

YEAR IN REVIEW 2022

Long Island Market Insights



COMPASS



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Compass is bringing a modern real estate experience to Long Island.



MANHASSET
1695 Northern Blvd
Manhasset, NY 11030
516.517.4751

HUNTINGTON
16A Wall St
Huntington, NY 11743
631.629.7719

GARDEN CITY
182 Seventh St
Garden City, NY 11530
516.408.2231

LOCUST VALLEY
41 The Plaza
Locust Valley, NY 11560
516.500.8271

ROSLYN
69 Roslyn Road
Roslyn Heights, NY 11577
917.868.8745

SYOSSET
485 Underhill Blvd #200
Syosset, NY 11791
516.517.4866

FIVE TOWNS
1208 Broadway
Hewlett, NY 11557
516.791.1313

OCEANSIDE
2800 Long Beach Rd
Oceanside, NY 11572
516.764.6060

ROCKVILLE CENTRE
100 Merrick Rd #430W
Rockville Centre, NY 11570
516.703.3378

CARLE PLACE
507 Westbury Ave
Carle Place, NY 11514
516.517.4751

SEA CLIFF
305 Sea Cliff Ave #1
Sea Cliff, NY 11579
516.671.1717

WOODBURY
8285 Jericho Turnpike #16
Woodbury, NY 11797
516.703.3360

SMITHTOWN
(Coming Soon)
180 E Main St
Suite 302 & 303
Smithtown, NY 11787
631.315.7965

SOUTHOLD
(Coming Soon)
54100 Main Road
Southold, NY 11971

YEAR IN REVIEW 2022

Methodology

Geography covered in this report is Nassau County, Suffolk County, and the North Fork of Long Island.

Inventory is calculated based on all properties actively listed during the time period, at the time the report is prepared.

Contract Signed figures are based on publicly reported transactions at the time the report is prepared. The signed price reflects the latest available asking price.

Recorded Sales figures are based on known closings recorded at the time the report is prepared.

Median Price is the middle price of a given dataset.

Average Price is the sum of all prices divided by the total number of properties.

Months of Supply is the calculated time it would take to sell all current active listings based on the trailing 12-months sales rate.

Time on Market is calculated as the number of days from the most accurate list date of a property to its contract date.

Discount is the percentage difference between the initial list price and the recorded sale price.

SOURCES

Onekey MLS Residential Properties Listed & Closed
01/01/2020 - 12/31/2022.



YEAR IN REVIEW 2022

Nassau County

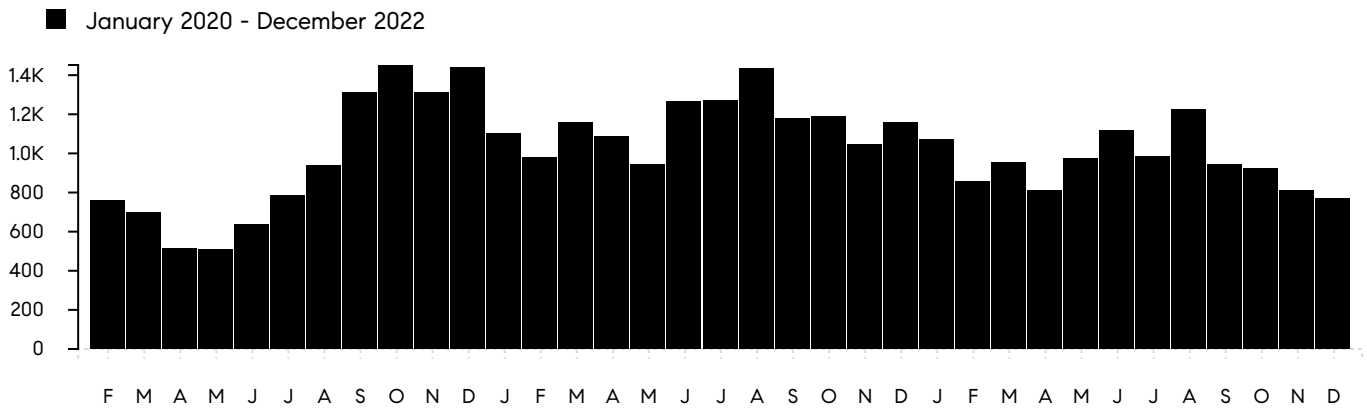
LONG ISLAND MARKET INSIGHTS

Name		2022	2021	% Change
Nassau Overall	# OF SALES	11,435	13,805	-17.2%
	SALES VOLUME	\$9,866,950,240	\$11,298,214,043	-12.7%
	AVERAGE PRICE	\$862,873	\$818,415	5.4%
	AVERAGE DOM	52	59	-11.9%
	NEW LISTINGS	11,435	13,805	-17.2%

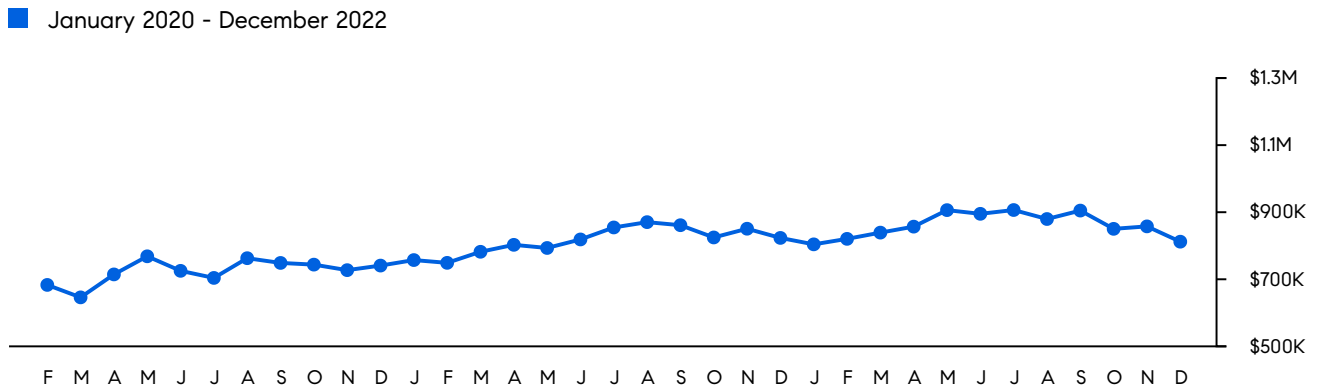
Nassau County

LONG ISLAND MARKET INSIGHTS

Historic Sales



Historic Average Sales Price



Nassau County

LONG ISLAND MARKET INSIGHTS

Name		2022	2021	% Change
Albertson	# OF SALES	54	57	-5.3%
	SALES VOLUME	\$46,928,888	\$45,915,776	2.2%
	AVERAGE PRICE	\$869,053	\$805,540	7.9%
	AVERAGE DOM	52	59	-11.9%
	NEW LISTINGS	54	57	-5.3%
Baldwin	# OF SALES	294	319	-7.8%
	SALES VOLUME	\$179,464,876	\$180,955,671	-0.8%
	AVERAGE PRICE	\$610,425	\$567,259	7.6%
	AVERAGE DOM	50	48	4.2%
	NEW LISTINGS	294	319	-7.8%
Bellmore	# OF SALES	203	262	-22.5%
	SALES VOLUME	\$149,055,730	\$174,387,458	-14.5%
	AVERAGE PRICE	\$734,265	\$665,601	10.3%
	AVERAGE DOM	39	48	-18.7%
	NEW LISTINGS	203	262	-22.5%
Bethpage	# OF SALES	222	250	-11.2%
	SALES VOLUME	\$143,049,693	\$151,576,288	-5.6%
	AVERAGE PRICE	\$644,368	\$606,305	6.3%
	AVERAGE DOM	39	45	-13.3%
	NEW LISTINGS	222	250	-11.2%
Brookville	# OF SALES	31	33	-6.1%
	SALES VOLUME	\$81,140,000	\$77,822,000	4.3%
	AVERAGE PRICE	\$2,617,419	\$2,358,242	11.0%
	AVERAGE DOM	108	165	-34.5%
	NEW LISTINGS	31	33	-6.1%

Name		2022	2021	% Change
Carle Place	# OF SALES	31	47	-34.0%
	SALES VOLUME	\$21,795,300	\$32,251,700	-32.4%
	AVERAGE PRICE	\$703,074	\$686,206	2.5%
	AVERAGE DOM	48	64	-25.0%
	NEW LISTINGS	31	47	-34.0%
Cedarhurst	# OF SALES	138	193	-28.5%
	SALES VOLUME	\$153,475,616	\$182,413,489	-15.9%
	AVERAGE PRICE	\$1,112,142	\$945,148	17.7%
	AVERAGE DOM	79	75	5.3%
	NEW LISTINGS	138	193	-28.5%
Centre Island	# OF SALES	7	5	40.0%
	SALES VOLUME	\$27,675,000	\$23,200,000	19.3%
	AVERAGE PRICE	\$3,953,571	\$4,640,000	-14.8%
	AVERAGE DOM	127	253	-49.8%
	NEW LISTINGS	7	5	40.0%
Cove Neck	# OF SALES	2	2	0.0%
	SALES VOLUME	\$15,745,000	\$4,600,000	242.3%
	AVERAGE PRICE	\$7,872,500	\$2,300,000	242.3%
	AVERAGE DOM	2	339	-99.4%
	NEW LISTINGS	2	2	0.0%
East Hills	# OF SALES	51	83	-38.6%
	SALES VOLUME	\$73,589,498	\$116,181,619	-36.7%
	AVERAGE PRICE	\$1,442,931	\$1,399,779	3.1%
	AVERAGE DOM	53	63	-15.9%
	NEW LISTINGS	51	83	-38.6%
East Meadow	# OF SALES	312	406	-23.2%
	SALES VOLUME	\$216,898,641	\$262,452,919	-17.4%
	AVERAGE PRICE	\$695,188	\$646,436	7.5%
	AVERAGE DOM	38	45	-15.6%
	NEW LISTINGS	312	406	-23.2%

Name		2022	2021	% Change
Farmingdale	# OF SALES	263	307	-14.3%
	SALES VOLUME	\$160,194,466	\$179,344,757	-10.7%
	AVERAGE PRICE	\$609,104	\$584,185	4.3%
	AVERAGE DOM	40	46	-13.0%
	NEW LISTINGS	263	307	-14.3%
Freeport	# OF SALES	278	344	-19.2%
	SALES VOLUME	\$159,287,524	\$184,632,026	-13.7%
	AVERAGE PRICE	\$572,977	\$536,721	6.8%
	AVERAGE DOM	52	60	-13.3%
	NEW LISTINGS	278	344	-19.2%
Garden City	# OF SALES	250	300	-16.7%
	SALES VOLUME	\$295,029,083	\$348,262,500	-15.3%
	AVERAGE PRICE	\$1,180,116	\$1,160,875	1.7%
	AVERAGE DOM	45	49	-8.2%
	NEW LISTINGS	250	300	-16.7%
Glen Cove	# OF SALES	209	246	-15.0%
	SALES VOLUME	\$168,320,826	\$192,007,763	-12.3%
	AVERAGE PRICE	\$805,363	\$780,519	3.2%
	AVERAGE DOM	52	65	-20.0%
	NEW LISTINGS	209	246	-15.0%
Glen Head	# OF SALES	73	84	-13.1%
	SALES VOLUME	\$76,802,500	\$75,471,200	1.8%
	AVERAGE PRICE	\$1,052,089	\$898,467	17.1%
	AVERAGE DOM	41	59	-30.5%
	NEW LISTINGS	73	84	-13.1%
Great Neck	# OF SALES	298	416	-28.4%
	SALES VOLUME	\$472,937,104	\$666,168,167	-29.0%
	AVERAGE PRICE	\$1,587,037	\$1,601,366	-0.9%
	AVERAGE DOM	78	81	-3.7%
	NEW LISTINGS	298	416	-28.4%

Name		2022	2021	% Change
Greenvale	# OF SALES	11	17	-35.3%
	SALES VOLUME	\$10,578,666	\$13,182,000	-19.7%
	AVERAGE PRICE	\$961,697	\$775,412	24.0%
	AVERAGE DOM	30	46	-34.8%
	NEW LISTINGS	11	17	-35.3%
Hewlett	# OF SALES	62	80	-22.5%
	SALES VOLUME	\$53,321,485	\$58,743,386	-9.2%
	AVERAGE PRICE	\$860,024	\$734,292	17.1%
	AVERAGE DOM	74	81	-8.6%
	NEW LISTINGS	62	80	-22.5%
Hewlett Harbor	# OF SALES	17	22	-22.7%
	SALES VOLUME	\$31,360,000	\$34,924,000	-10.2%
	AVERAGE PRICE	\$1,844,706	\$1,587,455	16.2%
	AVERAGE DOM	99	167	-40.7%
	NEW LISTINGS	17	22	-22.7%
Hewlett Bay Park	# OF SALES	5	9	-44.4%
	SALES VOLUME	\$14,150,000	\$18,147,500	-22.0%
	AVERAGE PRICE	\$2,830,000	\$2,016,389	40.3%
	AVERAGE DOM	154	149	3.4%
	NEW LISTINGS	5	9	-44.4%
Hewlett Neck	# OF SALES	4	4	0.0%
	SALES VOLUME	\$6,081,500	\$7,785,000	-21.9%
	AVERAGE PRICE	\$1,520,375	\$1,946,250	-21.9%
	AVERAGE DOM	79	152	-48.0%
	NEW LISTINGS	4	4	0.0%
Hicksville	# OF SALES	361	441	-18.1%
	SALES VOLUME	\$241,577,081	\$274,749,756	-12.1%
	AVERAGE PRICE	\$669,189	\$623,015	7.4%
	AVERAGE DOM	47	50	-6.0%
	NEW LISTINGS	361	441	-18.1%

Name		2022	2021	% Change
Island Park	# OF SALES	77	119	-35.3%
	SALES VOLUME	\$48,149,500	\$71,895,496	-33.0%
	AVERAGE PRICE	\$625,318	\$604,164	3.5%
	AVERAGE DOM	59	70	-15.7%
	NEW LISTINGS	77	119	-35.3%
Jericho	# OF SALES	135	166	-18.7%
	SALES VOLUME	\$158,000,487	\$177,640,825	-11.1%
	AVERAGE PRICE	\$1,170,374	\$1,070,125	9.4%
	AVERAGE DOM	54	66	-18.2%
	NEW LISTINGS	135	166	-18.7%
Kings Point	# OF SALES	1	1	0.0%
	SALES VOLUME	\$1,600,000	\$7,000,000	-77.1%
	AVERAGE PRICE	\$1,600,000	\$7,000,000	-77.1%
	AVERAGE DOM	136	7	1,842.9%
	NEW LISTINGS	1	1	0.0%
Lattingtown	# OF SALES	8	14	-42.9%
	SALES VOLUME	\$18,083,500	\$27,740,499	-34.8%
	AVERAGE PRICE	\$2,260,438	\$1,981,464	14.1%
	AVERAGE DOM	101	127	-20.5%
	NEW LISTINGS	8	14	-42.9%
Laurel Hollow	# OF SALES	17	38	-55.3%
	SALES VOLUME	\$48,577,000	\$70,709,000	-31.3%
	AVERAGE PRICE	\$2,857,471	\$1,860,763	53.6%
	AVERAGE DOM	92	90	2.2%
	NEW LISTINGS	17	38	-55.3%
Lawrence	# OF SALES	29	25	16.0%
	SALES VOLUME	\$32,079,000	\$36,561,000	-12.3%
	AVERAGE PRICE	\$1,106,172	\$1,462,440	-24.4%
	AVERAGE DOM	101	91	11.0%
	NEW LISTINGS	29	25	16.0%

Name		2022	2021	% Change
Levittown	# OF SALES	508	549	-7.5%
	SALES VOLUME	\$307,873,539	\$306,370,746	0.5%
	AVERAGE PRICE	\$606,050	\$558,052	8.6%
	AVERAGE DOM	41	38	7.9%
	NEW LISTINGS	508	549	-7.5%
Locust Valley	# OF SALES	64	66	-3.0%
	SALES VOLUME	\$88,885,949	\$79,663,500	11.6%
	AVERAGE PRICE	\$1,388,843	\$1,207,023	15.1%
	AVERAGE DOM	84	76	10.5%
	NEW LISTINGS	64	66	-3.0%
Long Beach	# OF SALES	218	293	-25.6%
	SALES VOLUME	\$197,236,051	\$246,295,411	-19.9%
	AVERAGE PRICE	\$904,753	\$840,599	7.6%
	AVERAGE DOM	74	76	-2.6%
	NEW LISTINGS	218	293	-25.6%
Lynbrook	# OF SALES	200	232	-13.8%
	SALES VOLUME	\$129,376,463	\$145,193,801	-10.9%
	AVERAGE PRICE	\$646,882	\$625,835	3.4%
	AVERAGE DOM	48	48	0.0%
	NEW LISTINGS	200	232	-13.8%
Manhasset	# OF SALES	169	241	-29.9%
	SALES VOLUME	\$340,648,288	\$484,973,886	-29.8%
	AVERAGE PRICE	\$2,015,670	\$2,012,340	0.2%
	AVERAGE DOM	63	77	-18.2%
	NEW LISTINGS	169	241	-29.9%
Manhasset Hills	# OF SALES	33	26	26.9%
	SALES VOLUME	\$39,259,887	\$28,993,000	35.4%
	AVERAGE PRICE	\$1,189,694	\$1,115,115	6.7%
	AVERAGE DOM	45	37	21.6%
	NEW LISTINGS	33	26	26.9%

Name		2022	2021	% Change
Massapequa	# OF SALES	778	877	-11.3%
	SALES VOLUME	\$548,415,790	\$566,623,617	-3.2%
	AVERAGE PRICE	\$704,905	\$646,093	9.1%
	AVERAGE DOM	41	45	-8.9%
	NEW LISTINGS	778	877	-11.3%
Massapequa Park	# OF SALES	230	252	-8.7%
	SALES VOLUME	\$161,040,376	\$164,727,703	-2.2%
	AVERAGE PRICE	\$700,176	\$653,681	7.1%
	AVERAGE DOM	35	47	-25.5%
	NEW LISTINGS	230	252	-8.7%
Matinecock	# OF SALES	7	8	-12.5%
	SALES VOLUME	\$20,395,000	\$24,634,991	-17.2%
	AVERAGE PRICE	\$2,913,571	\$3,079,374	-5.4%
	AVERAGE DOM	155	174	-10.9%
	NEW LISTINGS	7	8	-12.5%
Merrick	# OF SALES	384	441	-12.9%
	SALES VOLUME	\$296,987,063	\$321,522,901	-7.6%
	AVERAGE PRICE	\$773,404	\$729,077	6.1%
	AVERAGE DOM	47	52	-9.6%
	NEW LISTINGS	384	441	-12.9%
Mill Neck	# OF SALES	13	11	18.2%
	SALES VOLUME	\$40,612,000	\$24,876,250	63.3%
	AVERAGE PRICE	\$3,124,000	\$2,261,477	38.1%
	AVERAGE DOM	79	58	36.2%
	NEW LISTINGS	13	11	18.2%
Mineola	# OF SALES	141	144	-2.1%
	SALES VOLUME	\$104,129,487	\$96,795,138	7.6%
	AVERAGE PRICE	\$738,507	\$672,188	9.9%
	AVERAGE DOM	46	58	-20.7%
	NEW LISTINGS	141	144	-2.1%

Name		2022	2021	% Change
Muttontown	# OF SALES	51	50	2.0%
	SALES VOLUME	\$106,060,500	\$100,807,674	5.2%
	AVERAGE PRICE	\$2,079,618	\$2,016,153	3.1%
	AVERAGE DOM	134	126	6.3%
	NEW LISTINGS	51	50	2.0%
New Hyde Park	# OF SALES	348	397	-12.3%
	SALES VOLUME	\$275,226,998	\$299,092,142	-8.0%
	AVERAGE PRICE	\$790,882	\$753,381	5.0%
	AVERAGE DOM	57	63	-9.5%
	NEW LISTINGS	348	397	-12.3%
North Bellmore	# OF SALES	159	178	-10.7%
	SALES VOLUME	\$109,008,209	\$114,568,752	-4.9%
	AVERAGE PRICE	\$685,586	\$643,645	6.5%
	AVERAGE DOM	36	41	-12.2%
	NEW LISTINGS	159	178	-10.7%
North Woodmere	# OF SALES	41	55	-25.5%
	SALES VOLUME	\$43,495,125	\$48,860,250	-11.0%
	AVERAGE PRICE	\$1,060,857	\$888,368	19.4%
	AVERAGE DOM	64	78	-17.9%
	NEW LISTINGS	41	55	-25.5%
Oceanside	# OF SALES	317	356	-11.0%
	SALES VOLUME	\$222,771,310	\$228,609,308	-2.6%
	AVERAGE PRICE	\$702,749	\$642,161	9.4%
	AVERAGE DOM	48	54	-11.1%
	NEW LISTINGS	317	356	-11.0%
Old Bethpage	# OF SALES	55	64	-14.1%
	SALES VOLUME	\$46,058,417	\$51,871,189	-11.2%
	AVERAGE PRICE	\$837,426	\$810,487	3.3%
	AVERAGE DOM	39	54	-27.8%
	NEW LISTINGS	55	64	-14.1%

Name		2022	2021	% Change
Old Brookville	# OF SALES	14	38	-63.2%
	SALES VOLUME	\$39,308,500	\$88,257,317	-55.5%
	AVERAGE PRICE	\$2,807,750	\$2,322,561	20.9%
	AVERAGE DOM	123	132	-6.8%
	NEW LISTINGS	14	38	-63.2%
Old Westbury	# OF SALES	40	48	-16.7%
	SALES VOLUME	\$123,090,000	\$133,722,999	-8.0%
	AVERAGE PRICE	\$3,077,250	\$2,785,896	10.5%
	AVERAGE DOM	106	168	-36.9%
	NEW LISTINGS	40	48	-16.7%
Oyster Bay	# OF SALES	78	101	-22.8%
	SALES VOLUME	\$68,226,000	\$80,533,333	-15.3%
	AVERAGE PRICE	\$874,692	\$797,360	9.7%
	AVERAGE DOM	64	64	0.0%
	NEW LISTINGS	78	101	-22.8%
Oyster Bay Cove	# OF SALES	32	33	-3.0%
	SALES VOLUME	\$64,252,652	\$75,410,500	-14.8%
	AVERAGE PRICE	\$2,007,895	\$2,285,167	-12.1%
	AVERAGE DOM	102	142	-28.2%
	NEW LISTINGS	32	33	-3.0%
Plainview	# OF SALES	324	395	-18.0%
	SALES VOLUME	\$278,082,306	\$296,376,563	-6.2%
	AVERAGE PRICE	\$858,279	\$750,320	14.4%
	AVERAGE DOM	45	48	-6.2%
	NEW LISTINGS	324	395	-18.0%
Point Lookout	# OF SALES	36	55	-34.5%
	SALES VOLUME	\$47,818,566	\$62,636,250	-23.7%
	AVERAGE PRICE	\$1,328,294	\$1,138,841	16.6%
	AVERAGE DOM	95	77	23.4%
	NEW LISTINGS	36	55	-34.5%

Name		2022	2021	% Change
Port Washington	# OF SALES	233	278	-16.2%
	SALES VOLUME	\$261,163,517	\$289,629,765	-9.8%
	AVERAGE PRICE	\$1,120,873	\$1,041,834	7.6%
	AVERAGE DOM	50	56	-10.7%
	NEW LISTINGS	233	278	-16.2%
Rockville Centre	# OF SALES	201	249	-19.3%
	SALES VOLUME	\$188,405,348	\$209,596,722	-10.1%
	AVERAGE PRICE	\$937,340	\$841,754	11.4%
	AVERAGE DOM	49	58	-15.5%
	NEW LISTINGS	201	249	-19.3%
Roslyn	# OF SALES	70	69	1.4%
	SALES VOLUME	\$97,656,877	\$87,646,377	11.4%
	AVERAGE PRICE	\$1,395,098	\$1,270,237	9.8%
	AVERAGE DOM	51	60	-15.0%
	NEW LISTINGS	70	69	1.4%
Roslyn Estates	# OF SALES	9	14	-35.7%
	SALES VOLUME	\$15,081,000	\$21,342,888	-29.3%
	AVERAGE PRICE	\$1,675,667	\$1,524,492	9.9%
	AVERAGE DOM	99	81	22.2%
	NEW LISTINGS	9	14	-35.7%
Roslyn Harbor	# OF SALES	8	13	-38.5%
	SALES VOLUME	\$13,474,000	\$26,314,999	-48.8%
	AVERAGE PRICE	\$1,684,250	\$2,024,231	-16.8%
	AVERAGE DOM	46	133	-65.4%
	NEW LISTINGS	8	13	-38.5%
Roslyn Heights	# OF SALES	81	97	-16.5%
	SALES VOLUME	\$107,311,000	\$105,766,757	1.5%
	AVERAGE PRICE	\$1,324,827	\$1,090,379	21.5%
	AVERAGE DOM	56	86	-34.9%
	NEW LISTINGS	81	97	-16.5%

Name		2022	2021	% Change
Sands Point	# OF SALES	33	52	-36.5%
	SALES VOLUME	\$106,403,022	\$168,197,295	-36.7%
	AVERAGE PRICE	\$3,224,334	\$3,234,563	-0.3%
	AVERAGE DOM	134	135	-0.7%
	NEW LISTINGS	33	52	-36.5%
Sea Cliff	# OF SALES	60	87	-31.0%
	SALES VOLUME	\$59,932,000	\$87,015,432	-31.1%
	AVERAGE PRICE	\$998,867	\$1,000,177	-0.1%
	AVERAGE DOM	50	96	-47.9%
	NEW LISTINGS	60	87	-31.0%
Seaford	# OF SALES	198	228	-13.2%
	SALES VOLUME	\$129,982,017	\$137,106,411	-5.2%
	AVERAGE PRICE	\$656,475	\$601,344	9.2%
	AVERAGE DOM	39	42	-7.1%
	NEW LISTINGS	198	228	-13.2%
Syosset	# OF SALES	236	326	-27.6%
	SALES VOLUME	\$250,241,243	\$305,444,523	-18.1%
	AVERAGE PRICE	\$1,060,344	\$936,946	13.2%
	AVERAGE DOM	55	59	-6.8%
	NEW LISTINGS	236	326	-27.6%
Upper Brookville	# OF SALES	21	36	-41.7%
	SALES VOLUME	\$46,372,000	\$75,939,800	-38.9%
	AVERAGE PRICE	\$2,208,190	\$2,109,439	4.7%
	AVERAGE DOM	109	117	-6.8%
	NEW LISTINGS	21	36	-41.7%
Valley Stream	# OF SALES	383	529	-27.6%
	SALES VOLUME	\$249,635,514	\$315,921,071	-21.0%
	AVERAGE PRICE	\$651,790	\$597,204	9.1%
	AVERAGE DOM	50	53	-5.7%
	NEW LISTINGS	383	529	-27.6%

Name		2022	2021	% Change
Wantagh	# OF SALES	323	355	-9.0%
	SALES VOLUME	\$229,249,194	\$228,455,859	0.3%
	AVERAGE PRICE	\$709,750	\$643,538	10.3%
	AVERAGE DOM	40	38	5.3%
	NEW LISTINGS	323	355	-9.0%
Williston Park	# OF SALES	62	69	-10.1%
	SALES VOLUME	\$48,593,500	\$52,044,950	-6.6%
	AVERAGE PRICE	\$783,766	\$754,275	3.9%
	AVERAGE DOM	39	48	-18.7%
	NEW LISTINGS	62	69	-10.1%
East Williston	# OF SALES	22	25	-12.0%
	SALES VOLUME	\$26,463,000	\$27,734,800	-4.6%
	AVERAGE PRICE	\$1,202,864	\$1,109,392	8.4%
	AVERAGE DOM	30	82	-63.4%
	NEW LISTINGS	22	25	-12.0%
Westbury	# OF SALES	317	391	-18.9%
	SALES VOLUME	\$223,021,987	\$241,416,690	-7.6%
	AVERAGE PRICE	\$703,539	\$617,434	13.9%
	AVERAGE DOM	44	55	-20.0%
	NEW LISTINGS	317	391	-18.9%
Woodbury	# OF SALES	71	88	-19.3%
	SALES VOLUME	\$95,221,900	\$120,370,138	-20.9%
	AVERAGE PRICE	\$1,341,154	\$1,367,842	-2.0%
	AVERAGE DOM	53	73	-27.4%
	NEW LISTINGS	71	88	-19.3%



YEAR IN REVIEW 2022

Suffolk County

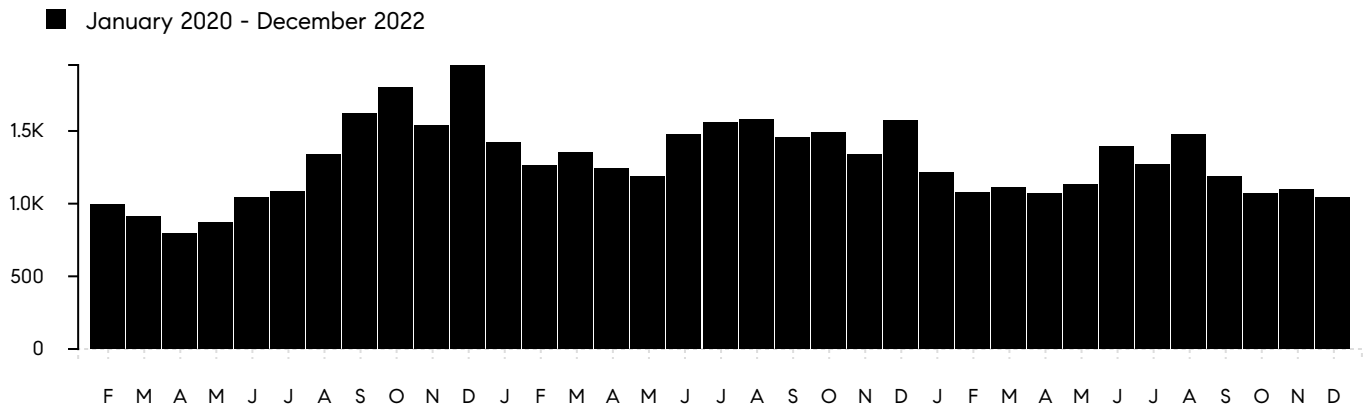
LONG ISLAND MARKET INSIGHTS

Name		2022	2021	% Change
Suffolk Overall	# OF SALES	14,119	16,934	-16.6%
	SALES VOLUME	\$10,010,128,440	\$11,223,862,702	-10.8%
	AVERAGE PRICE	\$708,983	\$662,800	7.0%
	AVERAGE DOM	49	53	-7.5%
	NEW LISTINGS	14,119	16,934	-16.6%

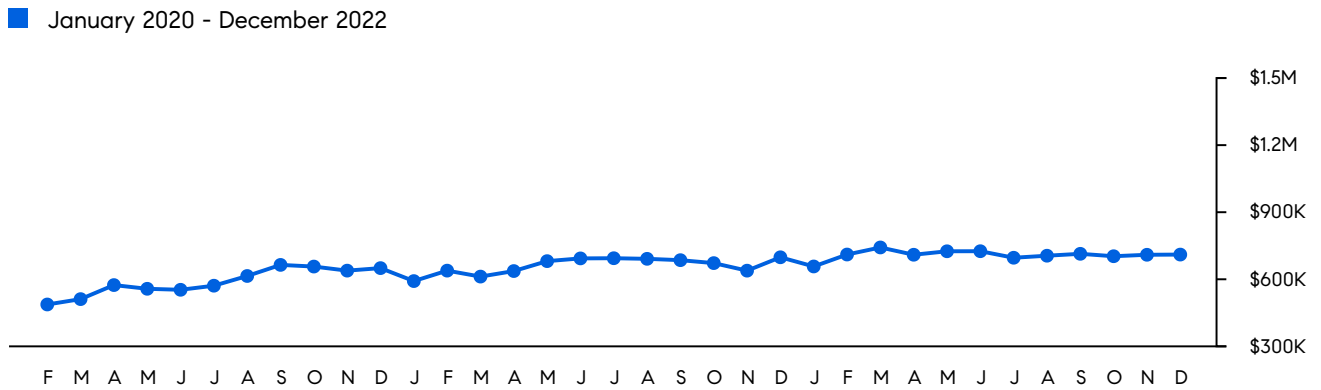
Suffolk County

LONG ISLAND MARKET INSIGHTS

Historic Sales



Historic Average Sales Price



Suffolk County

LONG ISLAND MARKET INSIGHTS

Name		2022	2021	% Change
Cold Spring Harbor	# OF SALES	40	52	-23.1%
	SALES VOLUME	\$60,543,000	\$90,057,500	-32.8%
	AVERAGE PRICE	\$1,513,575	\$1,731,875	-12.6%
	AVERAGE DOM	65	82	-20.7%
	NEW LISTINGS	40	52	-23.1%
Commack	# OF SALES	277	364	-23.9%
	SALES VOLUME	\$195,252,888	\$241,691,051	-19.2%
	AVERAGE PRICE	\$704,884	\$663,986	6.2%
	AVERAGE DOM	32	40	-20.0%
	NEW LISTINGS	277	364	-23.9%
Dix Hills	# OF SALES	292	394	-25.9%
	SALES VOLUME	\$310,065,183	\$378,435,942	-18.1%
	AVERAGE PRICE	\$1,061,867	\$960,497	10.6%
	AVERAGE DOM	56	54	3.7%
	NEW LISTINGS	292	394	-25.9%
Fort Salonga	# OF SALES	28	25	12.0%
	SALES VOLUME	\$27,734,540	\$27,321,221	1.5%
	AVERAGE PRICE	\$990,519	\$1,092,849	-9.4%
	AVERAGE DOM	42	39	7.7%
	NEW LISTINGS	28	25	12.0%
Huntington	# OF SALES	415	557	-25.5%
	SALES VOLUME	\$345,928,052	\$419,830,027	-17.6%
	AVERAGE PRICE	\$833,562	\$753,734	10.6%
	AVERAGE DOM	39	55	-29.1%
	NEW LISTINGS	415	557	-25.5%

Name		2022	2021	% Change
Huntington Bay	# OF SALES	17	20	-15.0%
	SALES VOLUME	\$31,810,998	\$33,786,000	-5.8%
	AVERAGE PRICE	\$1,871,235	\$1,689,300	10.8%
	AVERAGE DOM	53	110	-51.8%
	NEW LISTINGS	17	20	-15.0%
Huntington Station	# OF SALES	315	390	-19.2%
	SALES VOLUME	\$181,282,141	\$205,304,473	-11.7%
	AVERAGE PRICE	\$575,499	\$526,422	9.3%
	AVERAGE DOM	38	42	-9.5%
	NEW LISTINGS	315	390	-19.2%
Lloyd Harbor	# OF SALES	34	75	-54.7%
	SALES VOLUME	\$71,714,500	\$162,280,000	-55.8%
	AVERAGE PRICE	\$2,109,250	\$2,163,733	-2.5%
	AVERAGE DOM	45	106	-57.5%
	NEW LISTINGS	34	75	-54.7%
Lloyd Neck	# OF SALES	7	25	-72.0%
	SALES VOLUME	\$8,388,000	\$35,382,000	-76.3%
	AVERAGE PRICE	\$1,198,286	\$1,415,280	-15.3%
	AVERAGE DOM	78	100	-22.0%
	NEW LISTINGS	7	25	-72.0%
Melville	# OF SALES	157	169	-7.1%
	SALES VOLUME	\$145,538,155	\$135,132,312	7.7%
	AVERAGE PRICE	\$926,995	\$799,599	15.9%
	AVERAGE DOM	52	54	-3.7%
	NEW LISTINGS	157	169	-7.1%
Moriches	# OF SALES	18	19	-5.3%
	SALES VOLUME	\$11,858,500	\$10,611,499	11.8%
	AVERAGE PRICE	\$658,806	\$558,500	18.0%
	AVERAGE DOM	61	75	-18.7%
	NEW LISTINGS	18	19	-5.3%

Name		2022	2021	% Change
Mount Sinai	# OF SALES	124	144	-13.9%
	SALES VOLUME	\$84,219,608	\$93,945,910	-10.4%
	AVERAGE PRICE	\$679,190	\$652,402	4.1%
	AVERAGE DOM	44	59	-25.4%
	NEW LISTINGS	124	144	-13.9%
Nesconset	# OF SALES	140	148	-5.4%
	SALES VOLUME	\$87,435,536	\$90,900,306	-3.8%
	AVERAGE PRICE	\$624,540	\$614,191	1.7%
	AVERAGE DOM	41	38	7.9%
	NEW LISTINGS	140	148	-5.4%
Nissequogue	# OF SALES	19	24	-20.8%
	SALES VOLUME	\$28,230,000	\$29,849,000	-5.4%
	AVERAGE PRICE	\$1,485,789	\$1,243,708	19.5%
	AVERAGE DOM	103	92	12.0%
	NEW LISTINGS	19	24	-20.8%
Northport	# OF SALES	210	283	-25.8%
	SALES VOLUME	\$207,649,022	\$241,602,728	-14.1%
	AVERAGE PRICE	\$988,805	\$853,720	15.8%
	AVERAGE DOM	50	66	-24.2%
	NEW LISTINGS	210	283	-25.8%
East Northport	# OF SALES	281	346	-18.8%
	SALES VOLUME	\$191,672,973	\$211,981,076	-9.6%
	AVERAGE PRICE	\$682,110	\$612,662	11.3%
	AVERAGE DOM	32	33	-3.0%
	NEW LISTINGS	281	346	-18.8%
Patchogue	# OF SALES	443	496	-10.7%
	SALES VOLUME	\$223,591,298	\$219,436,419	1.9%
	AVERAGE PRICE	\$504,721	\$442,412	14.1%
	AVERAGE DOM	46	45	2.2%
	NEW LISTINGS	443	496	-10.7%

Name		2022	2021	% Change
Saint James	# OF SALES	120	175	-31.4%
	SALES VOLUME	\$92,603,133	\$118,569,333	-21.9%
	AVERAGE PRICE	\$771,693	\$677,539	13.9%
	AVERAGE DOM	59	53	11.3%
	NEW LISTINGS	120	175	-31.4%
Sayville	# OF SALES	143	173	-17.3%
	SALES VOLUME	\$90,582,502	\$99,416,272	-8.9%
	AVERAGE PRICE	\$633,444	\$574,661	10.2%
	AVERAGE DOM	36	40	-10.0%
	NEW LISTINGS	143	173	-17.3%
Setauket	# OF SALES	246	347	-29.1%
	SALES VOLUME	\$182,997,143	\$227,986,379	-19.7%
	AVERAGE PRICE	\$743,891	\$657,021	13.2%
	AVERAGE DOM	48	49	-2.0%
	NEW LISTINGS	246	347	-29.1%
Smithtown	# OF SALES	331	412	-19.7%
	SALES VOLUME	\$230,536,418	\$267,956,492	-14.0%
	AVERAGE PRICE	\$696,485	\$650,380	7.1%
	AVERAGE DOM	37	44	-15.9%
	NEW LISTINGS	331	412	-19.7%



YEAR IN REVIEW 2022

North Fork

LONG ISLAND MARKET INSIGHTS

Name		2022	2021	% Change
North Fork Overall	# OF SALES	385	504	-23.6%
	SALES VOLUME	\$449,504,241	\$553,333,730	-18.8%
	AVERAGE PRICE	\$1,167,543	\$1,097,884	6.3%
	AVERAGE DOM	66	70	-5.7%
	NEW LISTINGS	385	504	-23.6%

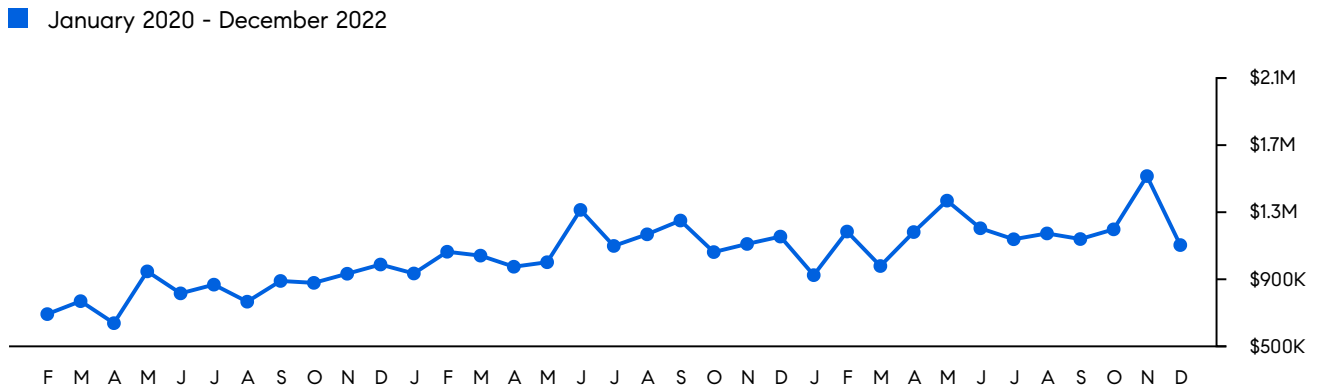
North Fork

LONG ISLAND MARKET INSIGHTS

Historic Sales



Historic Average Sales Price



North Fork

LONG ISLAND MARKET INSIGHTS

Name		2022	2021	% Change
Aquebogue	# OF SALES	37	42	-11.9%
	SALES VOLUME	\$29,214,207	\$31,023,613	-5.8%
	AVERAGE PRICE	\$789,573	\$738,657	6.9%
	AVERAGE DOM	80	84	-4.8%
	NEW LISTINGS	37	42	-11.9%
Baiting Hollow	# OF SALES	44	48	-8.3%
	SALES VOLUME	\$23,569,500	\$27,036,500	-12.8%
	AVERAGE PRICE	\$535,670	\$563,260	-4.9%
	AVERAGE DOM	47	91	-48.4%
	NEW LISTINGS	44	48	-8.3%
Cutchogue	# OF SALES	47	61	-23.0%
	SALES VOLUME	\$63,464,028	\$66,739,175	-4.9%
	AVERAGE PRICE	\$1,350,298	\$1,094,085	23.4%
	AVERAGE DOM	48	47	2.1%
	NEW LISTINGS	47	61	-23.0%
East Marion	# OF SALES	18	20	-10.0%
	SALES VOLUME	\$21,409,499	\$21,698,000	-1.3%
	AVERAGE PRICE	\$1,189,417	\$1,084,900	9.6%
	AVERAGE DOM	66	132	-50.0%
	NEW LISTINGS	18	20	-10.0%
Greenport	# OF SALES	53	66	-19.7%
	SALES VOLUME	\$60,708,498	\$60,281,500	0.7%
	AVERAGE PRICE	\$1,145,443	\$913,356	25.4%
	AVERAGE DOM	66	74	-10.8%
	NEW LISTINGS	53	66	-19.7%

Name		2022	2021	% Change
Jamesport	# OF SALES	22	45	-51.1%
	SALES VOLUME	\$18,756,499	\$42,634,000	-56.0%
	AVERAGE PRICE	\$852,568	\$947,422	-10.0%
	AVERAGE DOM	73	75	-2.7%
	NEW LISTINGS	22	45	-51.1%
Laurel	# OF SALES	15	14	7.1%
	SALES VOLUME	\$15,343,000	\$13,194,925	16.3%
	AVERAGE PRICE	\$1,022,867	\$942,495	8.5%
	AVERAGE DOM	62	59	5.1%
	NEW LISTINGS	15	14	7.1%
Mattituck	# OF SALES	65	80	-18.7%
	SALES VOLUME	\$83,991,950	\$89,086,563	-5.7%
	AVERAGE PRICE	\$1,292,184	\$1,113,582	16.0%
	AVERAGE DOM	73	65	12.3%
	NEW LISTINGS	65	80	-18.7%
New Suffolk	# OF SALES	7	10	-30.0%
	SALES VOLUME	\$7,895,250	\$17,448,000	-54.7%
	AVERAGE PRICE	\$1,127,893	\$1,744,800	-35.4%
	AVERAGE DOM	61	46	32.6%
	NEW LISTINGS	7	10	-30.0%
Orient	# OF SALES	14	23	-39.1%
	SALES VOLUME	\$19,882,500	\$38,784,500	-48.7%
	AVERAGE PRICE	\$1,420,179	\$1,686,283	-15.8%
	AVERAGE DOM	90	90	0.0%
	NEW LISTINGS	14	23	-39.1%
Peconic	# OF SALES	10	15	-33.3%
	SALES VOLUME	\$12,453,599	\$22,223,333	-44.0%
	AVERAGE PRICE	\$1,245,360	\$1,481,556	-15.9%
	AVERAGE DOM	44	35	25.7%
	NEW LISTINGS	10	15	-33.3%

Name		2022	2021	% Change
Southold	# OF SALES	97	128	-24.2%
	SALES VOLUME	\$116,385,211	\$150,220,121	-22.5%
	AVERAGE PRICE	\$1,199,848	\$1,173,595	2.2%
	AVERAGE DOM	62	70	-11.4%
	NEW LISTINGS	97	128	-24.2%

COMPASS

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