

Q4 2022

# Long Island Market Report

COMPASS



Introduction	03
Compass on Long Island	04
Methodology	05
Closed Sales	06
Supporting Data	30
North Shore Luxury	32

SOURCES

OneKey MLS

During the last quarter of 2022, the Long Island real estate market continued to experience record low inventory, which kept the average sales price slightly elevated at four percent year-over-year. As a result, total sales were down nearly 28 percent, and sales volume declined 25 percent compared to last year. Furthermore, despite inventory scarcity, Nassau and Suffolk saw a six percent increase for days on the market.

In Nassau County, the average sales price only increased one percent year-over-year, while total sales declined 27 percent. However, average

days on the market remained the same compared to 2021. Further east, Suffolk County experienced a similar scenario. The average sales price rose by nearly five percent, and total sales dwindled by 28.5 percent. Here too, days on the market had a 10 percent increase.

In Nassau and Suffolk, listings priced at \$3 million and above saw a 15 percent increase in days on the market, with the average sales price decreasing year-over-year – a 20 percent decline in Nassau and a slight dip in Suffolk. In summary, Nassau's luxury market has seen a correction, with a nine percent decrease in sales

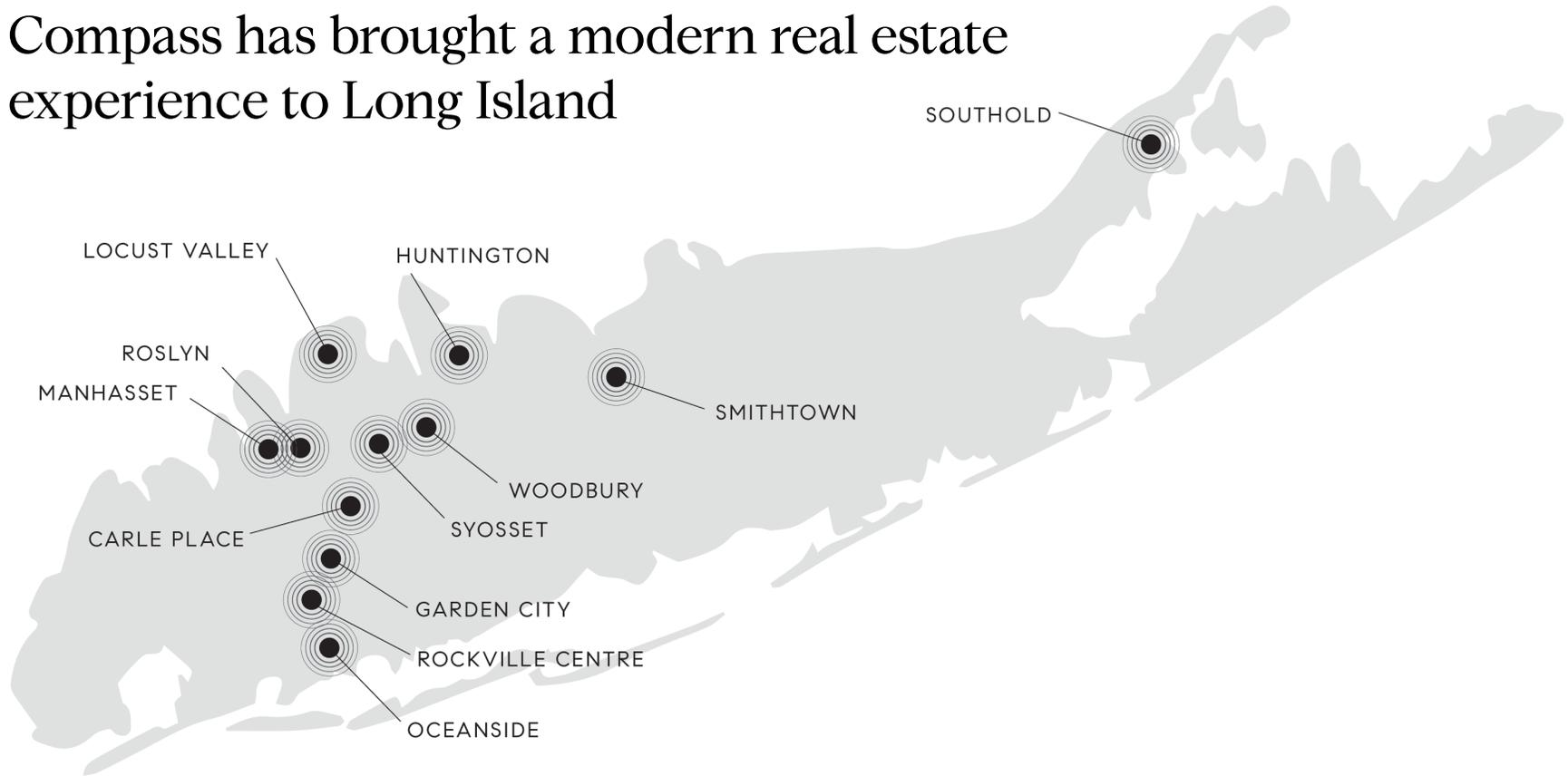
compared to the previous year's time. Suffolk, too, saw a decline with a nearly 18 percent decrease in luxury sales year-over-year and only a minor correction in the average sales price.

By and large, Q4 data demonstrates that the Long Island market is different now than in recent memory. As a result, buyers and sellers must reset their expectations if they want to transact. However, it's important to remember that the diversity of Long Island dwellings across price categories will allow this region to weather any change in the market.

SENIOR MANAGING DIRECTOR

Dennis McCarthy

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



## MANHASSET

1468 Northern Blvd  
Manhasset, NY 11030  
516.517.4751

## HUNTINGTON

16A Wall Street  
Huntington, NY 11743  
631.629.7719

## ROSLYN

69 Roslyn Road  
Roslyn, NY 11576  
516.200.1098

## LOCUST VALLEY

41 The Plaza  
Locust Valley, NY 11560  
516.500.8271

## GARDEN CITY

182 Seventh Street  
Garden City, NY 11530  
516.764.6060

## SYOSSET

485 Underhill Blvd, #200  
Syosset, NY 11791  
516.408.2231

## OCEANSIDE

2800 Long Beach Road  
Oceanside, NY 11572  
516.764.6060

## WOODBURY

8285 Jericho Parkway  
Woodbury, NY 11797  
516.703.3360

## ROCKVILLE CENTRE

298 Merrick Road  
Rockville Centre, NY 11570  
516.703.3378

## CARLE PLACE

507 Westbury Ave  
Carle Place, NY 11514  
516.333.1122

## SOUTHOLD

54100 Main Road  
Southold, NY 11971  
631.251.8644

## SMITHTOWN

180 East Main St  
Smithtown, NY 11787  
631.315.7965

# Methodology

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

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

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

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

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

## **Quarters**

Q1: January 1 - March 31

Q2: April 1 - June 30

Q3: July 1 - September 30

Q4: October 1 - December 31

# Long Island Market Report

## NASSAU COUNTY, Q4 2022 CLOSED SALES

Town		Q4 2021	Q4 2022	% Change
Albertson	# OF SALES	14	13	-7.1%
	SALES VOLUME	\$11,244,776	\$10,281,888	-8.6%
	AVG. PRICE	\$803,198	\$790,914	-1.5%
	DAYS ON MARKET	59	32	-45.8%
Baldwin	# OF SALES	61	70	14.8%
	SALES VOLUME	\$36,407,400	\$43,199,000	18.7%
	AVG. PRICE	\$596,843	\$617,129	3.4%
	DAYS ON MARKET	39	53	35.9%
Bellmore	# OF SALES	71	44	-38.0%
	SALES VOLUME	\$51,874,748	\$30,664,070	-40.9%
	AVG. PRICE	\$730,630	\$696,911	-4.6%
	DAYS ON MARKET	44	50	13.6%
Bethpage	# OF SALES	58	49	-15.5%
	SALES VOLUME	\$36,994,500	\$30,514,600	-17.5%
	AVG. PRICE	\$637,836	\$622,747	-2.4%
	DAYS ON MARKET	42	53	26.2%
Brookville	# OF SALES	7	4	-42.9%
	SALES VOLUME	\$16,237,000	\$9,070,000	-44.1%
	AVG. PRICE	\$2,319,571	\$2,267,500	-2.2%
	DAYS ON MARKET	85	138	62.4%

# Long Island Market Report

NASSAU COUNTY, Q4 2022 CLOSED SALES

Town		Q4 2021	Q4 2022	% Change
Carle Place	# OF SALES	11	10	-9.1%
	SALES VOLUME	\$7,537,000	\$7,212,000	-4.3%
	AVG. PRICE	\$685,182	\$721,200	5.3%
	DAYS ON MARKET	48	68	41.7%
Cedarhurst	# OF SALES	42	22	-47.6%
	SALES VOLUME	\$43,685,000	\$23,624,000	-45.9%
	AVG. PRICE	\$1,040,119	\$1,073,818	3.2%
	DAYS ON MARKET	76	62	-18.4%
Centre Island	# OF SALES	2	2	0.0%
	SALES VOLUME	\$11,300,000	\$6,250,000	-44.7%
	AVG. PRICE	\$5,650,000	\$3,125,000	-44.7%
	DAYS ON MARKET	221	296	33.9%
Cove Neck	# OF SALES	1	0	0.0%
	SALES VOLUME	\$3,000,000	\$0	-
	AVG. PRICE	\$3,000,000	\$0	-
	DAYS ON MARKET	7	0	-
East Hills	# OF SALES	17	11	-35.3%
	SALES VOLUME	\$26,645,999	\$13,725,888	-48.5%
	AVG. PRICE	\$1,567,412	\$1,247,808	-20.4%
	DAYS ON MARKET	49	32	-34.7%

# Long Island Market Report

NASSAU COUNTY, Q4 2022 CLOSED SALES

Town		Q4 2021	Q4 2022	% Change
East Meadow	# OF SALES	101	66	-34.7%
	SALES VOLUME	\$66,173,900	\$45,366,804	-31.4%
	AVG. PRICE	\$655,187	\$687,376	4.9%
	DAYS ON MARKET	39	41	5.1%
Farmingdale	# OF SALES	95	67	-29.5%
	SALES VOLUME	\$57,765,562	\$39,950,980	-30.8%
	AVG. PRICE	\$608,059	\$596,283	-1.9%
	DAYS ON MARKET	43	48	11.6%
Floral Park	# OF SALES	65	47	-27.7%
	SALES VOLUME	\$51,089,801	\$35,197,499	-31.1%
	AVG. PRICE	\$785,997	\$748,883	-4.7%
	DAYS ON MARKET	53	59	11.3%
Franklin Square	# OF SALES	63	39	-38.1%
	SALES VOLUME	\$44,385,889	\$27,013,799	-39.1%
	AVG. PRICE	\$704,538	\$692,662	-1.7%
	DAYS ON MARKET	52	57	9.6%
Freeport	# OF SALES	91	59	-35.2%
	SALES VOLUME	\$50,143,937	\$34,150,250	-31.9%
	AVG. PRICE	\$551,032	\$578,818	5.0%
	DAYS ON MARKET	57	56	-1.8%

# Long Island Market Report

NASSAU COUNTY, Q4 2022 CLOSED SALES

Town		Q4 2021	Q4 2022	% Change
Garden City	# OF SALES	74	59	-20.3%
	SALES VOLUME	\$91,771,563	\$71,468,661	-22.1%
	AVG. PRICE	\$1,240,156	\$1,211,333	-2.3%
	DAYS ON MARKET	42	50	19.0%
Glen Cove	# OF SALES	71	44	-38.0%
	SALES VOLUME	\$57,343,900	\$36,145,388	-37.0%
	AVG. PRICE	\$807,661	\$821,486	1.7%
	DAYS ON MARKET	61	50	-18.0%
Glen Head	# OF SALES	25	23	-8.0%
	SALES VOLUME	\$22,303,700	\$25,332,500	13.6%
	AVG. PRICE	\$892,148	\$1,101,413	23.5%
	DAYS ON MARKET	58	38	-34.5%
Great Neck	# OF SALES	103	57	-44.7%
	SALES VOLUME	\$162,960,795	\$91,161,000	-44.1%
	AVG. PRICE	\$1,582,144	\$1,599,316	1.1%
	DAYS ON MARKET	77	71	-7.8%
Greenvale	# OF SALES	6	2	-66.7%
	SALES VOLUME	\$4,387,000	\$1,194,000	-72.8%
	AVG. PRICE	\$731,167	\$597,000	-18.3%
	DAYS ON MARKET	49	38	-22.4%

# Long Island Market Report

NASSAU COUNTY, Q4 2022 CLOSED SALES

Town		Q4 2021	Q4 2022	% Change
Hewlett	# OF SALES	25	15	-40.0%
	SALES VOLUME	\$20,655,500	\$13,244,000	-35.9%
	AVG. PRICE	\$826,220	\$882,933	6.9%
	DAYS ON MARKET	98	77	-21.4%
Hewlett Harbor	# OF SALES	4	3	-25.0%
	SALES VOLUME	\$5,645,000	\$7,715,000	36.7%
	AVG. PRICE	\$1,411,250	\$2,571,667	82.2%
	DAYS ON MARKET	56	88	57.1%
Hewlett Bay Park	# OF SALES	1	1	0.0%
	SALES VOLUME	\$1,800,000	\$1,900,000	5.6%
	AVG. PRICE	\$1,800,000	\$1,900,000	5.6%
	DAYS ON MARKET	210	138	-34.3%
Hewlett Neck	# OF SALES	0	1	0.0%
	SALES VOLUME	\$0	\$1,732,500	-
	AVG. PRICE	\$0	\$1,732,500	-
	DAYS ON MARKET	0	17	-
Hicksville	# OF SALES	113	87	-23.0%
	SALES VOLUME	\$72,199,387	\$57,629,877	-20.2%
	AVG. PRICE	\$638,933	\$662,412	3.7%
	DAYS ON MARKET	50	50	0.0%

# Long Island Market Report

## NASSAU COUNTY, Q4 2022 CLOSED SALES

Town		Q4 2021	Q4 2022	% Change
Island Park	# OF SALES	25	19	-24.0%
	SALES VOLUME	\$15,584,875	\$11,495,000	-26.2%
	AVG. PRICE	\$623,395	\$605,000	-3.0%
	DAYS ON MARKET	72	49	-31.9%
Jericho	# OF SALES	37	31	-16.2%
	SALES VOLUME	\$42,202,688	\$35,780,388	-15.2%
	AVG. PRICE	\$1,140,613	\$1,154,206	1.2%
	DAYS ON MARKET	61	62	1.6%
Kings Point	# OF SALES	0	1	0.0%
	SALES VOLUME	\$0	\$1,600,000	-
	AVG. PRICE	\$0	\$1,600,000	-
	DAYS ON MARKET	0	136	-
Lattingtown	# OF SALES	3	1	-66.7%
	SALES VOLUME	\$5,200,000	\$1,250,500	-76.0%
	AVG. PRICE	\$1,733,333	\$1,250,500	-27.9%
	DAYS ON MARKET	137	4	-97.1%
Laurel Hollow	# OF SALES	7	3	-57.1%
	SALES VOLUME	\$12,780,000	\$6,249,000	-51.1%
	AVG. PRICE	\$1,825,714	\$2,083,000	14.1%
	DAYS ON MARKET	88	188	113.6%

# Long Island Market Report

## NASSAU COUNTY, Q4 2022 CLOSED SALES

Town		Q4 2021	Q4 2022	% Change
Lawrence	# OF SALES	6	3	-50.0%
	SALES VOLUME	\$9,974,000	\$2,960,000	-70.3%
	AVG. PRICE	\$1,662,333	\$986,667	-40.6%
	DAYS ON MARKET	136	130	-4.4%
Levittown	# OF SALES	133	103	-22.6%
	SALES VOLUME	\$76,944,814	\$60,065,123	-21.9%
	AVG. PRICE	\$578,532	\$583,157	0.8%
	DAYS ON MARKET	36	54	50.0%
Locust Valley	# OF SALES	9	17	88.9%
	SALES VOLUME	\$11,479,000	\$29,873,000	160.2%
	AVG. PRICE	\$1,275,444	\$1,757,235	37.8%
	DAYS ON MARKET	114	55	-51.8%
Long Beach	# OF SALES	70	47	-32.9%
	SALES VOLUME	\$60,548,922	\$37,149,000	-38.6%
	AVG. PRICE	\$864,985	\$790,404	-8.6%
	DAYS ON MARKET	64	62	-3.1%
Lynbrook	# OF SALES	52	44	-15.4%
	SALES VOLUME	\$34,888,500	\$27,397,750	-21.5%
	AVG. PRICE	\$670,933	\$622,676	-7.2%
	DAYS ON MARKET	51	41	-19.6%

# Long Island Market Report

## NASSAU COUNTY, Q4 2022 CLOSED SALES

Town		Q4 2021	Q4 2022	% Change
Manhasset	# OF SALES	52	42	-19.2%
	SALES VOLUME	\$133,516,379	\$86,819,500	-35.0%
	AVG. PRICE	\$2,567,623	\$2,067,131	-19.5%
	DAYS ON MARKET	79	70	-11.4%
Manhasset Hills	# OF SALES	8	7	-12.5%
	SALES VOLUME	\$10,655,000	\$8,625,000	-19.1%
	AVG. PRICE	\$1,331,875	\$1,232,143	-7.5%
	DAYS ON MARKET	41	66	61.0%
Massapequa	# OF SALES	203	186	-8.4%
	SALES VOLUME	\$137,243,889	\$130,775,499	-4.7%
	AVG. PRICE	\$676,078	\$703,094	4.0%
	DAYS ON MARKET	38	49	28.9%
Massapequa Park	# OF SALES	49	51	4.1%
	SALES VOLUME	\$33,027,650	\$35,508,500	7.5%
	AVG. PRICE	\$674,034	\$696,245	3.3%
	DAYS ON MARKET	45	42	-6.7%
Matinecock	# OF SALES	1	0	0.0%
	SALES VOLUME	\$2,850,000	\$0	-
	AVG. PRICE	\$2,850,000	\$0	-
	DAYS ON MARKET	156	0	-

# Long Island Market Report

## NASSAU COUNTY, Q4 2022 CLOSED SALES

Town		Q4 2021	Q4 2022	% Change
Merrick	# OF SALES	112	79	-29.5%
	SALES VOLUME	\$81,522,989	\$62,657,999	-23.1%
	AVG. PRICE	\$727,884	\$793,139	9.0%
	DAYS ON MARKET	46	49	6.5%
Mill Neck	# OF SALES	2	5	150.0%
	SALES VOLUME	\$4,575,000	\$18,965,000	314.5%
	AVG. PRICE	\$2,287,500	\$3,793,000	65.8%
	DAYS ON MARKET	47	102	117.0%
Mineola	# OF SALES	37	28	-24.3%
	SALES VOLUME	\$25,014,500	\$19,710,000	-21.2%
	AVG. PRICE	\$676,068	\$703,929	4.1%
	DAYS ON MARKET	52	45	-13.5%
Muttontown	# OF SALES	11	9	-18.2%
	SALES VOLUME	\$22,378,500	\$19,372,500	-13.4%
	AVG. PRICE	\$2,034,409	\$2,152,500	5.8%
	DAYS ON MARKET	97	115	18.6%
New Hyde Park	# OF SALES	97	88	-9.3%
	SALES VOLUME	\$75,324,947	\$70,187,989	-6.8%
	AVG. PRICE	\$776,546	\$797,591	2.7%
	DAYS ON MARKET	50	54	8.0%

# Long Island Market Report

NASSAU COUNTY, Q4 2022 CLOSED SALES

Town		Q4 2021	Q4 2022	% Change
North Bellmore	# OF SALES	45	36	-20.0%
	SALES VOLUME	\$29,216,890	\$25,127,900	-14.0%
	AVG. PRICE	\$649,264	\$697,997	7.5%
	DAYS ON MARKET	40	51	27.5%
North Woodmere	# OF SALES	10	9	-10.0%
	SALES VOLUME	\$9,799,000	\$8,679,125	-11.4%
	AVG. PRICE	\$979,900	\$964,347	-1.6%
	DAYS ON MARKET	49	72	46.9%
Oceanside	# OF SALES	91	61	-33.0%
	SALES VOLUME	\$60,388,898	\$40,526,949	-32.9%
	AVG. PRICE	\$663,614	\$664,376	0.1%
	DAYS ON MARKET	60	64	6.7%
Old Bethpage	# OF SALES	23	7	-69.6%
	SALES VOLUME	\$19,380,688	\$4,935,500	-74.5%
	AVG. PRICE	\$842,639	\$705,071	-16.3%
	DAYS ON MARKET	65	37	-43.1%
Old Brookville	# OF SALES	3	3	0.0%
	SALES VOLUME	\$8,623,317	\$10,268,000	19.1%
	AVG. PRICE	\$2,874,439	\$3,422,667	19.1%
	DAYS ON MARKET	46	173	276.1%

# Long Island Market Report

## NASSAU COUNTY, Q4 2022 CLOSED SALES

Town		Q4 2021	Q4 2022	% Change
Old Westbury	# OF SALES	6	11	83.3%
	SALES VOLUME	\$30,265,000	\$31,270,000	3.3%
	AVG. PRICE	\$5,044,167	\$2,842,727	-43.6%
	DAYS ON MARKET	141	95	-32.6%
Oyster Bay	# OF SALES	22	14	-36.4%
	SALES VOLUME	\$17,520,000	\$12,296,500	-29.8%
	AVG. PRICE	\$796,364	\$878,321	10.3%
	DAYS ON MARKET	54	66	22.2%
Oyster Bay Cove	# OF SALES	10	3	-70.0%
	SALES VOLUME	\$25,665,000	\$5,174,152	-79.8%
	AVG. PRICE	\$2,566,500	\$1,724,717	-32.8%
	DAYS ON MARKET	105	57	-45.7%
Plainview	# OF SALES	96	70	-27.1%
	SALES VOLUME	\$72,825,687	\$59,982,580	-17.6%
	AVG. PRICE	\$758,601	\$856,894	13.0%
	DAYS ON MARKET	37	48	29.7%
Point Lookout	# OF SALES	9	5	-44.4%
	SALES VOLUME	\$10,754,000	\$4,958,876	-53.9%
	AVG. PRICE	\$1,194,889	\$991,775	-17.0%
	DAYS ON MARKET	65	86	32.3%

# Long Island Market Report

## NASSAU COUNTY, Q4 2022 CLOSED SALES

Town		Q4 2021	Q4 2022	% Change
Port Washington	# OF SALES	70	47	-32.9%
	SALES VOLUME	\$70,433,999	\$52,360,500	-25.7%
	AVG. PRICE	\$1,006,200	\$1,114,053	10.7%
	DAYS ON MARKET	52	52	0.0%
Rockville Centre	# OF SALES	54	26	-51.9%
	SALES VOLUME	\$45,788,316	\$23,927,000	-47.7%
	AVG. PRICE	\$847,932	\$920,269	8.5%
	DAYS ON MARKET	57	41	-28.1%
Roslyn	# OF SALES	14	10	-28.6%
	SALES VOLUME	\$19,599,000	\$13,612,000	-30.5%
	AVG. PRICE	\$1,399,929	\$1,361,200	-2.8%
	DAYS ON MARKET	61	69	13.1%
Roslyn Estates	# OF SALES	5	0	0.0%
	SALES VOLUME	\$9,420,000	\$0	-
	AVG. PRICE	\$1,884,000	\$0	-
	DAYS ON MARKET	147	0	-
Roslyn Harbor	# OF SALES	4	3	-25.0%
	SALES VOLUME	\$10,175,000	\$4,655,000	-54.3%
	AVG. PRICE	\$2,543,750	\$1,551,667	-39.0%
	DAYS ON MARKET	145	73	-49.7%

# Long Island Market Report

## NASSAU COUNTY, Q4 2022 CLOSED SALES

Town		Q4 2021	Q4 2022	% Change
Roslyn Heights	# OF SALES	20	16	-20.0%
	SALES VOLUME	\$19,484,257	\$20,597,000	5.7%
	AVG. PRICE	\$974,213	\$1,287,313	32.1%
	DAYS ON MARKET	60	79	31.7%
Sands Point	# OF SALES	6	4	-33.3%
	SALES VOLUME	\$17,407,500	\$12,718,000	-26.9%
	AVG. PRICE	\$2,901,250	\$3,179,500	9.6%
	DAYS ON MARKET	96	231	140.6%
Sea Cliff	# OF SALES	12	15	25.0%
	SALES VOLUME	\$11,921,000	\$14,812,000	24.3%
	AVG. PRICE	\$993,417	\$987,467	-0.6%
	DAYS ON MARKET	114	58	-49.1%
Seaford	# OF SALES	55	44	-20.0%
	SALES VOLUME	\$33,267,054	\$26,924,499	-19.1%
	AVG. PRICE	\$604,856	\$611,920	1.2%
	DAYS ON MARKET	38	41	7.9%
Searingtown	# OF SALES	3	3	0.0%
	SALES VOLUME	\$3,157,000	\$2,845,000	-9.9%
	AVG. PRICE	\$1,052,333	\$948,333	-9.9%
	DAYS ON MARKET	20	15	-25.0%

# Long Island Market Report

## NASSAU COUNTY, Q4 2022 CLOSED SALES

Town		Q4 2021	Q4 2022	% Change
Syosset	# OF SALES	65	41	-36.9%
	SALES VOLUME	\$64,375,000	\$38,657,386	-39.9%
	AVG. PRICE	\$990,385	\$942,863	-4.8%
	DAYS ON MARKET	63	46	-27.0%
Upper Brookville	# OF SALES	9	5	-44.4%
	SALES VOLUME	\$20,479,800	\$10,180,000	-50.3%
	AVG. PRICE	\$2,275,533	\$2,036,000	-10.5%
	DAYS ON MARKET	81	85	4.9%
Valley Stream	# OF SALES	135	74	-45.2%
	SALES VOLUME	\$83,258,049	\$47,782,500	-42.6%
	AVG. PRICE	\$616,726	\$645,709	4.7%
	DAYS ON MARKET	49	54	10.2%
Wantagh	# OF SALES	95	81	-14.7%
	SALES VOLUME	\$63,091,872	\$56,844,800	-9.9%
	AVG. PRICE	\$664,125	\$701,788	5.7%
	DAYS ON MARKET	32	42	31.3%
Williston Park	# OF SALES	18	18	0.0%
	SALES VOLUME	\$13,118,500	\$13,475,000	2.7%
	AVG. PRICE	\$728,806	\$748,611	2.7%
	DAYS ON MARKET	34	49	44.1%

# Long Island Market Report

NASSAU COUNTY, Q4 2022 CLOSED SALES

Town		Q4 2021	Q4 2022	% Change
East Williston	# OF SALES	5	4	-20.0%
	SALES VOLUME	\$6,674,000	\$5,560,000	-16.7%
	AVG. PRICE	\$1,334,800	\$1,390,000	4.1%
	DAYS ON MARKET	61	25	-59.0%
Westbury	# OF SALES	92	69	-25.0%
	SALES VOLUME	\$60,003,332	\$49,259,192	-17.9%
	AVG. PRICE	\$652,210	\$713,901	9.5%
	DAYS ON MARKET	50	50	0.0%
Woodbury	# OF SALES	19	17	-10.5%
	SALES VOLUME	\$29,454,638	\$22,694,000	-23.0%
	AVG. PRICE	\$1,550,244	\$1,334,941	-13.9%
	DAYS ON MARKET	61	29	-52.5%

# Long Island Market Report

## SUFFOLK COUNTY, Q4 2022 CLOSED SALES

Town		Q4 2021	Q4 2022	% Change
Center Moriches	# OF SALES	28	21	-25.0%
	SALES VOLUME	\$16,394,889	\$14,704,998	-10.3%
	AVG. PRICE	\$585,532	\$700,238	19.6%
	DAYS ON MARKET	88	77	-12.5%
Cold Spring Harbor	# OF SALES	12	7	-41.7%
	SALES VOLUME	\$23,234,000	\$7,458,000	-67.9%
	AVG. PRICE	\$1,936,167	\$1,065,429	-45.0%
	DAYS ON MARKET	99	77	-22.2%
Commack	# OF SALES	85	70	-17.6%
	SALES VOLUME	\$54,245,039	\$46,906,040	-13.5%
	AVG. PRICE	\$638,177	\$670,086	5.0%
	DAYS ON MARKET	44	38	-13.6%
Dix Hills	# OF SALES	88	60	-31.8%
	SALES VOLUME	\$86,802,000	\$66,136,799	-23.8%
	AVG. PRICE	\$986,386	\$1,102,280	11.7%
	DAYS ON MARKET	54	68	25.9%
East Moriches	# OF SALES	15	11	-26.7%
	SALES VOLUME	\$13,078,726	\$8,338,500	-36.2%
	AVG. PRICE	\$871,915	\$758,045	-13.1%
	DAYS ON MARKET	103	108	4.9%

# Long Island Market Report

SUFFOLK COUNTY, Q4 2022 CLOSED SALES

Town		Q4 2021	Q4 2022	% Change
Fort Salonga	# OF SALES	7	8	14.3%
	SALES VOLUME	\$7,060,000	\$8,314,100	17.8%
	AVG. PRICE	\$1,008,571	\$1,039,263	3.0%
	DAYS ON MARKET	49	40	-18.4%
Greenlawn	# OF SALES	28	18	-35.7%
	SALES VOLUME	\$19,699,919	\$14,006,112	-28.9%
	AVG. PRICE	\$703,569	\$778,117	10.6%
	DAYS ON MARKET	46	46	0.0%
Huntington	# OF SALES	135	83	-38.5%
	SALES VOLUME	\$106,665,786	\$70,376,400	-34.0%
	AVG. PRICE	\$790,117	\$847,908	7.3%
	DAYS ON MARKET	61	50	-18.0%
Huntington Bay	# OF SALES	5	2	-60.0%
	SALES VOLUME	\$8,090,000	\$8,200,000	1.4%
	AVG. PRICE	\$1,618,000	\$4,100,000	153.4%
	DAYS ON MARKET	123	120	-2.4%
Huntington Station	# OF SALES	99	63	-36.4%
	SALES VOLUME	\$53,946,131	\$36,481,533	-32.4%
	AVG. PRICE	\$544,910	\$579,072	6.3%
	DAYS ON MARKET	45	45	0.0%

# Long Island Market Report

SUFFOLK COUNTY, Q4 2022 CLOSED SALES

Town		Q4 2021	Q4 2022	% Change
Lloyd Harbor	# OF SALES	11	9	-18.2%
	SALES VOLUME	\$24,607,000	\$17,364,000	-29.4%
	AVG. PRICE	\$2,237,000	\$1,929,333	-13.8%
	DAYS ON MARKET	57	42	-26.3%
Lloyd Neck	# OF SALES	3	0	0.0%
	SALES VOLUME	\$4,024,000	\$0	-
	AVG. PRICE	\$1,341,333	\$0	-
	DAYS ON MARKET	63	0	-
Manorville	# OF SALES	31	22	-29.0%
	SALES VOLUME	\$18,578,990	\$13,715,500	-26.2%
	AVG. PRICE	\$599,322	\$623,432	4.0%
	DAYS ON MARKET	51	49	-3.9%
Mastic	# OF SALES	62	42	-32.3%
	SALES VOLUME	\$23,125,037	\$16,454,993	-28.8%
	AVG. PRICE	\$372,984	\$391,786	5.0%
	DAYS ON MARKET	47	42	-10.6%
Mastic Beach	# OF SALES	78	58	-25.6%
	SALES VOLUME	\$26,305,254	\$19,405,849	-26.2%
	AVG. PRICE	\$337,247	\$334,584	-0.8%
	DAYS ON MARKET	63	53	-15.9%

# Long Island Market Report

## SUFFOLK COUNTY, Q4 2022 CLOSED SALES

Town		Q4 2021	Q4 2022	% Change
Melville	# OF SALES	37	33	-10.8%
	SALES VOLUME	\$30,035,500	\$30,944,500	3.0%
	AVG. PRICE	\$811,770	\$937,712	15.5%
	DAYS ON MARKET	42	55	31.0%
Moriches	# OF SALES	3	3	0.0%
	SALES VOLUME	\$1,863,999	\$1,730,000	-7.2%
	AVG. PRICE	\$621,333	\$576,667	-7.2%
	DAYS ON MARKET	26	24	-7.7%
Mount Sinai	# OF SALES	37	23	-37.8%
	SALES VOLUME	\$26,800,023	\$15,263,500	-43.0%
	AVG. PRICE	\$724,325	\$663,630	-8.4%
	DAYS ON MARKET	45	48	6.7%
Nesconset	# OF SALES	43	29	-32.6%
	SALES VOLUME	\$25,803,427	\$18,851,399	-26.9%
	AVG. PRICE	\$600,080	\$650,048	8.3%
	DAYS ON MARKET	44	43	-2.3%
Nissequogue	# OF SALES	7	8	14.3%
	SALES VOLUME	\$8,257,500	\$11,392,000	38.0%
	AVG. PRICE	\$1,179,643	\$1,424,000	20.7%
	DAYS ON MARKET	75	88	17.3%

# Long Island Market Report

SUFFOLK COUNTY, Q4 2022 CLOSED SALES

Town		Q4 2021	Q4 2022	% Change
Northport	# OF SALES	63	63	0.0%
	SALES VOLUME	\$56,838,817	\$67,115,920	18.1%
	AVG. PRICE	\$902,203	\$1,065,332	18.1%
	DAYS ON MARKET	67	58	-13.4%
East Northport	# OF SALES	84	53	-36.9%
	SALES VOLUME	\$51,818,050	\$35,284,900	-31.9%
	AVG. PRICE	\$616,882	\$665,753	7.9%
	DAYS ON MARKET	37	33	-10.8%
Patchogue	# OF SALES	146	99	-32.2%
	SALES VOLUME	\$69,049,420	\$51,144,989	-25.9%
	AVG. PRICE	\$472,941	\$516,616	9.2%
	DAYS ON MARKET	42	59	40.5%
Riverhead	# OF SALES	64	36	-43.7%
	SALES VOLUME	\$26,416,716	\$18,544,961	-29.8%
	AVG. PRICE	\$412,761	\$515,138	24.8%
	DAYS ON MARKET	60	48	-20.0%
Saint James	# OF SALES	33	23	-30.3%
	SALES VOLUME	\$22,519,500	\$15,905,900	-29.4%
	AVG. PRICE	\$682,409	\$691,561	1.3%
	DAYS ON MARKET	50	63	26.0%

# Long Island Market Report

SUFFOLK COUNTY, Q4 2022 CLOSED SALES

Town		Q4 2021	Q4 2022	% Change
Sayville	# OF SALES	46	42	-8.7%
	SALES VOLUME	\$28,106,123	\$25,005,281	-11.0%
	AVG. PRICE	\$611,003	\$595,364	-2.6%
	DAYS ON MARKET	32	51	59.4%
Setauket	# OF SALES	84	57	-32.1%
	SALES VOLUME	\$57,615,072	\$44,851,901	-22.2%
	AVG. PRICE	\$685,894	\$786,875	14.7%
	DAYS ON MARKET	43	79	83.7%
Shirley	# OF SALES	113	86	-23.9%
	SALES VOLUME	\$44,533,389	\$36,130,469	-18.9%
	AVG. PRICE	\$394,101	\$420,122	6.6%
	DAYS ON MARKET	41	56	36.6%
Smithtown	# OF SALES	120	92	-23.3%
	SALES VOLUME	\$83,842,911	\$62,735,399	-25.2%
	AVG. PRICE	\$698,691	\$681,907	-2.4%
	DAYS ON MARKET	41	47	14.6%
Wading River	# OF SALES	35	28	-20.0%
	SALES VOLUME	\$19,488,390	\$18,529,400	-4.9%
	AVG. PRICE	\$556,811	\$661,764	18.8%
	DAYS ON MARKET	60	52	-13.3%

# Long Island Market Report

## NORTH FORK, Q4 2022 CLOSED SALES

Town		Q4 2021	Q4 2022	% Change
Aquebogue	# OF SALES	10	7	-30.0%
	SALES VOLUME	\$8,660,500	\$4,655,000	-46.3%
	AVG. PRICE	\$866,050	\$665,000	-23.2%
	DAYS ON MARKET	67	66	-1.5%
Baiting Hollow	# OF SALES	10	12	20.0%
	SALES VOLUME	\$5,107,000	\$6,380,500	24.9%
	AVG. PRICE	\$510,700	\$531,708	4.1%
	DAYS ON MARKET	54	68	25.9%
Cutchogue	# OF SALES	15	12	-20.0%
	SALES VOLUME	\$15,539,500	\$16,016,999	3.1%
	AVG. PRICE	\$1,035,967	\$1,334,750	28.8%
	DAYS ON MARKET	37	63	70.3%
East Marion	# OF SALES	5	6	20.0%
	SALES VOLUME	\$5,739,000	\$9,130,000	59.1%
	AVG. PRICE	\$1,147,800	\$1,521,667	32.6%
	DAYS ON MARKET	56	69	23.2%
Greenport	# OF SALES	21	9	-57.1%
	SALES VOLUME	\$19,706,500	\$12,974,999	-34.2%
	AVG. PRICE	\$938,405	\$1,441,667	53.6%
	DAYS ON MARKET	38	81	113.2%

# Long Island Market Report

NORTH FORK, Q4 2022 CLOSED SALES

Town		Q4 2021	Q4 2022	% Change
Jamesport	# OF SALES	9	2	-77.8%
	SALES VOLUME	\$10,408,000	\$1,975,000	-81.0%
	AVG. PRICE	\$1,156,444	\$987,500	-14.6%
	DAYS ON MARKET	80	84	5.0%
Laurel	# OF SALES	2	3	50.0%
	SALES VOLUME	\$2,865,000	\$2,418,500	-15.6%
	AVG. PRICE	\$1,432,500	\$806,167	-43.7%
	DAYS ON MARKET	26	74	184.6%
Mattituck	# OF SALES	25	17	-32.0%
	SALES VOLUME	\$32,527,999	\$21,108,600	-35.1%
	AVG. PRICE	\$1,301,120	\$1,241,682	-4.6%
	DAYS ON MARKET	74	92	24.3%
New Suffolk	# OF SALES	2	4	100.0%
	SALES VOLUME	\$3,030,000	\$5,671,250	87.2%
	AVG. PRICE	\$1,515,000	\$1,417,813	-6.4%
	DAYS ON MARKET	124	95	-23.4%
Orient	# OF SALES	5	5	0.0%
	SALES VOLUME	\$7,703,000	\$8,644,000	12.2%
	AVG. PRICE	\$1,540,600	\$1,728,800	12.2%
	DAYS ON MARKET	118	98	-16.9%

# Long Island Market Report

## NORTH FORK, Q4 2022 CLOSED SALES

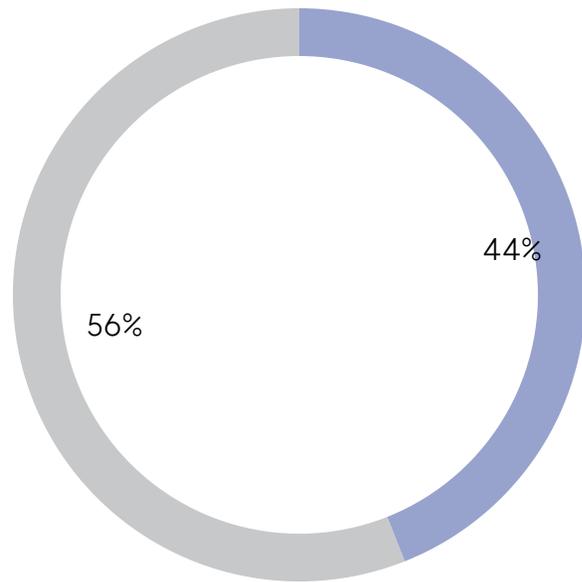
Town		Q4 2021	Q4 2022	% Change
Peconic	# OF SALES	2	3	50.0%
	SALES VOLUME	\$2,550,000	\$4,947,599	94.0%
	AVG. PRICE	\$1,275,000	\$1,649,200	29.3%
	DAYS ON MARKET	72	41	-43.1%
Shelter Island	# OF SALES	6	7	16.7%
	SALES VOLUME	\$13,568,125	\$13,300,000	-2.0%
	AVG. PRICE	\$2,261,354	\$1,900,000	-16.0%
	DAYS ON MARKET	119	148	24.4%
Southold	# OF SALES	26	15	-42.3%
	SALES VOLUME	\$26,768,500	\$17,627,600	-34.1%
	AVG. PRICE	\$1,029,558	\$1,175,173	14.1%
	DAYS ON MARKET	47	72	53.2%

# Sales Volume & Closed Transactions

NASSAU, SUFFOLK, OVERALL

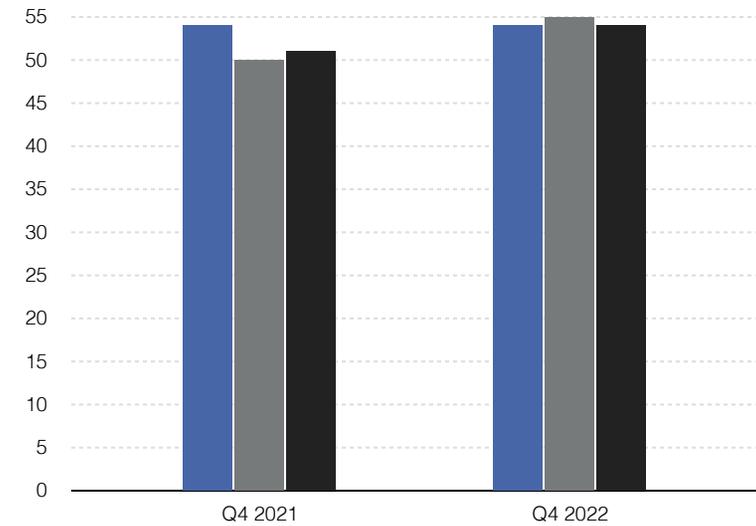
### Closed Sales Volume Market Share

■ 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 Q4 2021 and Q4 2022.

# Long Island Market Report

NASSAU, SUFFOLK, OVERALL

		Q4 2021	Q4 2022	% Change
Nassau County	# OF SALES	3,393	2,481	-26.9%
	SALES VOLUME	\$2,823,958,758	\$2,087,960,857	-26.1%
	AVERAGE PRICE	\$832,290	\$841,580	1.1%
	AVERAGE DOM	54	54	0.0%
Suffolk County	# OF SALES	4,399	3,147	-28.5%
	SALES VOLUME	\$2,951,409,633	\$2,233,548,993	-24.3%
	AVERAGE PRICE	\$670,927	\$709,739	5.8%
	AVERAGE DOM	50	55	10.0%
Overall	# OF SALES	7,792	5,628	-27.8%
	SALES VOLUME	\$5,775,368,391	\$4,321,509,850	-25.2%
	AVERAGE PRICE	\$741,192	\$767,859	3.6%
	AVERAGE DOM	51	54	5.9%

\*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 Q4 and Q4 2022.

# COMPASS

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.

Q4 2022

# Long Island Luxury Market Report

COMPASS



# \$3M+ Closed Sales

NASSAU, SUFFOLK, OVERALL

		Q4 2021	Q4 2022	% Change
Nassau County	# OF SALES	33	30	-9.1%
	SALES VOLUME	\$181,217,800	\$130,719,000	-27.9%
	AVERAGE PRICE	\$5,491,448	\$4,357,300	-20.7%
	AVERAGE DOM	126	154	22.2%
Suffolk County	# OF SALES	51	42	-17.6%
	SALES VOLUME	\$259,292,447	\$211,894,800	-18.3%
	AVERAGE PRICE	\$5,084,166	\$5,045,114	-0.8%
	AVERAGE DOM	137	155	13.1%
Overall	# OF SALES	84	72	-14.3%
	SALES VOLUME	\$440,510,247	\$342,613,800	-22.2%
	AVERAGE PRICE	\$5,244,170	\$4,758,525	-9.3%
	AVERAGE DOM	133	154	15.8%

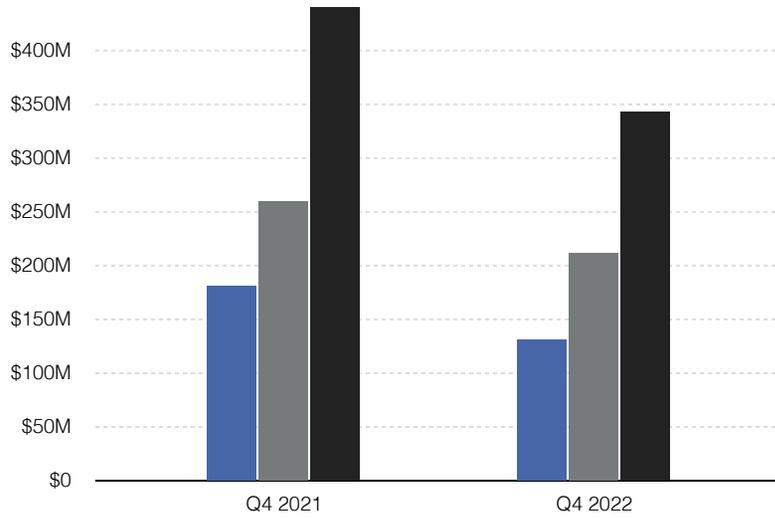
\*Data in this section is sourced from OneKey MLS and considers all available residential data from Nassau County and Suffolk County (including the Hamptons) between October 1, 2020 and December 31, 2020.

# \$3M+ Sales Volume & Closed Transactions

NASSAU, SUFFOLK, OVERALL

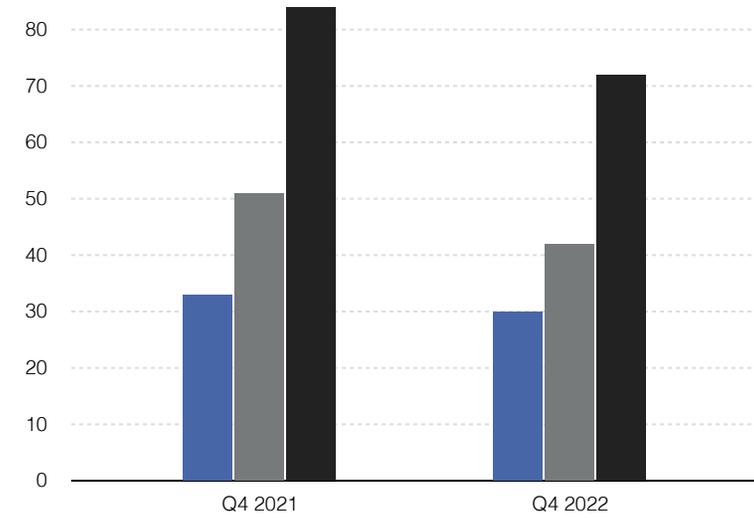
### Closed Luxury Sales Volume

■ 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.



# COMPASS

## Bridge Loan Services

A simple solution to bridge the gap between the home you have and the home you want.

Get access to competitive rates and dedicated support from industry-leading lenders, with the exclusive option to get up to six months of your loan payments fronted when you sell your home with a Compass agent.

Learn more at

**[compass.com/bridge-loan-services](https://compass.com/bridge-loan-services)**

The Bridge Loan Advance for Compass clients is a loan provided by Notable Finance, LLC, NMLS# 1824748 and is available to all eligible Compass clients working with the Bridge Loan lender of their choice. Loan eligibility is not guaranteed and all loans are subject to credit approval and underwriting by Notable. Loans made or arranged pursuant to a California Finance Lenders Law license. Compass is not a lender and is not providing loans as part of Compass Bridge Loans Service.

# COMPASS

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.