG. PRICE	\$791,798	\$709,333	-10.4%
	# CONDO/CO-OP SALES	3	1	-66.7%
	CONDO/CO-OP AVG. PRICE	\$765,333	\$857,000	12.0%
	SALES VOLUME	\$24,466,333	\$11,496,990	-53.0%
	DAYS ON MARKET	19	41	115.8%
Dix Hills SUFFOLK COUNTY	# SINGLE-FAMILY SALES	26	22	-15.4%
	SINGLE-FAMILY AVG. PRICE	\$1,249,573	\$1,025,073	-18.0%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$32,488,888	\$22,551,611	-30.6%
	DAYS ON MARKET	32	65	103.1%



Town		June 2022	June 2023	% Change
East Moriches SUFFOLK COUNTY	# SINGLE-FAMILY SALES	6	5	-16.7%
	SINGLE-FAMILY AVG. PRICE	\$509,000	\$713,927	40.3%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$3,054,000	\$3,569,637	16.9%
	DAYS ON MARKET	21	68	223.8%
Fort Salonga SUFFOLK COUNTY	# SINGLE-FAMILY SALES	6	1	-83.3%
	SINGLE-FAMILY AVG. PRICE	\$988,000	\$710,000	-28.1%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$5,928,000	\$710,000	-88.0%
	DAYS ON MARKET	12	13	8.3%
Greenlawn SUFFOLK COUNTY	# SINGLE-FAMILY SALES	18	10	-44.4%
	SINGLE-FAMILY AVG. PRICE	\$814,376	\$770,000	-5.4%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$14,658,775	\$7,700,000	-47.5%
	DAYS ON MARKET	20	32	60.0%
Holbrook SUFFOLK COUNTY	# SINGLE-FAMILY SALES	27	17	-37.0%
	SINGLE-FAMILY AVG. PRICE	\$551,326	\$549,353	-0.4%
	# CONDO/CO-OP SALES	4	0	0.0%
	CONDO/CO-OP AVG. PRICE	\$396,250	-	-
	SALES VOLUME	\$16,470,791	\$9,339,000	-43.3%
	DAYS ON MARKET	24	24	0.0%
Huntington SUFFOLK COUNTY	# SINGLE-FAMILY SALES	44	31	-29.5%
	SINGLE-FAMILY AVG. PRICE	\$840,661	\$890,296	5.9%
	# CONDO/CO-OP SALES	3	5	66.7%
	CONDO/CO-OP AVG. PRICE	\$448,333	\$680,200	51.7%
	SALES VOLUME	\$38,334,100	\$31,000,169	-19.1%
	DAYS ON MARKET	30	51	70.0%
Huntington Bay SUFFOLK COUNTY	# SINGLE-FAMILY SALES	1	2	100.0%
	SINGLE-FAMILY AVG. PRICE	\$1,700,000	\$1,131,250	-33.5%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$1,700,000	\$2,262,499	33.1%
	DAYS ON MARKET	8	24	200.0%

Town		June 2022	June 2023	% Change
Huntington Station SUFFOLK COUNTY	# SINGLE-FAMILY SALES	28	24	-14.3%
	SINGLE-FAMILY AVG. PRICE	\$571,574	\$614,079	7.4%
	# CONDO/CO-OP SALES	4	2	-50.0%
	CONDO/CO-OP AVG. PRICE	\$424,748	\$490,000	15.4%
	SALES VOLUME	\$17,703,052	\$15,717,888	-11.2%
	DAYS ON MARKET	53	38	-28.3%
Lloyd Harbor SUFFOLK COUNTY	# SINGLE-FAMILY SALES	3	4	33.3%
	SINGLE-FAMILY AVG. PRICE	\$2,163,667	\$2,366,250	9.4%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$6,491,000	\$9,465,000	45.8%
	DAYS ON MARKET	20	65	225.0%
Lloyd Neck SUFFOLK COUNTY	# SINGLE-FAMILY SALES	2	1	-50.0%
	SINGLE-FAMILY AVG. PRICE	\$1,092,500	\$1,900,000	73.9%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$2,185,000	\$1,900,000	-13.0%
	DAYS ON MARKET	189	237	25.4%
Manorville SUFFOLK COUNTY	# SINGLE-FAMILY SALES	15	10	-33.3%
	SINGLE-FAMILY AVG. PRICE	\$664,600	\$673,650	1.4%
	# CONDO/CO-OP SALES	9	7	-22.2%
	CONDO/CO-OP AVG. PRICE	\$274,722	\$307,571	12.0%
	SALES VOLUME	\$12,441,500	\$8,889,500	-28.5%
	DAYS ON MARKET	44	81	84.1%
Mastic SUFFOLK COUNTY	# SINGLE-FAMILY SALES	30	16	-46.7%
	SINGLE-FAMILY AVG. PRICE	\$427,725	\$422,219	-1.3%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$12,831,739	\$6,755,500	-47.4%
	DAYS ON MARKET	44	26	-40.9%
Mastic Beach SUFFOLK COUNTY	# SINGLE-FAMILY SALES	33	19	-42.4%
	SINGLE-FAMILY AVG. PRICE	\$350,955	\$378,506	7.9%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$11,581,503	\$7,191,614	-37.9%
	DAYS ON MARKET	56	90	60.7%

Town		June 2022	June 2023	% Change
Melville SUFFOLK COUNTY	# SINGLE-FAMILY SALES	17	15	-11.8%
	SINGLE-FAMILY AVG. PRICE	\$854,765	\$1,075,433	25.8%
	# CONDO/CO-OP SALES	3	7	133.3%
	CONDO/CO-OP AVG. PRICE	\$771,333	\$822,955	6.7%
	SALES VOLUME	\$16,845,000	\$21,892,187	30.0%
	DAYS ON MARKET	18	53	194.4%
Moriches SUFFOLK COUNTY	# SINGLE-FAMILY SALES	2	5	150.0%
	SINGLE-FAMILY AVG. PRICE	\$662,500	\$644,000	-2.8%
	# CONDO/CO-OP SALES	1	1	0.0%
	CONDO/CO-OP AVG. PRICE	\$560,000	\$525,000	-6.2%
	SALES VOLUME	\$1,885,000	\$3,745,000	98.7%
	DAYS ON MARKET	42	102	142.9%
Mount Sinai SUFFOLK COUNTY	# SINGLE-FAMILY SALES	11	11	0.0%
	SINGLE-FAMILY AVG. PRICE	\$691,165	\$701,545	1.5%
	# CONDO/CO-OP SALES	6	0	0.0%
	CONDO/CO-OP AVG. PRICE	\$544,833	-	-
	SALES VOLUME	\$10,871,818	\$7,717,000	-29.0%
	DAYS ON MARKET	37	80	116.2%
Nesconset SUFFOLK COUNTY	# SINGLE-FAMILY SALES	13	15	15.4%
	SINGLE-FAMILY AVG. PRICE	\$617,587	\$690,716	11.8%
	# CONDO/CO-OP SALES	2	1	-50.0%
	CONDO/CO-OP AVG. PRICE	\$722,500	\$605,000	-16.3%
	SALES VOLUME	\$9,473,637	\$10,965,734	15.7%
	DAYS ON MARKET	35	36	2.9%
Nissequogue SUFFOLK COUNTY	# SINGLE-FAMILY SALES	2	6	200.0%
	SINGLE-FAMILY AVG. PRICE	\$1,779,500	\$1,765,167	-0.8%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$3,559,000	\$10,591,000	197.6%
	DAYS ON MARKET	96	45	-53.1%
Northport SUFFOLK COUNTY	# SINGLE-FAMILY SALES	14	16	14.3%
	SINGLE-FAMILY AVG. PRICE	\$901,679	\$984,833	9.2%
	# CONDO/CO-OP SALES	1	0	0.0%
	CONDO/CO-OP AVG. PRICE	\$770,000	-	-
	SALES VOLUME	\$13,393,500	\$15,757,333	17.6%
	DAYS ON MARKET	39	48	23.1%

Town		June 2022	June 2023	% Change
East Northport SUFFOLK COUNTY	# SINGLE-FAMILY SALES	44	23	-47.7%
	SINGLE-FAMILY AVG. PRICE	\$710,166	\$734,643	3.4%
	# CONDO/CO-OP SALES	1	0	0.0%
	CONDO/CO-OP AVG. PRICE	\$970,000	-	-
	SALES VOLUME	\$32,217,318	\$16,896,800	-47.6%
	DAYS ON MARKET	24	42	75.0%
Patchogue SUFFOLK COUNTY	# SINGLE-FAMILY SALES	38	28	-26.3%
	SINGLE-FAMILY AVG. PRICE	\$492,118	\$473,679	-3.7%
	# CONDO/CO-OP SALES	9	4	-55.6%
	CONDO/CO-OP AVG. PRICE	\$325,554	\$318,500	-2.2%
	SALES VOLUME	\$21,630,490	\$14,537,000	-32.8%
	DAYS ON MARKET	33	40	21.2%
Riverhead SUFFOLK COUNTY	# SINGLE-FAMILY SALES	23	17	-26.1%
	SINGLE-FAMILY AVG. PRICE	\$386,960	\$596,556	54.2%
	# CONDO/CO-OP SALES	7	10	42.9%
	CONDO/CO-OP AVG. PRICE	\$467,929	\$531,020	13.5%
	SALES VOLUME	\$12,175,590	\$15,451,650	26.9%
	DAYS ON MARKET	58	49	-15.5%
Saint James SUFFOLK COUNTY	# SINGLE-FAMILY SALES	19	15	-21.1%
	SINGLE-FAMILY AVG. PRICE	\$854,899	\$757,567	-11.4%
	# CONDO/CO-OP SALES	4	5	25.0%
	CONDO/CO-OP AVG. PRICE	\$447,500	\$439,800	-1.7%
	SALES VOLUME	\$18,033,084	\$13,562,500	-24.8%
	DAYS ON MARKET	82	51	-37.8%
Sayville SUFFOLK COUNTY	# SINGLE-FAMILY SALES	15	11	-26.7%
	SINGLE-FAMILY AVG. PRICE	\$704,355	\$578,227	-17.9%
	# CONDO/CO-OP SALES	1	3	200.0%
	CONDO/CO-OP AVG. PRICE	\$480,000	\$406,667	-15.3%
	SALES VOLUME	\$11,045,332	\$7,580,500	-31.4%
	DAYS ON MARKET	40	50	25.0%
Selden SUFFOLK COUNTY	# SINGLE-FAMILY SALES	29	12	-58.6%
	SINGLE-FAMILY AVG. PRICE	\$476,828	\$519,042	8.9%
	# CONDO/CO-OP SALES	1	0	0.0%
	CONDO/CO-OP AVG. PRICE	\$240,000	-	-
	SALES VOLUME	\$14,068,000	\$6,228,500	-55.7%
	DAYS ON MARKET	25	35	40.0%

Town		June 2022	June 2023	% Change
Setauket SUFFOLK COUNTY	# SINGLE-FAMILY SALES	24	18	-25.0%
	SINGLE-FAMILY AVG. PRICE	\$675,763	\$657,722	-2.7%
	# CONDO/CO-OP SALES	5	6	20.0%
	CONDO/CO-OP AVG. PRICE	\$573,000	\$612,967	7.0%
	SALES VOLUME	\$19,083,300	\$15,516,800	-18.7%
	DAYS ON MARKET	36	53	47.2%
Shirley SUFFOLK COUNTY	# SINGLE-FAMILY SALES	39	25	-35.9%
	SINGLE-FAMILY AVG. PRICE	\$439,064	\$459,372	4.6%
	# CONDO/CO-OP SALES	0	4	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$466,000	-
	SALES VOLUME	\$17,123,513	\$13,348,300	-22.0%
	DAYS ON MARKET	23	52	126.1%
Smithtown SUFFOLK COUNTY	# SINGLE-FAMILY SALES	30	22	-26.7%
	SINGLE-FAMILY AVG. PRICE	\$694,433	\$740,625	6.7%
	# CONDO/CO-OP SALES	3	0	0.0%
	CONDO/CO-OP AVG. PRICE	\$478,000	-	-
	SALES VOLUME	\$22,266,990	\$16,293,750	-26.8%
	DAYS ON MARKET	30	40	33.3%
Wading River SUFFOLK COUNTY	# SINGLE-FAMILY SALES	13	4	-69.2%
	SINGLE-FAMILY AVG. PRICE	\$609,615	\$762,125	25.0%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$7,925,000	\$3,048,500	-61.5%
	DAYS ON MARKET	23	29	26.1%

# Long Island Market Report

## NORTH FORK JUNE 2023 CLOSED SALES

Town		June 2022	June 2023	% Change
Aquebogue NORTH FORK	# SINGLE-FAMILY SALES	5	1	-80.0%
	SINGLE-FAMILY AVG. PRICE	\$1,221,100	\$540,000	-55.8%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$6,105,500	\$540,000	-91.2%
	DAYS ON MARKET	75	13	-82.7%
Baiting Hollow NORTH FORK	# SINGLE-FAMILY SALES	3	3	0.0%
	SINGLE-FAMILY AVG. PRICE	\$480,500	\$708,333	47.4%
	# CONDO/CO-OP SALES	1	1	0.0%
	CONDO/CO-OP AVG. PRICE	\$550,000	\$522,500	-5.0%
	SALES VOLUME	\$1,991,500	\$2,647,500	32.9%
	DAYS ON MARKET	18	75	316.7%
Cutchogue NORTH FORK	# SINGLE-FAMILY SALES	7	4	-42.9%
	SINGLE-FAMILY AVG. PRICE	\$1,595,714	\$1,078,500	-32.4%
	# CONDO/CO-OP SALES	1	1	0.0%
	CONDO/CO-OP AVG. PRICE	\$865,000	\$950,000	9.8%
	SALES VOLUME	\$12,035,000	\$5,264,000	-56.3%
	DAYS ON MARKET	35	60	71.4%
East Marion NORTH FORK	# SINGLE-FAMILY SALES	1	2	100.0%
	SINGLE-FAMILY AVG. PRICE	\$610,000	\$2,568,500	321.1%
	# CONDO/CO-OP SALES	0	1	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$805,000	-
	SALES VOLUME	\$610,000	\$5,942,000	874.1%
	DAYS ON MARKET	8	55	587.5%
Greenport NORTH FORK	# SINGLE-FAMILY SALES	6	5	-16.7%
	SINGLE-FAMILY AVG. PRICE	\$764,833	\$1,010,100	32.1%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$4,589,000	\$5,050,500	10.1%
	DAYS ON MARKET	80	14	-82.5%

Town		June 2022	June 2023	% Change
Jamesport NORTH FORK	# SINGLE-FAMILY SALES	4	6	50.0%
	SINGLE-FAMILY AVG. PRICE	\$1,045,500	\$928,667	-11.2%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$4,182,000	\$5,572,000	33.2%
	DAYS ON MARKET	61	54	-11.5%
Laurel NORTH FORK	# SINGLE-FAMILY SALES	1	2	100.0%
	SINGLE-FAMILY AVG. PRICE	\$2,850,000	\$894,500	-68.6%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$2,850,000	\$1,788,999	-37.2%
	DAYS ON MARKET	16	19	18.8%
Mattituck NORTH FORK	# SINGLE-FAMILY SALES	6	3	-50.0%
	SINGLE-FAMILY AVG. PRICE	\$1,214,617	\$1,188,333	-2.2%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$7,287,700	\$3,565,000	-51.1%
	DAYS ON MARKET	48	104	116.7%
New Suffolk NORTH FORK	# SINGLE-FAMILY SALES	0	1	0.0%
	SINGLE-FAMILY AVG. PRICE	-	\$2,220,000	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	\$2,220,000	-
	DAYS ON MARKET	-	26	-
Orient NORTH FORK	# SINGLE-FAMILY SALES	2	2	0.0%
	SINGLE-FAMILY AVG. PRICE	\$1,499,500	\$921,000	-38.6%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$2,999,000	\$1,842,000	-38.6%
	DAYS ON MARKET	23	21	-8.7%
Peconic NORTH FORK	# SINGLE-FAMILY SALES	0	1	0.0%
	SINGLE-FAMILY AVG. PRICE	-	\$1,700,000	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	\$1,700,000	-
	DAYS ON MARKET	-	150	-

Town		June 2022	June 2023	% Change
Shelter Island NORTH FORK	# SINGLE-FAMILY SALES	1	2	100.0%
	SINGLE-FAMILY AVG. PRICE	\$1,845,000	\$1,587,500	-14.0%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$1,845,000	\$3,174,999	72.1%
	DAYS ON MARKET	129	205	58.9%
Southold NORTH FORK	# SINGLE-FAMILY SALES	15	7	-53.3%
	SINGLE-FAMILY AVG. PRICE	\$1,137,100	\$1,474,500	29.7%
	# CONDO/CO-OP SALES	0	1	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$542,000	-
	SALES VOLUME	\$17,056,500	\$10,863,498	-36.3%
	DAYS ON MARKET	46	85	84.8%





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