

Q3 2022

# Long Island Market Report

COMPASS



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SOURCES

OneKey MLS

During the third quarter of 2022, the Long Island real estate market continued to experience record low inventory with elevated demand, keeping average sales prices high. Overall, sales were down 18.6 percent year-over-year. Still, inventory scarcity triggered multiple bid scenarios, contributing to a compelling decline for days on the market for most submarkets.

The average sales price in Nassau County increased 3.9 percent while total sales declined 20.7 percent. Days on the market dipped 14.6 percent.

Further east, Suffolk County experienced a similar scenario. The average sales price rose by 2 percent, and total sales dwindled by nearly 17 percent. Here too, days on the market shrunk 13.3 percent.

In Nassau and Suffolk, listings priced at \$3 million and over saw a 46 percent decrease in days on the market. The average year-over-year sales price decreased in both Nassau and Suffolk Counties, a nearly seven percent decrease in Nassau, while Suffolk County saw a seven percent decrease.

Long Island's luxury market has also seen a correction with a 28.6 percent decrease in sales compared to last year.

By and large, Q3 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. However, we are hopeful as buyers will remain plentiful in Q4, keeping average sales prices high and potentially inspiring sellers to list.

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, Q3 2022 CLOSED SALES

Town		Q3 2021	Q3 2022	% Change
Albertson	# OF SALES	16	12	-25.0%
	SALES VOLUME	\$14,265,000	\$11,556,887	-19.0%
	AVG. PRICE	\$891,563	\$963,074	8.0%
	DAYS ON MARKET	33	58	75.8%
Baldwin	# OF SALES	54	72	33.3%
	SALES VOLUME	\$33,329,320	\$43,998,100	32.0%
	AVG. PRICE	\$617,210	\$611,085	-1.0%
	DAYS ON MARKET	46	41	-10.9%
Bellmore	# OF SALES	63	55	-12.7%
	SALES VOLUME	\$44,956,200	\$40,610,920	-9.7%
	AVG. PRICE	\$713,590	\$738,380	3.5%
	DAYS ON MARKET	34	27	-20.6%
Bethpage	# OF SALES	78	63	-19.2%
	SALES VOLUME	\$46,855,788	\$41,102,589	-12.3%
	AVG. PRICE	\$600,715	\$652,422	8.6%
	DAYS ON MARKET	40	28	-30.0%
Brookville	# OF SALES	12	11	-8.3%
	SALES VOLUME	\$29,545,000	\$35,105,000	18.8%
	AVG. PRICE	\$2,462,083	\$3,191,364	29.6%
	DAYS ON MARKET	169	115	-32.0%

# Long Island Market Report

NASSAU COUNTY, Q3 2022 CLOSED SALES

Town		Q3 2021	Q3 2022	% Change
Carle Place	# OF SALES	18	9	-50.0%
	SALES VOLUME	\$12,493,700	\$5,994,300	-52.0%
	AVG. PRICE	\$694,094	\$666,033	-4.0%
	DAYS ON MARKET	50	37	-26.0%
Cedarhurst	# OF SALES	60	41	-31.7%
	SALES VOLUME	\$59,006,990	\$50,389,999	-14.6%
	AVG. PRICE	\$983,450	\$1,229,024	25.0%
	DAYS ON MARKET	52	100	92.3%
Centre Island	# OF SALES	1	2	100.0%
	SALES VOLUME	\$1,200,000	\$7,850,000	554.2%
	AVG. PRICE	\$1,200,000	\$3,925,000	227.1%
	DAYS ON MARKET	4	102	2,450.0%
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	22	17	-22.7%
	SALES VOLUME	\$30,407,018	\$27,520,500	-9.5%
	AVG. PRICE	\$1,382,137	\$1,618,853	17.1%
	DAYS ON MARKET	41	31	-24.4%

# Long Island Market Report

NASSAU COUNTY, Q3 2022 CLOSED SALES

Town		Q3 2021	Q3 2022	% Change
East Meadow	# OF SALES	113	89	-21.2%
	SALES VOLUME	\$75,209,757	\$61,742,450	-17.9%
	AVG. PRICE	\$665,573	\$693,735	4.2%
	DAYS ON MARKET	32	27	-15.6%
Farmingdale	# OF SALES	79	66	-16.5%
	SALES VOLUME	\$46,952,358	\$41,790,410	-11.0%
	AVG. PRICE	\$594,334	\$633,188	6.5%
	DAYS ON MARKET	41	26	-36.6%
Floral Park	# OF SALES	70	65	-7.1%
	SALES VOLUME	\$51,877,750	\$53,373,000	2.9%
	AVG. PRICE	\$741,111	\$821,123	10.8%
	DAYS ON MARKET	56	49	-12.5%
Franklin Square	# OF SALES	63	59	-6.3%
	SALES VOLUME	\$42,468,499	\$41,768,500	-1.6%
	AVG. PRICE	\$674,103	\$707,941	5.0%
	DAYS ON MARKET	38	43	13.2%
Freeport	# OF SALES	83	76	-8.4%
	SALES VOLUME	\$45,239,054	\$44,249,299	-2.2%
	AVG. PRICE	\$545,049	\$582,228	6.8%
	DAYS ON MARKET	62	43	-30.6%



# Long Island Market Report

## NASSAU COUNTY, Q3 2022 CLOSED SALES

Town		Q3 2021	Q3 2022	% Change
Garden City	# OF SALES	94	70	-25.5%
	SALES VOLUME	\$110,371,708	\$85,112,500	-22.9%
	AVG. PRICE	\$1,174,167	\$1,215,893	3.6%
	DAYS ON MARKET	49	35	-28.6%
Glen Cove	# OF SALES	70	59	-15.7%
	SALES VOLUME	\$55,850,388	\$44,487,100	-20.3%
	AVG. PRICE	\$797,863	\$754,019	-5.5%
	DAYS ON MARKET	60	42	-30.0%
Glen Head	# OF SALES	28	19	-32.1%
	SALES VOLUME	\$26,776,500	\$22,604,000	-15.6%
	AVG. PRICE	\$956,304	\$1,189,684	24.4%
	DAYS ON MARKET	50	38	-24.0%
Great Neck	# OF SALES	129	78	-39.5%
	SALES VOLUME	\$211,443,586	\$127,165,009	-39.9%
	AVG. PRICE	\$1,639,098	\$1,630,321	-0.5%
	DAYS ON MARKET	71	60	-15.5%
Greenvale	# OF SALES	5	4	-20.0%
	SALES VOLUME	\$3,540,000	\$5,586,666	57.8%
	AVG. PRICE	\$708,000	\$1,396,667	97.3%
	DAYS ON MARKET	66	20	-69.7%

# Long Island Market Report

NASSAU COUNTY, Q3 2022 CLOSED SALES

Town		Q3 2021	Q3 2022	% Change
Hewlett	# OF SALES	25	20	-20.0%
	SALES VOLUME	\$18,194,499	\$19,529,000	7.3%
	AVG. PRICE	\$727,780	\$976,450	34.2%
	DAYS ON MARKET	51	78	52.9%
Hewlett Harbor	# OF SALES	8	2	-75.0%
	SALES VOLUME	\$11,079,000	\$3,950,000	-64.3%
	AVG. PRICE	\$1,384,875	\$1,975,000	42.6%
	DAYS ON MARKET	89	59	-33.7%
Hewlett Bay Park	# OF SALES	5	1	-80.0%
	SALES VOLUME	\$11,472,500	\$3,625,000	-68.4%
	AVG. PRICE	\$2,294,500	\$3,625,000	58.0%
	DAYS ON MARKET	212	97	-54.2%
Hewlett Neck	# OF SALES	4	1	-75.0%
	SALES VOLUME	\$7,785,000	\$1,350,000	-82.7%
	AVG. PRICE	\$1,946,250	\$1,350,000	-30.6%
	DAYS ON MARKET	152	22	-85.5%
Hicksville	# OF SALES	117	83	-29.1%
	SALES VOLUME	\$75,074,978	\$56,006,188	-25.4%
	AVG. PRICE	\$641,666	\$674,773	5.2%
	DAYS ON MARKET	40	39	-2.5%

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NASSAU COUNTY, Q3 2022 CLOSED SALES

Town		Q3 2021	Q3 2022	% Change
Island Park	# OF SALES	32	14	-56.2%
	SALES VOLUME	\$20,127,121	\$9,362,500	-53.5%
	AVG. PRICE	\$628,973	\$668,750	6.3%
	DAYS ON MARKET	63	71	12.7%
Jericho	# OF SALES	50	42	-16.0%
	SALES VOLUME	\$54,944,001	\$52,498,000	-4.5%
	AVG. PRICE	\$1,098,880	\$1,249,952	13.7%
	DAYS ON MARKET	39	35	-10.3%
Kings Point	# OF SALES	1	0	0.0%
	SALES VOLUME	\$7,000,000	\$0	-
	AVG. PRICE	\$7,000,000	\$0	-
	DAYS ON MARKET	7	0	-
Lattingtown	# OF SALES	5	3	-40.0%
	SALES VOLUME	\$7,449,999	\$5,560,000	-25.4%
	AVG. PRICE	\$1,490,000	\$1,853,333	24.4%
	DAYS ON MARKET	129	81	-37.2%
Laurel Hollow	# OF SALES	16	5	-68.7%
	SALES VOLUME	\$30,606,000	\$8,097,500	-73.5%
	AVG. PRICE	\$1,912,875	\$1,619,500	-15.3%
	DAYS ON MARKET	55	46	-16.4%

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NASSAU COUNTY, Q3 2022 CLOSED SALES

Town		Q3 2021	Q3 2022	% Change
Lawrence	# OF SALES	7	11	57.1%
	SALES VOLUME	\$9,064,000	\$11,099,000	22.5%
	AVG. PRICE	\$1,294,857	\$1,009,000	-22.1%
	DAYS ON MARKET	65	66	1.5%
Levittown	# OF SALES	156	151	-3.2%
	SALES VOLUME	\$88,943,925	\$92,577,119	4.1%
	AVG. PRICE	\$570,153	\$613,094	7.5%
	DAYS ON MARKET	31	33	6.5%
Locust Valley	# OF SALES	14	15	7.1%
	SALES VOLUME	\$19,480,000	\$19,752,000	1.4%
	AVG. PRICE	\$1,391,429	\$1,316,800	-5.4%
	DAYS ON MARKET	93	84	-9.7%
Long Beach	# OF SALES	86	54	-37.2%
	SALES VOLUME	\$75,362,931	\$52,379,799	-30.5%
	AVG. PRICE	\$876,313	\$969,996	10.7%
	DAYS ON MARKET	74	67	-9.5%
Lynbrook	# OF SALES	62	55	-11.3%
	SALES VOLUME	\$39,764,900	\$36,880,325	-7.3%
	AVG. PRICE	\$641,369	\$670,551	4.5%
	DAYS ON MARKET	42	39	-7.1%

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NASSAU COUNTY, Q3 2022 CLOSED SALES

Town		Q3 2021	Q3 2022	% Change
Manhasset	# OF SALES	86	46	-46.5%
	SALES VOLUME	\$163,904,561	\$88,220,720	-46.2%
	AVG. PRICE	\$1,905,867	\$1,917,842	0.6%
	DAYS ON MARKET	61	33	-45.9%
Manhasset Hills	# OF SALES	6	8	33.3%
	SALES VOLUME	\$6,368,000	\$9,940,000	56.1%
	AVG. PRICE	\$1,061,333	\$1,242,500	17.1%
	DAYS ON MARKET	27	31	14.8%
Massapequa	# OF SALES	259	211	-18.5%
	SALES VOLUME	\$168,539,526	\$152,285,198	-9.6%
	AVG. PRICE	\$650,732	\$721,731	10.9%
	DAYS ON MARKET	38	33	-13.2%
Massapequa Park	# OF SALES	74	58	-21.6%
	SALES VOLUME	\$50,630,213	\$41,362,498	-18.3%
	AVG. PRICE	\$684,192	\$713,147	4.2%
	DAYS ON MARKET	38	27	-28.9%
Matinecock	# OF SALES	5	2	-60.0%
	SALES VOLUME	\$18,062,491	\$6,050,000	-66.5%
	AVG. PRICE	\$3,612,498	\$3,025,000	-16.3%
	DAYS ON MARKET	175	199	13.7%

# Long Island Market Report

NASSAU COUNTY, Q3 2022 CLOSED SALES

Town		Q3 2021	Q3 2022	% Change
Merrick	# OF SALES	118	111	-5.9%
	SALES VOLUME	\$87,276,249	\$90,229,490	3.4%
	AVG. PRICE	\$739,629	\$812,878	9.9%
	DAYS ON MARKET	36	37	2.8%
Mill Neck	# OF SALES	1	2	100.0%
	SALES VOLUME	\$1,121,250	\$8,800,000	684.8%
	AVG. PRICE	\$1,121,250	\$4,400,000	292.4%
	DAYS ON MARKET	84	79	-6.0%
Mineola	# OF SALES	38	33	-13.2%
	SALES VOLUME	\$26,939,150	\$23,866,000	-11.4%
	AVG. PRICE	\$708,925	\$723,212	2.0%
	DAYS ON MARKET	47	33	-29.8%
Muttontown	# OF SALES	16	8	-50.0%
	SALES VOLUME	\$40,003,674	\$16,080,000	-59.8%
	AVG. PRICE	\$2,500,230	\$2,010,000	-19.6%
	DAYS ON MARKET	142	112	-21.1%
New Hyde Park	# OF SALES	102	85	-16.7%
	SALES VOLUME	\$79,719,000	\$67,626,998	-15.2%
	AVG. PRICE	\$781,559	\$795,612	1.8%
	DAYS ON MARKET	50	40	-20.0%

# Long Island Market Report

## NASSAU COUNTY, Q3 2022 CLOSED SALES

Town		Q3 2021	Q3 2022	% Change
North Bellmore	# OF SALES	54	49	-9.3%
	SALES VOLUME	\$35,433,500	\$34,832,210	-1.7%
	AVG. PRICE	\$656,176	\$710,861	8.3%
	DAYS ON MARKET	28	23	-17.9%
North Woodmere	# OF SALES	17	11	-35.3%
	SALES VOLUME	\$15,785,500	\$13,955,000	-11.6%
	AVG. PRICE	\$928,559	\$1,268,636	36.6%
	DAYS ON MARKET	46	62	34.8%
Oceanside	# OF SALES	87	86	-1.1%
	SALES VOLUME	\$56,793,887	\$64,463,000	13.5%
	AVG. PRICE	\$652,803	\$749,570	14.8%
	DAYS ON MARKET	40	37	-7.5%
Old Bethpage	# OF SALES	21	18	-14.3%
	SALES VOLUME	\$16,901,333	\$15,612,040	-7.6%
	AVG. PRICE	\$804,825	\$867,336	7.8%
	DAYS ON MARKET	38	44	15.8%
Old Brookville	# OF SALES	10	3	-70.0%
	SALES VOLUME	\$28,771,500	\$8,849,000	-69.2%
	AVG. PRICE	\$2,877,150	\$2,949,667	2.5%
	DAYS ON MARKET	83	112	34.9%

# Long Island Market Report

NASSAU COUNTY, Q3 2022 CLOSED SALES

Town		Q3 2021	Q3 2022	% Change
Old Westbury	# OF SALES	16	13	-18.7%
	SALES VOLUME	\$37,155,000	\$39,808,000	7.1%
	AVG. PRICE	\$2,322,188	\$3,062,154	31.9%
	DAYS ON MARKET	140	120	-14.3%
Oyster Bay	# OF SALES	33	27	-18.2%
	SALES VOLUME	\$26,288,500	\$23,609,000	-10.2%
	AVG. PRICE	\$796,621	\$874,407	9.8%
	DAYS ON MARKET	60	43	-28.3%
Oyster Bay Cove	# OF SALES	7	6	-14.3%
	SALES VOLUME	\$14,135,000	\$15,765,000	11.5%
	AVG. PRICE	\$2,019,286	\$2,627,500	30.1%
	DAYS ON MARKET	158	104	-34.2%
Plainview	# OF SALES	117	100	-14.5%
	SALES VOLUME	\$89,112,250	\$88,450,626	-0.7%
	AVG. PRICE	\$761,643	\$884,506	16.1%
	DAYS ON MARKET	31	36	16.1%
Point Lookout	# OF SALES	16	7	-56.2%
	SALES VOLUME	\$17,740,250	\$12,358,990	-30.3%
	AVG. PRICE	\$1,108,766	\$1,765,570	59.2%
	DAYS ON MARKET	67	75	11.9%



# Long Island Market Report

NASSAU COUNTY, Q3 2022 CLOSED SALES

Town		Q3 2021	Q3 2022	% Change
Port Washington	# OF SALES	94	67	-28.7%
	SALES VOLUME	\$105,575,331	\$86,171,724	-18.4%
	AVG. PRICE	\$1,123,142	\$1,286,145	14.5%
	DAYS ON MARKET	45	40	-11.1%
Rockville Centre	# OF SALES	64	64	0.0%
	SALES VOLUME	\$58,814,498	\$62,061,500	5.5%
	AVG. PRICE	\$918,977	\$969,711	5.5%
	DAYS ON MARKET	37	45	21.6%
Roslyn	# OF SALES	23	20	-13.0%
	SALES VOLUME	\$31,681,300	\$27,812,500	-12.2%
	AVG. PRICE	\$1,377,448	\$1,390,625	1.0%
	DAYS ON MARKET	46	28	-39.1%
Roslyn Estates	# OF SALES	6	3	-50.0%
	SALES VOLUME	\$7,312,888	\$4,920,000	-32.7%
	AVG. PRICE	\$1,218,815	\$1,640,000	34.6%
	DAYS ON MARKET	27	111	311.1%
Roslyn Harbor	# OF SALES	1	2	100.0%
	SALES VOLUME	\$1,880,000	\$5,495,000	192.3%
	AVG. PRICE	\$1,880,000	\$2,747,500	46.1%
	DAYS ON MARKET	88	15	-83.0%

# Long Island Market Report

## NASSAU COUNTY, Q3 2022 CLOSED SALES

Town		Q3 2021	Q3 2022	% Change
Roslyn Heights	# OF SALES	31	27	-12.9%
	SALES VOLUME	\$36,296,000	\$42,694,000	17.6%
	AVG. PRICE	\$1,170,839	\$1,581,259	35.1%
	DAYS ON MARKET	74	33	-55.4%
Sands Point	# OF SALES	14	11	-21.4%
	SALES VOLUME	\$48,314,018	\$32,311,000	-33.1%
	AVG. PRICE	\$3,451,001	\$2,937,364	-14.9%
	DAYS ON MARKET	103	43	-58.3%
Sea Cliff	# OF SALES	31	19	-38.7%
	SALES VOLUME	\$32,539,300	\$18,902,000	-41.9%
	AVG. PRICE	\$1,049,655	\$994,842	-5.2%
	DAYS ON MARKET	52	44	-15.4%
Seaford	# OF SALES	72	59	-18.1%
	SALES VOLUME	\$45,440,949	\$40,717,000	-10.4%
	AVG. PRICE	\$631,124	\$690,119	9.3%
	DAYS ON MARKET	31	35	12.9%
Searingtown	# OF SALES	5	6	20.0%
	SALES VOLUME	\$5,836,000	\$6,823,000	16.9%
	AVG. PRICE	\$1,167,200	\$1,137,167	-2.6%
	DAYS ON MARKET	29	44	51.7%

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NASSAU COUNTY, Q3 2022 CLOSED SALES

Town		Q3 2021	Q3 2022	% Change
Syosset	# OF SALES	102	62	-39.2%
	SALES VOLUME	\$98,882,061	\$64,654,404	-34.6%
	AVG. PRICE	\$969,432	\$1,042,813	7.6%
	DAYS ON MARKET	36	52	44.4%
Upper Brookville	# OF SALES	13	6	-53.8%
	SALES VOLUME	\$27,040,000	\$11,980,000	-55.7%
	AVG. PRICE	\$2,080,000	\$1,996,667	-4.0%
	DAYS ON MARKET	122	46	-62.3%
Valley Stream	# OF SALES	140	99	-29.3%
	SALES VOLUME	\$84,638,799	\$67,366,388	-20.4%
	AVG. PRICE	\$604,563	\$680,469	12.6%
	DAYS ON MARKET	47	50	6.4%
Wantagh	# OF SALES	78	76	-2.6%
	SALES VOLUME	\$49,476,489	\$53,948,135	9.0%
	AVG. PRICE	\$634,314	\$709,844	11.9%
	DAYS ON MARKET	28	27	-3.6%
Williston Park	# OF SALES	19	14	-26.3%
	SALES VOLUME	\$15,360,500	\$11,803,000	-23.2%
	AVG. PRICE	\$808,447	\$843,071	4.3%
	DAYS ON MARKET	31	27	-12.9%

# Long Island Market Report

NASSAU COUNTY, Q3 2022 CLOSED SALES

Town		Q3 2021	Q3 2022	% Change
East Williston	# OF SALES	7	7	0.0%
	SALES VOLUME	\$7,973,000	\$7,681,000	-3.7%
	AVG. PRICE	\$1,139,000	\$1,097,286	-3.7%
	DAYS ON MARKET	41	33	-19.5%
Westbury	# OF SALES	83	88	6.0%
	SALES VOLUME	\$53,137,300	\$65,563,608	23.4%
	AVG. PRICE	\$640,208	\$745,041	16.4%
	DAYS ON MARKET	39	31	-20.5%
Woodbury	# OF SALES	34	22	-35.3%
	SALES VOLUME	\$45,060,500	\$29,747,000	-34.0%
	AVG. PRICE	\$1,325,309	\$1,352,136	2.0%
	DAYS ON MARKET	50	35	-30.0%

# Long Island Market Report

SUFFOLK COUNTY, Q3 2022 CLOSED SALES

Town		Q3 2021	Q3 2022	% Change
Center Moriches	# OF SALES	27	22	-18.5%
	SALES VOLUME	\$16,918,500	\$14,248,998	-15.8%
	AVG. PRICE	\$626,611	\$647,682	3.4%
	DAYS ON MARKET	73	34	-53.4%
Cold Spring Harbor	# OF SALES	18	8	-55.6%
	SALES VOLUME	\$32,819,000	\$15,571,500	-52.6%
	AVG. PRICE	\$1,823,278	\$1,946,438	6.8%
	DAYS ON MARKET	67	37	-44.8%
Commack	# OF SALES	121	87	-28.1%
	SALES VOLUME	\$86,074,358	\$60,756,637	-29.4%
	AVG. PRICE	\$711,358	\$698,352	-1.8%
	DAYS ON MARKET	32	27	-15.6%
Dix Hills	# OF SALES	126	80	-36.5%
	SALES VOLUME	\$127,932,498	\$92,664,887	-27.6%
	AVG. PRICE	\$1,015,337	\$1,158,311	14.1%
	DAYS ON MARKET	38	33	-13.2%
East Moriches	# OF SALES	14	16	14.3%
	SALES VOLUME	\$12,456,990	\$10,244,050	-17.8%
	AVG. PRICE	\$889,785	\$640,253	-28.0%
	DAYS ON MARKET	59	50	-15.3%

# Long Island Market Report

SUFFOLK COUNTY, Q3 2022 CLOSED SALES

Town		Q3 2021	Q3 2022	% Change
Fort Salonga	# OF SALES	9	4	-55.6%
	SALES VOLUME	\$10,165,000	\$3,969,000	-61.0%
	AVG. PRICE	\$1,129,444	\$992,250	-12.1%
	DAYS ON MARKET	23	22	-4.3%
Greenlawn	# OF SALES	28	26	-7.1%
	SALES VOLUME	\$20,428,888	\$20,713,500	1.4%
	AVG. PRICE	\$729,603	\$796,673	9.2%
	DAYS ON MARKET	42	32	-23.8%
Huntington	# OF SALES	158	123	-22.2%
	SALES VOLUME	\$126,580,626	\$108,668,903	-14.2%
	AVG. PRICE	\$801,143	\$883,487	10.3%
	DAYS ON MARKET	46	31	-32.6%
Huntington Bay	# OF SALES	4	4	0.0%
	SALES VOLUME	\$5,714,000	\$10,264,000	79.6%
	AVG. PRICE	\$1,428,500	\$2,566,000	79.6%
	DAYS ON MARKET	115	41	-64.3%
Huntington Station	# OF SALES	104	106	1.9%
	SALES VOLUME	\$55,783,201	\$63,557,658	13.9%
	AVG. PRICE	\$536,377	\$599,601	11.8%
	DAYS ON MARKET	31	29	-6.5%

# Long Island Market Report

SUFFOLK COUNTY, Q3 2022 CLOSED SALES

Town		Q3 2021	Q3 2022	% Change
Lloyd Harbor	# OF SALES	18	11	-38.9%
	SALES VOLUME	\$53,815,500	\$20,421,000	-62.1%
	AVG. PRICE	\$2,989,750	\$1,856,455	-37.9%
	DAYS ON MARKET	84	50	-40.5%
Lloyd Neck	# OF SALES	6	3	-50.0%
	SALES VOLUME	\$11,089,000	\$3,804,000	-65.7%
	AVG. PRICE	\$1,848,167	\$1,268,000	-31.4%
	DAYS ON MARKET	58	49	-15.5%
Manorville	# OF SALES	27	29	7.4%
	SALES VOLUME	\$15,590,995	\$20,265,980	30.0%
	AVG. PRICE	\$577,444	\$698,827	21.0%
	DAYS ON MARKET	44	45	2.3%
Mastic	# OF SALES	57	82	43.9%
	SALES VOLUME	\$20,474,430	\$33,055,884	61.4%
	AVG. PRICE	\$359,201	\$403,121	12.2%
	DAYS ON MARKET	41	64	56.1%
Mastic Beach	# OF SALES	83	63	-24.1%
	SALES VOLUME	\$24,946,441	\$21,760,713	-12.8%
	AVG. PRICE	\$300,560	\$345,408	14.9%
	DAYS ON MARKET	55	48	-12.7%

# Long Island Market Report

## SUFFOLK COUNTY, Q3 2022 CLOSED SALES

Town		Q3 2021	Q3 2022	% Change
Melville	# OF SALES	46	47	2.2%
	SALES VOLUME	\$36,767,715	\$46,514,805	26.5%
	AVG. PRICE	\$799,298	\$989,677	23.8%
	DAYS ON MARKET	37	40	8.1%
Moriches	# OF SALES	5	4	-20.0%
	SALES VOLUME	\$2,755,000	\$3,398,000	23.3%
	AVG. PRICE	\$551,000	\$849,500	54.2%
	DAYS ON MARKET	62	92	48.4%
Mount Sinai	# OF SALES	42	33	-21.4%
	SALES VOLUME	\$28,468,900	\$25,715,000	-9.7%
	AVG. PRICE	\$677,831	\$779,242	15.0%
	DAYS ON MARKET	46	27	-41.3%
Nesconset	# OF SALES	52	42	-19.2%
	SALES VOLUME	\$33,613,490	\$26,748,000	-20.4%
	AVG. PRICE	\$646,413	\$636,857	-1.5%
	DAYS ON MARKET	28	27	-3.6%
Nissequogue	# OF SALES	5	2	-60.0%
	SALES VOLUME	\$7,211,500	\$3,555,000	-50.7%
	AVG. PRICE	\$1,442,300	\$1,777,500	23.2%
	DAYS ON MARKET	99	306	209.1%



# Long Island Market Report

SUFFOLK COUNTY, Q3 2022 CLOSED SALES

Town		Q3 2021	Q3 2022	% Change
Northport	# OF SALES	83	71	-14.5%
	SALES VOLUME	\$69,982,211	\$71,260,899	1.8%
	AVG. PRICE	\$843,159	\$1,003,675	19.0%
	DAYS ON MARKET	49	39	-20.4%
East Northport	# OF SALES	104	84	-19.2%
	SALES VOLUME	\$67,148,866	\$57,759,765	-14.0%
	AVG. PRICE	\$645,662	\$687,616	6.5%
	DAYS ON MARKET	24	31	29.2%
Patchogue	# OF SALES	121	115	-5.0%
	SALES VOLUME	\$53,986,900	\$61,045,300	13.1%
	AVG. PRICE	\$446,173	\$530,829	19.0%
	DAYS ON MARKET	40	42	5.0%
Saint James	# OF SALES	50	32	-36.0%
	SALES VOLUME	\$33,104,234	\$25,982,199	-21.5%
	AVG. PRICE	\$662,085	\$811,944	22.6%
	DAYS ON MARKET	35	34	-2.9%
Sayville	# OF SALES	46	43	-6.5%
	SALES VOLUME	\$26,780,499	\$27,884,890	4.1%
	AVG. PRICE	\$582,185	\$648,486	11.4%
	DAYS ON MARKET	41	21	-48.8%

# Long Island Market Report

## SUFFOLK COUNTY, Q3 2022 CLOSED SALES

Town		Q3 2021	Q3 2022	% Change
Setauket	# OF SALES	117	77	-34.2%
	SALES VOLUME	\$79,619,500	\$59,197,369	-25.6%
	AVG. PRICE	\$680,509	\$768,797	13.0%
	DAYS ON MARKET	35	32	-8.6%
Shirley	# OF SALES	102	93	-8.8%
	SALES VOLUME	\$40,013,906	\$40,769,627	1.9%
	AVG. PRICE	\$392,293	\$438,383	11.7%
	DAYS ON MARKET	44	50	13.6%
Smithtown	# OF SALES	123	98	-20.3%
	SALES VOLUME	\$82,407,680	\$69,423,880	-15.8%
	AVG. PRICE	\$669,981	\$708,407	5.7%
	DAYS ON MARKET	28	27	-3.6%

# Long Island Market Report

## NORTH FORK, Q3 2022 CLOSED SALES

Town		Q3 2021	Q3 2022	% Change
Aquebogue	# OF SALES	8	8	0.0%
	SALES VOLUME	\$5,813,500	\$4,593,900	-21.0%
	AVG. PRICE	\$726,688	\$574,238	-21.0%
	DAYS ON MARKET	106	50	-52.8%
Baiting Hollow	# OF SALES	12	10	-16.7%
	SALES VOLUME	\$6,220,000	\$5,681,000	-8.7%
	AVG. PRICE	\$518,333	\$568,100	9.6%
	DAYS ON MARKET	74	33	-55.4%
Cutchogue	# OF SALES	20	13	-35.0%
	SALES VOLUME	\$25,970,300	\$19,294,999	-25.7%
	AVG. PRICE	\$1,298,515	\$1,484,231	14.3%
	DAYS ON MARKET	61	38	-37.7%
East Marion	# OF SALES	6	5	-16.7%
	SALES VOLUME	\$4,959,000	\$4,421,500	-10.8%
	AVG. PRICE	\$826,500	\$884,300	7.0%
	DAYS ON MARKET	89	32	-64.0%
Greenport	# OF SALES	14	12	-14.3%
	SALES VOLUME	\$14,808,000	\$12,155,000	-17.9%
	AVG. PRICE	\$1,057,714	\$1,012,917	-4.2%
	DAYS ON MARKET	74	36	-51.4%

# Long Island Market Report

## NORTH FORK, Q3 2022 CLOSED SALES

Town		Q3 2021	Q3 2022	% Change
Jamesport	# OF SALES	15	4	-73.3%
	SALES VOLUME	\$11,388,500	\$4,165,000	-63.4%
	AVG. PRICE	\$759,233	\$1,041,250	37.1%
	DAYS ON MARKET	47	124	163.8%
Laurel	# OF SALES	2	4	100.0%
	SALES VOLUME	\$1,285,000	\$3,011,000	134.3%
	AVG. PRICE	\$642,500	\$752,750	17.2%
	DAYS ON MARKET	17	70	311.8%
Mattituck	# OF SALES	26	15	-42.3%
	SALES VOLUME	\$29,439,065	\$22,074,480	-25.0%
	AVG. PRICE	\$1,132,272	\$1,471,632	30.0%
	DAYS ON MARKET	63	57	-9.5%
New Suffolk	# OF SALES	2	0	0.0%
	SALES VOLUME	\$7,201,000	\$0	-
	AVG. PRICE	\$3,600,500	\$0	-
	DAYS ON MARKET	32	0	-
Orient	# OF SALES	6	2	-66.7%
	SALES VOLUME	\$10,954,000	\$2,488,000	-77.3%
	AVG. PRICE	\$1,825,667	\$1,244,000	-31.9%
	DAYS ON MARKET	49	40	-18.4%

# Long Island Market Report

## NORTH FORK, Q3 2022 CLOSED SALES

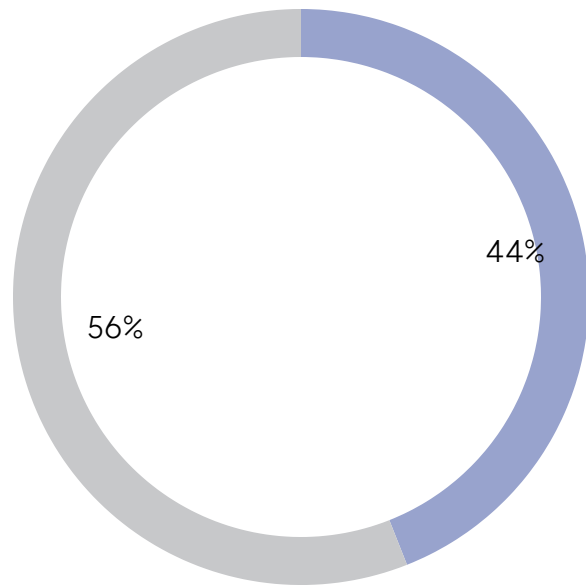
Town		Q3 2021	Q3 2022	% Change
Peconic	# OF SALES	4	3	-25.0%
	SALES VOLUME	\$8,863,500	\$2,575,000	-70.9%
	AVG. PRICE	\$2,215,875	\$858,333	-61.3%
	DAYS ON MARKET	12	52	333.3%
Shelter Island	# OF SALES	9	7	-22.2%
	SALES VOLUME	\$15,906,000	\$21,715,000	36.5%
	AVG. PRICE	\$1,767,333	\$3,102,143	75.5%
	DAYS ON MARKET	115	63	-45.2%
Southold	# OF SALES	30	22	-26.7%
	SALES VOLUME	\$34,993,871	\$26,605,099	-24.0%
	AVG. PRICE	\$1,166,462	\$1,209,323	3.7%
	DAYS ON MARKET	52	52	0.0%

# Sales Volume & Closed Transactions

NASSAU, SUFFOLK, OVERALL

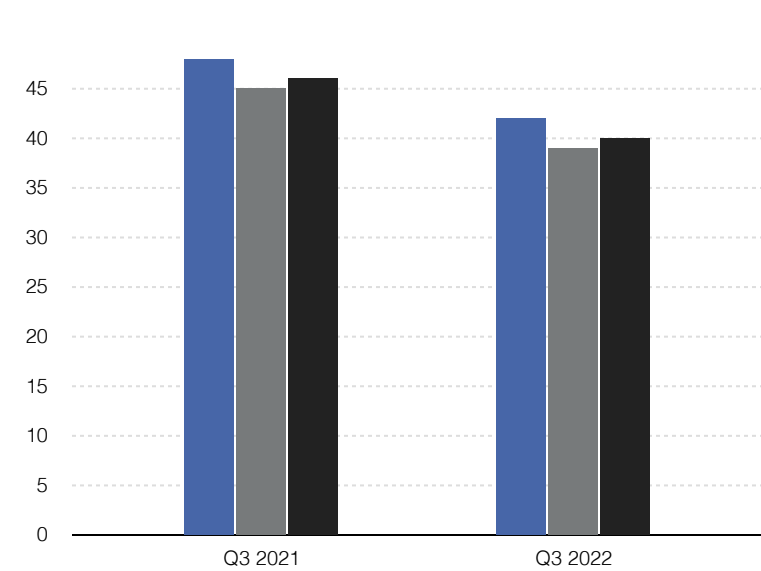
### Closed Sales Volume Market Share

■ 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 Q3 2021 and Q3 2022.

# Long Island Market Report

NASSAU, SUFFOLK, OVERALL

		Q3 2021	Q3 2022	% Change
Nassau County	# OF SALES	3,877	3,114	-19.7%
	SALES VOLUME	\$3,343,809,674	\$2,794,599,890	-16.4%
	AVERAGE PRICE	\$862,473	\$897,431	4.1%
	AVERAGE DOM	48	42	-12.5%
Suffolk County	# OF SALES	4,599	3,879	-15.7%
	SALES VOLUME	\$3,175,615,594	\$2,735,366,595	-13.9%
	AVERAGE PRICE	\$690,501	\$705,173	2.1%
	AVERAGE DOM	45	39	-13.3%
Overall	# OF SALES	8,476	6,993	-17.5%
	SALES VOLUME	\$6,519,425,268	\$5,529,966,485	-15.2%
	AVERAGE PRICE	\$769,163	\$790,786	2.8%
	AVERAGE DOM	46	40	-13.0%

\*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 Q3 and Q3 2022.

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Q3 2022

# Long Island Luxury Market Report

COMPASS



# \$3M+ Closed Sales

NASSAU, SUFFOLK, OVERALL

		Q3 2021	Q3 2022	% Change
Nassau County	# OF SALES	50	40	-20.0%
	SALES VOLUME	\$222,945,679	\$170,711,000	-23.4%
	AVERAGE PRICE	\$4,458,914	\$4,267,775	-4.3%
	AVERAGE DOM	177	97	-45.2%
Suffolk County	# OF SALES	55	36	-34.5%
	SALES VOLUME	\$322,504,980	\$200,755,000	-37.8%
	AVERAGE PRICE	\$5,863,727	\$5,576,528	-4.9%
	AVERAGE DOM	203	107	-47.3%
Overall	# OF SALES	105	76	-27.6%
	SALES VOLUME	\$545,450,659	\$371,466,000	-31.9%
	AVERAGE PRICE	\$5,194,768	\$4,887,711	-5.9%
	AVERAGE DOM	191	102	-46.6%

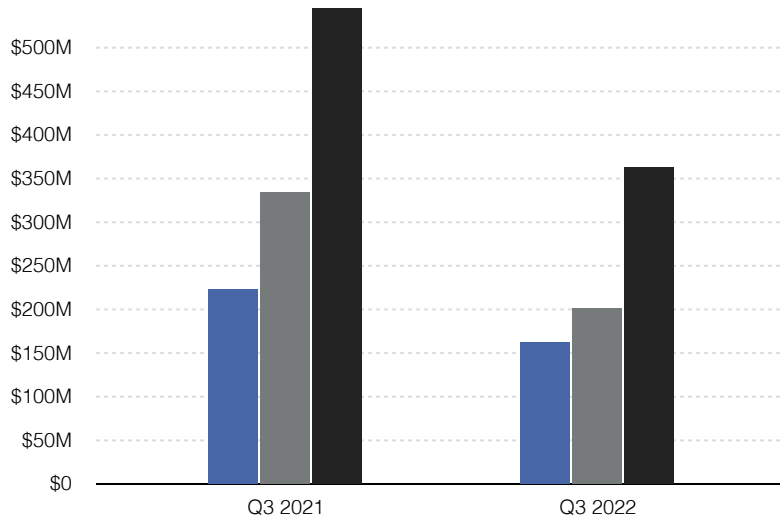
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# \$3M+ Sales Volume & Closed Transactions

NASSAU, SUFFOLK, OVERALL

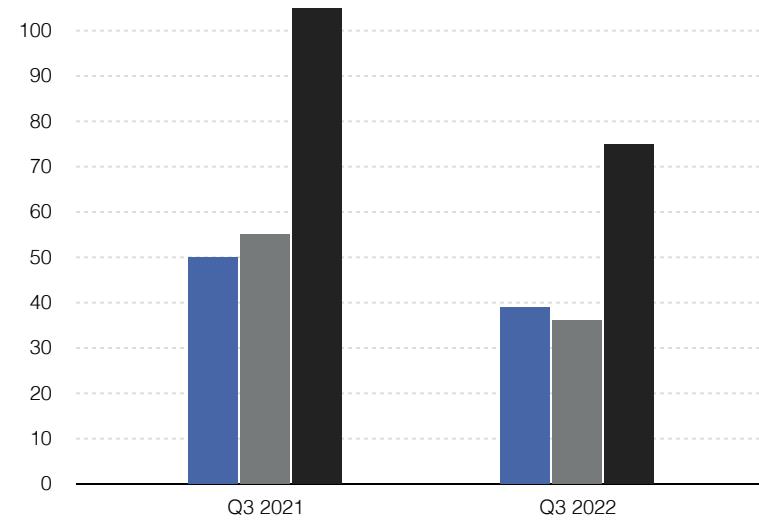
### Closed Luxury Sales Volume

■ 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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