

Q1 2022

Long Island Market Report

COMPASS



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SOURCES

OneKey MLS

During the first quarter of 2022, the Long Island real estate market continued to experience record low inventory with elevated demand, keeping average sales prices high. All in all, total sales were down nearly 16 percent, and sales volume declined 6 percent year-over-year. Furthermore, inventory scarcity triggered multiple bid scenarios, contributing to a compelling decline for days on the market for most submarkets.

In Nassau County, the average sales price increased nearly 8 percent while total sales declined 13 percent. Days on the dipped 11 percent.

Further east, Suffolk County experienced a similar scenario. The average sales price rose by 14 percent, and total sales dwindled by 18 percent. Here too, days on the market shrunk nearly 7 percent.

In Nassau and Suffolk, listings priced at \$3 million and over saw a 20 percent decrease in days on the market with the average year-over-year sales price decreasing in Nassau County while it increased in Suffolk County – a 12.5 percent decrease in Nassau and a 16 percent increase in Suffolk. Nassau’s luxury market seems to be going through a slight

correction, with a 6.5 percent decrease in sales compared to the same time the previous year. On the other hand, Suffolk saw a 27 percent increase in luxury sales year-over-year.

By and large, Q1 data demonstrates that the Long Island market continues to remain a destination for buyers in all price ranges in 2022. Looking ahead, buyers will remain plentiful in Q2, 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

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Manhasset, NY 11030
516.517.4751

ROSLYN

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Roslyn, NY 11576
516.200.1098

OCEANSIDE

2800 Long Beach Road
Oceanside, NY 11572
516.764.6060

LOCUST VALLEY

41 The Plaza
Locust Valley, NY 11560
516.500.8271

HUNTINGTON

16A Wall Street
Huntington, NY 11743
631.629.7719

GARDEN CITY

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Garden City, NY 11530
516.764.6060

FIVE TOWNS

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Hewlett, NY 11557
516.791.1313

SYOSSET

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Syosset, NY 11791
516.408.2231

WOODBURY

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Woodbury, NY 11797
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ROCKVILLE CENTRE

100 Merrick Rd, Suite 430W
Rockville Centre, NY 11570
516.703.3378

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, Q1 2022 CLOSED SALES

Town		Q1 2021	Q1 2022	% Change
Albertson	# OF SALES	16	14	-12.5%
	SALES VOLUME	\$12,078,000	\$11,668,000	-3.4%
	AVG. PRICE	\$754,875	\$833,429	10.4%
	DAYS ON MARKET	89	74	-16.9%
Baldwin	# OF SALES	80	68	-15.0%
	SALES VOLUME	\$40,953,001	\$40,421,777	-1.3%
	AVG. PRICE	\$511,913	\$594,438	16.1%
	DAYS ON MARKET	64	56	-12.5%
Bellmore	# OF SALES	71	50	-29.6%
	SALES VOLUME	\$41,801,244	\$36,854,200	-11.8%
	AVG. PRICE	\$588,750	\$737,084	25.2%
	DAYS ON MARKET	48	46	-4.2%
Bethpage	# OF SALES	52	47	-9.6%
	SALES VOLUME	\$29,440,000	\$29,042,277	-1.4%
	AVG. PRICE	\$566,154	\$617,921	9.1%
	DAYS ON MARKET	56	36	-35.7%
Brookville	# OF SALES	8	2	-75.0%
	SALES VOLUME	\$18,440,000	\$7,274,000	-60.6%
	AVG. PRICE	\$2,305,000	\$3,637,000	57.8%
	DAYS ON MARKET	186	176	-5.4%

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NASSAU COUNTY, Q1 2022 CLOSED SALES

Town		Q1 2021	Q1 2022	% Change
Carle Place	# OF SALES	11	6	-45.5%
	SALES VOLUME	\$7,842,000	\$3,995,000	-49.1%
	AVG. PRICE	\$712,909	\$665,833	-6.6%
	DAYS ON MARKET	56	54	-3.6%
Cedarhurst	# OF SALES	52	33	-36.5%
	SALES VOLUME	\$44,004,249	\$29,302,018	-33.4%
	AVG. PRICE	\$846,236	\$887,940	4.9%
	DAYS ON MARKET	105	69	-34.3%
Centre Island	# OF SALES	1	1	0.0%
	SALES VOLUME	\$3,200,000	\$3,750,000	17.2%
	AVG. PRICE	\$3,200,000	\$3,750,000	17.2%
	DAYS ON MARKET	637	8	-98.7%
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	17	15	-11.8%
	SALES VOLUME	\$23,280,102	\$18,537,500	-20.4%
	AVG. PRICE	\$1,369,418	\$1,235,833	-9.8%
	DAYS ON MARKET	72	96	33.3%

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NASSAU COUNTY, Q1 2022 CLOSED SALES

Town		Q1 2021	Q1 2022	% Change
East Meadow	# OF SALES	92	73	-20.7%
	SALES VOLUME	\$56,414,125	\$49,528,500	-12.2%
	AVG. PRICE	\$613,197	\$678,473	10.6%
	DAYS ON MARKET	50	47	-6.0%
Farmingdale	# OF SALES	58	64	10.3%
	SALES VOLUME	\$32,476,157	\$38,811,086	19.5%
	AVG. PRICE	\$559,934	\$606,423	8.3%
	DAYS ON MARKET	42	55	31.0%
Floral Park	# OF SALES	58	63	8.6%
	SALES VOLUME	\$40,806,999	\$46,669,500	14.4%
	AVG. PRICE	\$703,569	\$740,786	5.3%
	DAYS ON MARKET	72	68	-5.6%
Franklin Square	# OF SALES	67	50	-25.4%
	SALES VOLUME	\$42,068,000	\$33,657,000	-20.0%
	AVG. PRICE	\$627,881	\$673,140	7.2%
	DAYS ON MARKET	69	43	-37.7%
Freeport	# OF SALES	91	58	-36.3%
	SALES VOLUME	\$44,323,735	\$32,095,050	-27.6%
	AVG. PRICE	\$487,074	\$553,363	13.6%
	DAYS ON MARKET	64	65	1.6%

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NASSAU COUNTY, Q1 2022 CLOSED SALES

Town		Q1 2021	Q1 2022	% Change
Garden City	# OF SALES	58	57	-1.7%
	SALES VOLUME	\$62,795,498	\$60,155,393	-4.2%
	AVG. PRICE	\$1,082,681	\$1,055,358	-2.5%
	DAYS ON MARKET	52	62	19.2%
Glen Cove	# OF SALES	45	54	20.0%
	SALES VOLUME	\$33,871,600	\$45,329,500	33.8%
	AVG. PRICE	\$752,702	\$839,435	11.5%
	DAYS ON MARKET	64	53	-17.2%
Glen Head	# OF SALES	22	16	-27.3%
	SALES VOLUME	\$18,209,000	\$13,263,000	-27.2%
	AVG. PRICE	\$827,682	\$828,938	0.2%
	DAYS ON MARKET	83	66	-20.5%
Great Neck	# OF SALES	76	80	5.3%
	SALES VOLUME	\$107,010,287	\$119,614,690	11.8%
	AVG. PRICE	\$1,408,030	\$1,495,184	6.2%
	DAYS ON MARKET	90	99	10.0%
Greenvale	# OF SALES	3	1	-66.7%
	SALES VOLUME	\$2,432,000	\$830,000	-65.9%
	AVG. PRICE	\$810,667	\$830,000	2.4%
	DAYS ON MARKET	39	64	64.1%

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NASSAU COUNTY, Q1 2022 CLOSED SALES

Town		Q1 2021	Q1 2022	% Change
Hewlett	# OF SALES	16	10	-37.5%
	SALES VOLUME	\$10,445,500	\$7,039,000	-32.6%
	AVG. PRICE	\$652,844	\$703,900	7.8%
	DAYS ON MARKET	76	84	10.5%
Hewlett Harbor	# OF SALES	4	8	100.0%
	SALES VOLUME	\$10,925,000	\$13,564,000	24.2%
	AVG. PRICE	\$2,731,250	\$1,695,500	-37.9%
	DAYS ON MARKET	206	118	-42.7%
Hewlett Bay Park	# OF SALES	3	2	-33.3%
	SALES VOLUME	\$4,875,000	\$5,950,000	22.1%
	AVG. PRICE	\$1,625,000	\$2,975,000	83.1%
	DAYS ON MARKET	24	250	941.7%
Hewlett Neck	# OF SALES	0	2	0.0%
	SALES VOLUME	\$0	\$2,999,000	-
	AVG. PRICE	\$0	\$1,499,500	-
	DAYS ON MARKET	0	138	-
Hicksville	# OF SALES	107	92	-14.0%
	SALES VOLUME	\$64,383,541	\$59,789,240	-7.1%
	AVG. PRICE	\$601,715	\$649,883	8.0%
	DAYS ON MARKET	64	63	-1.6%

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NASSAU COUNTY, Q1 2022 CLOSED SALES

Town		Q1 2021	Q1 2022	% Change
Island Park	# OF SALES	33	20	-39.4%
	SALES VOLUME	\$19,106,000	\$11,592,500	-39.3%
	AVG. PRICE	\$578,970	\$579,625	0.1%
	DAYS ON MARKET	72	50	-30.6%
Jericho	# OF SALES	35	32	-8.6%
	SALES VOLUME	\$33,294,228	\$36,438,188	9.4%
	AVG. PRICE	\$951,264	\$1,138,693	19.7%
	DAYS ON MARKET	104	79	-24.0%
Kings Point	# OF SALES	0	0	0.0%
	SALES VOLUME	\$0	\$0	-
	AVG. PRICE	\$0	\$0	-
	DAYS ON MARKET	0	0	-
Lattingtown	# OF SALES	1	1	0.0%
	SALES VOLUME	\$2,545,500	\$2,450,000	-3.8%
	AVG. PRICE	\$2,545,500	\$2,450,000	-3.8%
	DAYS ON MARKET	15	19	26.7%
Laurel Hollow	# OF SALES	7	2	-71.4%
	SALES VOLUME	\$10,500,000	\$3,995,000	-62.0%
	AVG. PRICE	\$1,500,000	\$1,997,500	33.2%
	DAYS ON MARKET	155	30	-80.6%

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NASSAU COUNTY, Q1 2022 CLOSED SALES

Town		Q1 2021	Q1 2022	% Change
Lawrence	# OF SALES	9	7	-22.2%
	SALES VOLUME	\$13,368,000	\$8,816,000	-34.1%
	AVG. PRICE	\$1,485,333	\$1,259,429	-15.2%
	DAYS ON MARKET	67	123	83.6%
Levittown	# OF SALES	138	116	-15.9%
	SALES VOLUME	\$71,299,177	\$68,541,387	-3.9%
	AVG. PRICE	\$516,661	\$590,874	14.4%
	DAYS ON MARKET	43	46	7.0%
Locust Valley	# OF SALES	22	15	-31.8%
	SALES VOLUME	\$28,340,500	\$16,006,000	-43.5%
	AVG. PRICE	\$1,288,205	\$1,067,067	-17.2%
	DAYS ON MARKET	81	93	14.8%
Long Beach	# OF SALES	64	43	-32.8%
	SALES VOLUME	\$54,905,049	\$35,314,752	-35.7%
	AVG. PRICE	\$857,891	\$821,273	-4.3%
	DAYS ON MARKET	94	121	28.7%
Lynbrook	# OF SALES	51	44	-13.7%
	SALES VOLUME	\$29,377,151	\$28,400,388	-3.3%
	AVG. PRICE	\$576,023	\$645,463	12.1%
	DAYS ON MARKET	46	66	43.5%

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NASSAU COUNTY, Q1 2022 CLOSED SALES

Town		Q1 2021	Q1 2022	% Change
Manhasset	# OF SALES	55	30	-45.5%
	SALES VOLUME	\$100,744,548	\$56,523,999	-43.9%
	AVG. PRICE	\$1,831,719	\$1,884,133	2.9%
	DAYS ON MARKET	96	79	-17.7%
Manhasset Hills	# OF SALES	4	7	75.0%
	SALES VOLUME	\$3,809,000	\$8,661,888	127.4%
	AVG. PRICE	\$952,250	\$1,237,413	29.9%
	DAYS ON MARKET	53	51	-3.8%
Massapequa	# OF SALES	200	177	-11.5%
	SALES VOLUME	\$122,748,019	\$120,207,927	-2.1%
	AVG. PRICE	\$613,740	\$679,141	10.7%
	DAYS ON MARKET	51	49	-3.9%
Massapequa Park	# OF SALES	64	53	-17.2%
	SALES VOLUME	\$39,682,500	\$34,716,978	-12.5%
	AVG. PRICE	\$620,039	\$655,037	5.6%
	DAYS ON MARKET	45	47	4.4%
Matinecock	# OF SALES	1	3	200.0%
	SALES VOLUME	\$972,500	\$11,105,000	1,041.9%
	AVG. PRICE	\$972,500	\$3,701,667	280.6%
	DAYS ON MARKET	222	94	-57.7%

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NASSAU COUNTY, Q1 2022 CLOSED SALES

Town		Q1 2021	Q1 2022	% Change
Merrick	# OF SALES	104	105	1.0%
	SALES VOLUME	\$73,413,657	\$77,779,675	5.9%
	AVG. PRICE	\$705,901	\$740,759	4.9%
	DAYS ON MARKET	64	51	-20.3%
Mill Neck	# OF SALES	6	4	-33.3%
	SALES VOLUME	\$16,690,000	\$9,280,000	-44.4%
	AVG. PRICE	\$2,781,667	\$2,320,000	-16.6%
	DAYS ON MARKET	40	79	97.5%
Mineola	# OF SALES	33	43	30.3%
	SALES VOLUME	\$20,725,600	\$31,884,999	53.8%
	AVG. PRICE	\$628,048	\$741,512	18.1%
	DAYS ON MARKET	72	52	-27.8%
Muttontown	# OF SALES	13	23	76.9%
	SALES VOLUME	\$21,451,500	\$47,185,000	120.0%
	AVG. PRICE	\$1,650,115	\$2,051,522	24.3%
	DAYS ON MARKET	103	146	41.7%
New Hyde Park	# OF SALES	95	84	-11.6%
	SALES VOLUME	\$67,042,389	\$64,401,013	-3.9%
	AVG. PRICE	\$705,709	\$766,679	8.6%
	DAYS ON MARKET	85	85	0.0%

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NASSAU COUNTY, Q1 2022 CLOSED SALES

Town		Q1 2021	Q1 2022	% Change
North Bellmore	# OF SALES	45	33	-26.7%
	SALES VOLUME	\$28,731,148	\$20,955,900	-27.1%
	AVG. PRICE	\$638,470	\$635,027	-0.5%
	DAYS ON MARKET	67	33	-50.7%
North Woodmere	# OF SALES	14	5	-64.3%
	SALES VOLUME	\$10,719,750	\$4,420,500	-58.8%
	AVG. PRICE	\$765,696	\$884,100	15.5%
	DAYS ON MARKET	120	90	-25.0%
Oceanside	# OF SALES	91	83	-8.8%
	SALES VOLUME	\$55,796,400	\$56,374,700	1.0%
	AVG. PRICE	\$613,147	\$679,213	10.8%
	DAYS ON MARKET	62	50	-19.4%
Old Bethpage	# OF SALES	12	11	-8.3%
	SALES VOLUME	\$9,348,168	\$8,798,888	-5.9%
	AVG. PRICE	\$779,014	\$799,899	2.7%
	DAYS ON MARKET	79	56	-29.1%
Old Brookville	# OF SALES	15	4	-73.3%
	SALES VOLUME	\$29,135,000	\$10,084,000	-65.4%
	AVG. PRICE	\$1,942,333	\$2,521,000	29.8%
	DAYS ON MARKET	158	97	-38.6%

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NASSAU COUNTY, Q1 2022 CLOSED SALES

Town		Q1 2021	Q1 2022	% Change
Old Westbury	# OF SALES	16	9	-43.7%
	SALES VOLUME	\$45,361,000	\$17,657,000	-61.1%
	AVG. PRICE	\$2,835,063	\$1,961,889	-30.8%
	DAYS ON MARKET	205	104	-49.3%
Oyster Bay	# OF SALES	20	15	-25.0%
	SALES VOLUME	\$15,425,333	\$11,943,500	-22.6%
	AVG. PRICE	\$771,267	\$796,233	3.2%
	DAYS ON MARKET	92	80	-13.0%
Oyster Bay Cove	# OF SALES	6	12	100.0%
	SALES VOLUME	\$13,286,500	\$21,600,500	62.6%
	AVG. PRICE	\$2,214,417	\$1,800,042	-18.7%
	DAYS ON MARKET	190	102	-46.3%
Plainview	# OF SALES	81	80	-1.2%
	SALES VOLUME	\$58,408,600	\$65,120,000	11.5%
	AVG. PRICE	\$721,094	\$814,000	12.9%
	DAYS ON MARKET	66	54	-18.2%
Point Lookout	# OF SALES	10	11	10.0%
	SALES VOLUME	\$8,243,000	\$14,363,200	74.2%
	AVG. PRICE	\$824,300	\$1,305,745	58.4%
	DAYS ON MARKET	127	124	-2.4%

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NASSAU COUNTY, Q1 2022 CLOSED SALES

Town		Q1 2021	Q1 2022	% Change
Port Washington	# OF SALES	48	60	25.0%
	SALES VOLUME	\$49,408,935	\$59,182,780	19.8%
	AVG. PRICE	\$1,029,353	\$986,380	-4.2%
	DAYS ON MARKET	78	63	-19.2%
Rockville Centre	# OF SALES	71	51	-28.2%
	SALES VOLUME	\$58,802,500	\$44,018,450	-25.1%
	AVG. PRICE	\$828,204	\$863,107	4.2%
	DAYS ON MARKET	71	58	-18.3%
Roslyn	# OF SALES	14	16	14.3%
	SALES VOLUME	\$15,199,000	\$21,881,388	44.0%
	AVG. PRICE	\$1,085,643	\$1,367,587	26.0%
	DAYS ON MARKET	109	72	-33.9%
Roslyn Estates	# OF SALES	2	2	0.0%
	SALES VOLUME	\$3,390,000	\$3,576,000	5.5%
	AVG. PRICE	\$1,695,000	\$1,788,000	5.5%
	DAYS ON MARKET	93	21	-77.4%
Roslyn Harbor	# OF SALES	4	3	-25.0%
	SALES VOLUME	\$5,800,000	\$3,324,000	-42.7%
	AVG. PRICE	\$1,450,000	\$1,108,000	-23.6%
	DAYS ON MARKET	141	39	-72.3%

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NASSAU COUNTY, Q1 2022 CLOSED SALES

Town		Q1 2021	Q1 2022	% Change
Roslyn Heights	# OF SALES	24	18	-25.0%
	SALES VOLUME	\$26,635,500	\$20,884,000	-21.6%
	AVG. PRICE	\$1,109,813	\$1,160,222	4.5%
	DAYS ON MARKET	121	89	-26.4%
Sands Point	# OF SALES	12	8	-33.3%
	SALES VOLUME	\$48,090,000	\$30,655,750	-36.3%
	AVG. PRICE	\$4,007,500	\$3,831,969	-4.4%
	DAYS ON MARKET	137	93	-32.1%
Sea Cliff	# OF SALES	24	16	-33.3%
	SALES VOLUME	\$24,920,132	\$14,655,000	-41.2%
	AVG. PRICE	\$1,038,339	\$915,938	-11.8%
	DAYS ON MARKET	94	62	-34.0%
Seaford	# OF SALES	49	44	-10.2%
	SALES VOLUME	\$27,224,831	\$27,342,438	0.4%
	AVG. PRICE	\$555,609	\$621,419	11.8%
	DAYS ON MARKET	54	52	-3.7%
Searingtown	# OF SALES	2	4	100.0%
	SALES VOLUME	\$2,268,000	\$5,343,000	135.6%
	AVG. PRICE	\$1,134,000	\$1,335,750	17.8%
	DAYS ON MARKET	39	81	107.7%

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NASSAU COUNTY, Q1 2022 CLOSED SALES

Town		Q1 2021	Q1 2022	% Change
Syosset	# OF SALES	81	60	-25.9%
	SALES VOLUME	\$67,824,774	\$68,455,244	0.9%
	AVG. PRICE	\$837,343	\$1,140,921	36.3%
	DAYS ON MARKET	85	58	-31.8%
Upper Brookville	# OF SALES	6	7	16.7%
	SALES VOLUME	\$8,935,000	\$16,287,000	82.3%
	AVG. PRICE	\$1,489,167	\$2,326,714	56.2%
	DAYS ON MARKET	53	161	203.8%
Williston Park	# OF SALES	16	11	-31.2%
	SALES VOLUME	\$11,248,950	\$7,642,000	-32.1%
	AVG. PRICE	\$703,059	\$694,727	-1.2%
	DAYS ON MARKET	78	48	-38.5%
East Williston	# OF SALES	7	5	-28.6%
	SALES VOLUME	\$6,577,800	\$6,805,000	3.5%
	AVG. PRICE	\$939,686	\$1,361,000	44.8%
	DAYS ON MARKET	92	41	-55.4%
Westbury	# OF SALES	106	90	-15.1%
	SALES VOLUME	\$61,224,070	\$61,080,687	-0.2%
	AVG. PRICE	\$577,586	\$678,674	17.5%
	DAYS ON MARKET	58	49	-15.5%

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NASSAU COUNTY, Q1 2022 CLOSED SALES

Town		Q1 2021	Q1 2022	% Change
Woodbury	# OF SALES	14	13	-7.1%
	SALES VOLUME	\$16,554,000	\$18,195,400	9.9%
	AVG. PRICE	\$1,182,429	\$1,399,646	18.4%
	DAYS ON MARKET	52	101	94.2%

Long Island Market Report

SUFFOLK COUNTY, Q1 2022 CLOSED SALES

Town		Q1 2021	Q1 2022	% Change
Cold Spring Harbor	# OF SALES	14	9	-35.7%
	SALES VOLUME	\$22,540,500	\$12,077,500	-46.4%
	AVG. PRICE	\$1,610,036	\$1,341,944	-16.7%
	DAYS ON MARKET	81	76	-6.2%
Commack	# OF SALES	82	53	-35.4%
	SALES VOLUME	\$51,521,993	\$38,547,990	-25.2%
	AVG. PRICE	\$628,317	\$727,321	15.8%
	DAYS ON MARKET	45	42	-6.7%
Dix Hills	# OF SALES	94	87	-7.4%
	SALES VOLUME	\$80,598,001	\$78,348,110	-2.8%
	AVG. PRICE	\$857,426	\$900,553	5.0%
	DAYS ON MARKET	76	68	-10.5%
Fort Salonga	# OF SALES	4	4	0.0%
	SALES VOLUME	\$4,301,221	\$2,775,990	-35.5%
	AVG. PRICE	\$1,075,305	\$693,998	-35.5%
	DAYS ON MARKET	49	79	61.2%
Huntington	# OF SALES	131	104	-20.6%
	SALES VOLUME	\$90,432,549	\$77,616,650	-14.2%
	AVG. PRICE	\$690,325	\$746,314	8.1%
	DAYS ON MARKET	54	46	-14.8%

Long Island Market Report

SUFFOLK COUNTY, Q1 2022 CLOSED SALES

Town		Q1 2021	Q1 2022	% Change
Huntington Bay	# OF SALES	5	8	60.0%
	SALES VOLUME	\$9,222,000	\$9,086,998	-1.5%
	AVG. PRICE	\$1,844,400	\$1,135,875	-38.4%
	DAYS ON MARKET	150	56	-62.7%
Huntington Station	# OF SALES	97	68	-29.9%
	SALES VOLUME	\$47,978,711	\$35,973,388	-25.0%
	AVG. PRICE	\$494,626	\$529,020	7.0%
	DAYS ON MARKET	50	40	-20.0%
Lloyd Harbor	# OF SALES	21	6	-71.4%
	SALES VOLUME	\$33,950,000	\$14,305,000	-57.9%
	AVG. PRICE	\$1,616,667	\$2,384,167	47.5%
	DAYS ON MARKET	160	69	-56.9%
Lloyd Neck	# OF SALES	10	2	-80.0%
	SALES VOLUME	\$13,475,000	\$2,399,000	-82.2%
	AVG. PRICE	\$1,347,500	\$1,199,500	-11.0%
	DAYS ON MARKET	122	11	-91.0%
Melville	# OF SALES	52	44	-15.4%
	SALES VOLUME	\$39,277,498	\$36,863,850	-6.1%
	AVG. PRICE	\$755,337	\$837,815	10.9%
	DAYS ON MARKET	65	70	7.7%

Long Island Market Report

SUFFOLK COUNTY, Q1 2022 CLOSED SALES

Town		Q1 2021	Q1 2022	% Change
Moriches	# OF SALES	8	3	-62.5%
	SALES VOLUME	\$4,338,500	\$1,451,500	-66.5%
	AVG. PRICE	\$542,313	\$483,833	-10.8%
	DAYS ON MARKET	77	60	-22.1%
Mount Sinai	# OF SALES	36	31	-13.9%
	SALES VOLUME	\$20,527,987	\$19,288,990	-6.0%
	AVG. PRICE	\$570,222	\$622,225	9.1%
	DAYS ON MARKET	60	54	-10.0%
Nesconset	# OF SALES	23	29	26.1%
	SALES VOLUME	\$12,749,489	\$16,882,500	32.4%
	AVG. PRICE	\$554,326	\$582,155	5.0%
	DAYS ON MARKET	41	55	34.1%
Nissequogue	# OF SALES	4	4	0.0%
	SALES VOLUME	\$4,725,000	\$5,525,000	16.9%
	AVG. PRICE	\$1,181,250	\$1,381,250	16.9%
	DAYS ON MARKET	60	62	3.3%
Northport	# OF SALES	69	37	-46.4%
	SALES VOLUME	\$52,058,760	\$32,372,999	-37.8%
	AVG. PRICE	\$754,475	\$874,946	16.0%
	DAYS ON MARKET	68	53	-22.1%

Long Island Market Report

SUFFOLK COUNTY, Q1 2022 CLOSED SALES

Town		Q1 2021	Q1 2022	% Change
East Northport	# OF SALES	89	70	-21.3%
	SALES VOLUME	\$51,387,260	\$46,996,240	-8.5%
	AVG. PRICE	\$577,385	\$671,375	16.3%
	DAYS ON MARKET	37	37	0.0%
Patchogue	# OF SALES	119	101	-15.1%
	SALES VOLUME	\$49,280,104	\$47,655,399	-3.3%
	AVG. PRICE	\$414,119	\$471,836	13.9%
	DAYS ON MARKET	47	40	-14.9%
Saint James	# OF SALES	47	21	-55.3%
	SALES VOLUME	\$29,168,200	\$14,419,750	-50.6%
	AVG. PRICE	\$620,600	\$686,655	10.6%
	DAYS ON MARKET	72	61	-15.3%
Sayville	# OF SALES	48	25	-47.9%
	SALES VOLUME	\$26,785,000	\$14,925,999	-44.3%
	AVG. PRICE	\$558,021	\$597,040	7.0%
	DAYS ON MARKET	42	33	-21.4%
Setauket	# OF SALES	73	58	-20.5%
	SALES VOLUME	\$42,649,590	\$41,126,073	-3.6%
	AVG. PRICE	\$584,241	\$709,070	21.4%
	DAYS ON MARKET	64	46	-28.1%

Long Island Market Report

SUFFOLK COUNTY, Q1 2022 CLOSED SALES

Town		Q1 2021	Q1 2022	% Change
Smithtown	# OF SALES	83	65	-21.7%
	SALES VOLUME	\$47,337,300	\$46,470,300	-1.8%
	AVG. PRICE	\$570,329	\$714,928	25.4%
	DAYS ON MARKET	56	45	-19.6%

Long Island Market Report

NORTH FORK, Q1 2022 CLOSED SALES

Town		Q1 2021	Q1 2022	% Change
Aquebogue	# OF SALES	11	7	-36.4%
	SALES VOLUME	\$7,944,113	\$4,410,307	-44.5%
	AVG. PRICE	\$722,192	\$630,044	-12.8%
	DAYS ON MARKET	102	48	-52.9%
Baiting Hollow	# OF SALES	10	10	0.0%
	SALES VOLUME	\$4,710,500	\$5,654,500	20.0%
	AVG. PRICE	\$471,050	\$565,450	20.0%
	DAYS ON MARKET	88	39	-55.7%
Cutchogue	# OF SALES	13	7	-46.2%
	SALES VOLUME	\$11,462,875	\$7,110,030	-38.0%
	AVG. PRICE	\$881,760	\$1,015,719	15.2%
	DAYS ON MARKET	46	47	2.2%
East Marion	# OF SALES	6	0	0.0%
	SALES VOLUME	\$8,684,000	\$0	-
	AVG. PRICE	\$1,447,333	\$0	-
	DAYS ON MARKET	73	0	-
Greenport	# OF SALES	19	15	-21.1%
	SALES VOLUME	\$16,476,500	\$17,676,000	7.3%
	AVG. PRICE	\$867,184	\$1,178,400	35.9%
	DAYS ON MARKET	90	60	-33.3%

Long Island Market Report

NORTH FORK, Q1 2022 CLOSED SALES

Town		Q1 2021	Q1 2022	% Change
Jamesport	# OF SALES	9	9	0.0%
	SALES VOLUME	\$7,242,500	\$6,470,499	-10.7%
	AVG. PRICE	\$804,722	\$718,944	-10.7%
	DAYS ON MARKET	87	59	-32.2%
Laurel	# OF SALES	8	4	-50.0%
	SALES VOLUME	\$7,196,900	\$4,668,500	-35.1%
	AVG. PRICE	\$899,613	\$1,167,125	29.7%
	DAYS ON MARKET	80	90	12.5%
Mattituck	# OF SALES	14	19	35.7%
	SALES VOLUME	\$10,472,000	\$23,728,550	126.6%
	AVG. PRICE	\$748,000	\$1,248,871	67.0%
	DAYS ON MARKET	41	98	139.0%
New Suffolk	# OF SALES	2	2	0.0%
	SALES VOLUME	\$2,452,000	\$1,428,000	-41.8%
	AVG. PRICE	\$1,226,000	\$714,000	-41.8%
	DAYS ON MARKET	23	19	-17.4%
Orient	# OF SALES	7	4	-42.9%
	SALES VOLUME	\$8,477,000	\$4,826,500	-43.1%
	AVG. PRICE	\$1,211,000	\$1,206,625	-0.4%
	DAYS ON MARKET	47	96	104.3%

Long Island Market Report

NORTH FORK, Q1 2022 CLOSED SALES

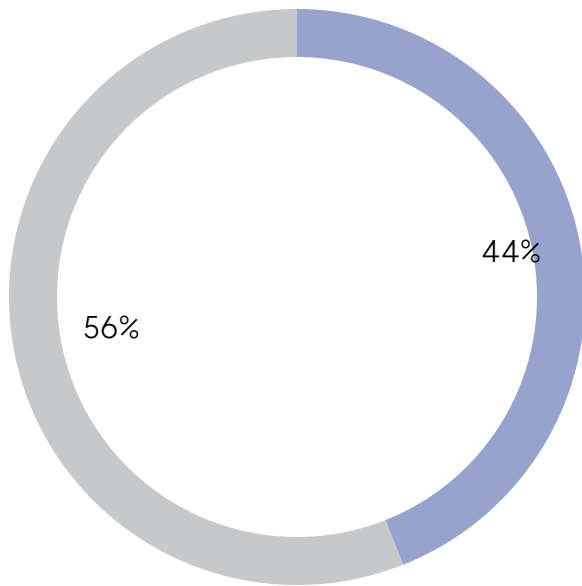
Town		Q1 2021	Q1 2022	% Change
Peconic	# OF SALES	7	0	0.0%
	SALES VOLUME	\$8,817,833	\$0	-
	AVG. PRICE	\$1,259,690	\$0	-
	DAYS ON MARKET	45	0	-
Southold	# OF SALES	39	28	-28.2%
	SALES VOLUME	\$47,331,250	\$25,177,924	-46.8%
	AVG. PRICE	\$1,213,622	\$899,212	-25.9%
	DAYS ON MARKET	83	82	-1.2%

Sales Volume & Closed Transactions

NASSAU, SUFFOLK, OVERALL

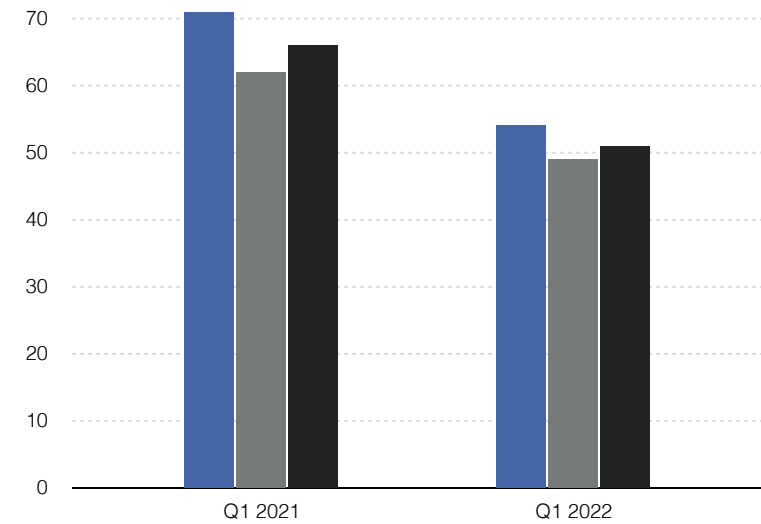
Closed Sales Volume Market Share

■ 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 Q1 2021 and Q1 2022.

Long Island Market Report

NASSAU, SUFFOLK, OVERALL

		Q1 2021	Q1 2022	% Change
Nassau County	# OF SALES	3,239	2,808	-13.3%
	SALES VOLUME	\$2,473,342,826	\$2,313,507,856	-6.5%
	AVERAGE PRICE	\$763,613	\$823,899	7.9%
	AVERAGE DOM	70	62	-11.4%
Suffolk County	# OF SALES	4,032	3,304	-18.1%
	SALES VOLUME	\$2,473,143,752	\$2,320,437,955	-6.2%
	AVERAGE PRICE	\$613,379	\$702,312	14.5%
	AVERAGE DOM	58	54	-6.9%
Overall	# OF SALES	7,271	6,112	-15.9%
	SALES VOLUME	\$4,946,486,578	\$4,633,945,811	-6.3%
	AVERAGE PRICE	\$680,303	\$758,172	11.4%
	AVERAGE DOM	63	58	-7.9%

*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 Q1 {{ prev Year }} and Q1 2022.

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Q1 2022

Long Island Luxury Market Report

COMPASS



\$3M+ Closed Sales

NASSAU, SUFFOLK, OVERALL

		Q1 2021	Q1 2022	% Change
Nassau County	# OF SALES	31	29	-6.5%
	SALES VOLUME	\$146,419,800	\$119,846,638	-18.1%
	AVERAGE PRICE	\$4,723,219	\$4,132,643	-12.5%
	AVERAGE DOM	148	111	-25.0%
Suffolk County	# OF SALES	37	47	27.0%
	SALES VOLUME	\$185,742,000	\$274,616,000	47.8%
	AVERAGE PRICE	\$5,020,054	\$5,842,894	16.4%
	AVERAGE DOM	130	111	-14.6%
Overall	# OF SALES	68	76	11.8%
	SALES VOLUME	\$332,161,800	\$394,462,638	18.8%
	AVERAGE PRICE	\$4,884,732	\$5,190,298	6.3%
	AVERAGE DOM	138	111	-19.6%

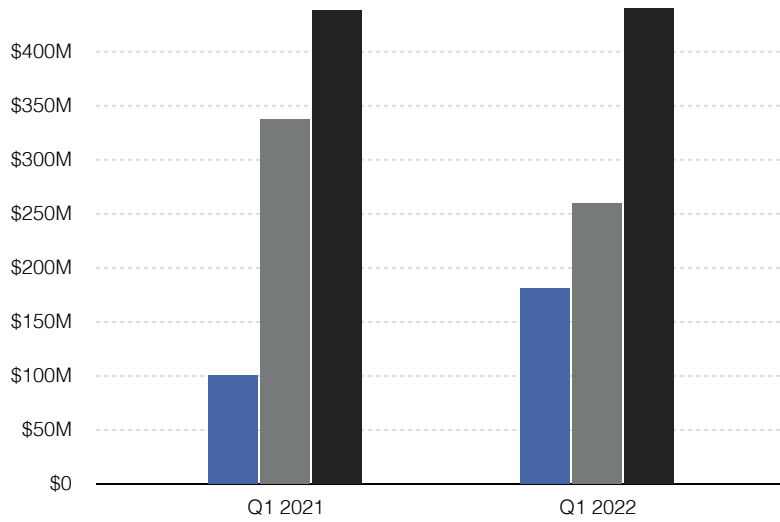
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\$3M+ Sales Volume & Closed Transactions

NASSAU, SUFFOLK, OVERALL

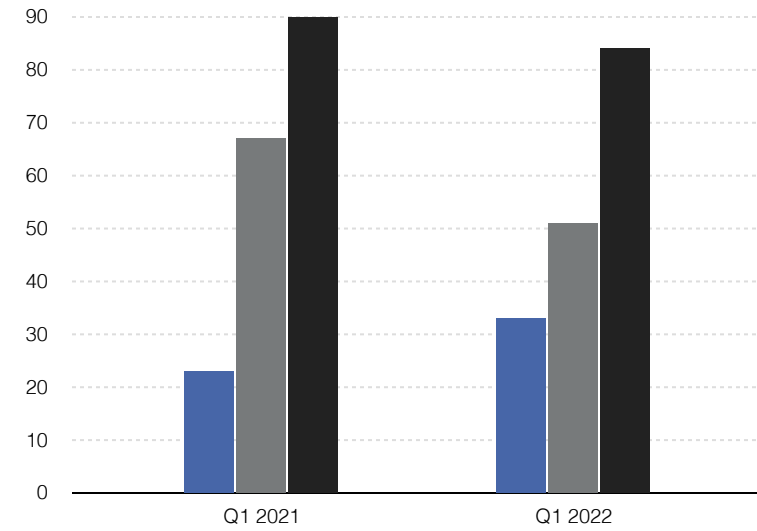
Closed Luxury Sales Volume

■ Nassau County ■ Suffolk County ■ Overall



Number of Luxury Closed Sales

■ Nassau County ■ Suffolk County ■ Overall



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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

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