



COMPASS

February 2023

# Nassau County Market Insights

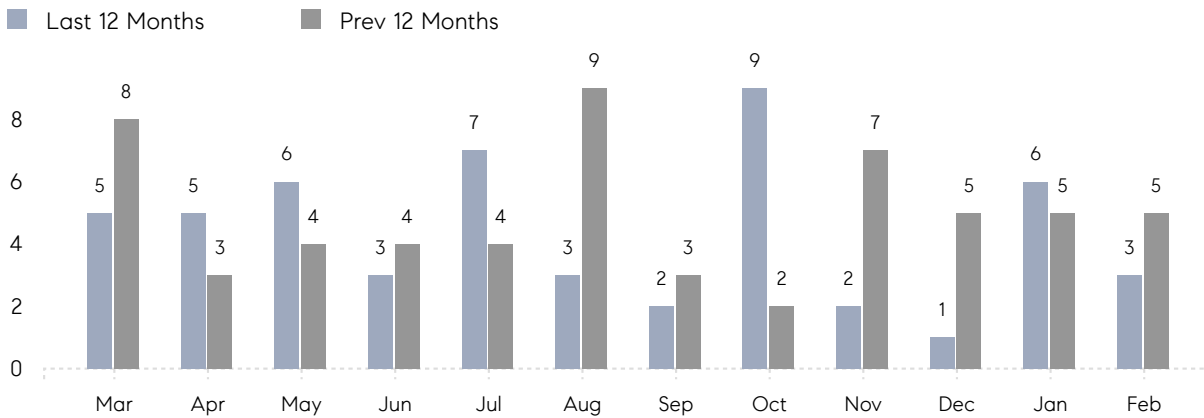
# Albertson

NASSAU, FEBRUARY 2023

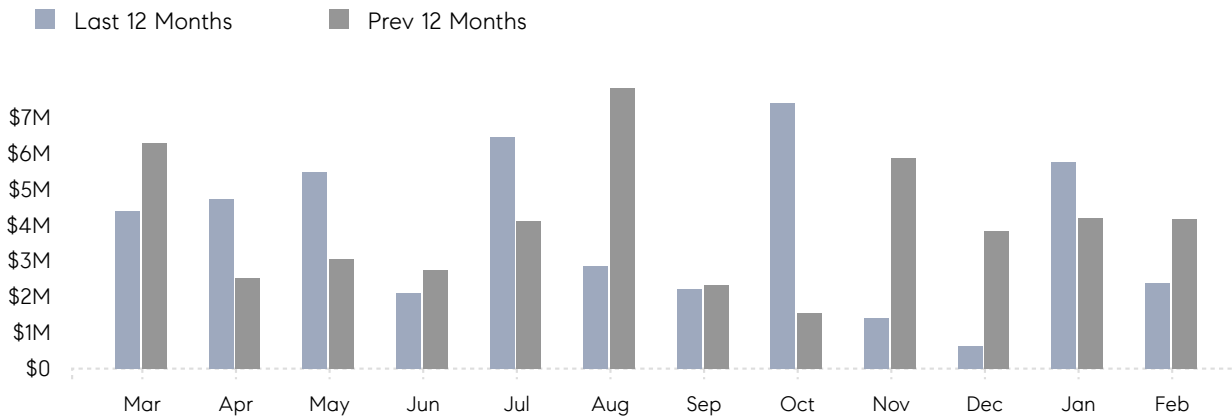
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	3	5	-40.0%
	SALES VOLUME	\$2,384,000	\$4,175,500	-42.9%
	AVERAGE PRICE	\$794,667	\$835,100	-4.8%
	AVERAGE DOM	47	113	-58.4%

### Monthly Sales



### Monthly Total Sales Volume



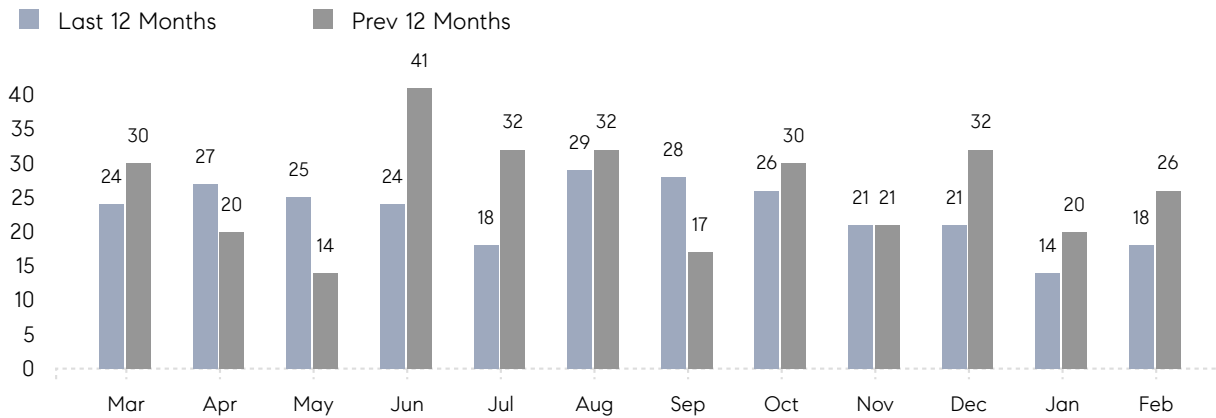
# Baldwin

NASSAU, FEBRUARY 2023

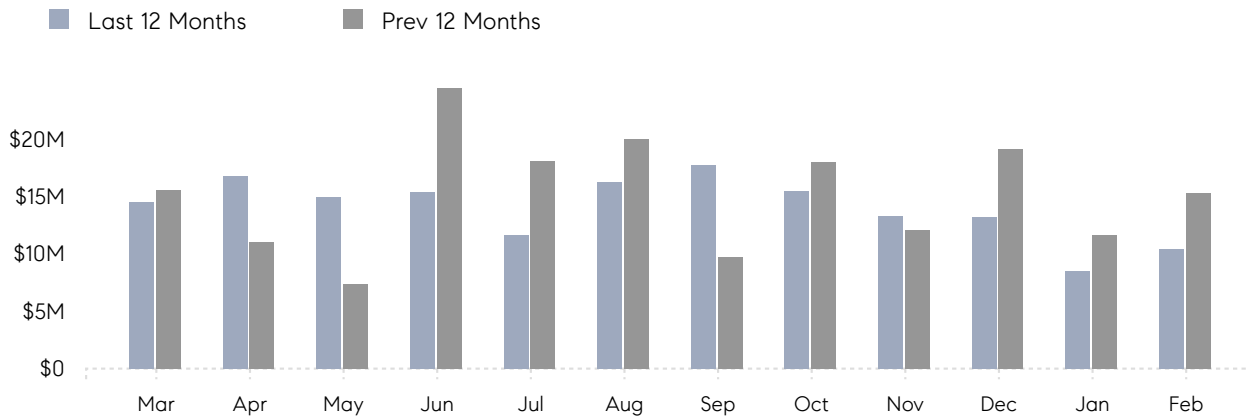
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	18	26	-30.8%
	SALES VOLUME	\$10,403,000	\$15,325,277	-32.1%
	AVERAGE PRICE	\$577,944	\$589,434	-1.9%
	AVERAGE DOM	55	54	1.9%

### Monthly Sales



### Monthly Total Sales Volume



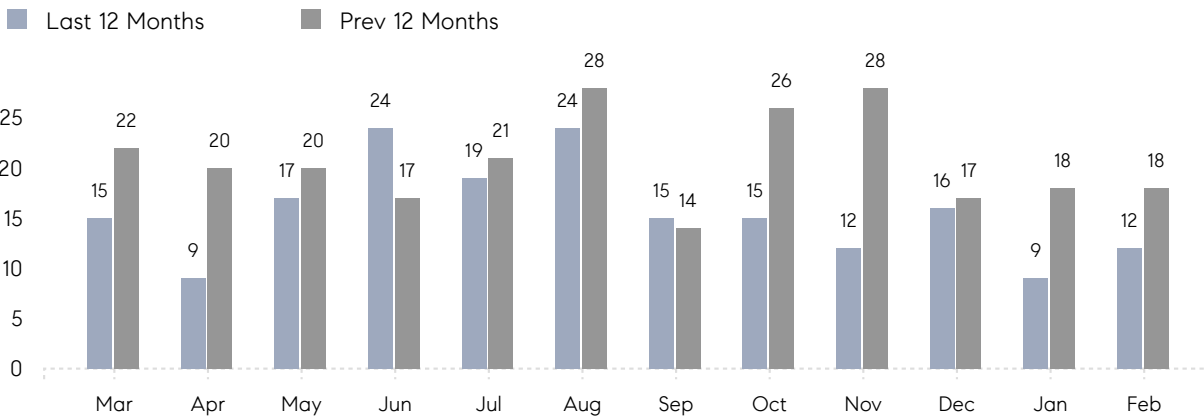
# Bellmore

NASSAU, FEBRUARY 2023

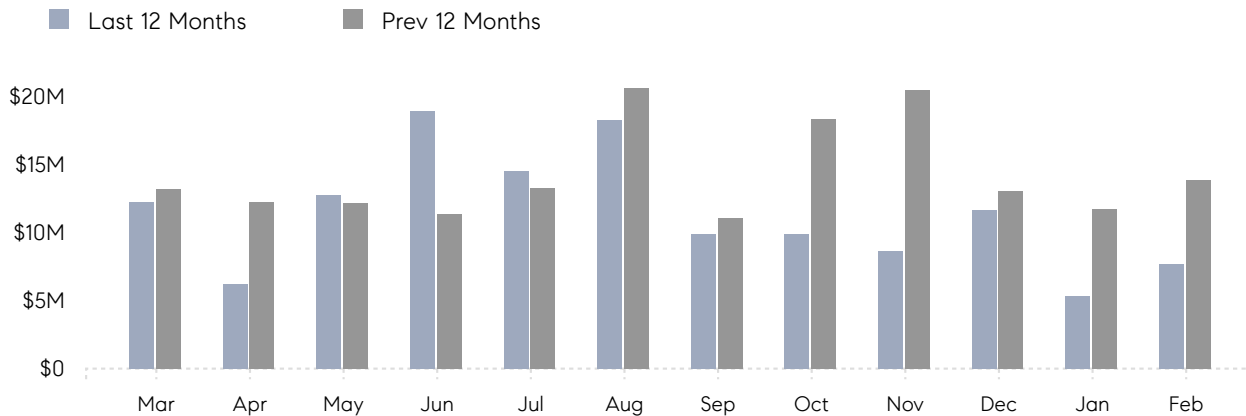
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	12	18	-33.3%
	SALES VOLUME	\$7,683,000	\$13,879,500	-44.6%
	AVERAGE PRICE	\$640,250	\$771,083	-17.0%
	AVERAGE DOM	70	36	94.4%

### Monthly Sales



### Monthly Total Sales Volume



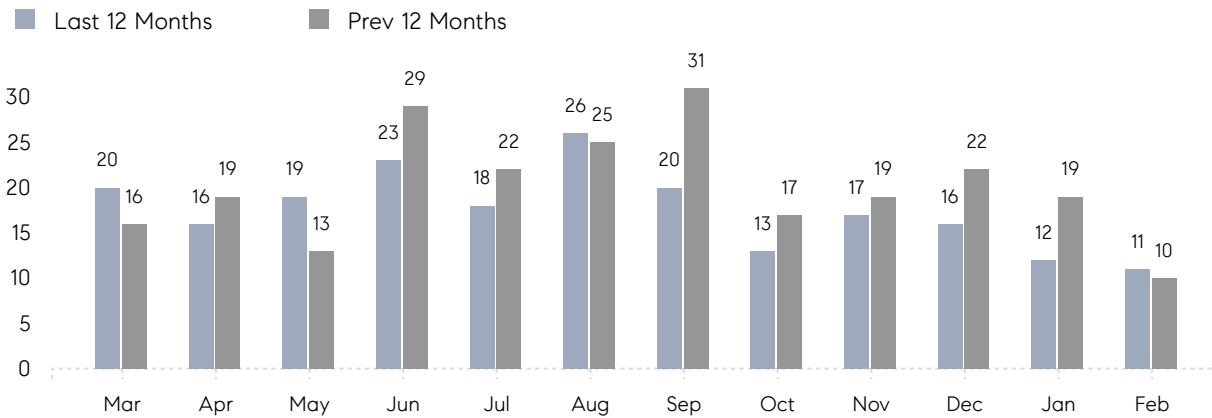
# Bethpage

NASSAU, FEBRUARY 2023

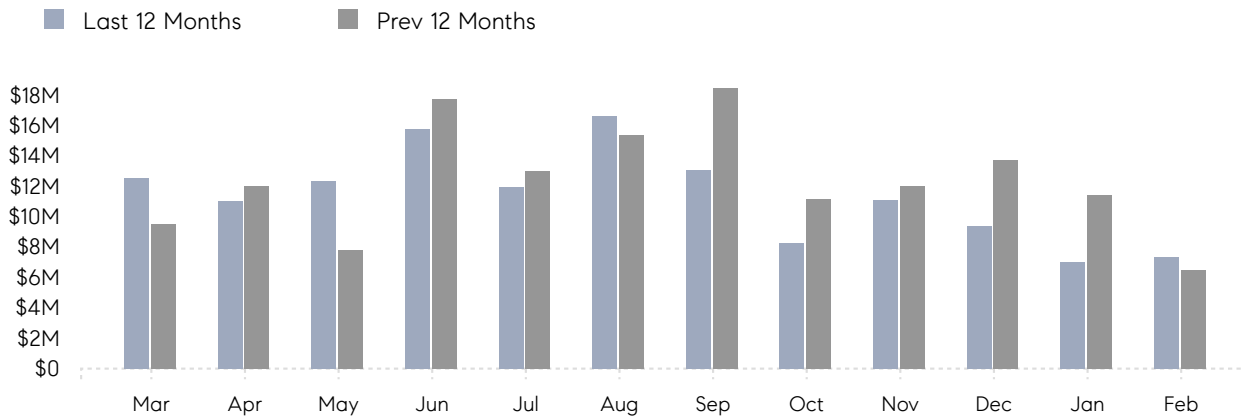
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	11	10	10.0%
	SALES VOLUME	\$7,319,000	\$6,466,277	13.2%
	AVERAGE PRICE	\$665,364	\$646,628	2.9%
	AVERAGE DOM	58	33	75.8%

### Monthly Sales



### Monthly Total Sales Volume



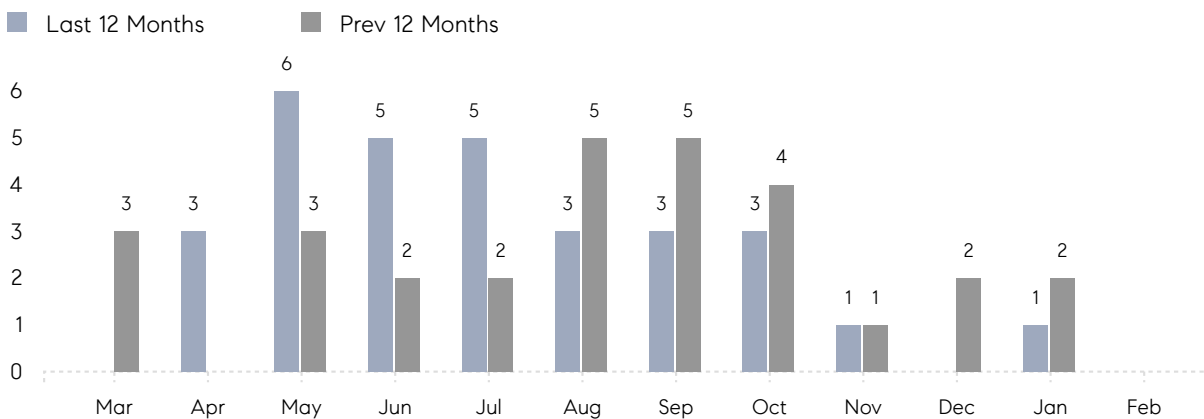
# Brookville

NASSAU, FEBRUARY 2023

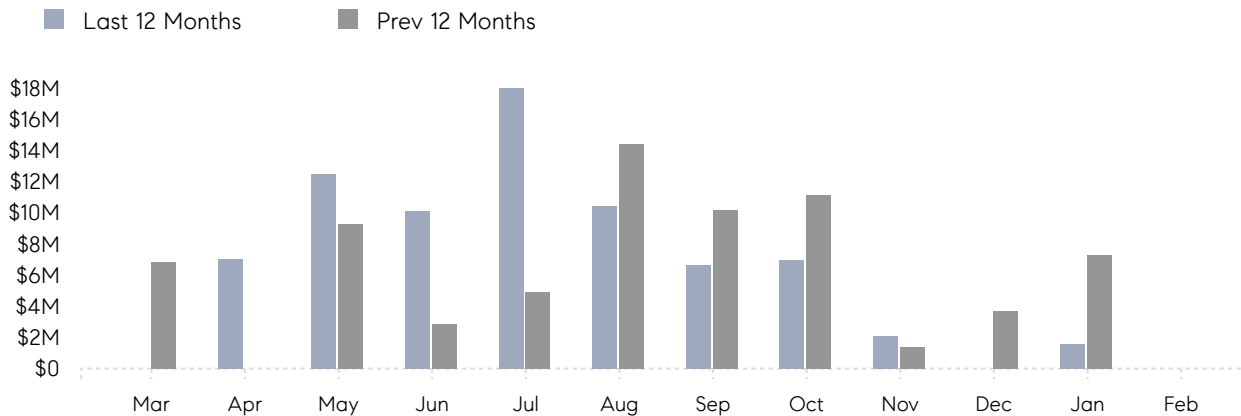
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	0	0	0.0%
	SALES VOLUME	\$0	\$0	-
	AVERAGE PRICE	\$0	\$0	-
	AVERAGE DOM	0	0	-

### Monthly Sales



### Monthly Total Sales Volume



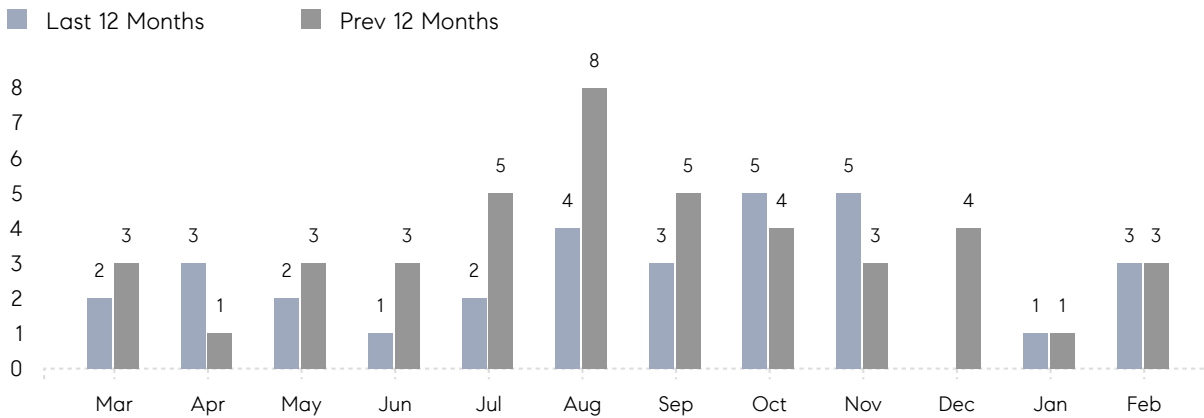
# Carle Place

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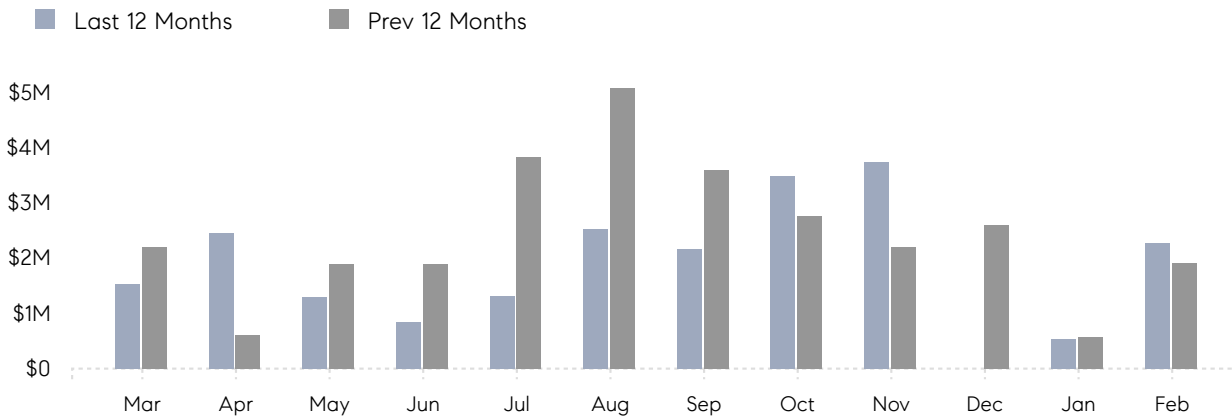
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	3	3	0.0%
	SALES VOLUME	\$2,270,000	\$1,900,000	19.5%
	AVERAGE PRICE	\$756,667	\$633,333	19.5%
	AVERAGE DOM	36	11	227.3%

### Monthly Sales



### Monthly Total Sales Volume



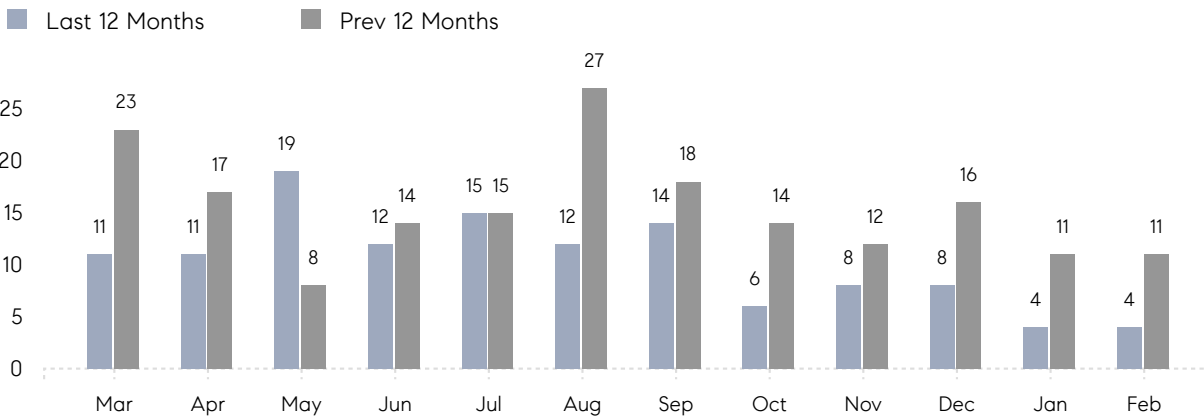
# Cedarhurst

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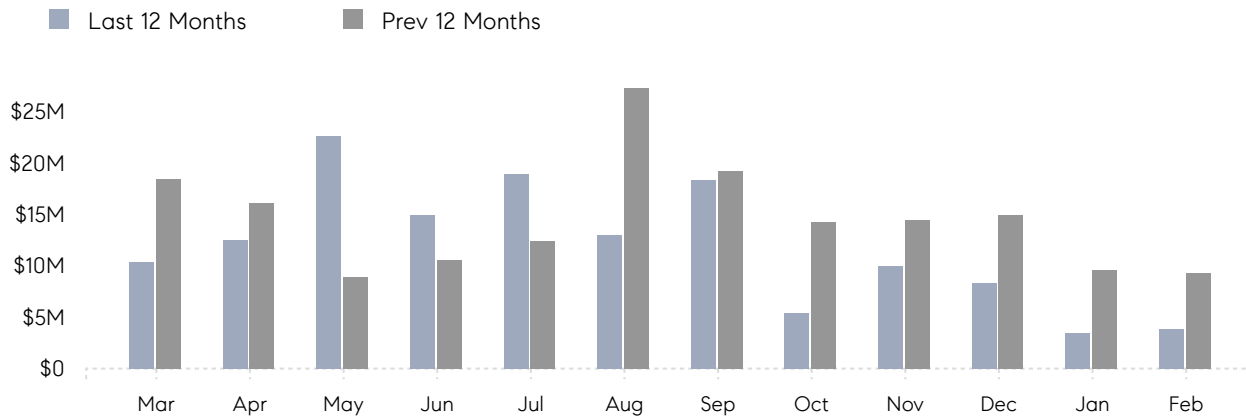
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	4	11	-63.6%
	SALES VOLUME	\$3,867,500	\$9,343,000	-58.6%
	AVERAGE PRICE	\$966,875	\$849,364	13.8%
	AVERAGE DOM	62	59	5.1%

### Monthly Sales



### Monthly Total Sales Volume





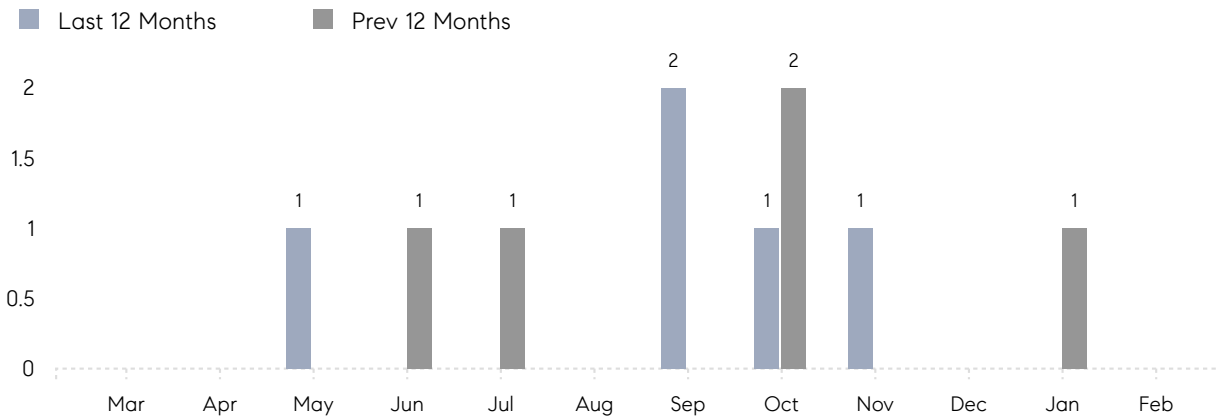
# Centre Island

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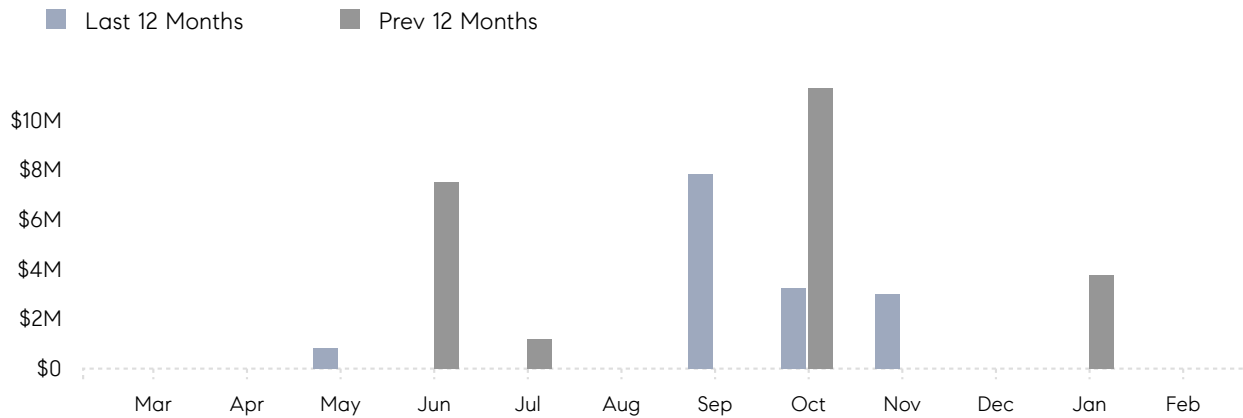
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	0	0	0.0%
	SALES VOLUME	\$0	\$0	-
	AVERAGE PRICE	\$0	\$0	-
	AVERAGE DOM	0	0	-

### Monthly Sales



### Monthly Total Sales Volume



# Cove Neck

NASSAU, FEBRUARY 2023

## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	0	0	0.0%
	SALES VOLUME	\$0	\$0	-
	AVERAGE PRICE	\$0	\$0	-
	AVERAGE DOM	0	0	-

### Monthly Sales



### Monthly Total Sales Volume



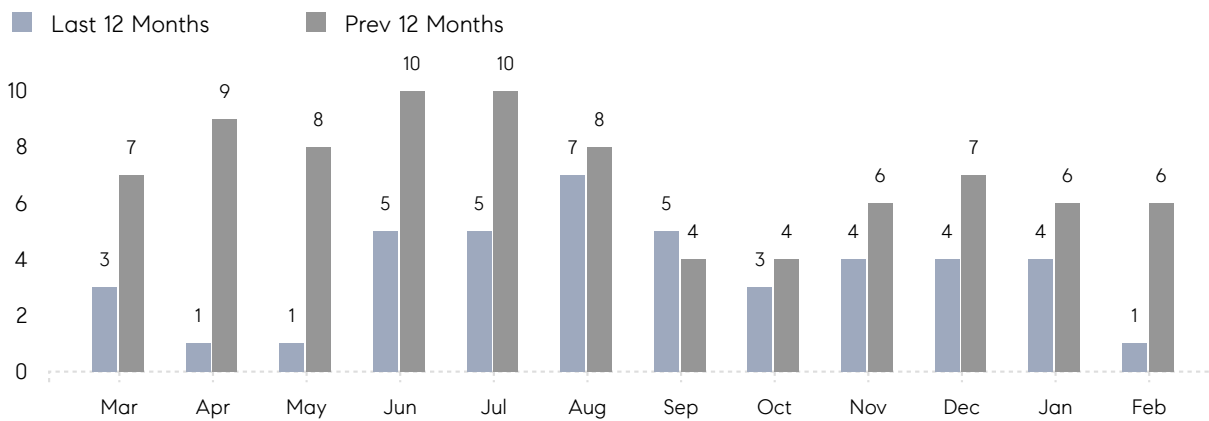
# East Hills

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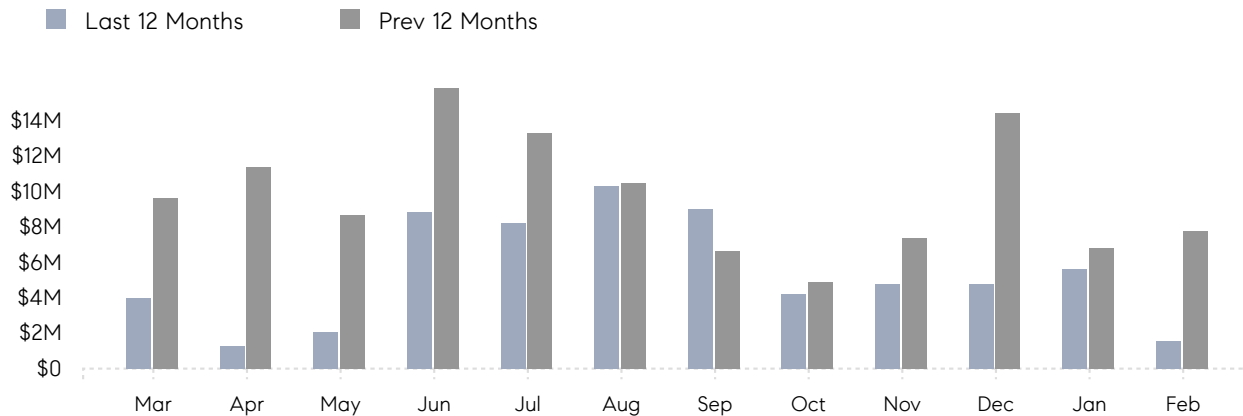
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	1	6	-83.3%
	SALES VOLUME	\$1,550,000	\$7,729,000	-79.9%
	AVERAGE PRICE	\$1,550,000	\$1,288,167	20.3%
	AVERAGE DOM	112	85	31.8%

### Monthly Sales



### Monthly Total Sales Volume



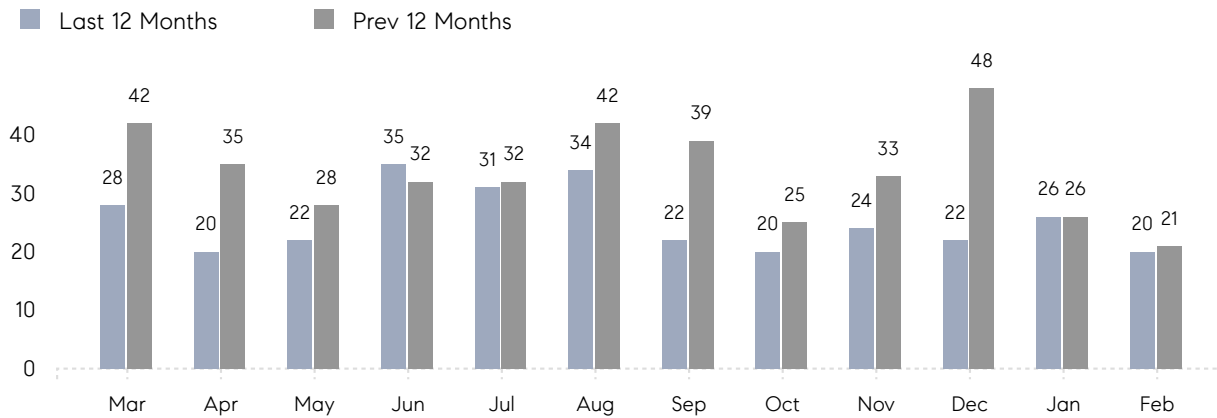
# East Meadow

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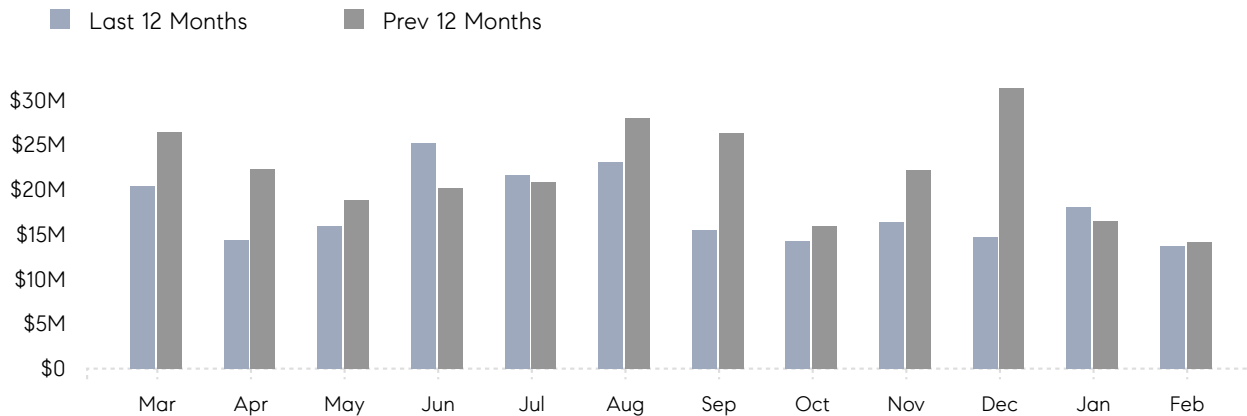
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	20	21	-4.8%
	SALES VOLUME	\$13,684,400	\$14,126,500	-3.1%
	AVERAGE PRICE	\$684,220	\$672,690	1.7%
	AVERAGE DOM	39	61	-36.1%

### Monthly Sales



### Monthly Total Sales Volume



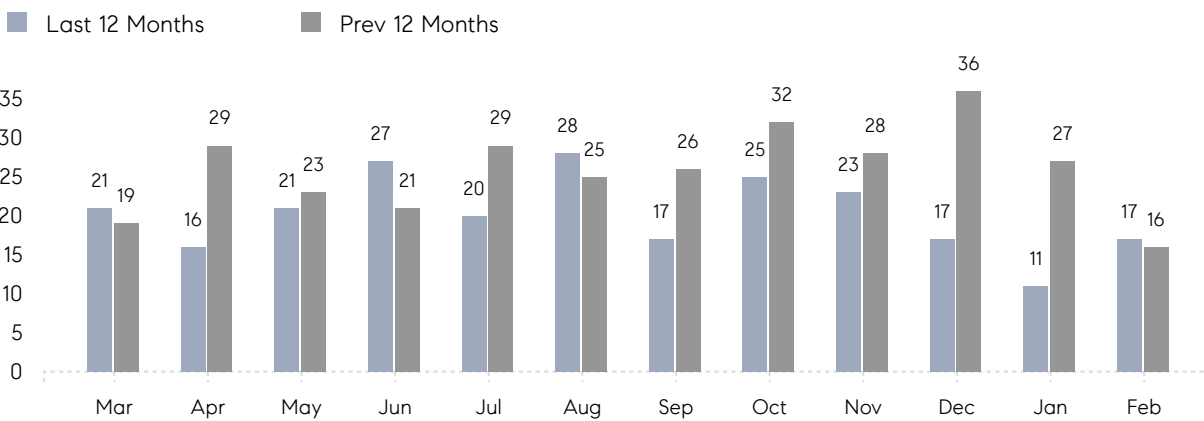
# Farmingdale

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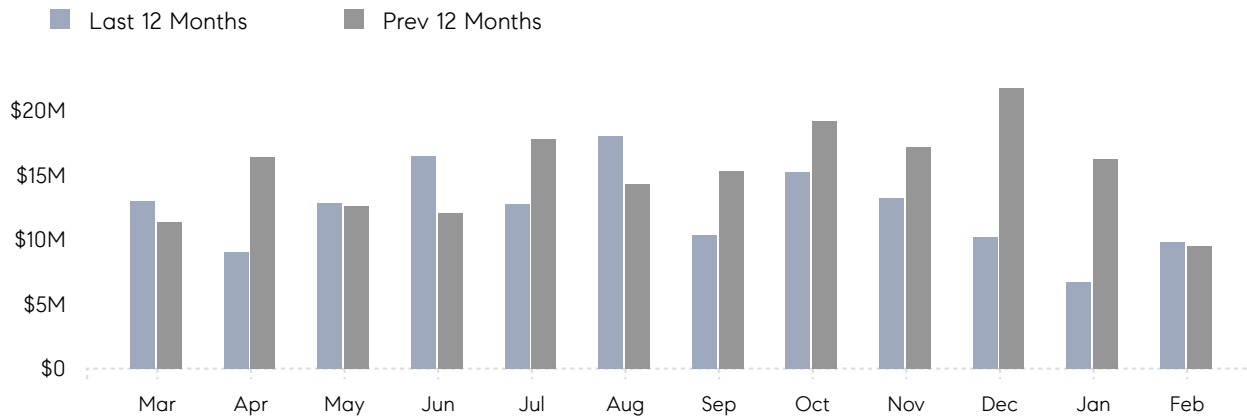
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	17	16	6.3%
	SALES VOLUME	\$9,821,200	\$9,544,500	2.9%
	AVERAGE PRICE	\$577,718	\$596,531	-3.2%
	AVERAGE DOM	66	76	-13.2%

### Monthly Sales



### Monthly Total Sales Volume



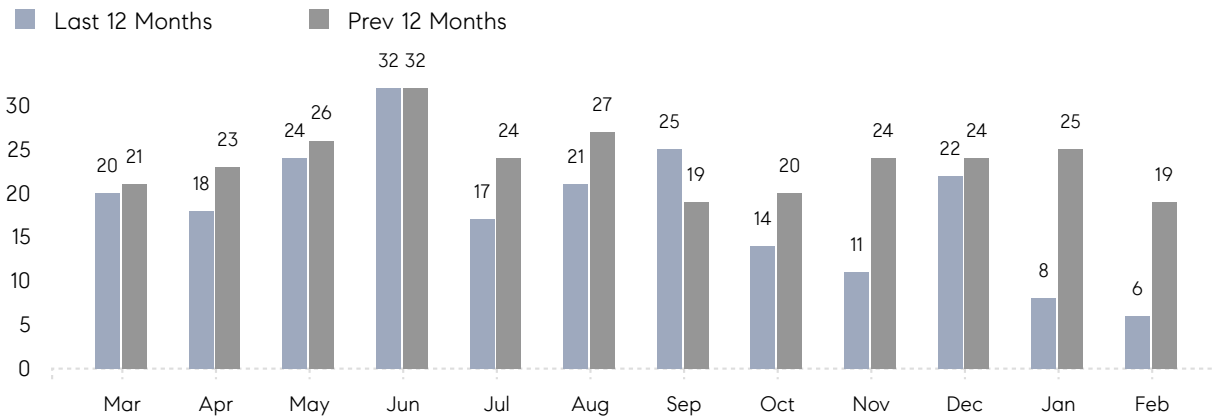
# Floral Park

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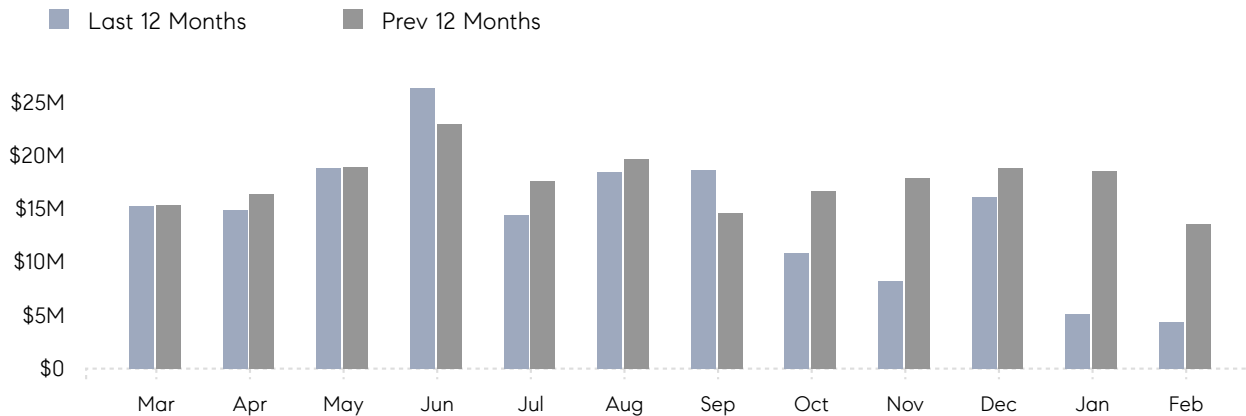
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	6	19	-68.4%
	SALES VOLUME	\$4,325,000	\$13,535,500	-68.0%
	AVERAGE PRICE	\$720,833	\$712,395	1.2%
	AVERAGE DOM	69	71	-2.8%

### Monthly Sales



### Monthly Total Sales Volume



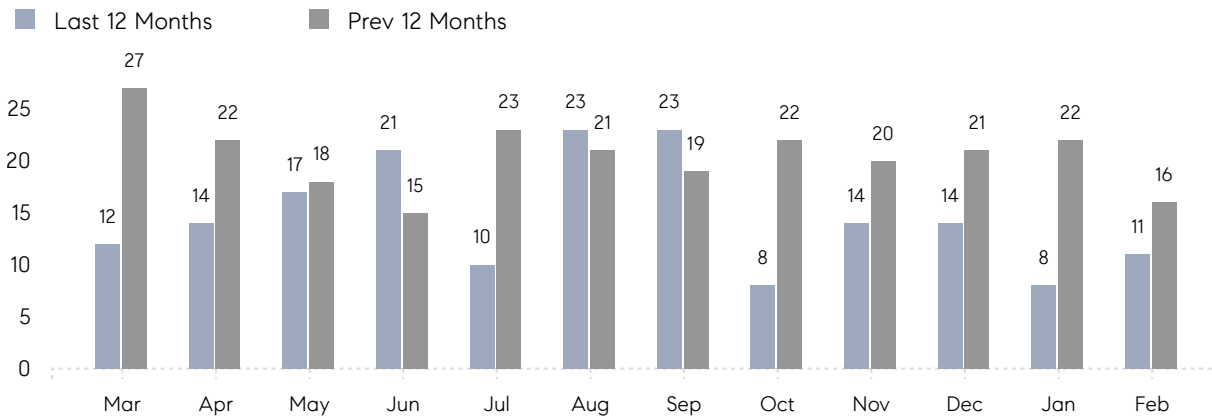
# Franklin Square

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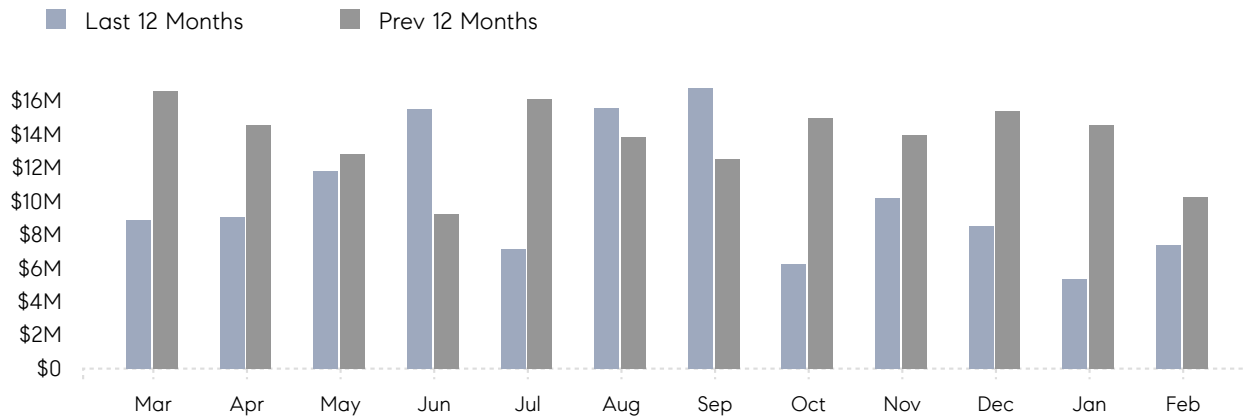
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	11	16	-31.2%
	SALES VOLUME	\$7,397,000	\$10,240,500	-27.8%
	AVERAGE PRICE	\$672,455	\$640,031	5.1%
	AVERAGE DOM	90	46	95.7%

### Monthly Sales



### Monthly Total Sales Volume



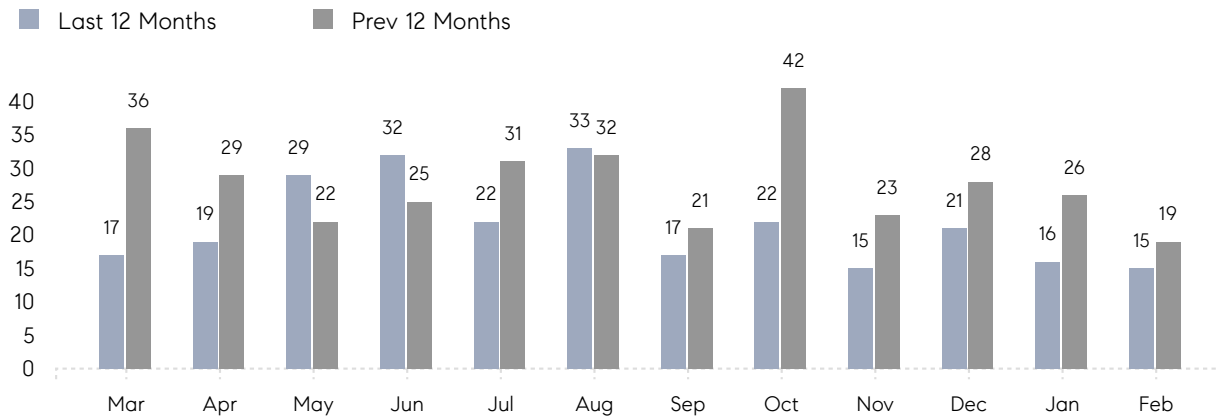
# Freeport

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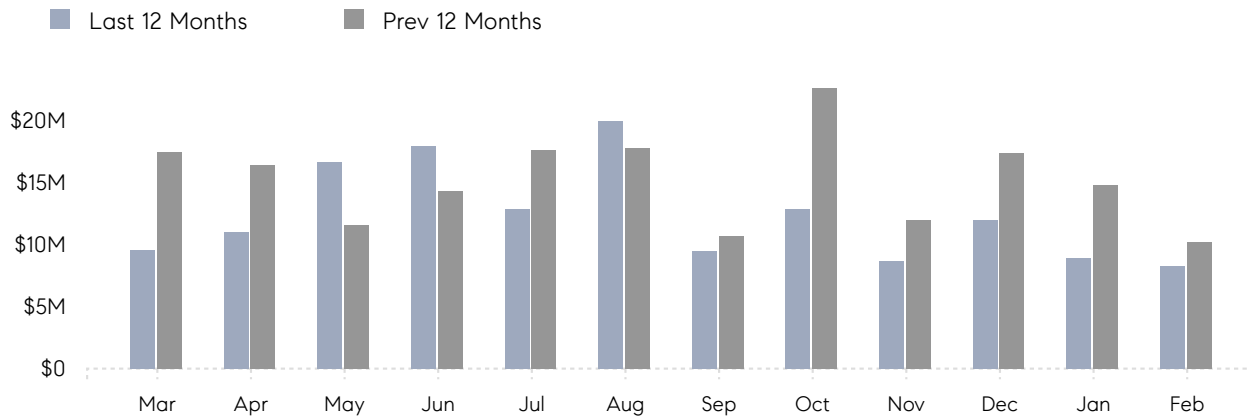
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	15	19	-21.1%
	SALES VOLUME	\$8,223,758	\$10,216,000	-19.5%
	AVERAGE PRICE	\$548,251	\$537,684	2.0%
	AVERAGE DOM	80	94	-14.9%

### Monthly Sales



### Monthly Total Sales Volume





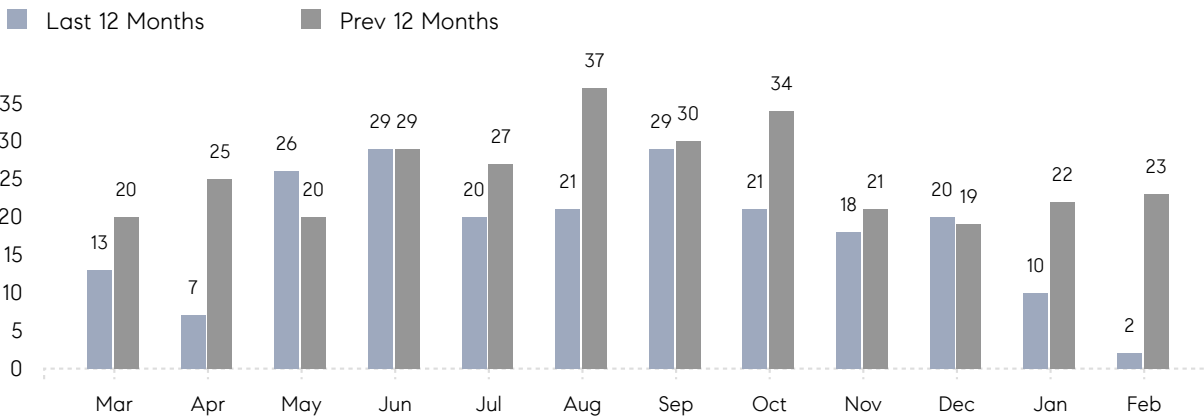
# Garden City

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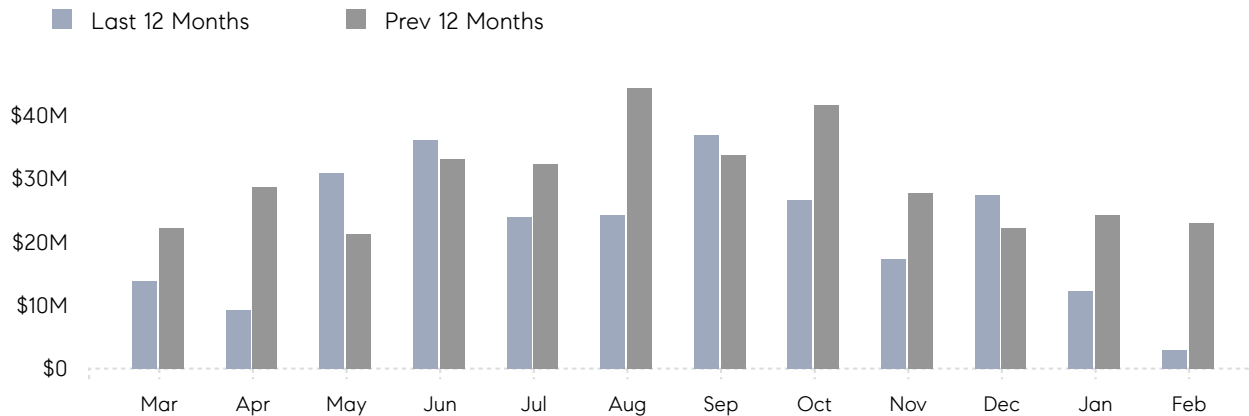
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	2	23	-91.3%
	SALES VOLUME	\$2,850,000	\$23,043,499	-87.6%
	AVERAGE PRICE	\$1,425,000	\$1,001,891	42.2%
	AVERAGE DOM	41	72	-43.1%

### Monthly Sales



### Monthly Total Sales Volume



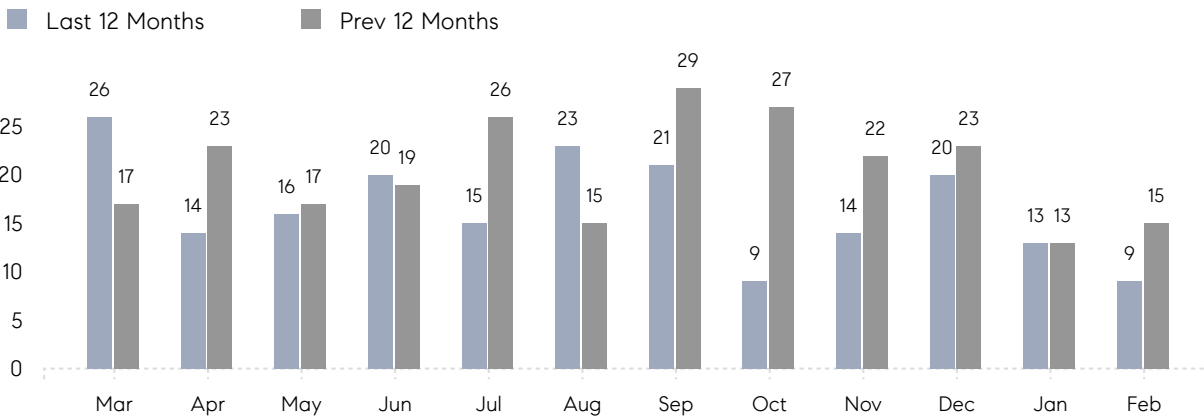
# Glen Cove

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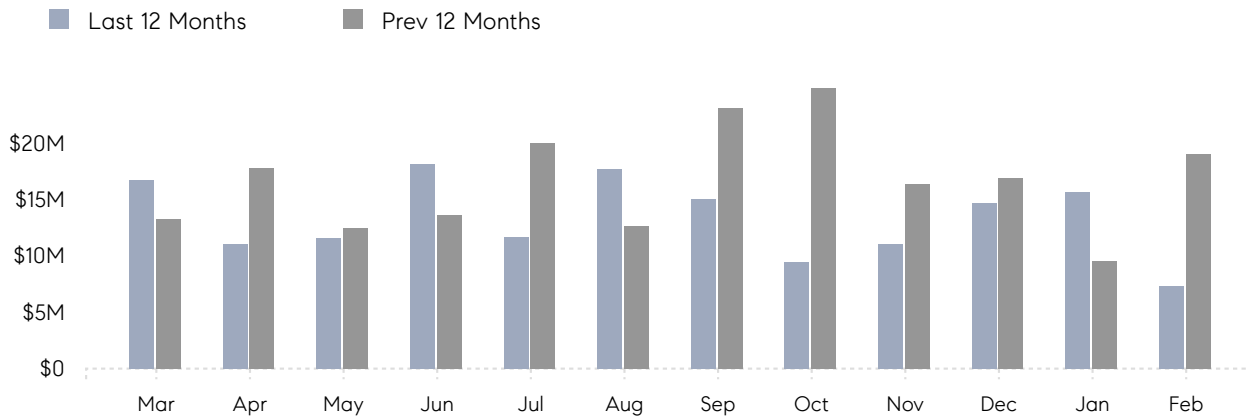
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	9	15	-40.0%
	SALES VOLUME	\$7,340,500	\$19,054,000	-61.5%
	AVERAGE PRICE	\$815,611	\$1,270,267	-35.8%
	AVERAGE DOM	59	84	-29.8%

### Monthly Sales



### Monthly Total Sales Volume



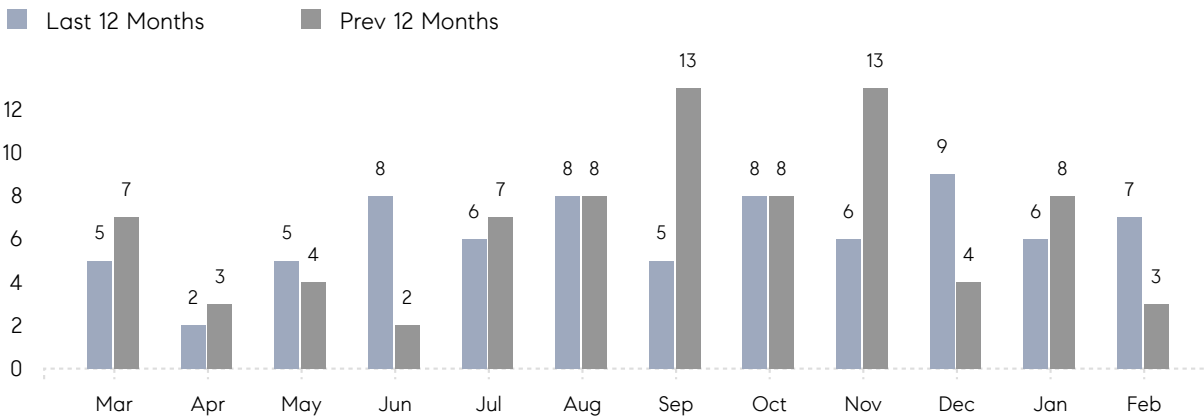
# Glen Head

NASSAU, FEBRUARY 2023

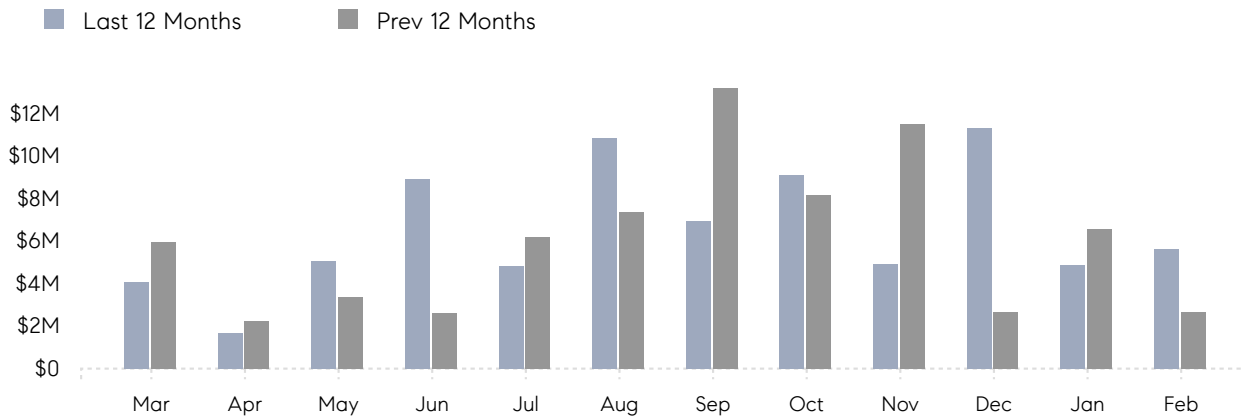
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	7	3	133.3%
	SALES VOLUME	\$5,611,500	\$2,640,000	112.6%
	AVERAGE PRICE	\$801,643	\$880,000	-8.9%
	AVERAGE DOM	40	59	-32.2%

### Monthly Sales



### Monthly Total Sales Volume



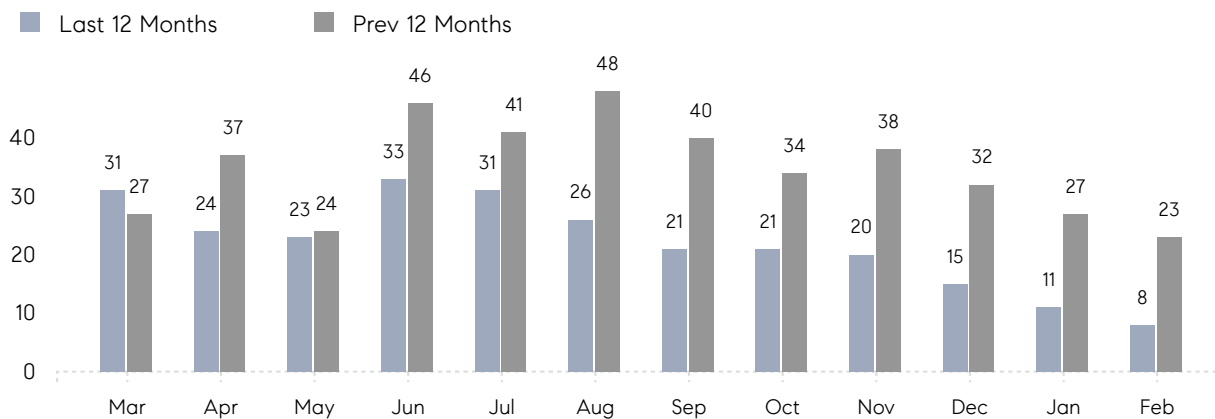
# Great Neck

NASSAU, FEBRUARY 2023

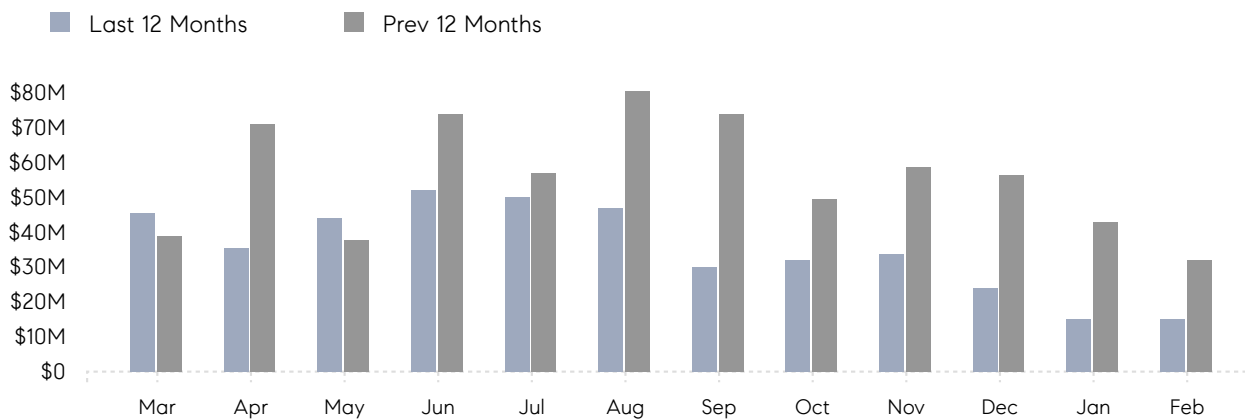
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	8	23	-65.2%
	SALES VOLUME	\$14,980,000	\$32,002,014	-53.2%
	AVERAGE PRICE	\$1,872,500	\$1,391,392	34.6%
	AVERAGE DOM	56	72	-22.2%

### Monthly Sales



### Monthly Total Sales Volume



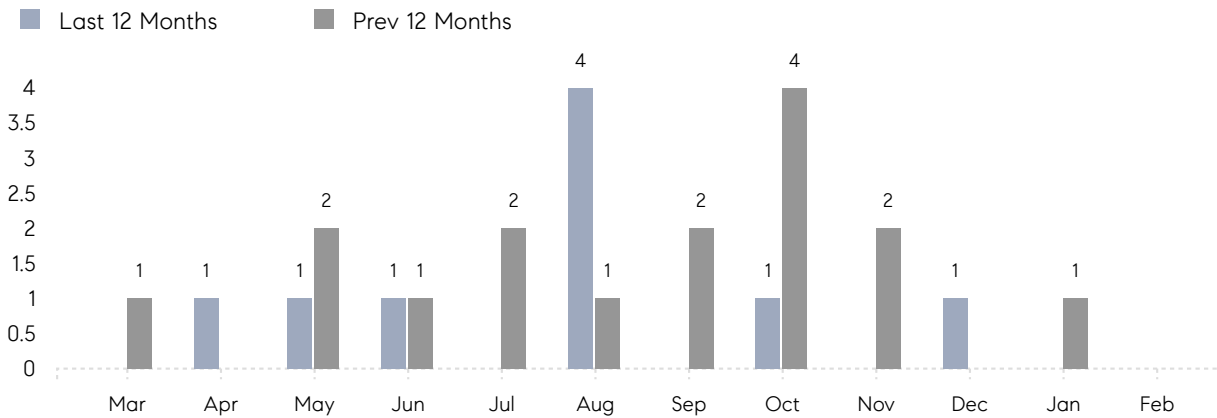
# Greenvale

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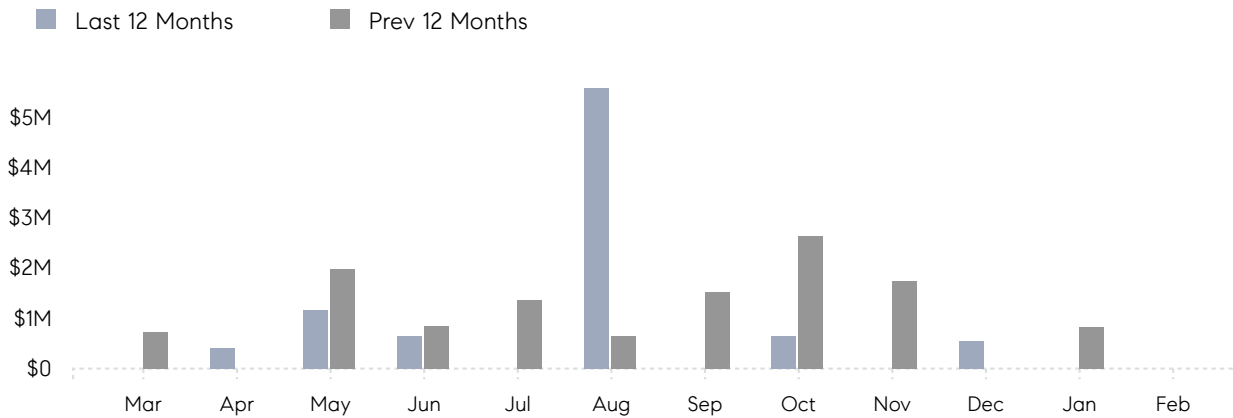
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	0	0	0.0%
	SALES VOLUME	\$0	\$0	-
	AVERAGE PRICE	\$0	\$0	-
	AVERAGE DOM	0	0	-

### Monthly Sales



### Monthly Total Sales Volume



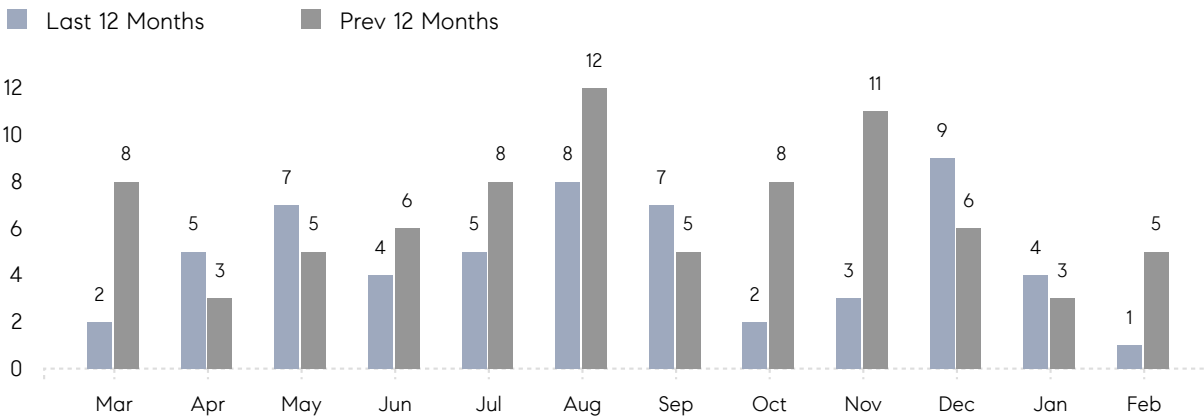
# Hewlett

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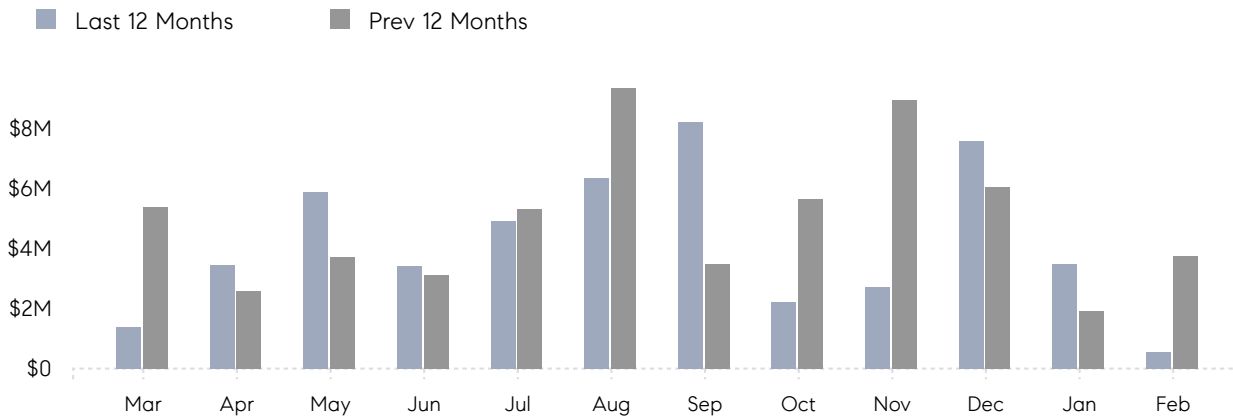
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	1	5	-80.0%
	SALES VOLUME	\$535,000	\$3,749,000	-85.7%
	AVERAGE PRICE	\$535,000	\$749,800	-28.6%
	AVERAGE DOM	32	102	-68.6%

### Monthly Sales



### Monthly Total Sales Volume



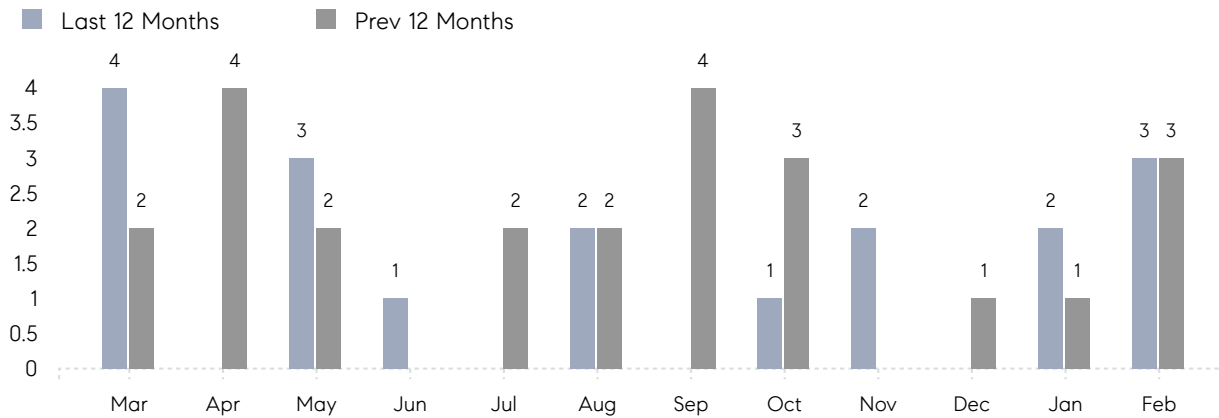
# Hewlett Harbor

NASSAU, FEBRUARY 2023

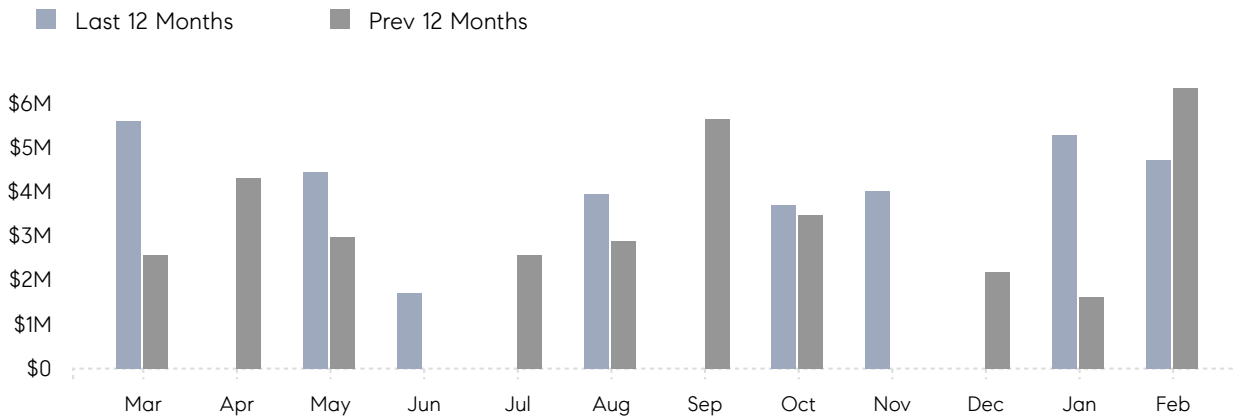
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	3	3	0.0%
	SALES VOLUME	\$4,720,000	\$6,344,000	-25.6%
	AVERAGE PRICE	\$1,573,333	\$2,114,667	-25.6%
	AVERAGE DOM	83	125	-33.6%

### Monthly Sales



### Monthly Total Sales Volume



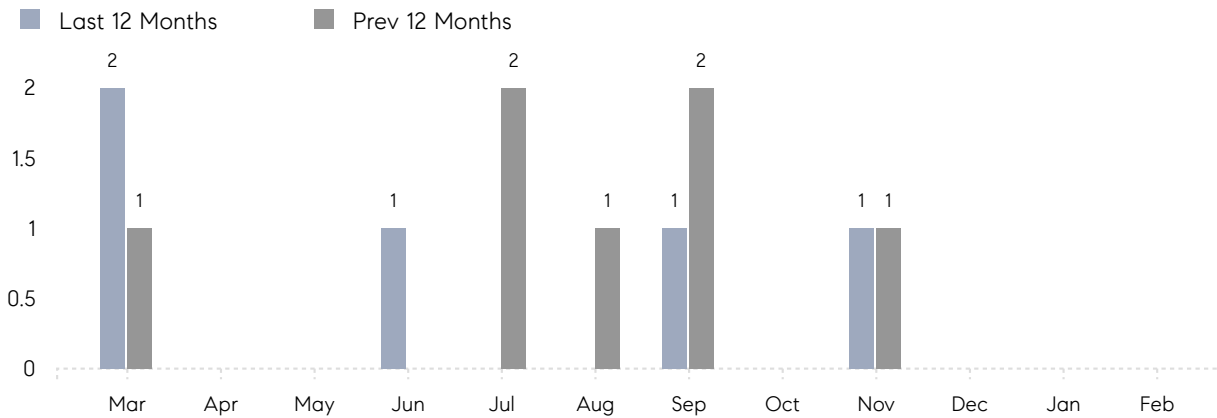
# Hewlett Bay Park

NASSAU, FEBRUARY 2023

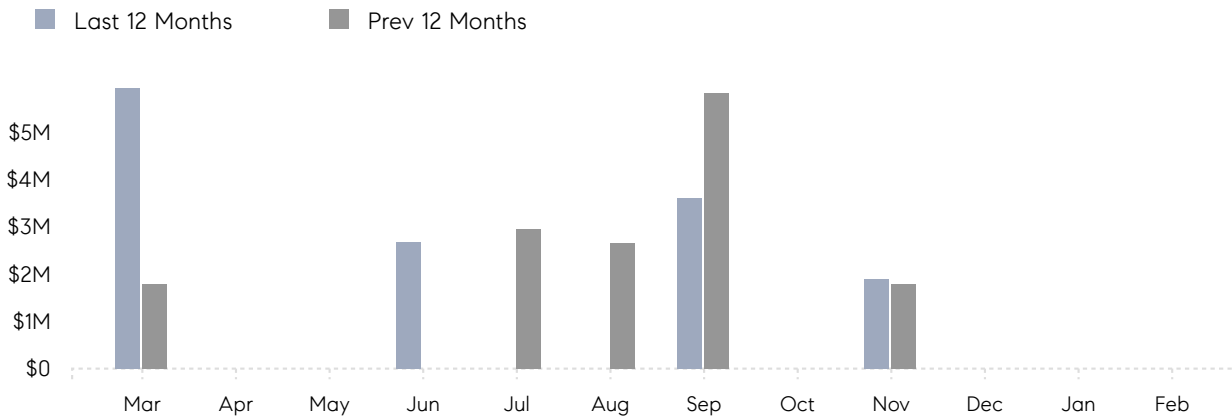
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	0	0	0.0%
	SALES VOLUME	\$0	\$0	-
	AVERAGE PRICE	\$0	\$0	-
	AVERAGE DOM	0	0	-

### Monthly Sales



### Monthly Total Sales Volume





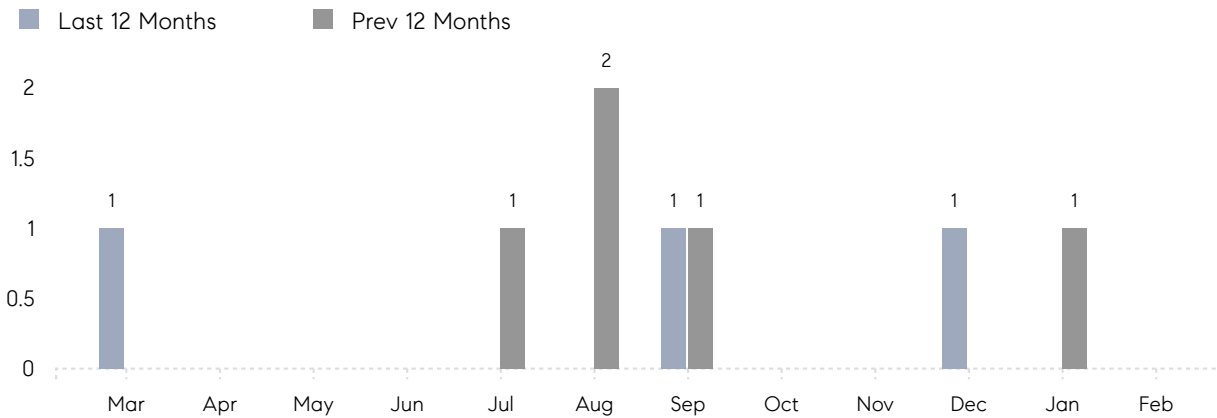
# Hewlett Neck

NASSAU, FEBRUARY 2023

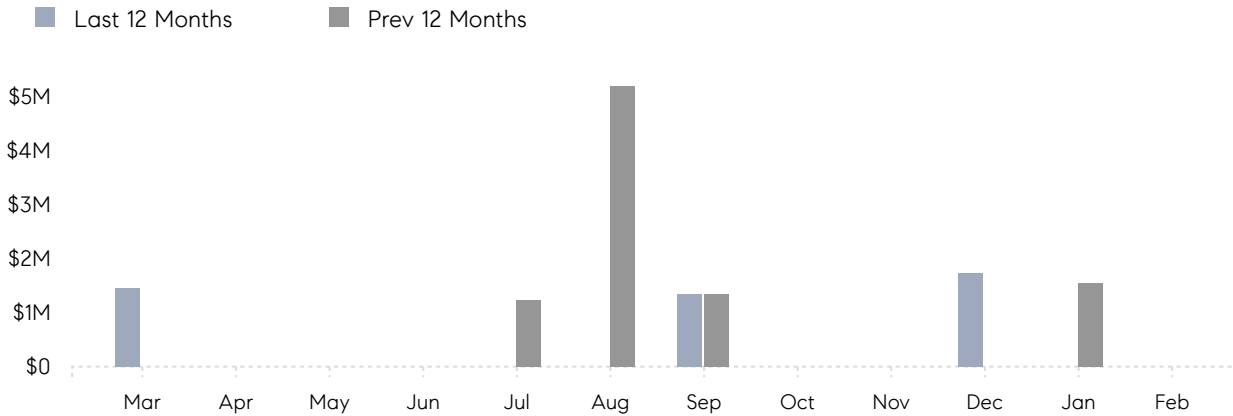
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	0	0	0.0%
	SALES VOLUME	\$0	\$0	-
	AVERAGE PRICE	\$0	\$0	-
	AVERAGE DOM	0	0	-

### Monthly Sales



### Monthly Total Sales Volume



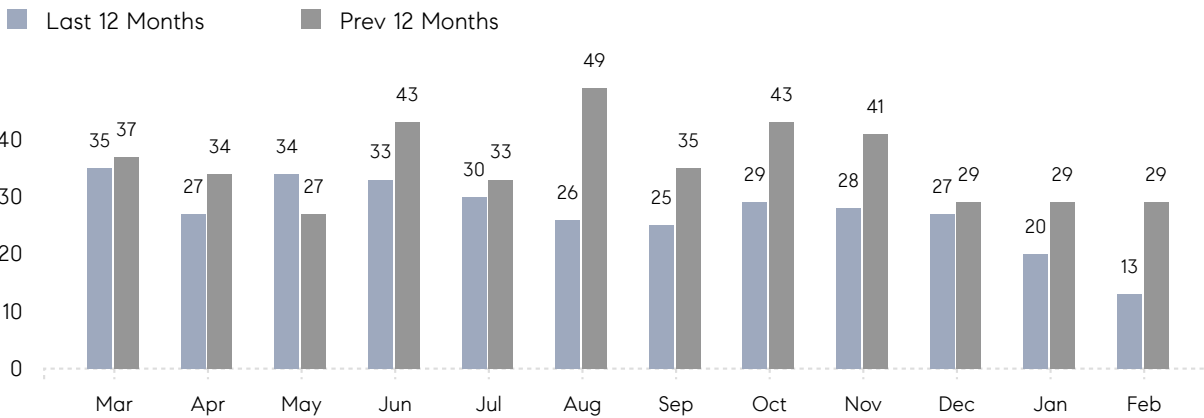
# Hicksville

NASSAU, FEBRUARY 2023

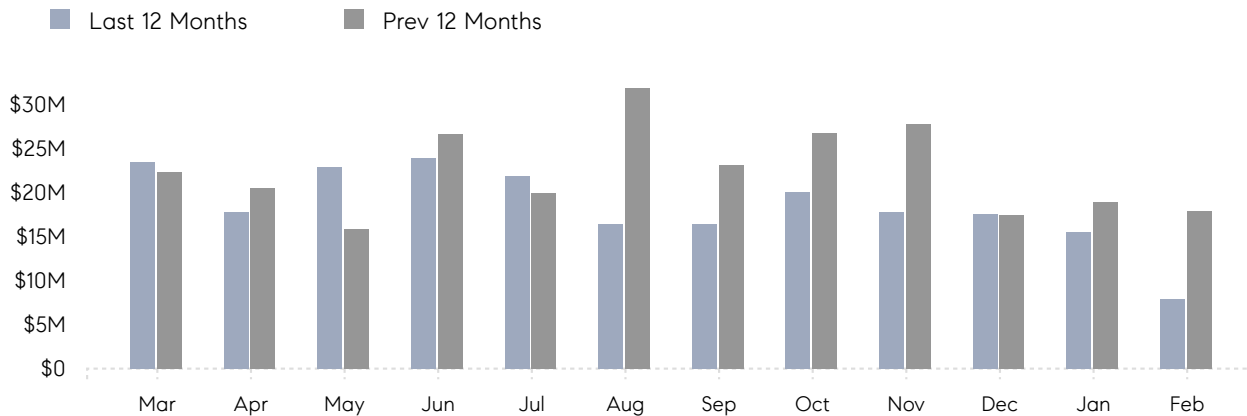
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	13	29	-55.2%
	SALES VOLUME	\$7,931,000	\$17,876,490	-55.6%
	AVERAGE PRICE	\$610,077	\$616,431	-1.0%
	AVERAGE DOM	61	63	-3.2%

### Monthly Sales



### Monthly Total Sales Volume



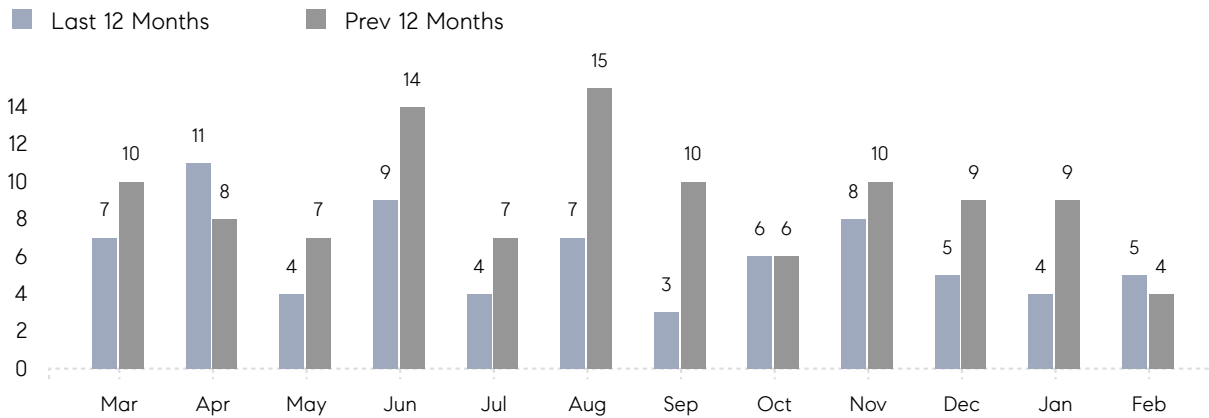
# Island Park

NASSAU, FEBRUARY 2023

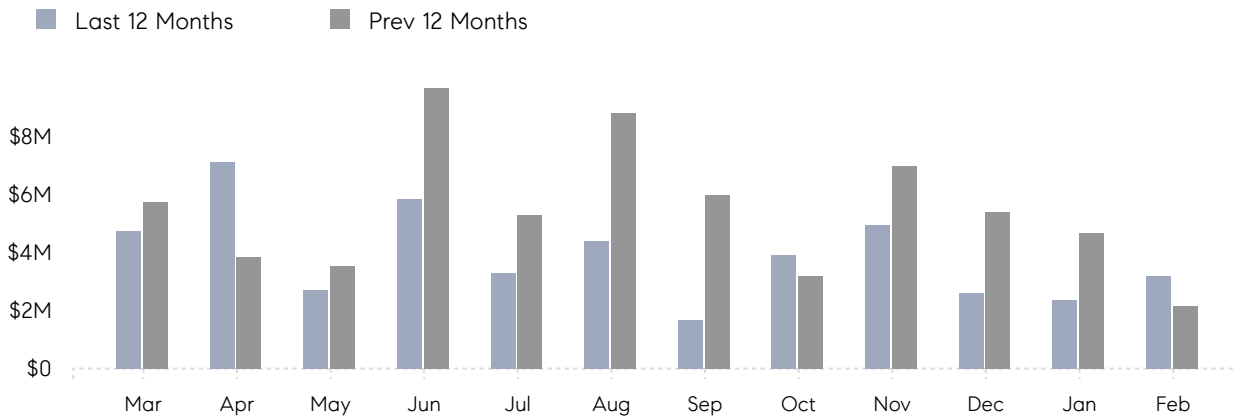
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	5	4	25.0%
	SALES VOLUME	\$3,205,000	\$2,155,000	48.7%
	AVERAGE PRICE	\$641,000	\$538,750	19.0%
	AVERAGE DOM	193	23	739.1%

### Monthly Sales



### Monthly Total Sales Volume



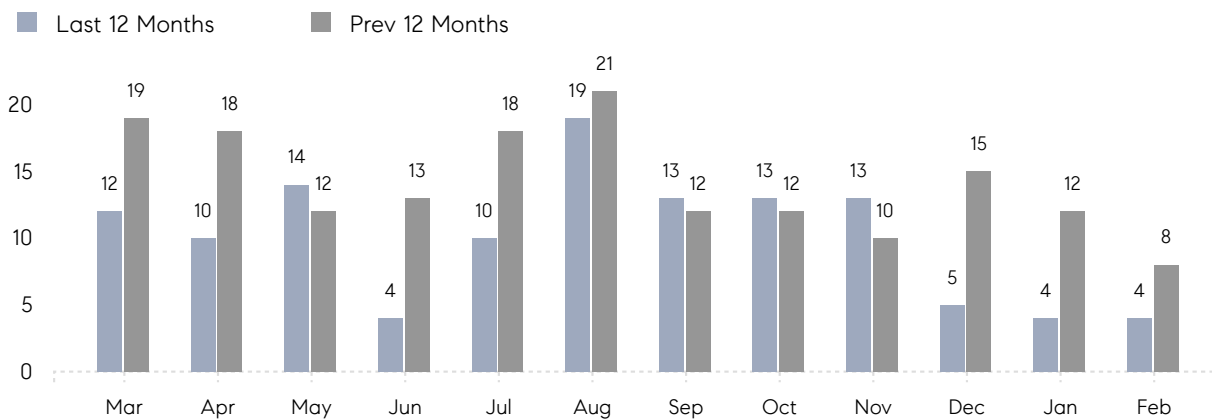
# Jericho

NASSAU, FEBRUARY 2023

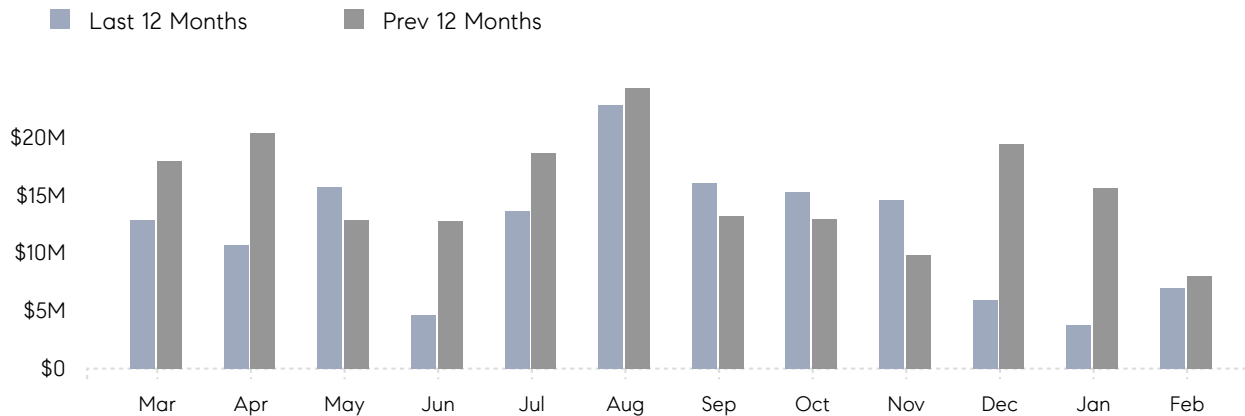
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	4	8	-50.0%
	SALES VOLUME	\$6,949,000	\$8,001,500	-13.2%
	AVERAGE PRICE	\$1,737,250	\$1,000,188	73.7%
	AVERAGE DOM	118	85	38.8%

### Monthly Sales



### Monthly Total Sales Volume



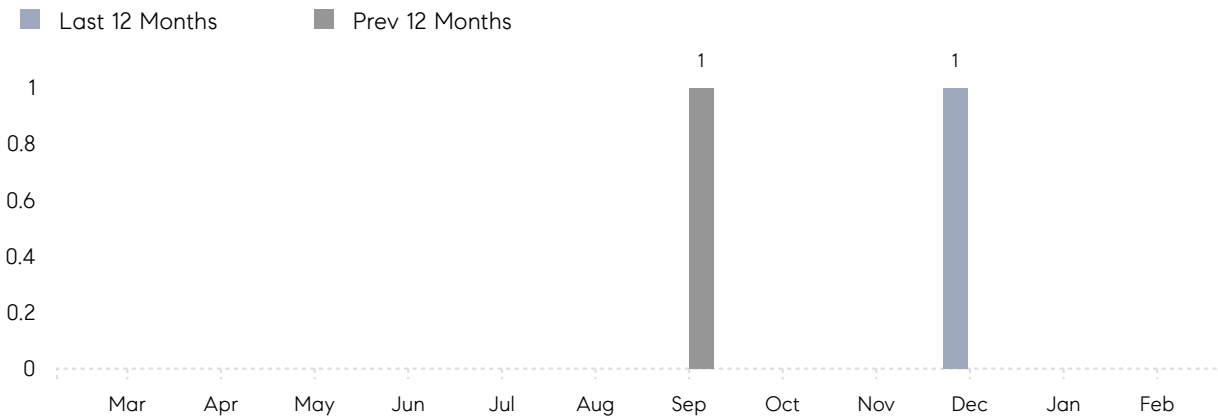
# Kings Point

NASSAU, FEBRUARY 2023

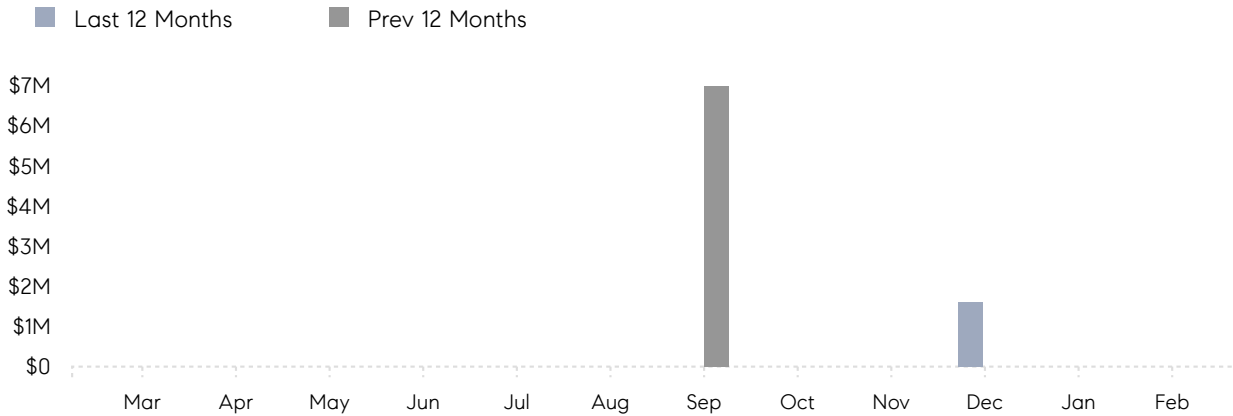
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	0	0	0.0%
	SALES VOLUME	\$0	\$0	-
	AVERAGE PRICE	\$0	\$0	-
	AVERAGE DOM	0	0	-

### Monthly Sales



### Monthly Total Sales Volume



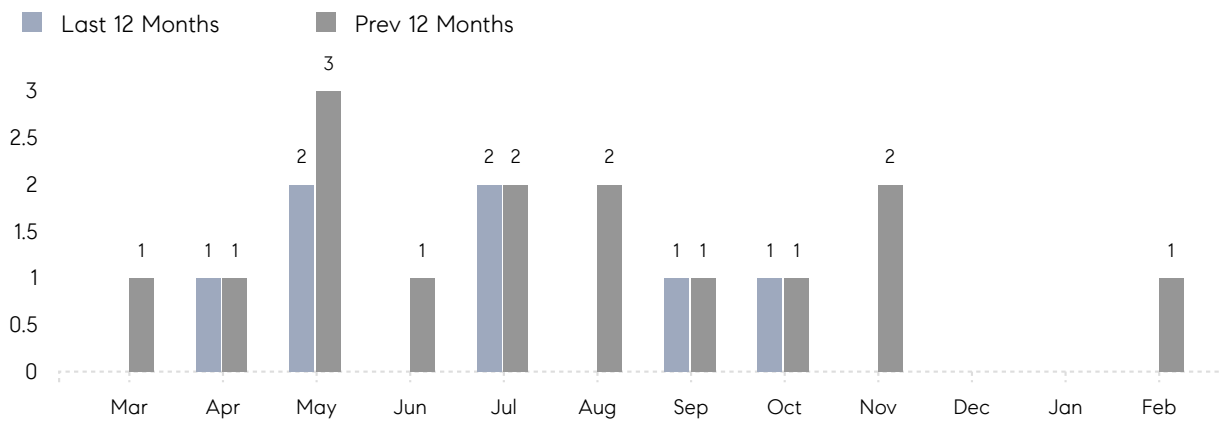
# Lattintown

NASSAU, FEBRUARY 2023

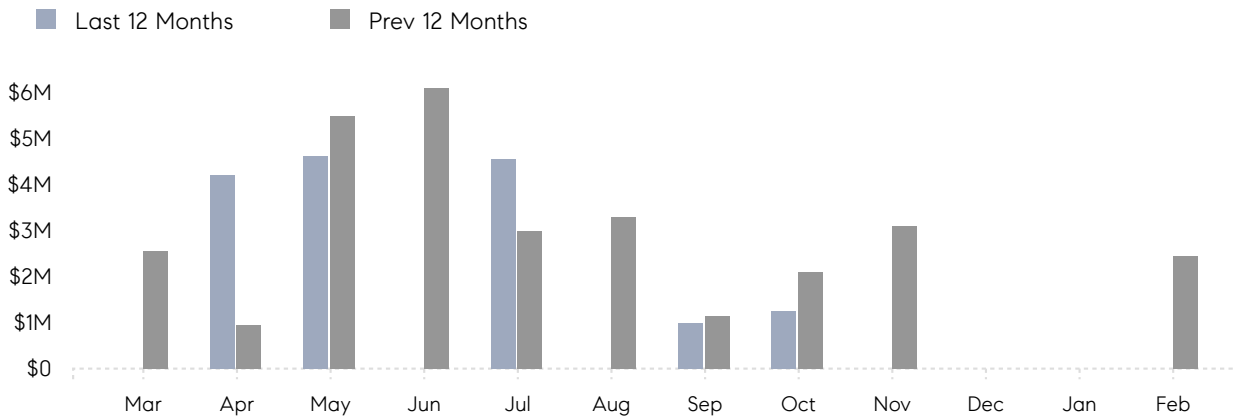
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	0	1	0.0%
	SALES VOLUME	\$0	\$2,450,000	-
	AVERAGE PRICE	\$0	\$2,450,000	-
	AVERAGE DOM	0	19	-

### Monthly Sales



### Monthly Total Sales Volume



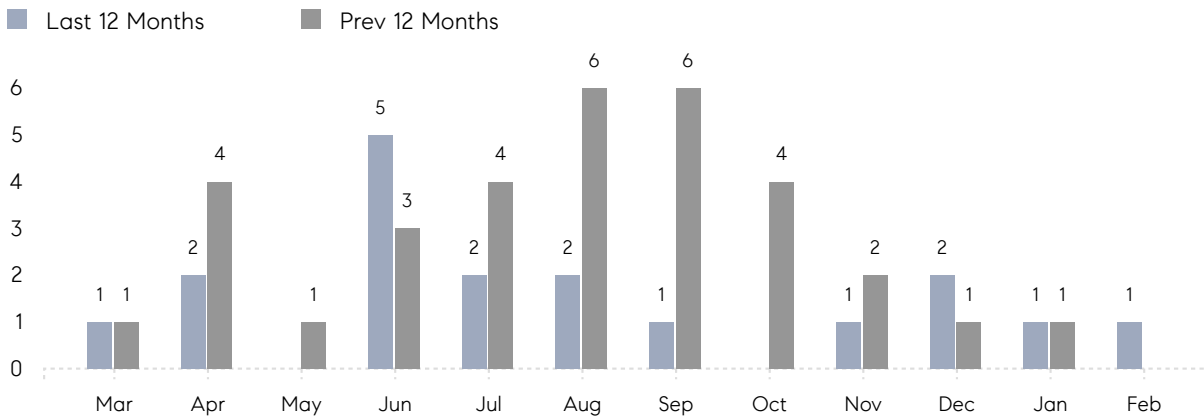
# Laurel Hollow

NASSAU, FEBRUARY 2023

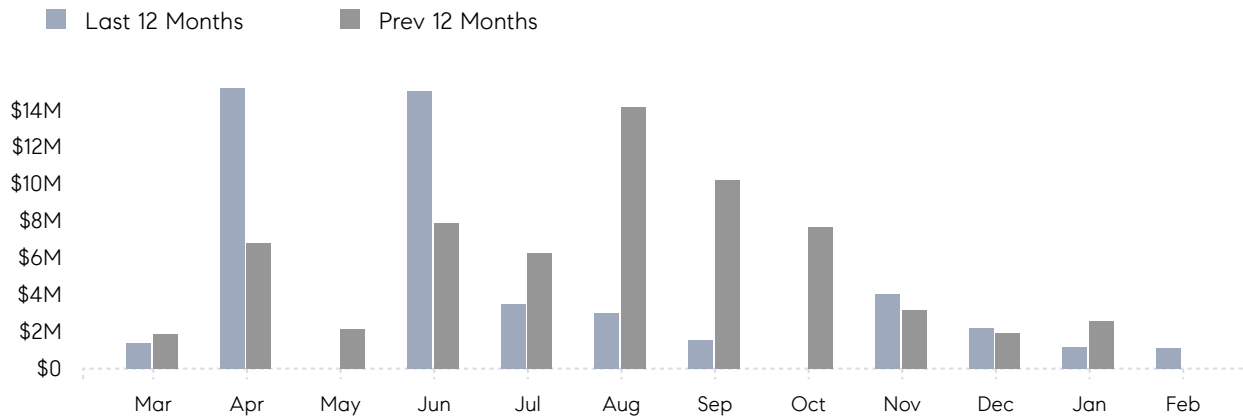
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	1	0	0.0%
	SALES VOLUME	\$1,100,000	\$0	-
	AVERAGE PRICE	\$1,100,000	\$0	-
	AVERAGE DOM	33	0	-

### Monthly Sales



### Monthly Total Sales Volume



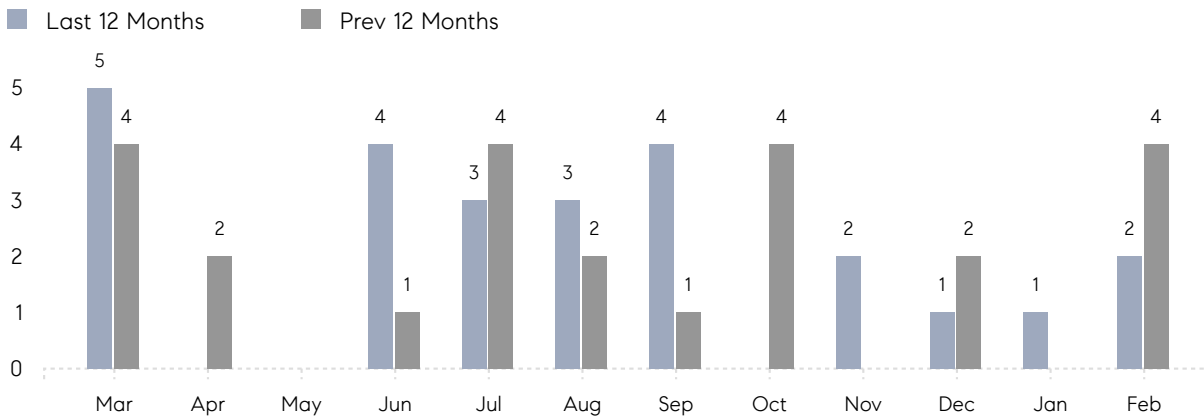
# Lawrence

NASSAU, FEBRUARY 2023

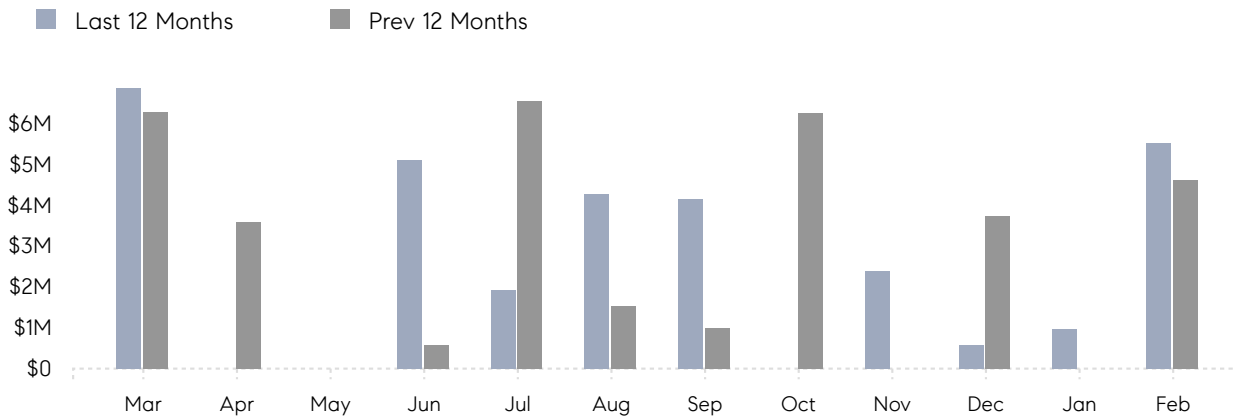
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	2	4	-50.0%
	SALES VOLUME	\$5,532,500	\$4,621,000	19.7%
	AVERAGE PRICE	\$2,766,250	\$1,155,250	139.5%
	AVERAGE DOM	190	106	79.2%

### Monthly Sales



### Monthly Total Sales Volume





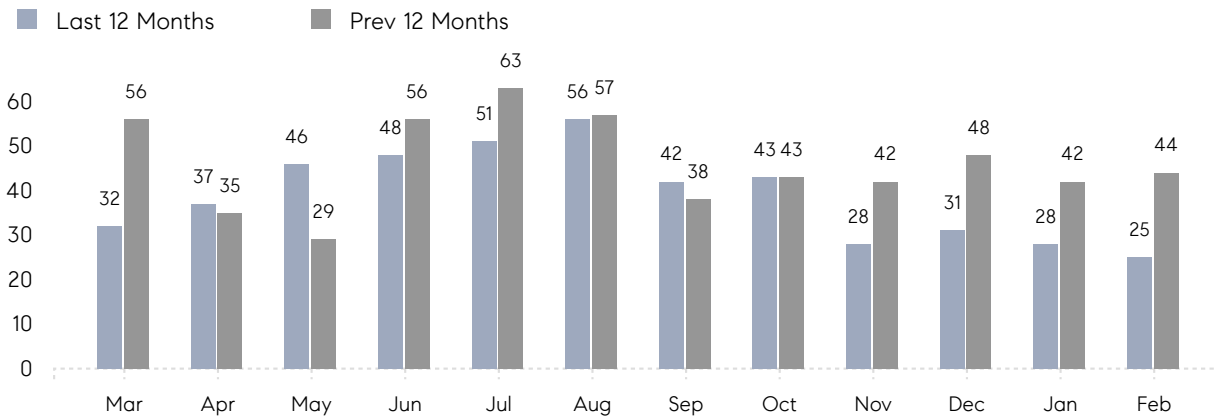
# Levittown

NASSAU, FEBRUARY 2023

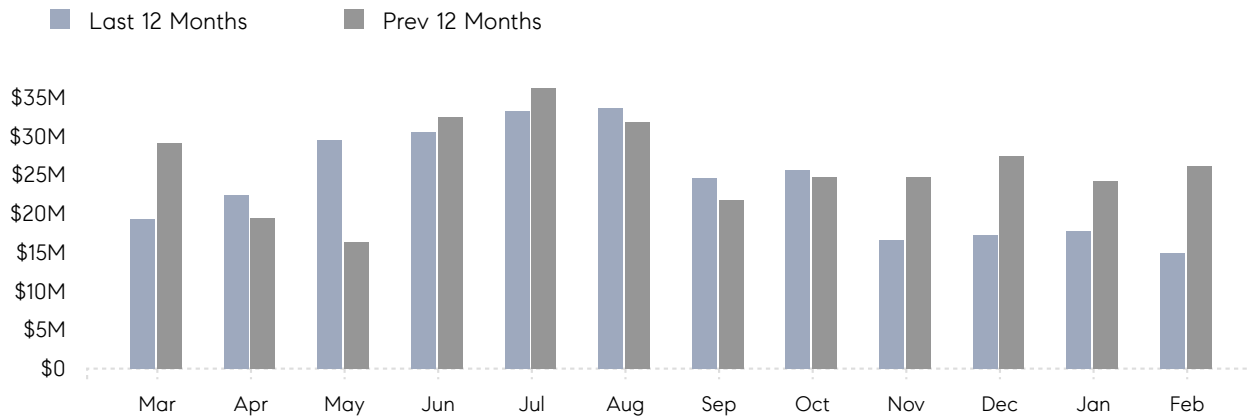
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	25	44	-43.2%
	SALES VOLUME	\$14,967,775	\$26,107,000	-42.7%
	AVERAGE PRICE	\$598,711	\$593,341	0.9%
	AVERAGE DOM	61	48	27.1%

### Monthly Sales



### Monthly Total Sales Volume



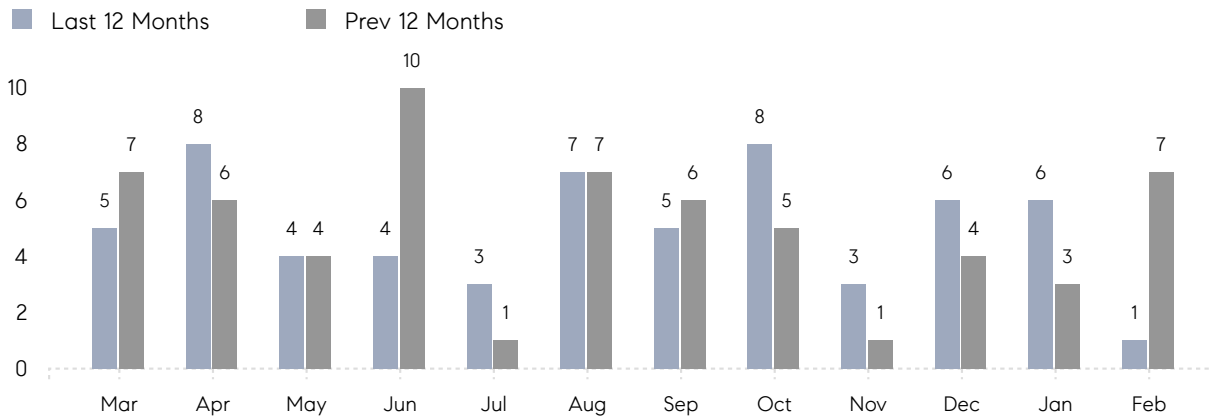
# Locust Valley

NASSAU, FEBRUARY 2023

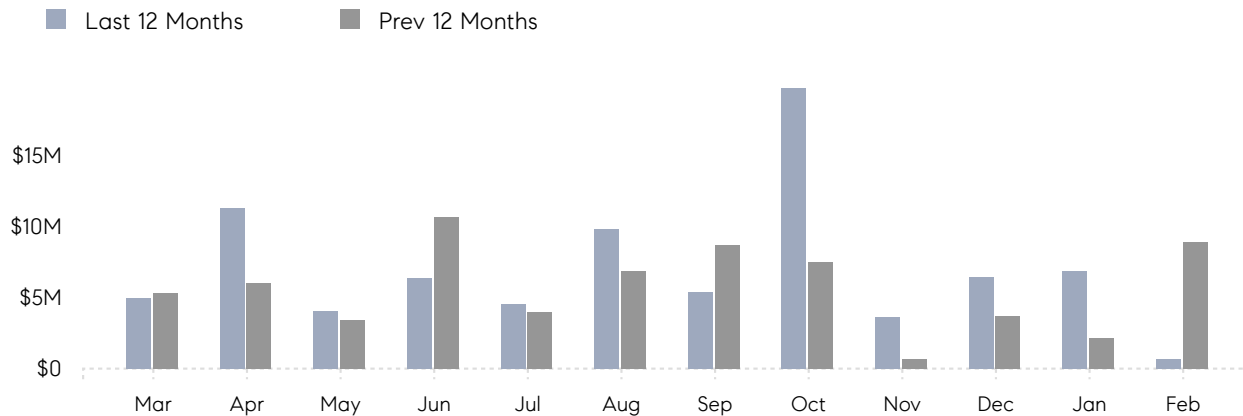
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	1	7	-85.7%
	SALES VOLUME	\$675,000	\$8,895,000	-92.4%
	AVERAGE PRICE	\$675,000	\$1,270,714	-46.9%
	AVERAGE DOM	34	48	-29.2%

### Monthly Sales



### Monthly Total Sales Volume



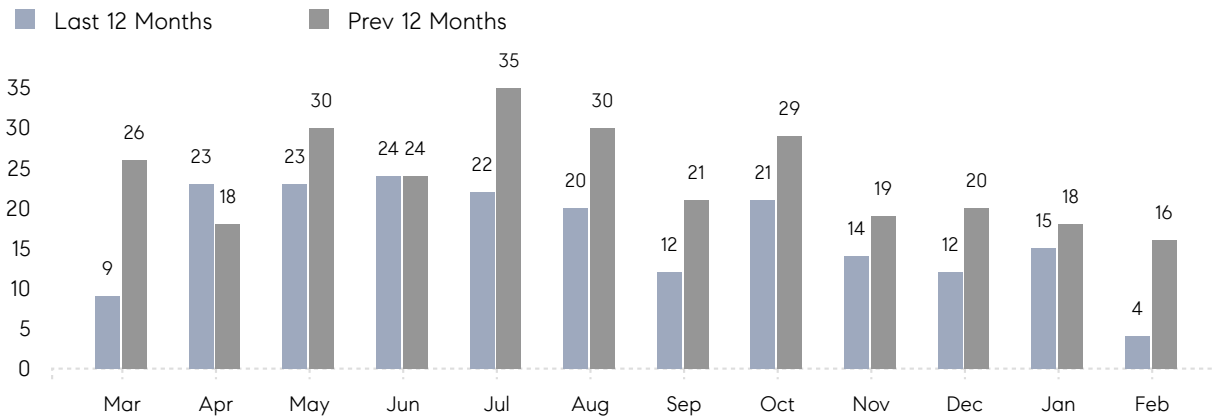
# Long Beach

NASSAU, FEBRUARY 2023

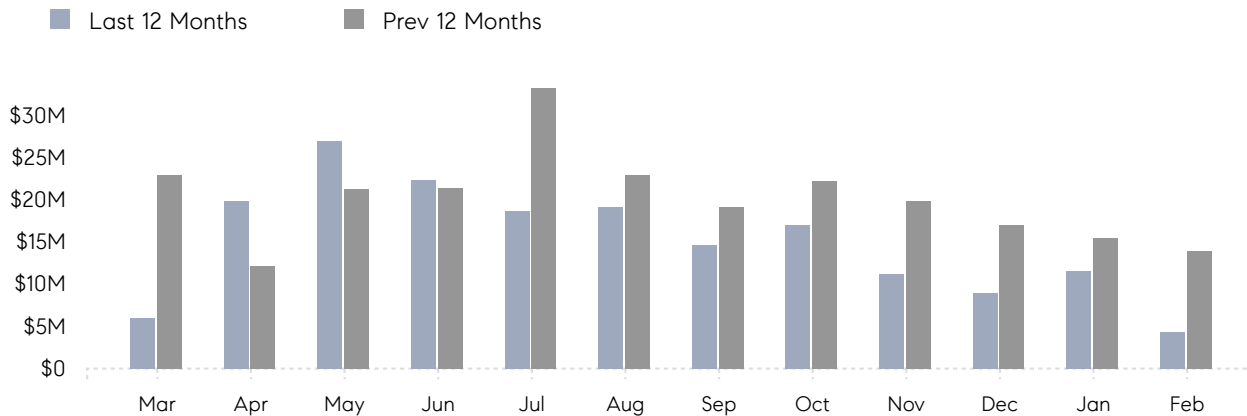
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	4	16	-75.0%
	SALES VOLUME	\$4,289,500	\$13,897,500	-69.1%
	AVERAGE PRICE	\$1,072,375	\$868,594	23.5%
	AVERAGE DOM	105	90	16.7%

### Monthly Sales



### Monthly Total Sales Volume



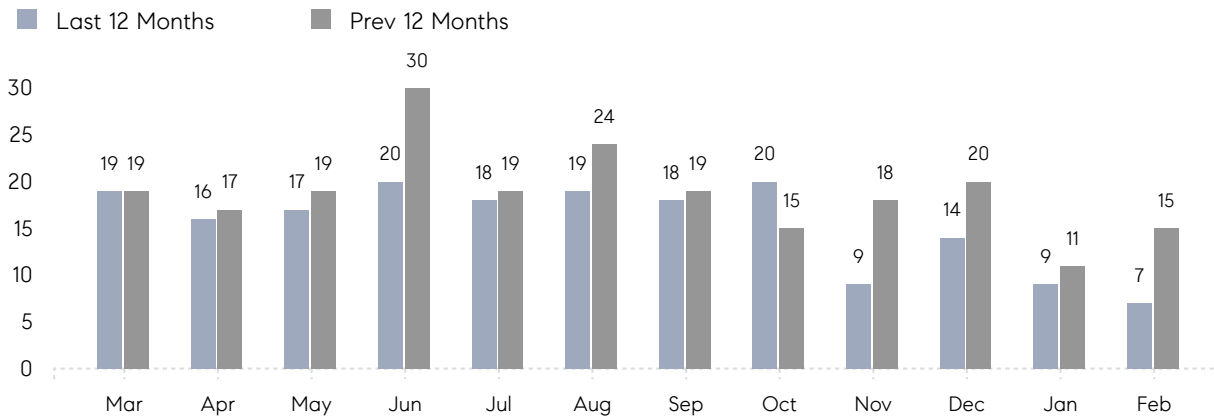
# Lynbrook

NASSAU, FEBRUARY 2023

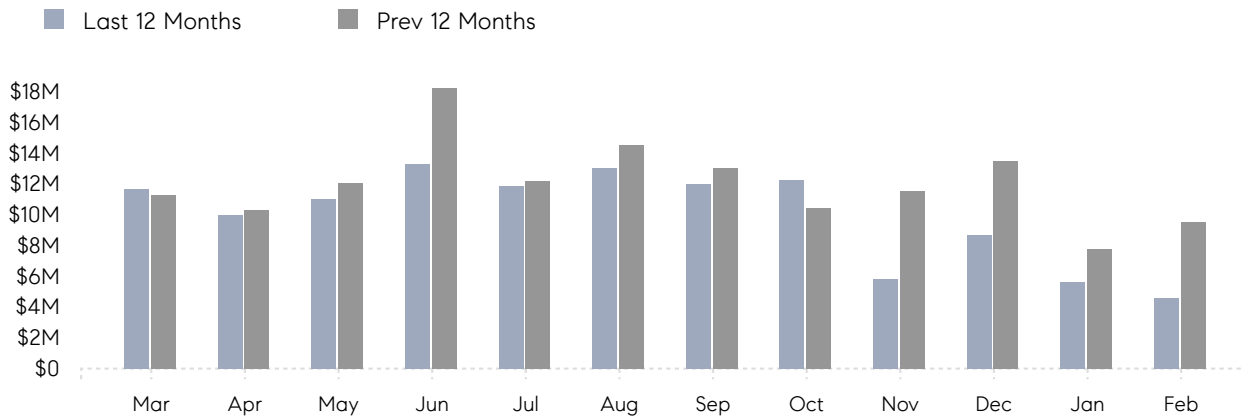
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	7	15	-53.3%
	SALES VOLUME	\$4,600,000	\$9,495,500	-51.6%
	AVERAGE PRICE	\$657,143	\$633,033	3.8%
	AVERAGE DOM	56	68	-17.6%

### Monthly Sales



### Monthly Total Sales Volume



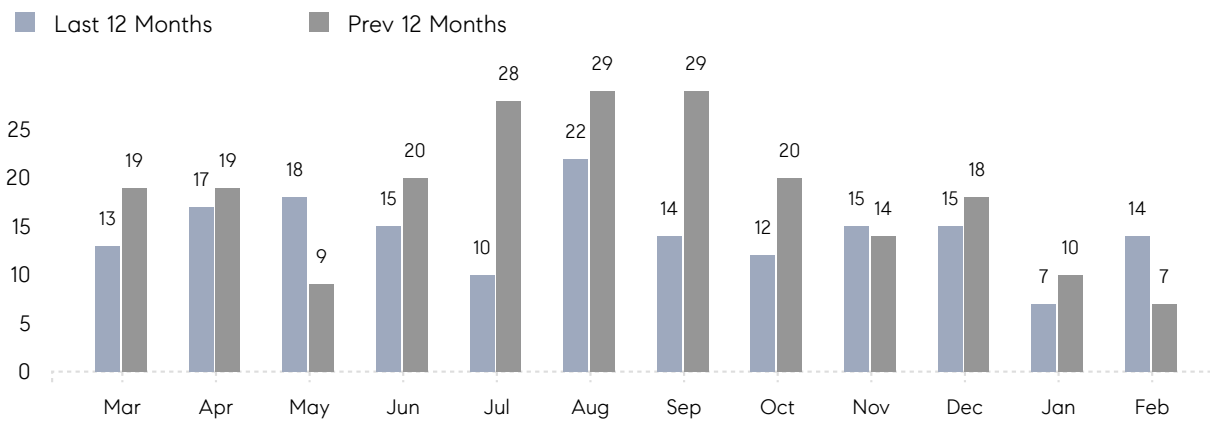
# Manhasset

NASSAU, FEBRUARY 2023

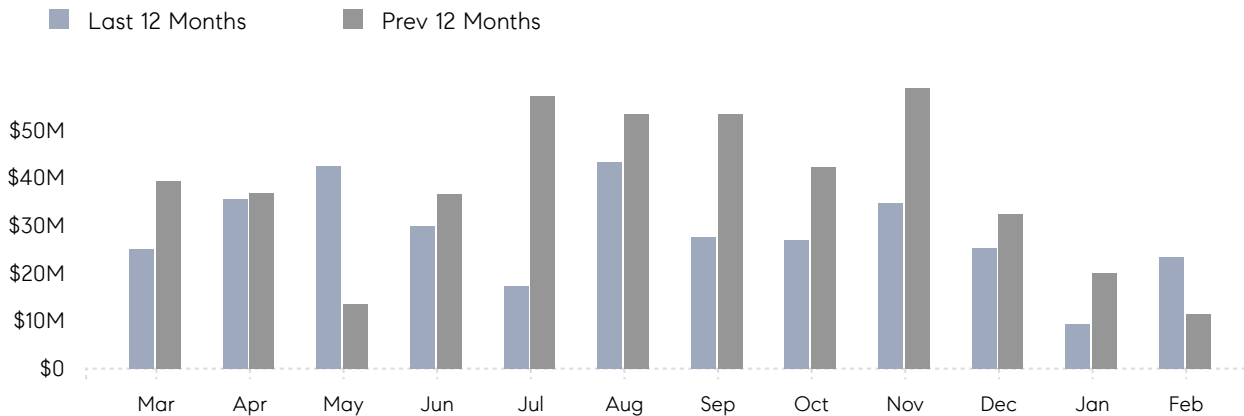
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	14	7	100.0%
	SALES VOLUME	\$23,402,000	\$11,425,000	104.8%
	AVERAGE PRICE	\$1,671,571	\$1,632,143	2.4%
	AVERAGE DOM	54	46	17.4%

### Monthly Sales



### Monthly Total Sales Volume



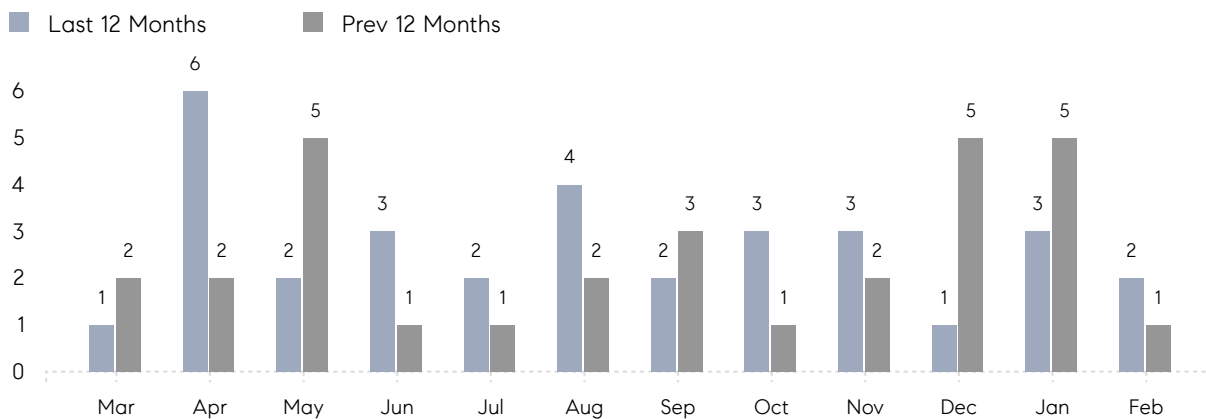
# Manhasset Hills

NASSAU, FEBRUARY 2023

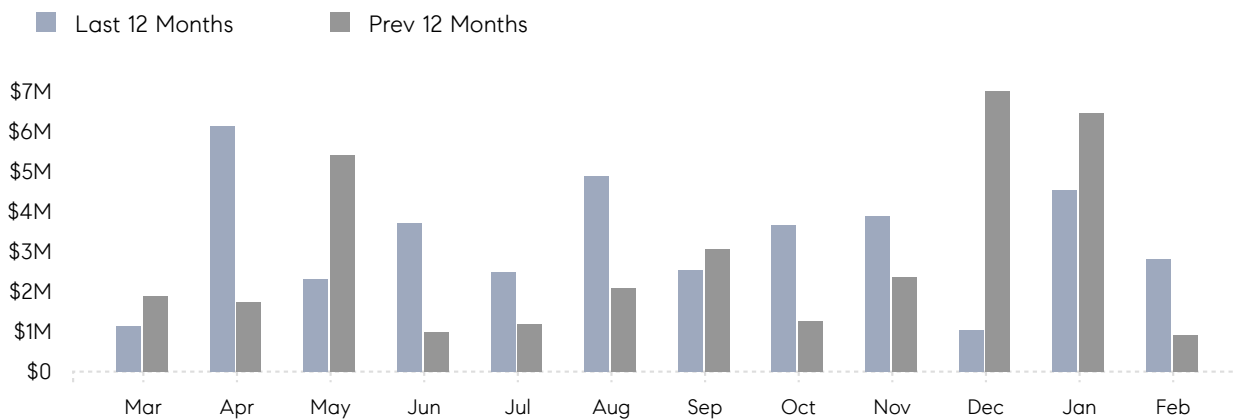
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	2	1	100.0%
	SALES VOLUME	\$2,805,000	\$910,000	208.2%
	AVERAGE PRICE	\$1,402,500	\$910,000	54.1%
	AVERAGE DOM	107	86	24.4%

### Monthly Sales



### Monthly Total Sales Volume



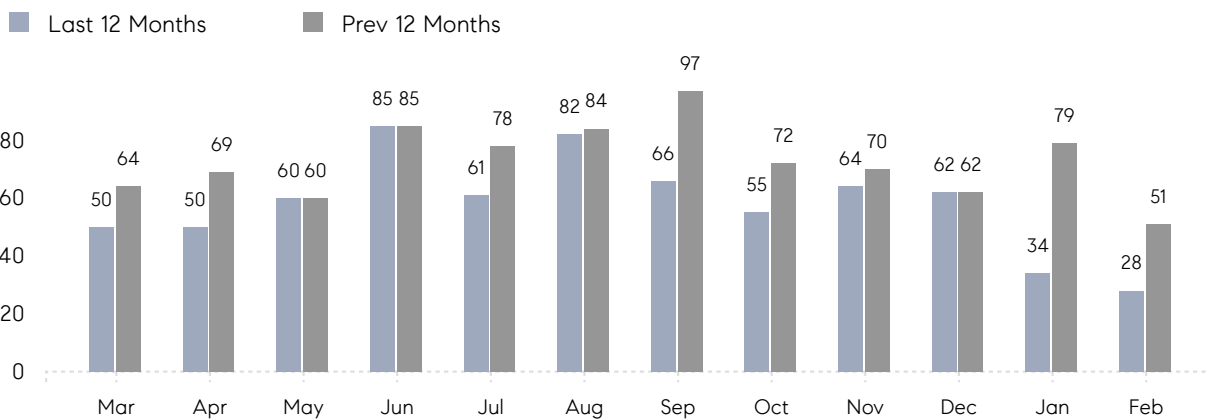
# Massapequa

NASSAU, FEBRUARY 2023

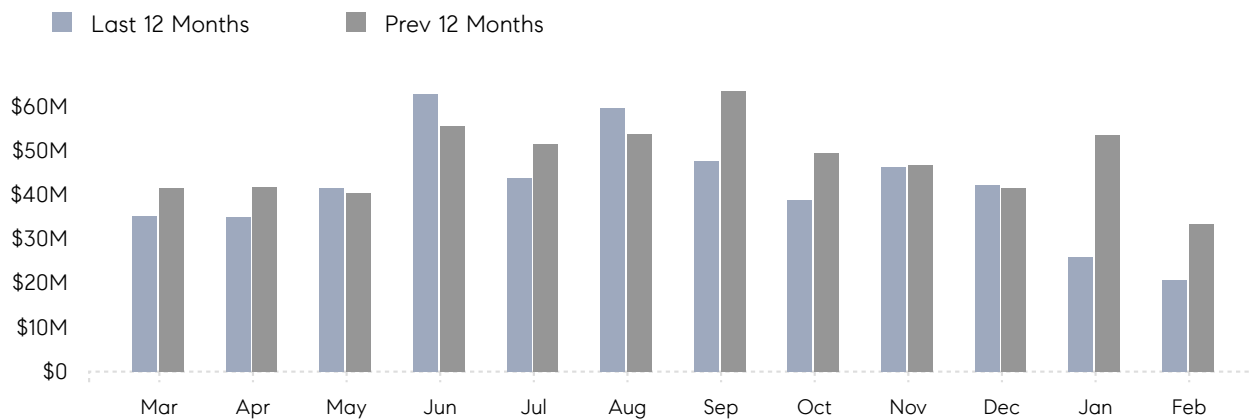
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	28	51	-45.1%
	SALES VOLUME	\$20,702,500	\$33,314,728	-37.9%
	AVERAGE PRICE	\$739,375	\$653,230	13.2%
	AVERAGE DOM	52	55	-5.5%

### Monthly Sales



### Monthly Total Sales Volume



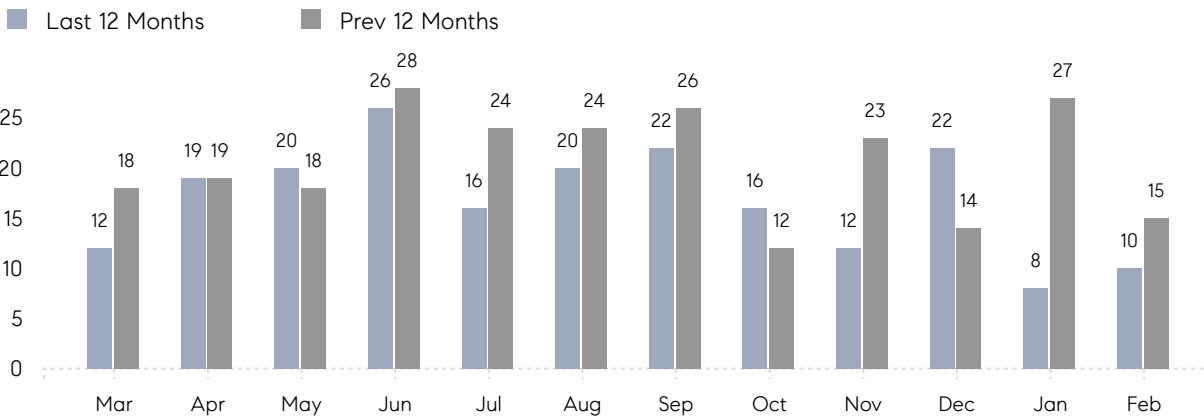
# Massapequa Park

NASSAU, FEBRUARY 2023

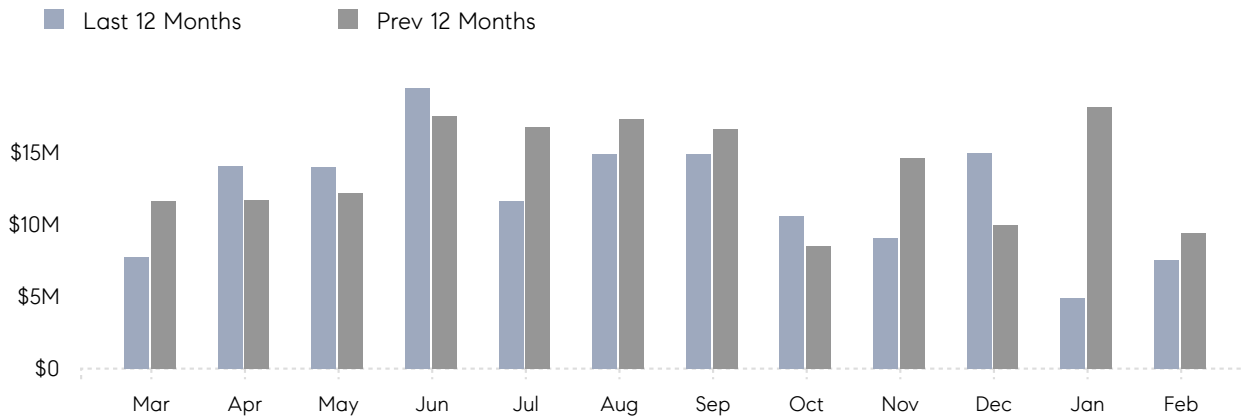
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	10	15	-33.3%
	SALES VOLUME	\$7,535,000	\$9,401,579	-19.9%
	AVERAGE PRICE	\$753,500	\$626,772	20.2%
	AVERAGE DOM	47	67	-29.9%

### Monthly Sales



### Monthly Total Sales Volume





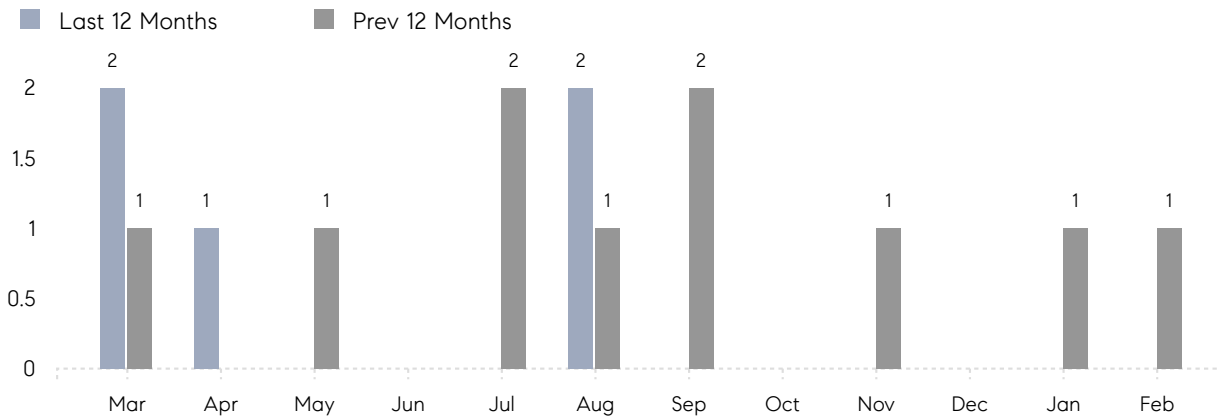
# Matinecock

NASSAU, FEBRUARY 2023

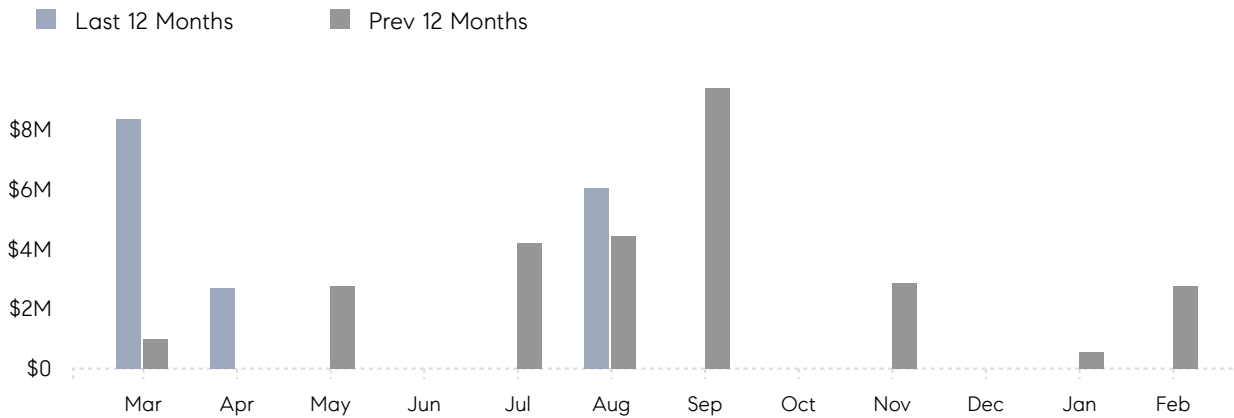
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	0	1	0.0%
	SALES VOLUME	\$0	\$2,750,000	-
	AVERAGE PRICE	\$0	\$2,750,000	-
	AVERAGE DOM	0	137	-

### Monthly Sales



### Monthly Total Sales Volume



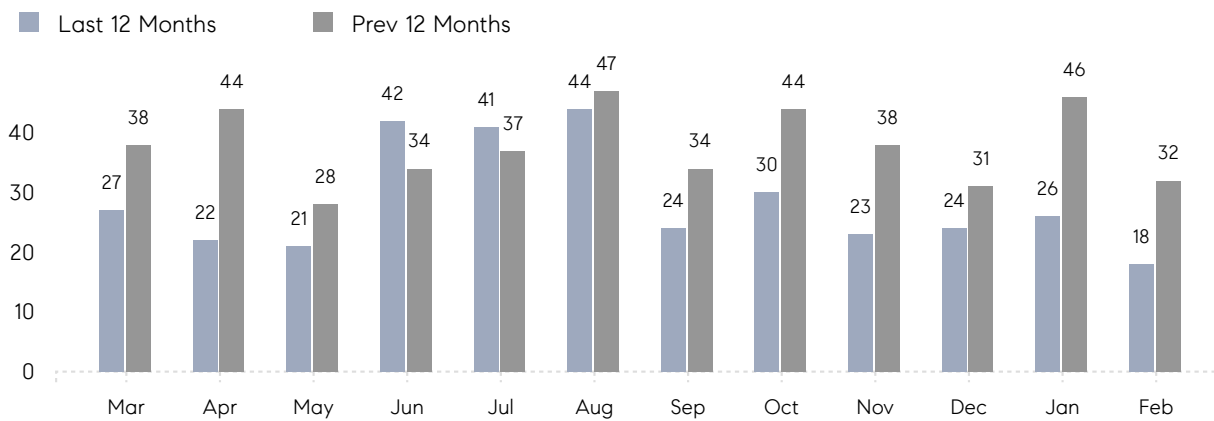
# Merrick

NASSAU, FEBRUARY 2023

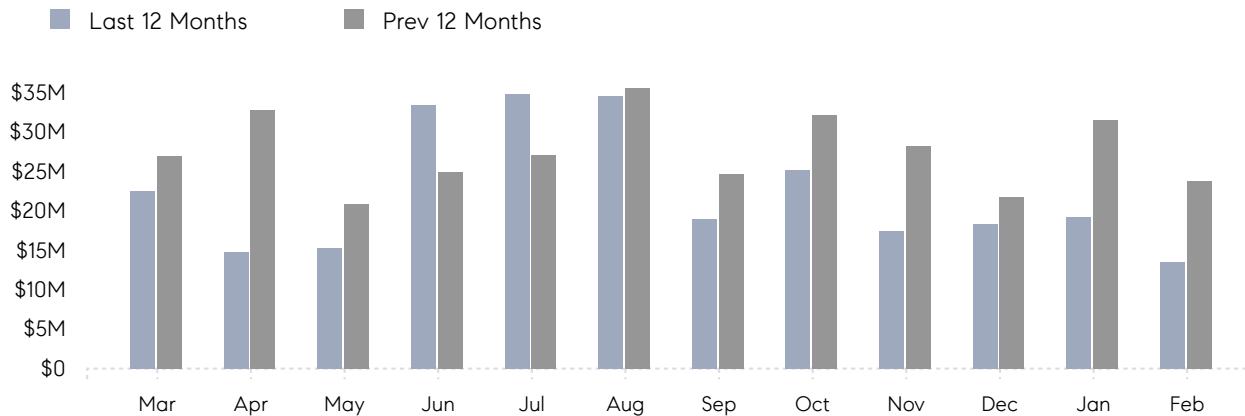
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	18	32	-43.7%
	SALES VOLUME	\$13,503,000	\$23,800,775	-43.3%
	AVERAGE PRICE	\$750,167	\$743,774	0.9%
	AVERAGE DOM	72	58	24.1%

### Monthly Sales



### Monthly Total Sales Volume



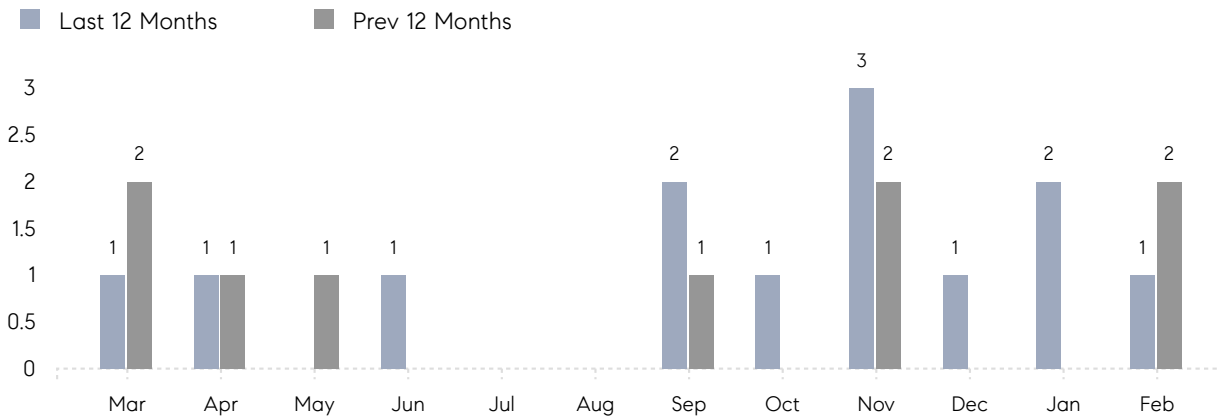
# Mill Neck

NASSAU, FEBRUARY 2023

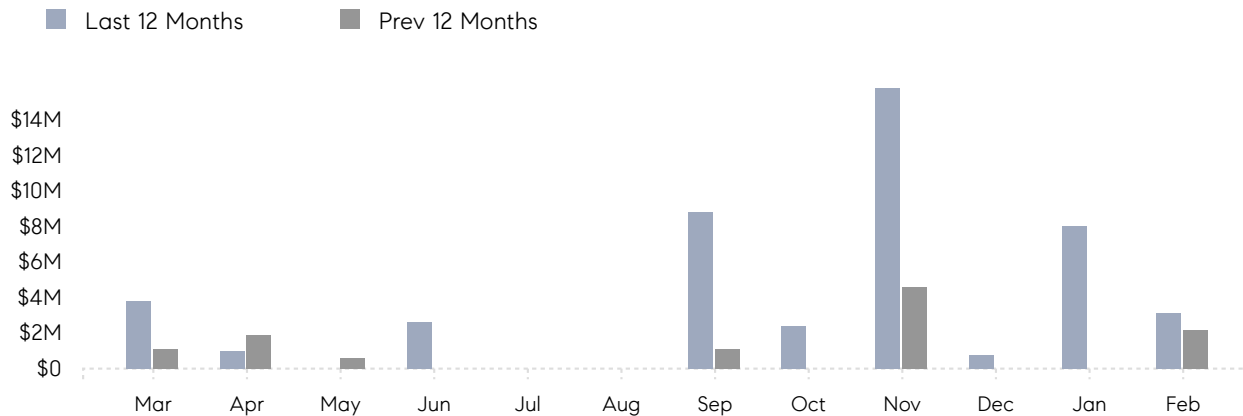
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	1	2	-50.0%
	SALES VOLUME	\$3,097,500	\$2,180,000	42.1%
	AVERAGE PRICE	\$3,097,500	\$1,090,000	184.2%
	AVERAGE DOM	28	48	-41.7%

### Monthly Sales



### Monthly Total Sales Volume



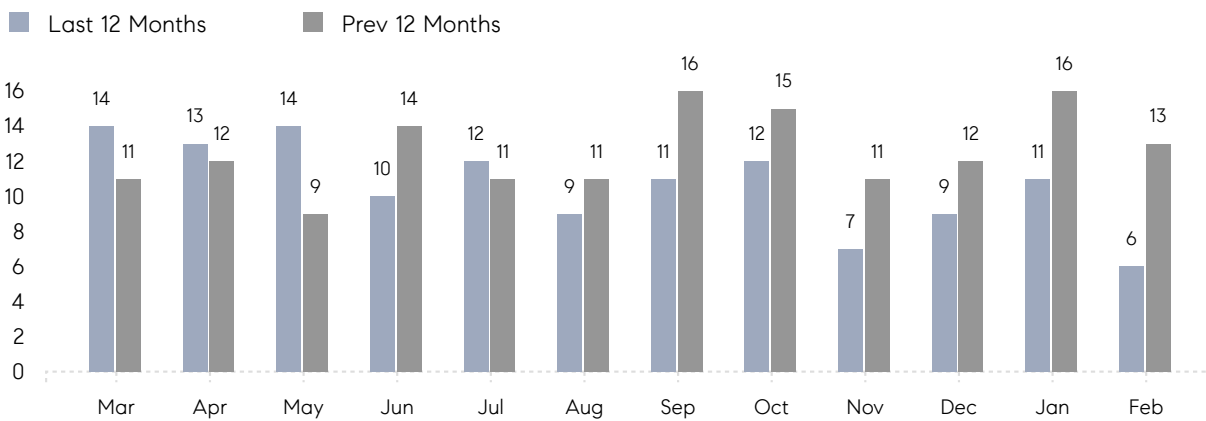
# Mineola

NASSAU, FEBRUARY 2023

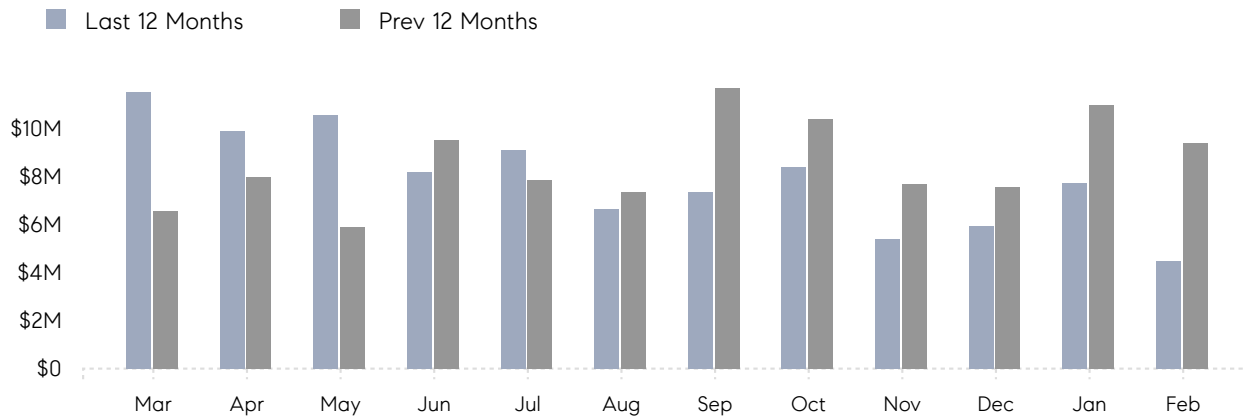
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	6	13	-53.8%
	SALES VOLUME	\$4,487,000	\$9,394,500	-52.2%
	AVERAGE PRICE	\$747,833	\$722,654	3.5%
	AVERAGE DOM	48	71	-32.4%

### Monthly Sales



### Monthly Total Sales Volume



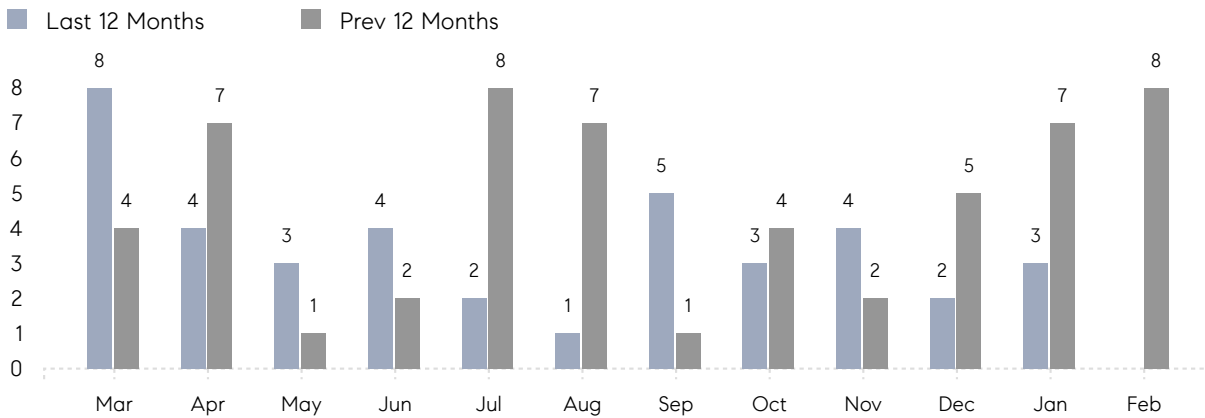
# Muttontown

NASSAU, FEBRUARY 2023

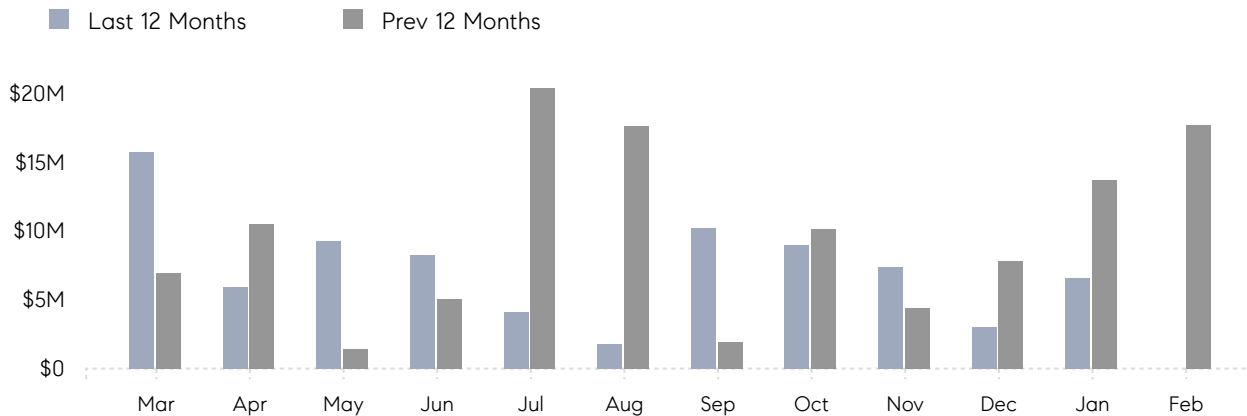
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	0	8	0.0%
	SALES VOLUME	\$0	\$17,690,000	-
	AVERAGE PRICE	\$0	\$2,211,250	-
	AVERAGE DOM	0	127	-

### Monthly Sales



### Monthly Total Sales Volume



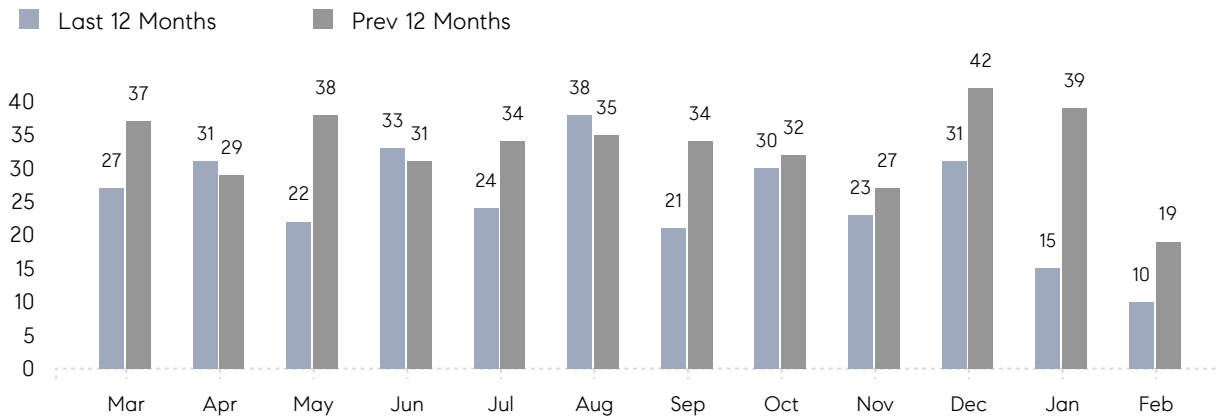
# New Hyde Park

NASSAU, FEBRUARY 2023

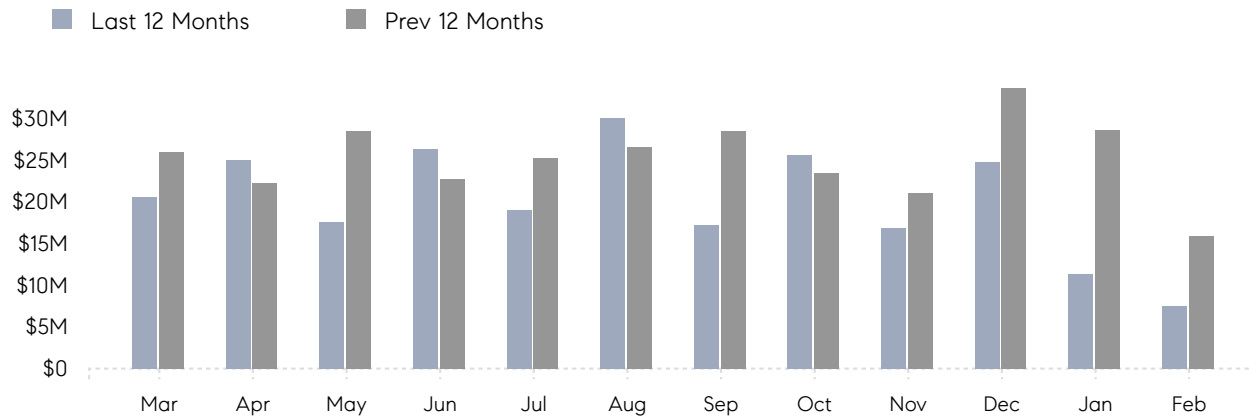
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	10	19	-47.4%
	SALES VOLUME	\$7,527,000	\$15,860,498	-52.5%
	AVERAGE PRICE	\$752,700	\$834,763	-9.8%
	AVERAGE DOM	75	77	-2.6%

### Monthly Sales



### Monthly Total Sales Volume



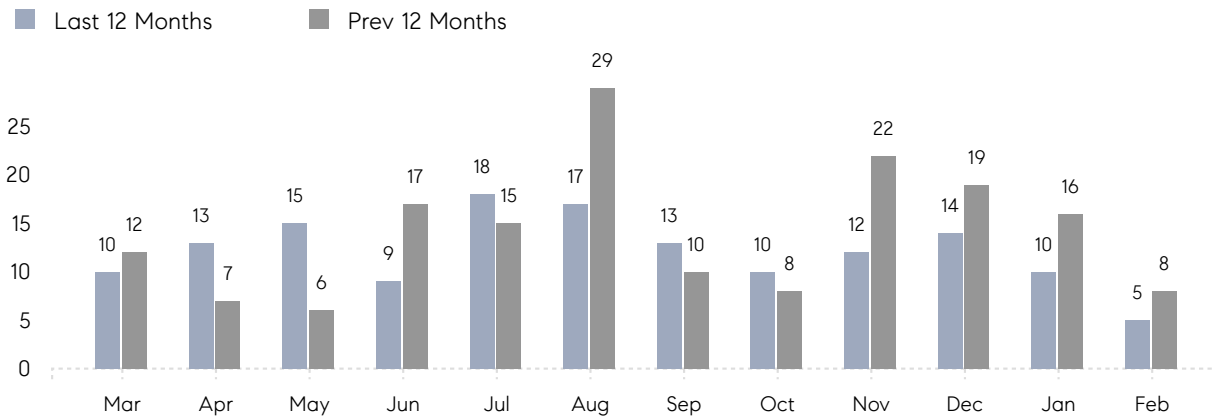
# North Bellmore

NASSAU, FEBRUARY 2023

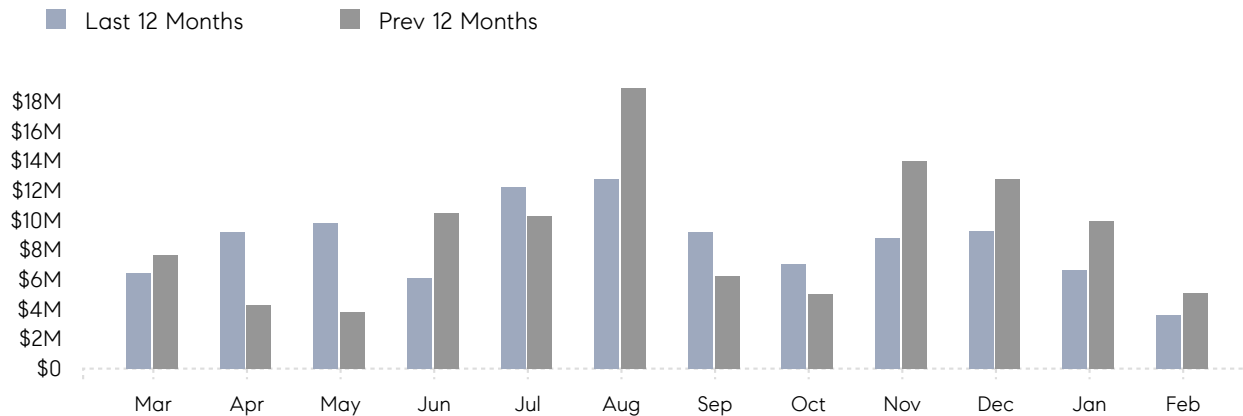
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	5	8	-37.5%
	SALES VOLUME	\$3,605,000	\$5,086,000	-29.1%
	AVERAGE PRICE	\$721,000	\$635,750	13.4%
	AVERAGE DOM	87	27	222.2%

### Monthly Sales



### Monthly Total Sales Volume



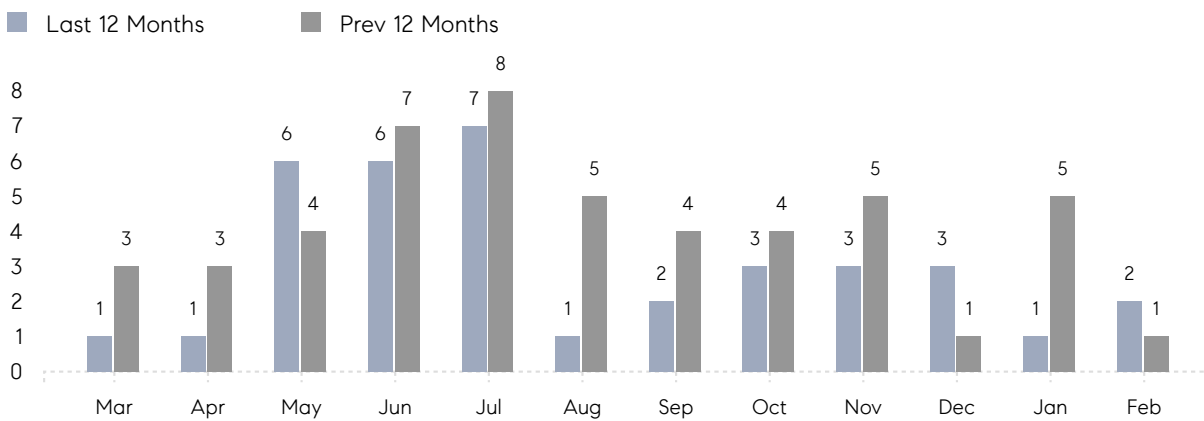
# North Woodmere

NASSAU, FEBRUARY 2023

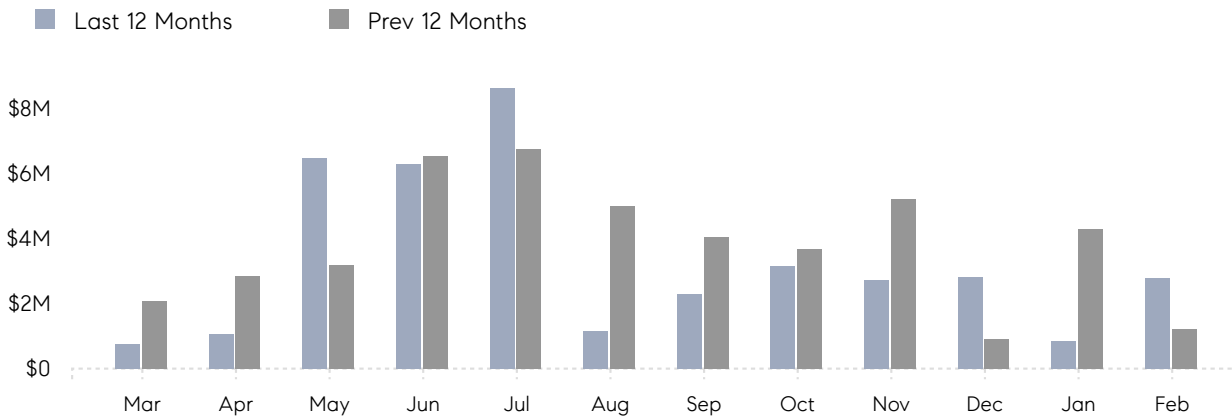
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	2	1	100.0%
	SALES VOLUME	\$2,790,000	\$1,220,000	128.7%
	AVERAGE PRICE	\$1,395,000	\$1,220,000	14.3%
	AVERAGE DOM	126	133	-5.3%

### Monthly Sales



### Monthly Total Sales Volume





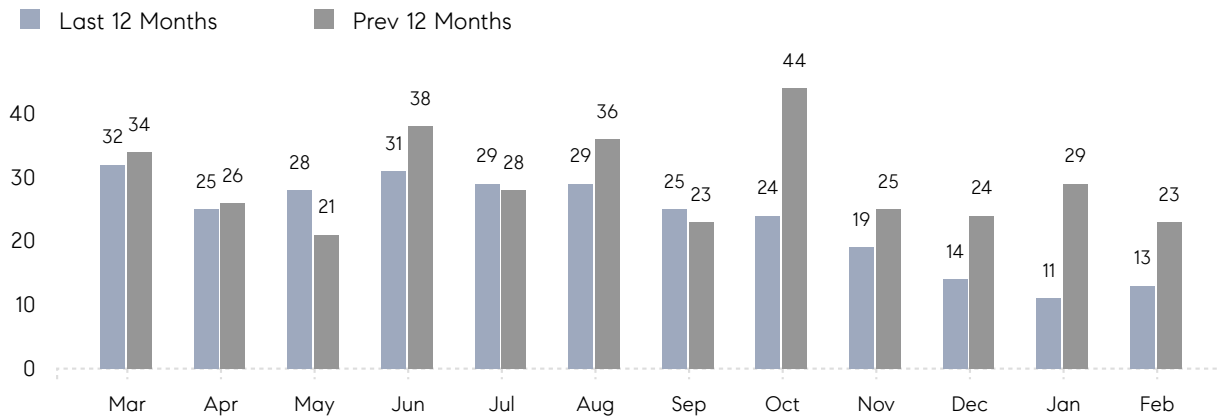
# Oceanside

NASSAU, FEBRUARY 2023

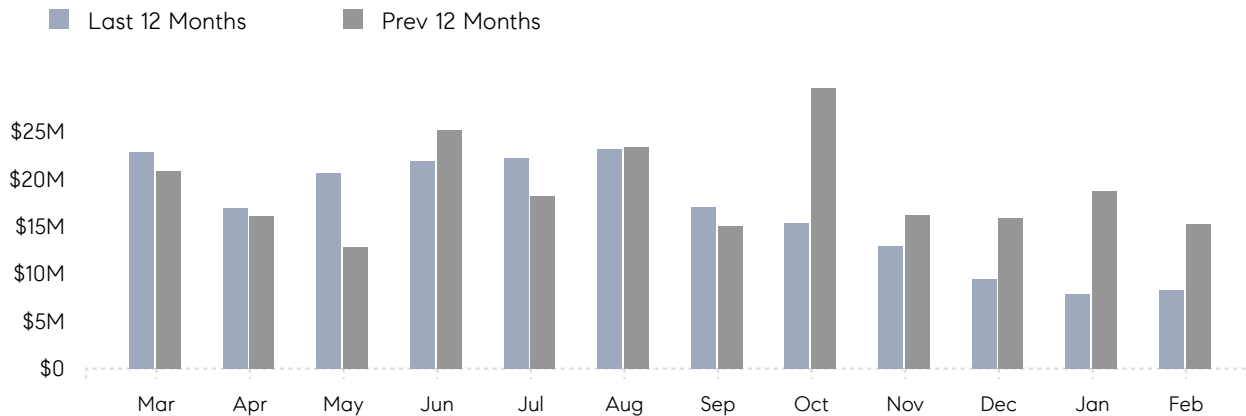
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	13	23	-43.5%
	SALES VOLUME	\$8,286,000	\$15,258,500	-45.7%
	AVERAGE PRICE	\$637,385	\$663,413	-3.9%
	AVERAGE DOM	73	50	46.0%

### Monthly Sales



### Monthly Total Sales Volume



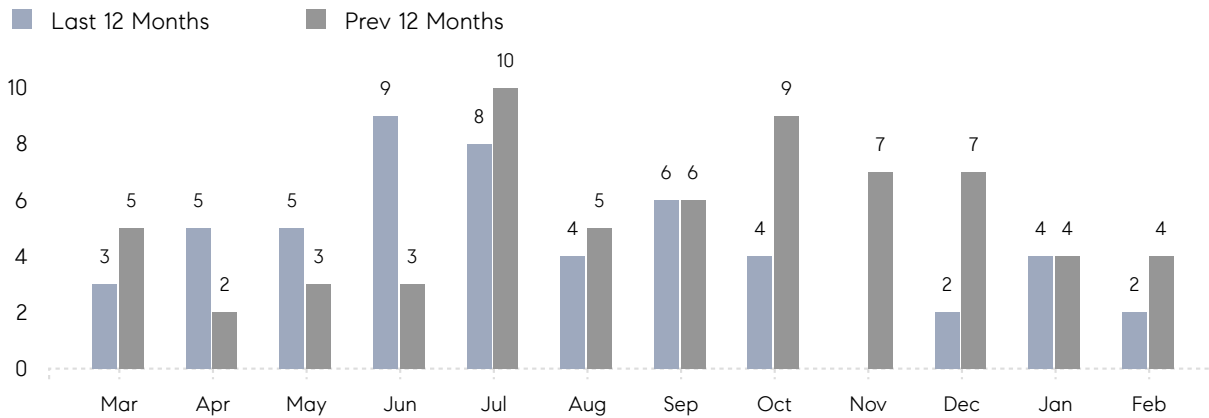
# Old Bethpage

NASSAU, FEBRUARY 2023

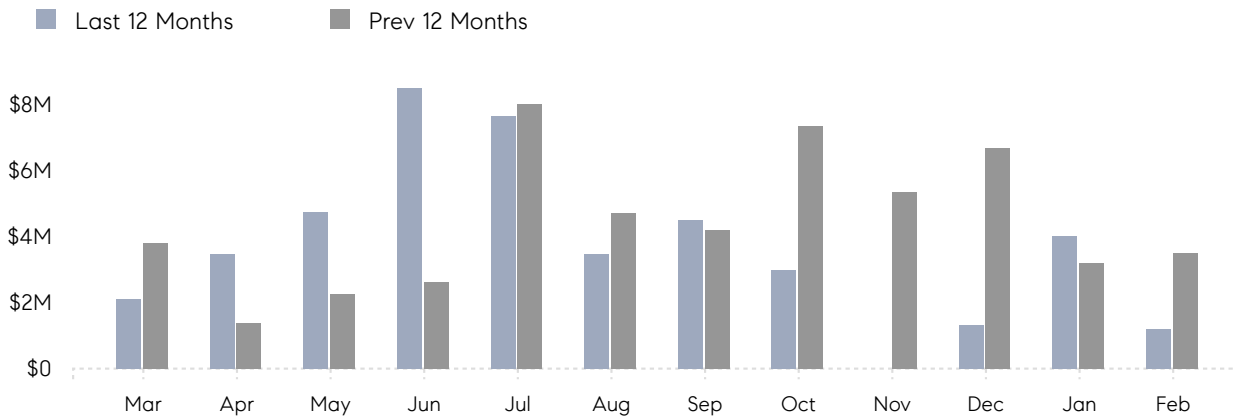
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	2	4	-50.0%
	SALES VOLUME	\$1,204,000	\$3,501,388	-65.6%
	AVERAGE PRICE	\$602,000	\$875,347	-31.2%
	AVERAGE DOM	18	76	-76.3%

### Monthly Sales



### Monthly Total Sales Volume



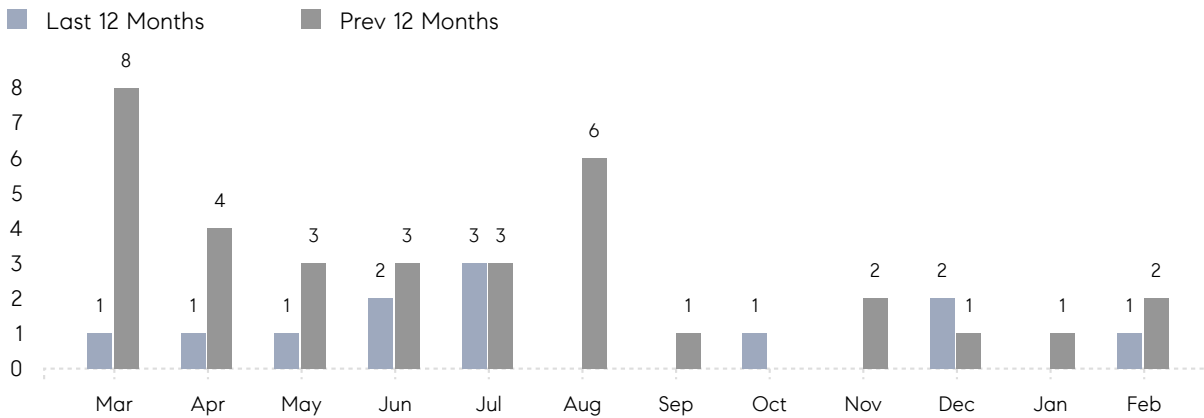
# Old Brookville

NASSAU, FEBRUARY 2023

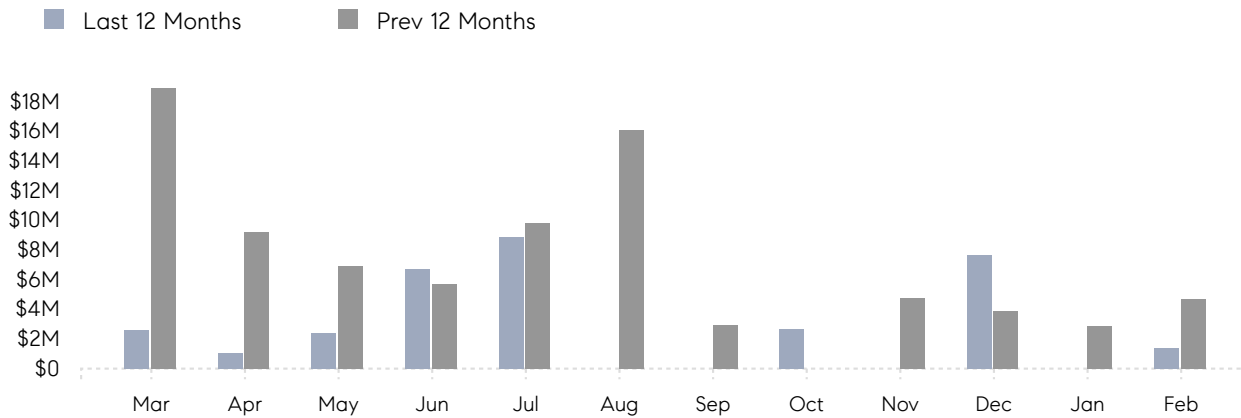
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	1	2	-50.0%
	SALES VOLUME	\$1,410,000	\$4,650,000	-69.7%
	AVERAGE PRICE	\$1,410,000	\$2,325,000	-39.4%
	AVERAGE DOM	464	140	231.4%

### Monthly Sales



### Monthly Total Sales Volume



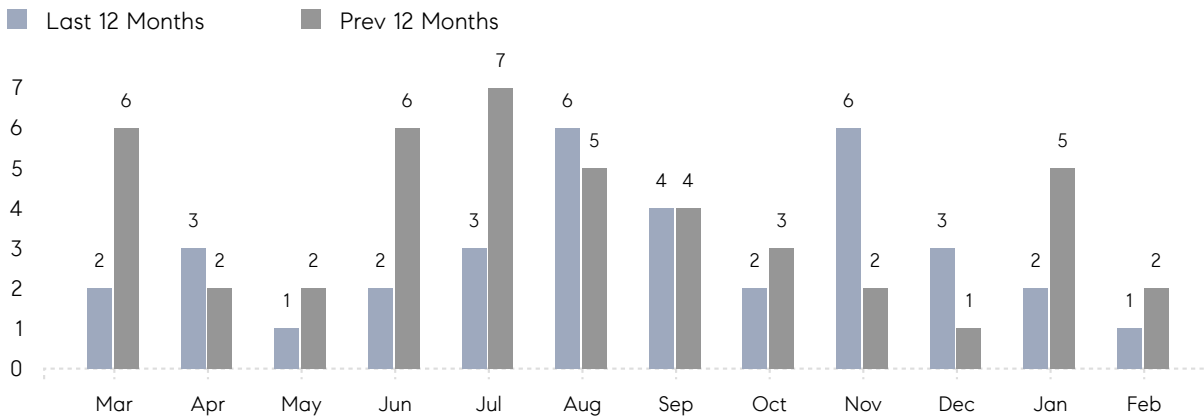
# Old Westbury

NASSAU, FEBRUARY 2023

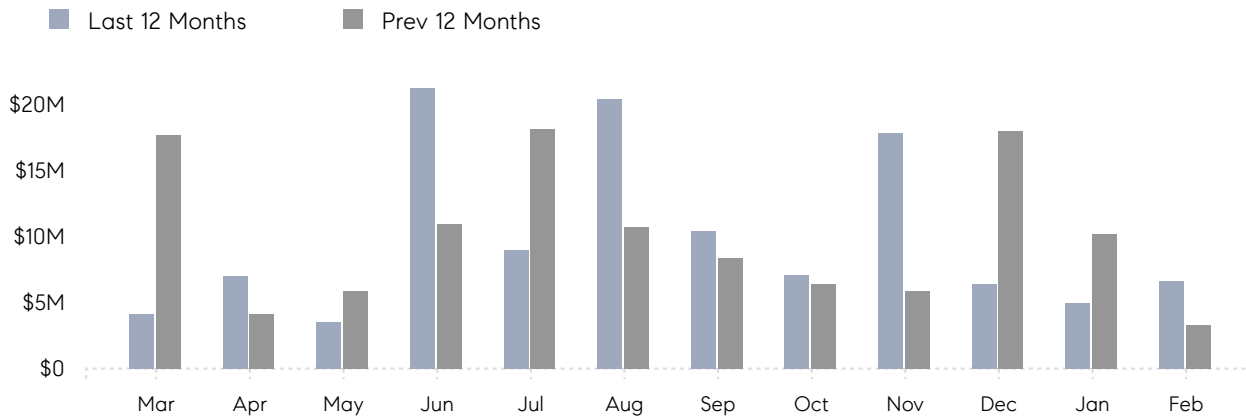
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	1	2	-50.0%
	SALES VOLUME	\$6,650,000	\$3,305,000	101.2%
	AVERAGE PRICE	\$6,650,000	\$1,652,500	302.4%
	AVERAGE DOM	186	223	-16.6%

### Monthly Sales



### Monthly Total Sales Volume



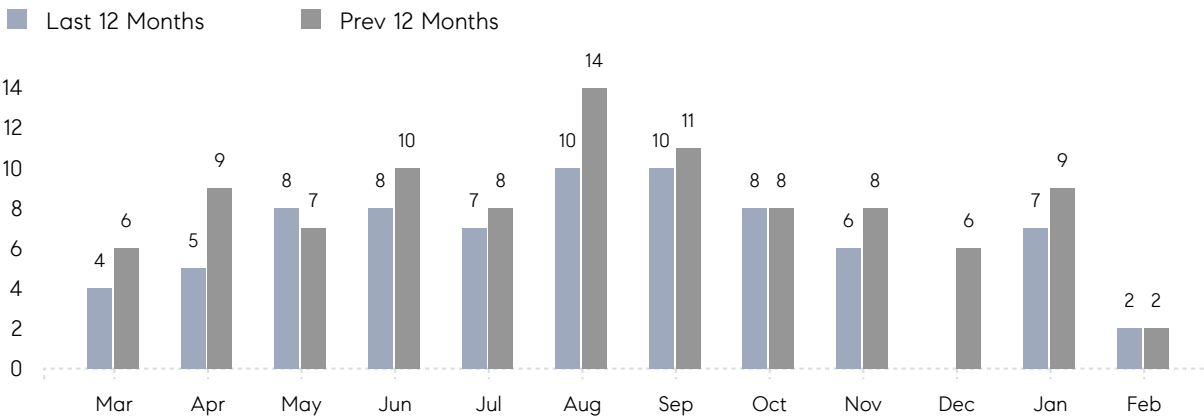
# Oyster Bay

NASSAU, FEBRUARY 2023

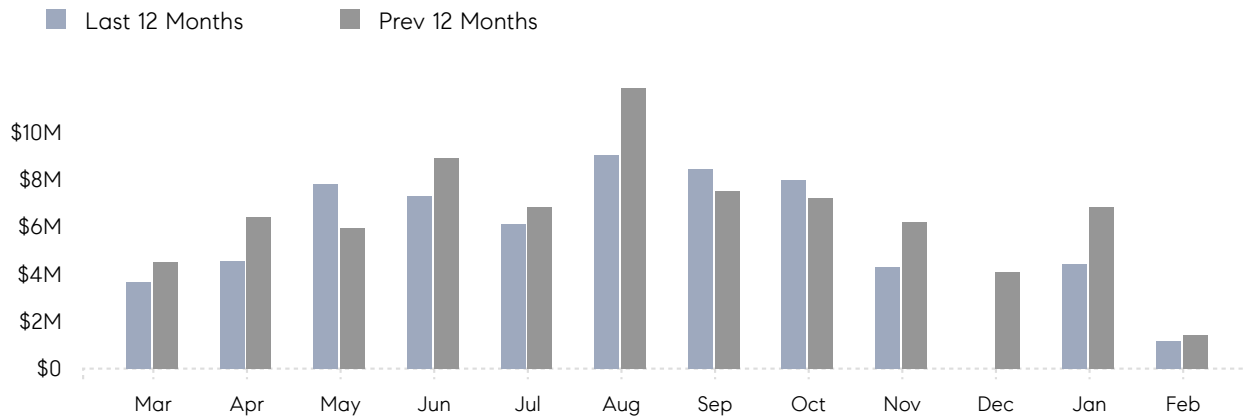
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	2	2	0.0%
	SALES VOLUME	\$1,151,000	\$1,416,500	-18.7%
	AVERAGE PRICE	\$575,500	\$708,250	-18.7%
	AVERAGE DOM	68	36	88.9%

### Monthly Sales



### Monthly Total Sales Volume



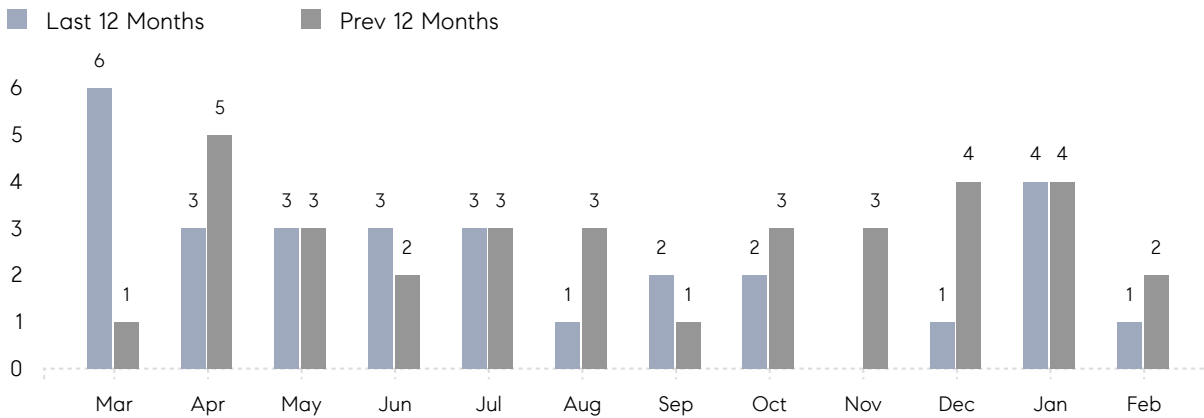
# Oyster Bay Cove

NASSAU, FEBRUARY 2023

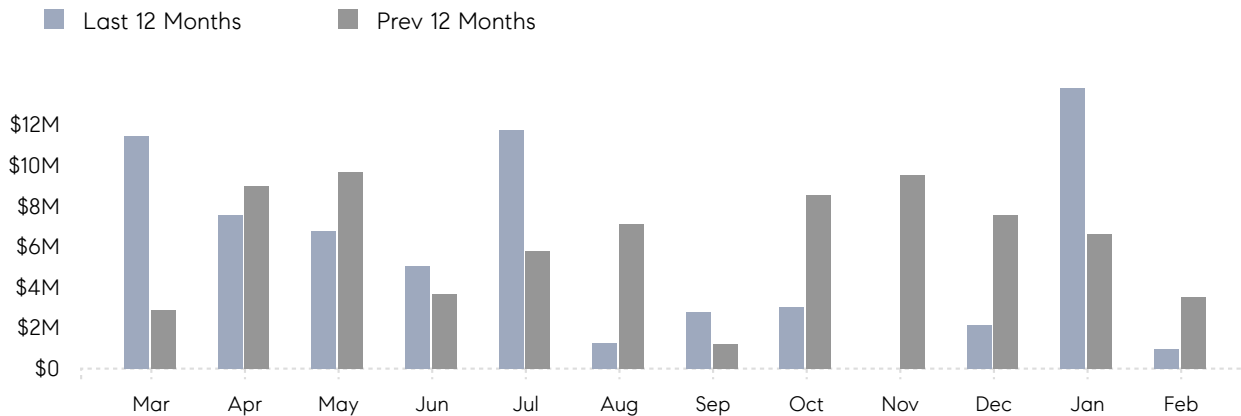
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	1	2	-50.0%
	SALES VOLUME	\$960,000	\$3,500,000	-72.6%
	AVERAGE PRICE	\$960,000	\$1,750,000	-45.1%
	AVERAGE DOM	37	70	-47.1%

### Monthly Sales



### Monthly Total Sales Volume



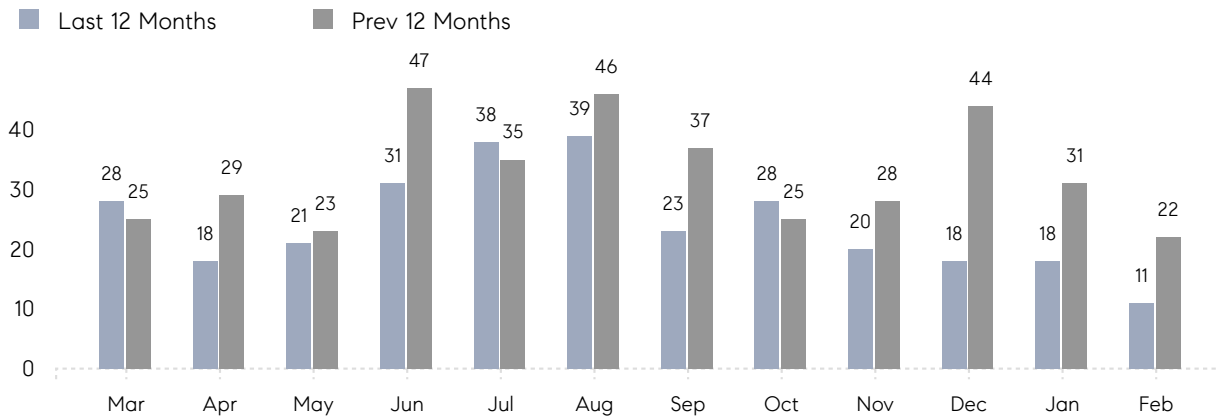
# Plainview

NASSAU, FEBRUARY 2023

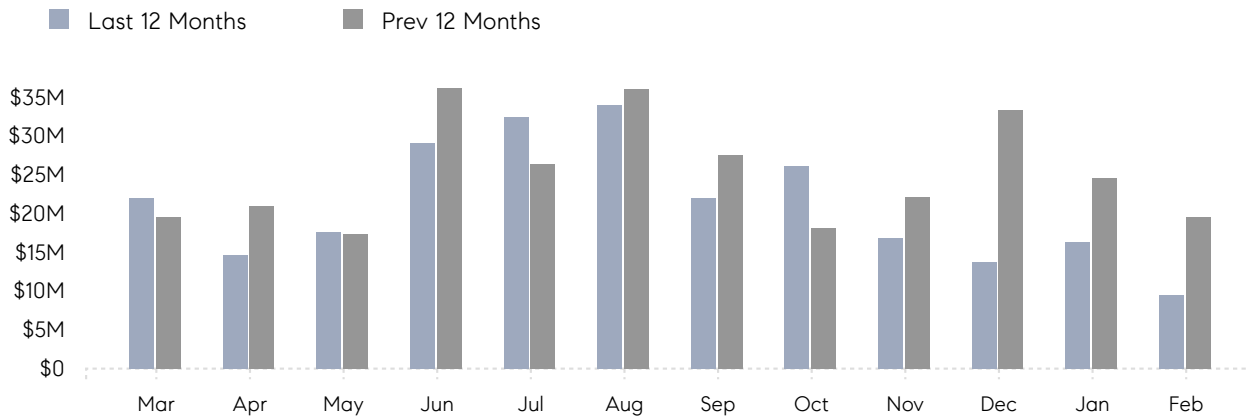
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	11	22	-50.0%
	SALES VOLUME	\$9,466,888	\$19,532,000	-51.5%
	AVERAGE PRICE	\$860,626	\$887,818	-3.1%
	AVERAGE DOM	39	53	-26.4%

### Monthly Sales



### Monthly Total Sales Volume



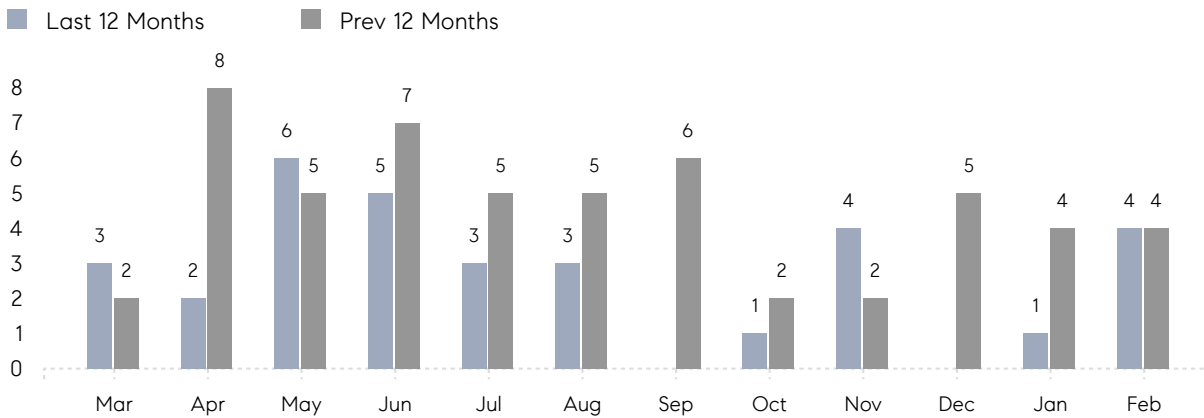
# Point Lookout

NASSAU, FEBRUARY 2023

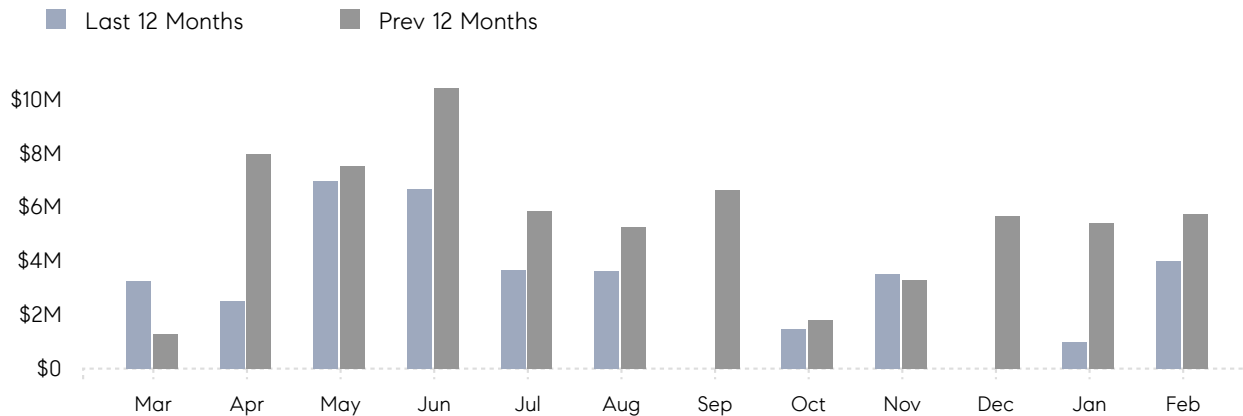
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	4	4	0.0%
	SALES VOLUME	\$3,993,000	\$5,726,200	-30.3%
	AVERAGE PRICE	\$998,250	\$1,431,550	-30.3%
	AVERAGE DOM	174	84	107.1%

### Monthly Sales



### Monthly Total Sales Volume





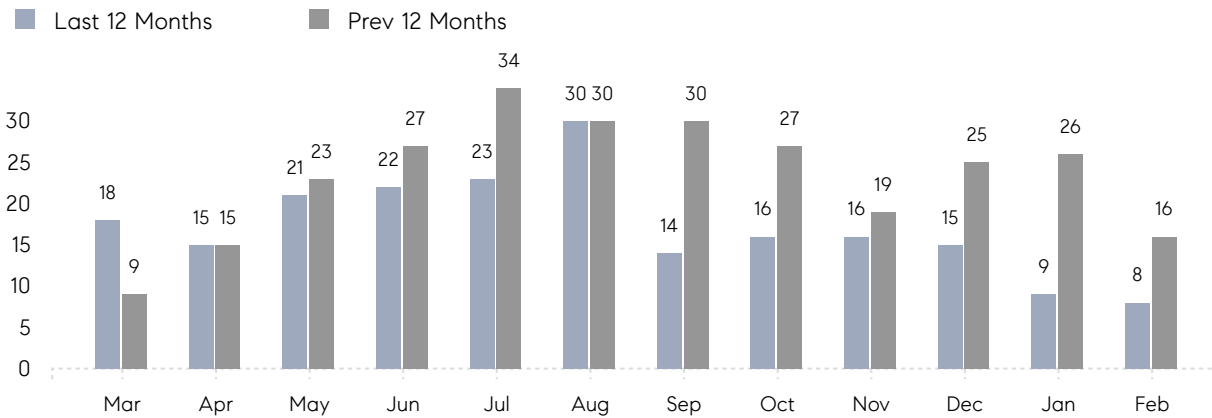
# Port Washington

NASSAU, FEBRUARY 2023

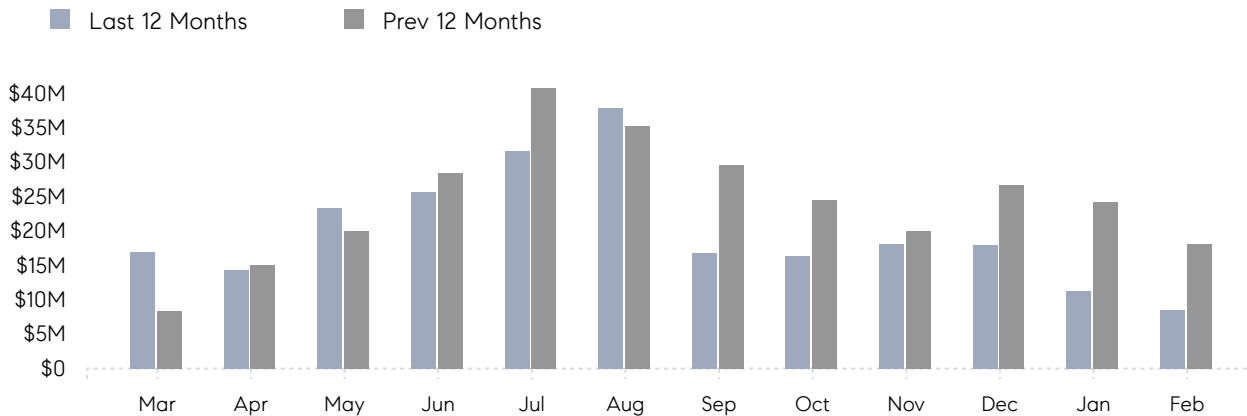
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	8	16	-50.0%
	SALES VOLUME	\$8,512,000	\$18,112,500	-53.0%
	AVERAGE PRICE	\$1,064,000	\$1,132,031	-6.0%
	AVERAGE DOM	52	57	-8.8%

### Monthly Sales



### Monthly Total Sales Volume



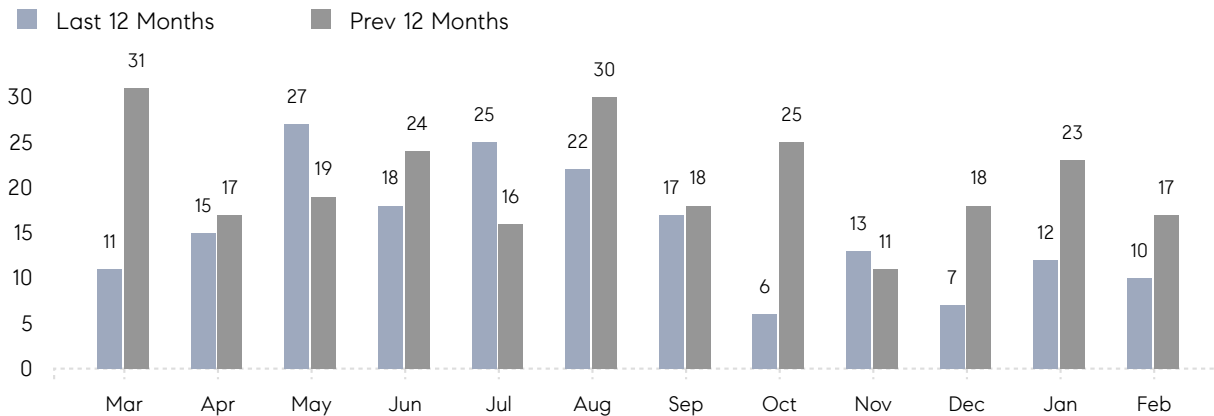
# Rockville Centre

NASSAU, FEBRUARY 2023

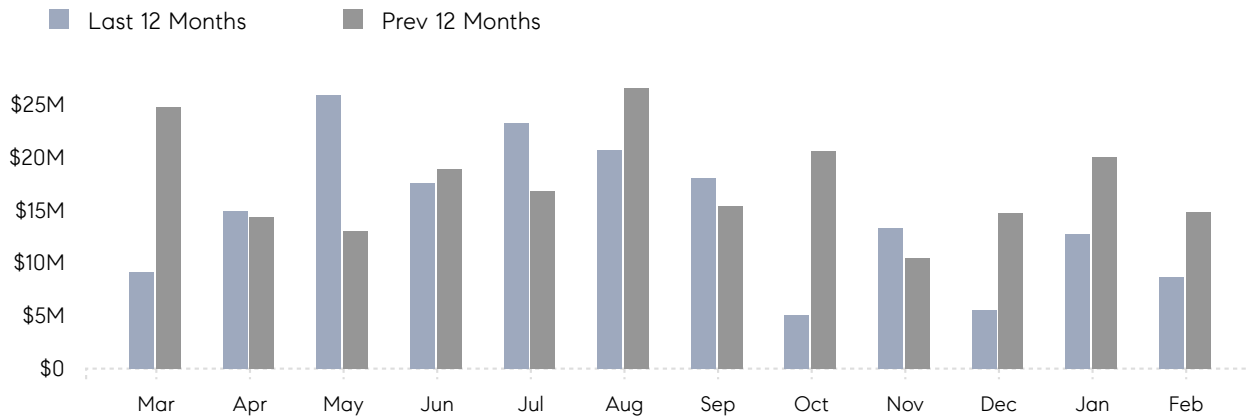
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	10	17	-41.2%
	SALES VOLUME	\$8,709,000	\$14,825,400	-41.3%
	AVERAGE PRICE	\$870,900	\$872,082	-0.1%
	AVERAGE DOM	60	52	15.4%

### Monthly Sales



### Monthly Total Sales Volume



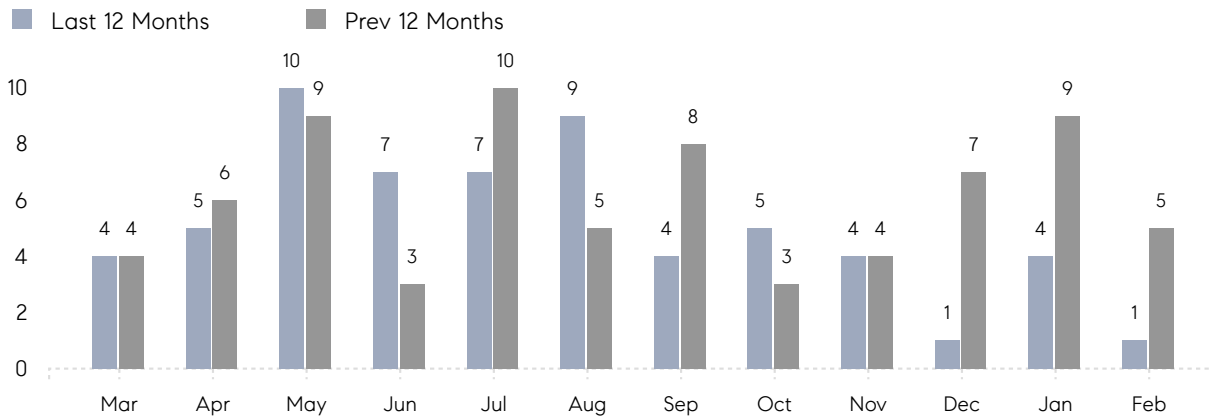
# Roslyn

NASSAU, FEBRUARY 2023

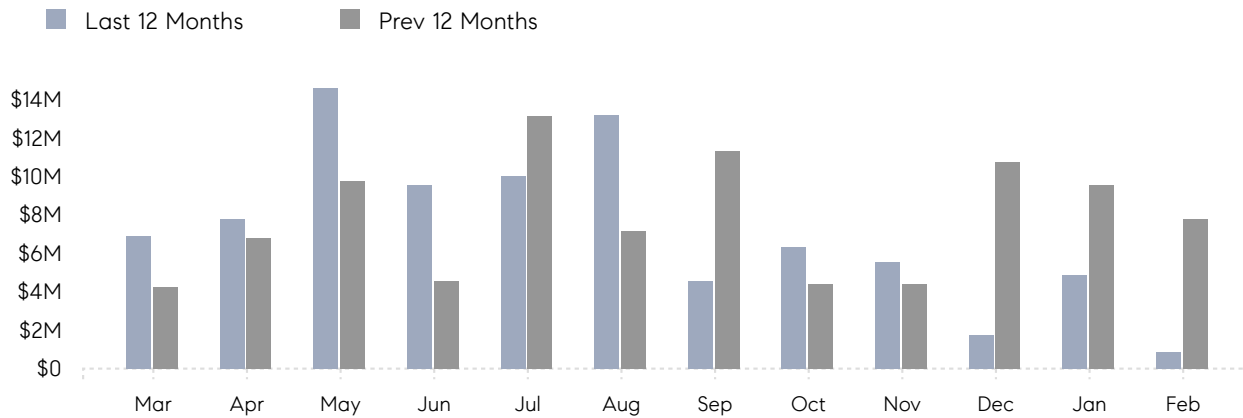
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	1	5	-80.0%
	SALES VOLUME	\$865,000	\$7,770,000	-88.9%
	AVERAGE PRICE	\$865,000	\$1,554,000	-44.3%
	AVERAGE DOM	14	72	-80.6%

### Monthly Sales



### Monthly Total Sales Volume



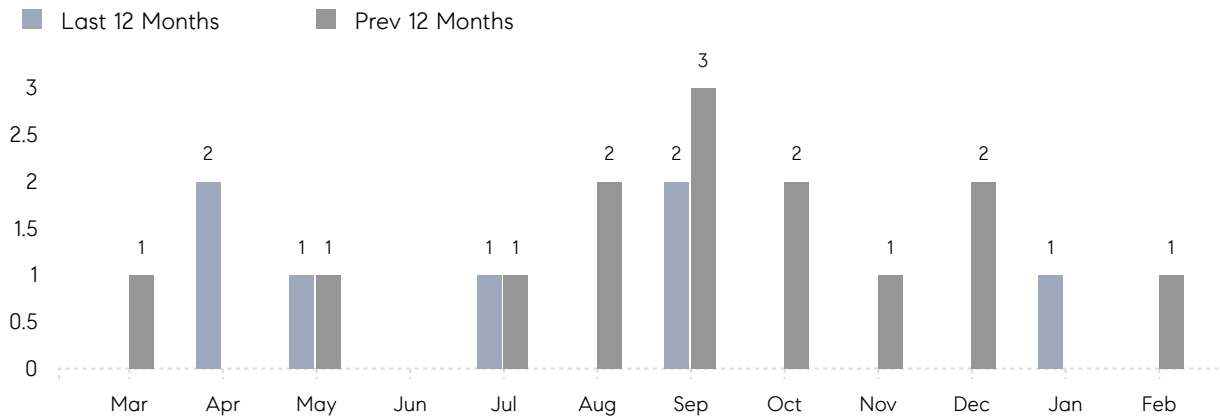
# Roslyn Estates

NASSAU, FEBRUARY 2023

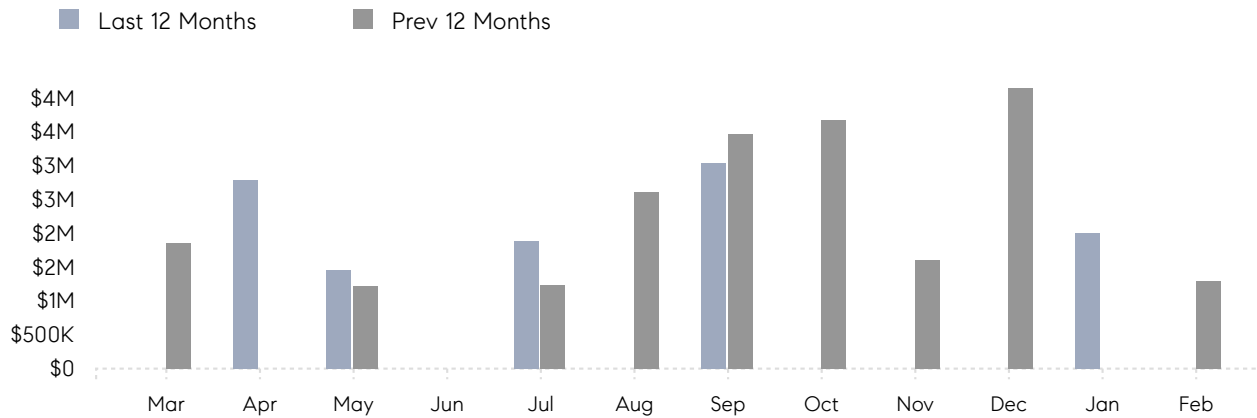
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	0	1	0.0%
	SALES VOLUME	\$0	\$1,298,000	-
	AVERAGE PRICE	\$0	\$1,298,000	-
	AVERAGE DOM	0	18	-

### Monthly Sales



### Monthly Total Sales Volume



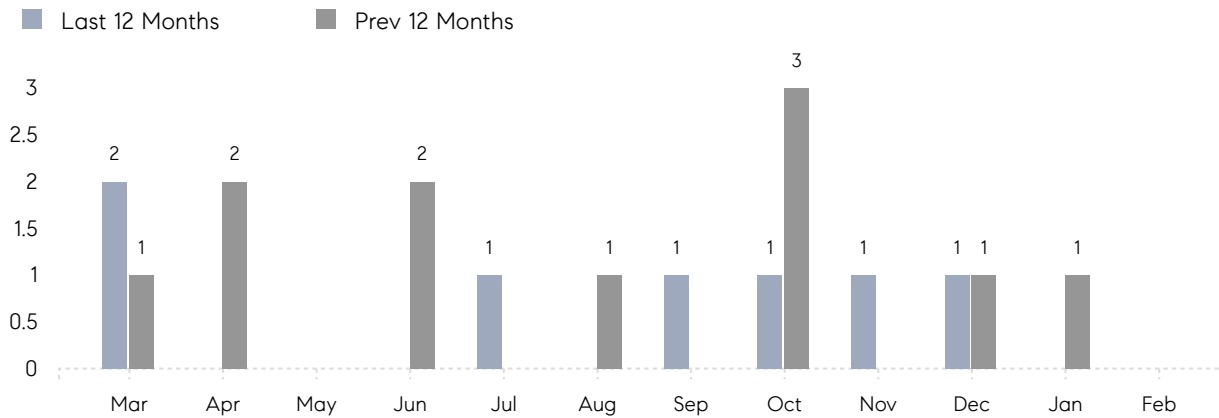
# Roslyn Harbor

NASSAU, FEBRUARY 2023

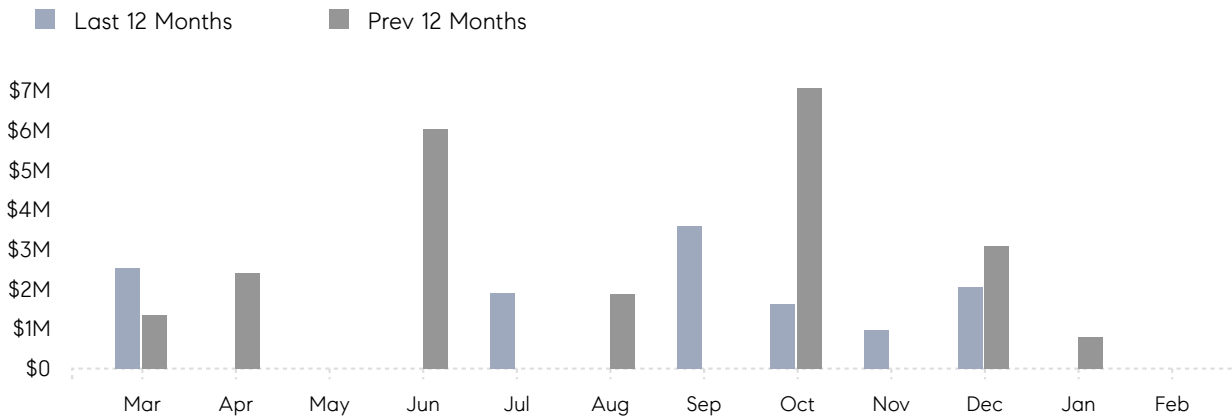
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	0	0	0.0%
	SALES VOLUME	\$0	\$0	-
	AVERAGE PRICE	\$0	\$0	-
	AVERAGE DOM	0	0	-

### Monthly Sales



### Monthly Total Sales Volume



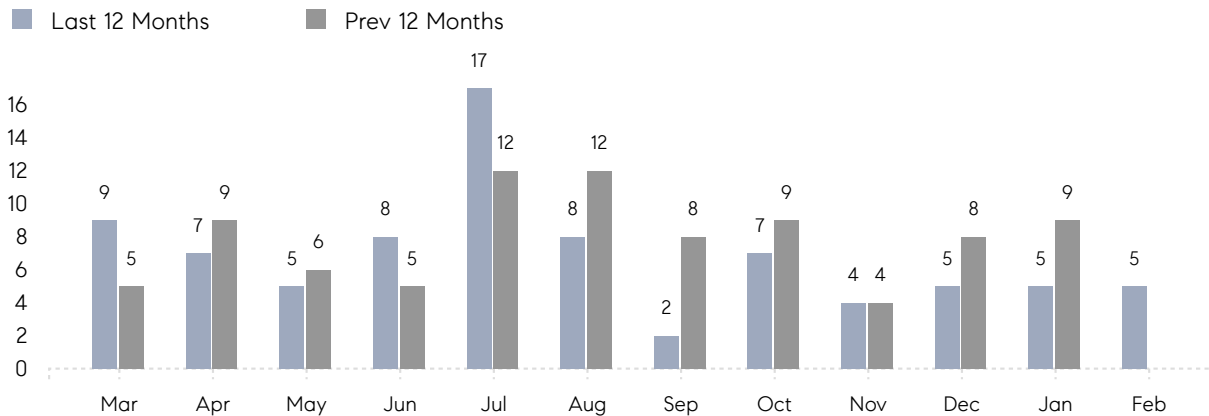
# Roslyn Heights

NASSAU, FEBRUARY 2023

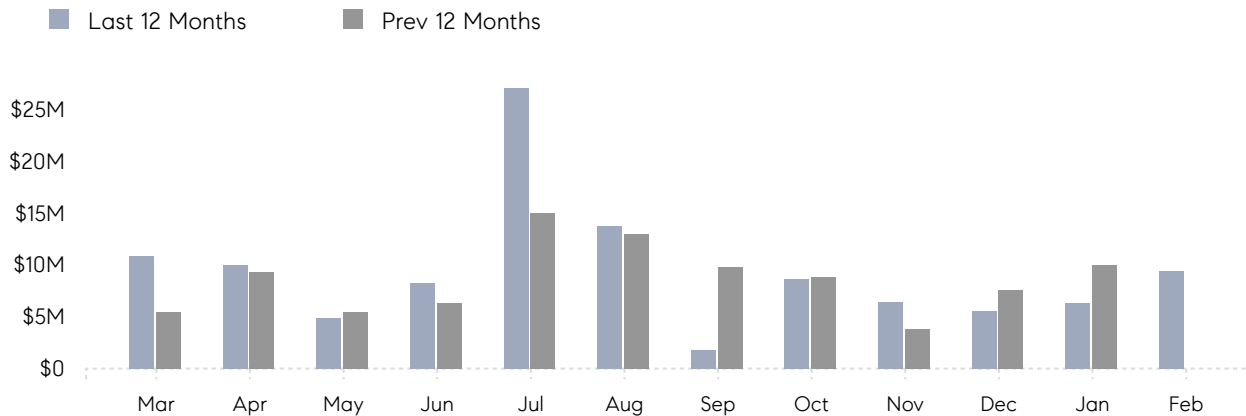
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	5	0	0.0%
	SALES VOLUME	\$9,415,000	\$0	-
	AVERAGE PRICE	\$1,883,000	\$0	-
	AVERAGE DOM	75	0	-

### Monthly Sales



### Monthly Total Sales Volume



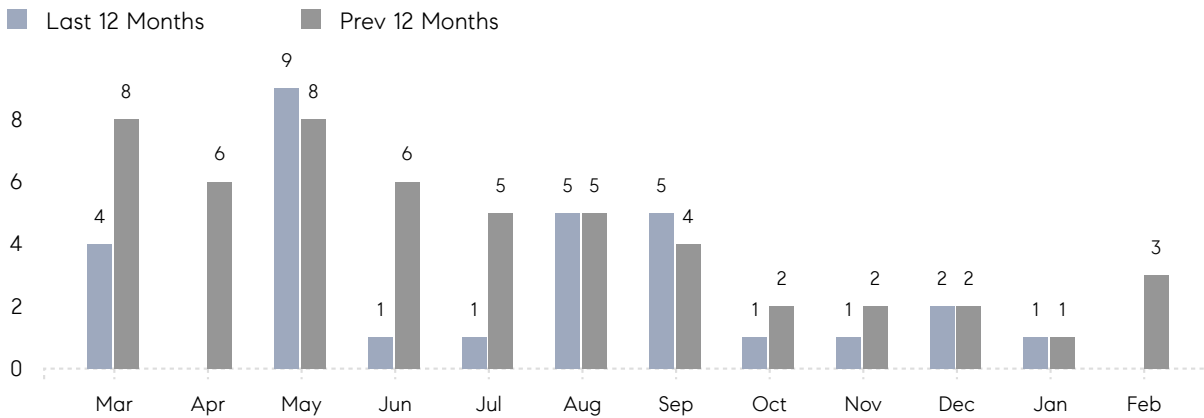
# Sands Point

NASSAU, FEBRUARY 2023

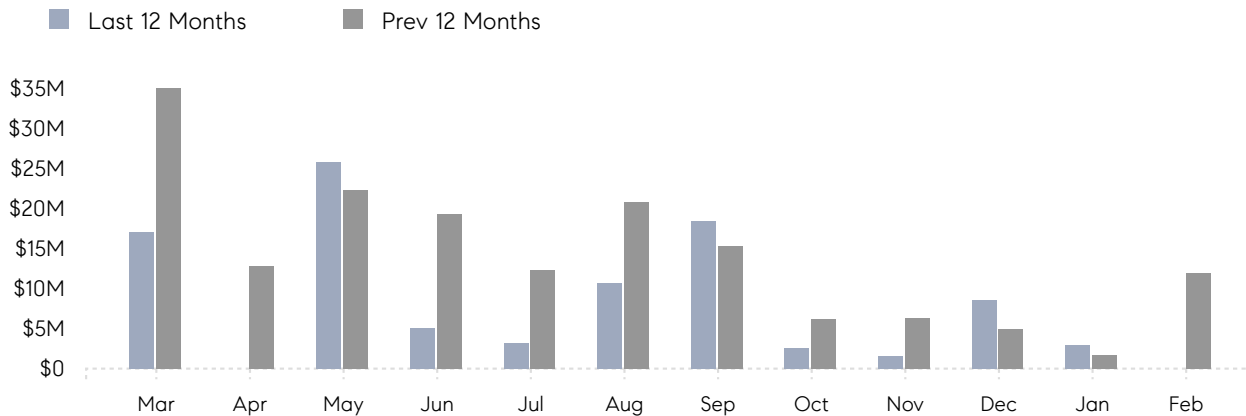
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	0	3	0.0%
	SALES VOLUME	\$0	\$11,905,750	-
	AVERAGE PRICE	\$0	\$3,968,583	-
	AVERAGE DOM	0	100	-

### Monthly Sales



### Monthly Total Sales Volume



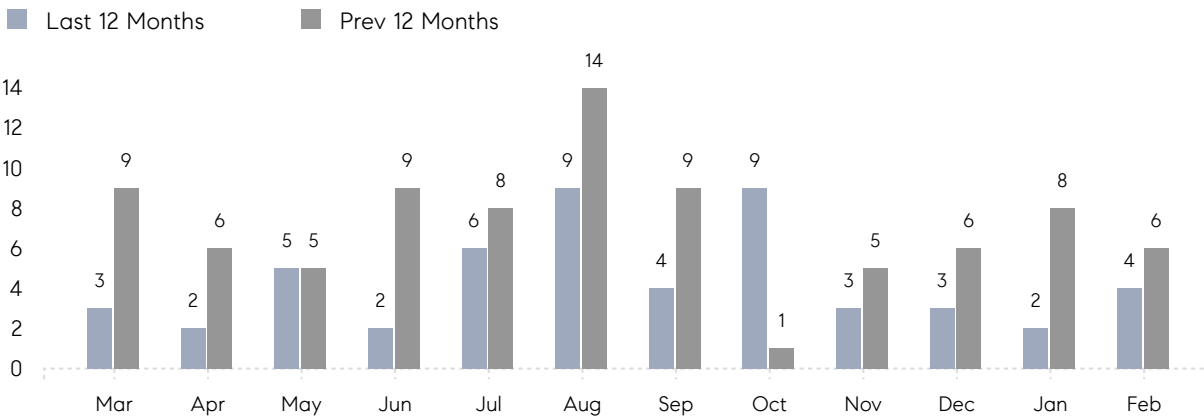
# Sea Cliff

NASSAU, FEBRUARY 2023

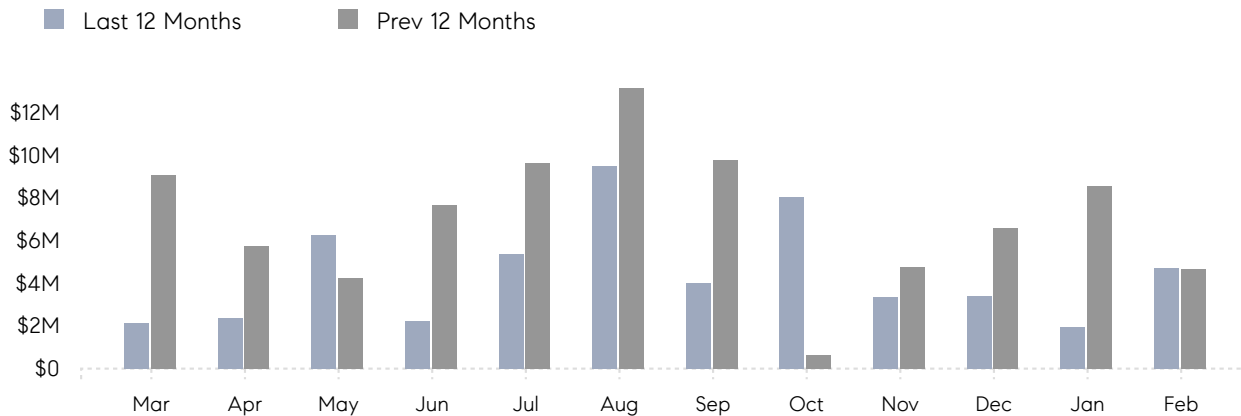
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	4	6	-33.3%
	SALES VOLUME	\$4,730,000	\$4,655,000	1.6%
	AVERAGE PRICE	\$1,182,500	\$775,833	52.4%
	AVERAGE DOM	64	40	60.0%

### Monthly Sales



### Monthly Total Sales Volume





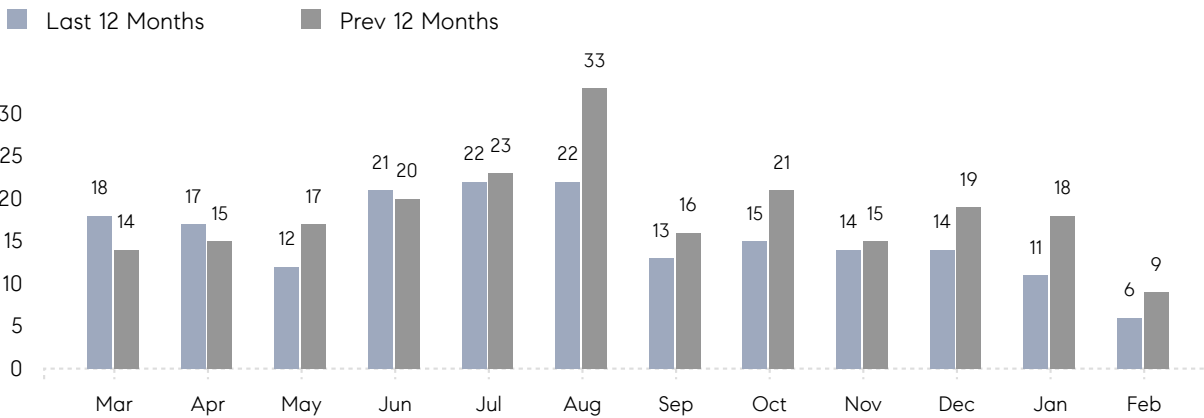
# Seaford

NASSAU, FEBRUARY 2023

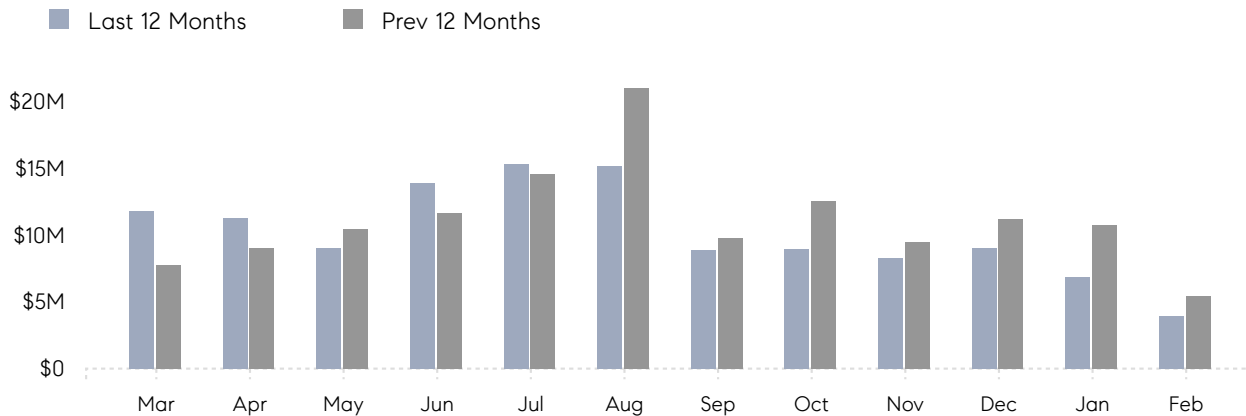
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	6	9	-33.3%
	SALES VOLUME	\$3,905,000	\$5,438,000	-28.2%
	AVERAGE PRICE	\$650,833	\$604,222	7.7%
	AVERAGE DOM	85	73	16.4%

### Monthly Sales



### Monthly Total Sales Volume



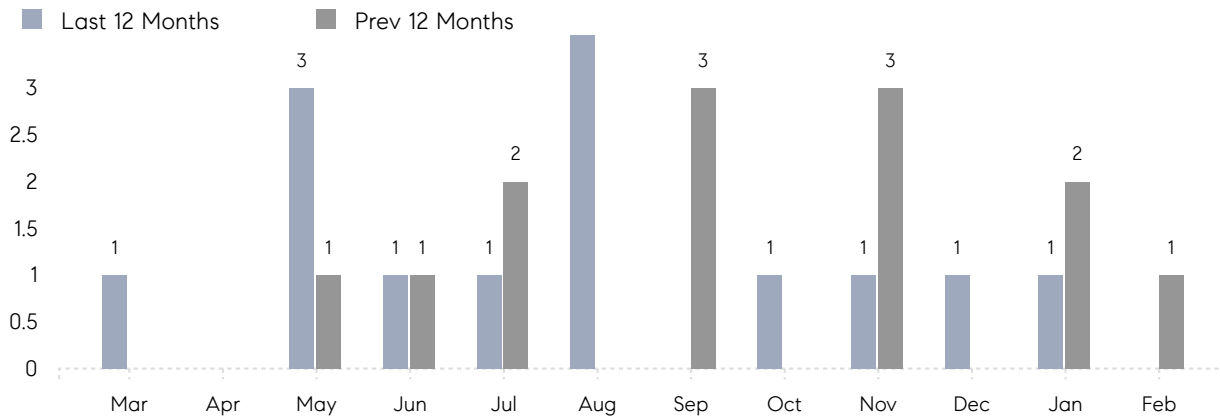
# Searingtown

NASSAU, FEBRUARY 2023

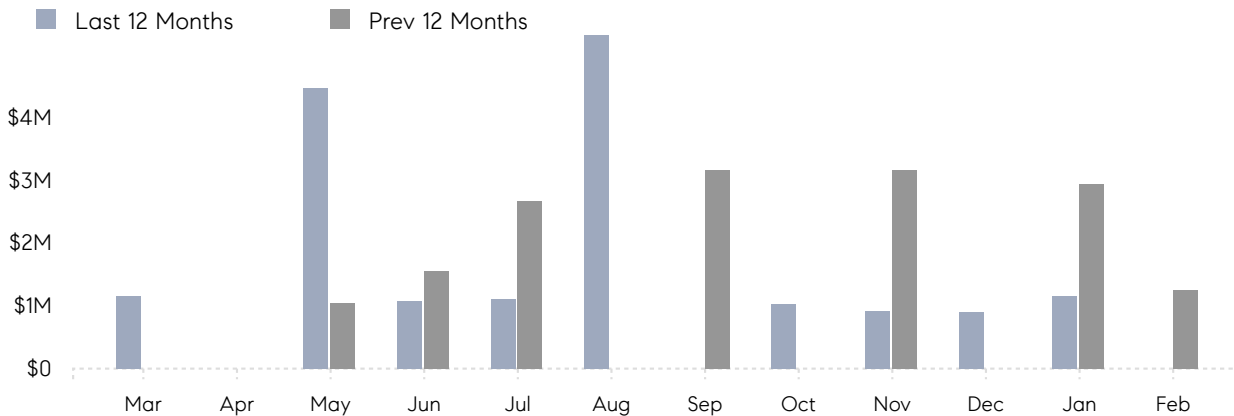
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	0	1	0.0%
	SALES VOLUME	\$0	\$1,250,000	-
	AVERAGE PRICE	\$0	\$1,250,000	-
	AVERAGE DOM	0	140	-

### Monthly Sales



### Monthly Total Sales Volume



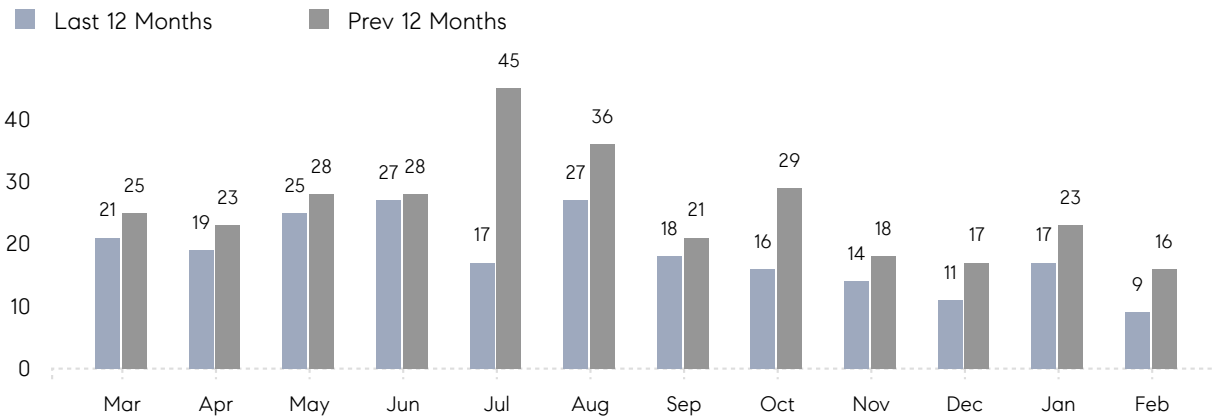
# Syosset

NASSAU, FEBRUARY 2023

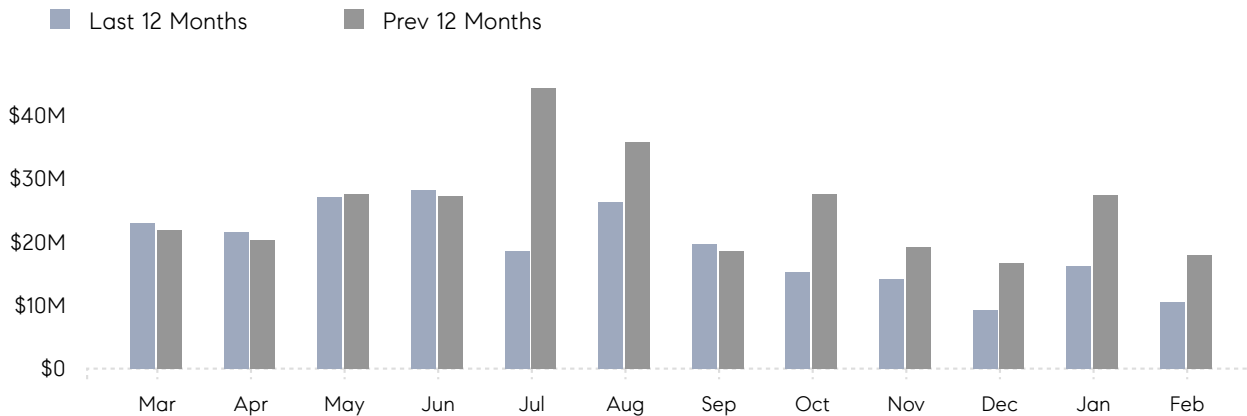
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	9	16	-43.7%
	SALES VOLUME	\$10,464,000	\$17,939,968	-41.7%
	AVERAGE PRICE	\$1,162,667	\$1,121,248	3.7%
	AVERAGE DOM	37	52	-28.8%

### Monthly Sales



### Monthly Total Sales Volume



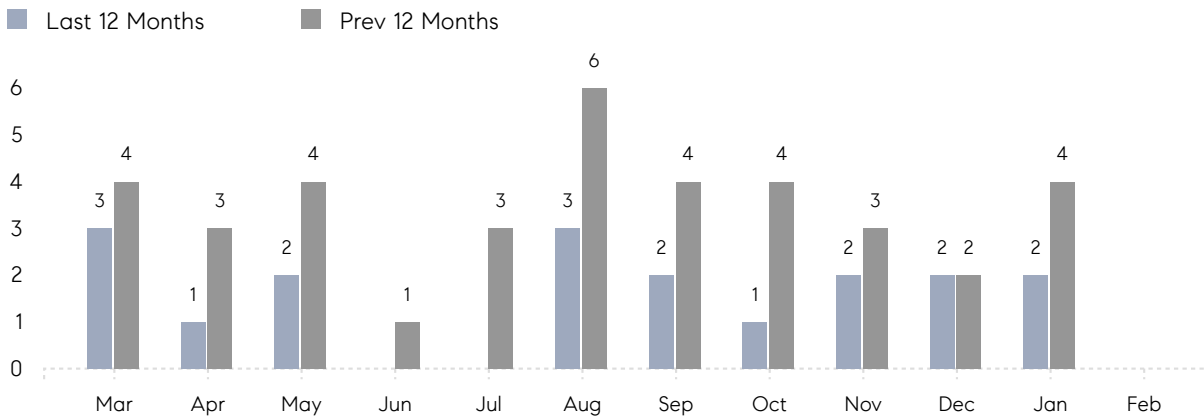
# Upper Brookville

NASSAU, FEBRUARY 2023

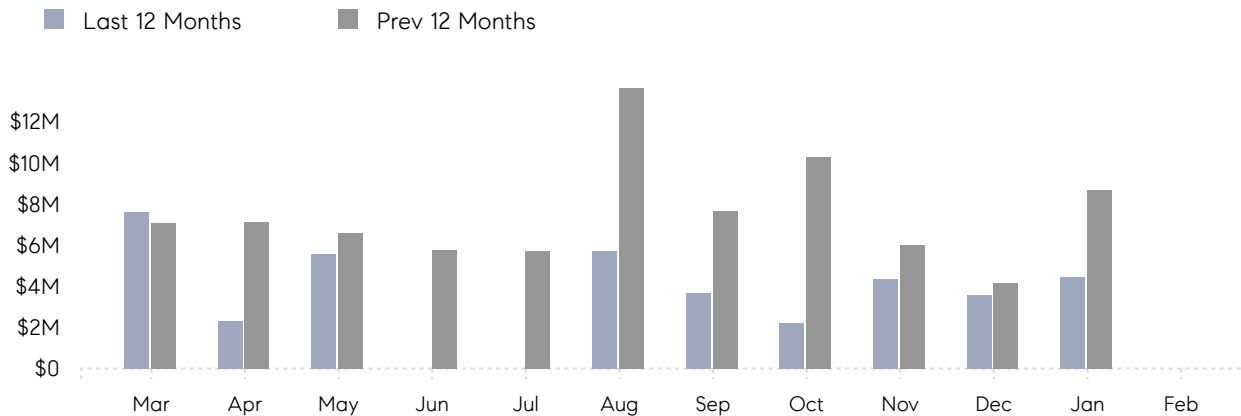
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	0	0	0.0%
	SALES VOLUME	\$0	\$0	-
	AVERAGE PRICE	\$0	\$0	-
	AVERAGE DOM	0	0	-

### Monthly Sales



### Monthly Total Sales Volume



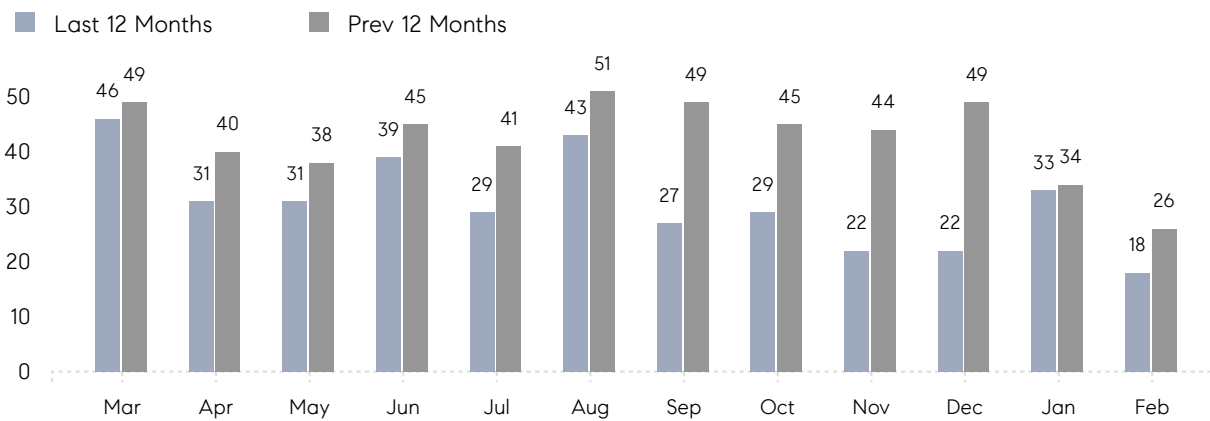
# Valley Stream

NASSAU, FEBRUARY 2023

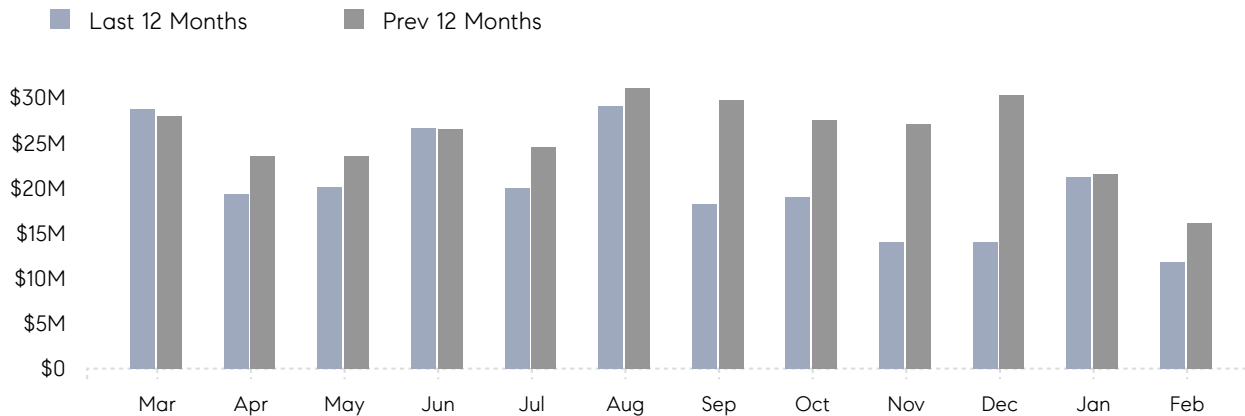
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	18	26	-30.8%
	SALES VOLUME	\$11,781,000	\$16,130,200	-27.0%
	AVERAGE PRICE	\$654,500	\$620,392	5.5%
	AVERAGE DOM	67	43	55.8%

### Monthly Sales



### Monthly Total Sales Volume



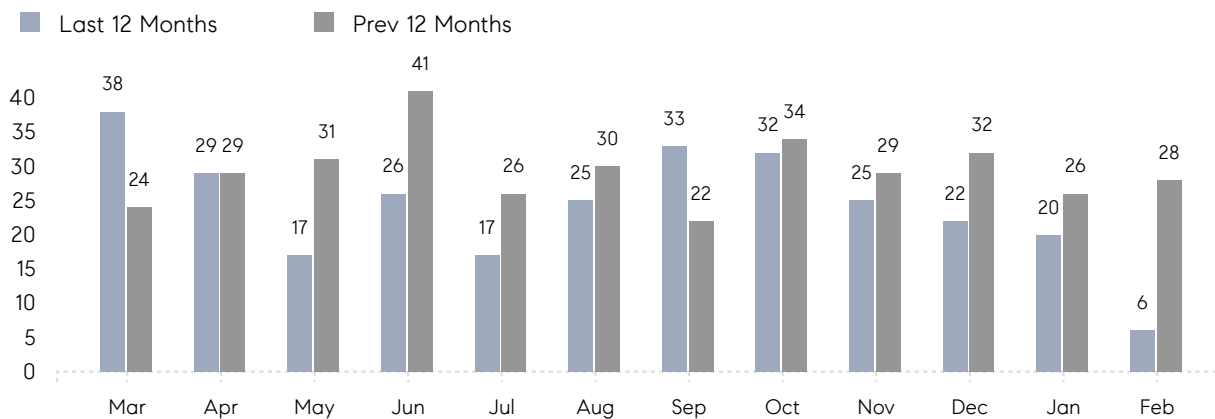
# Wantagh

NASSAU, FEBRUARY 2023

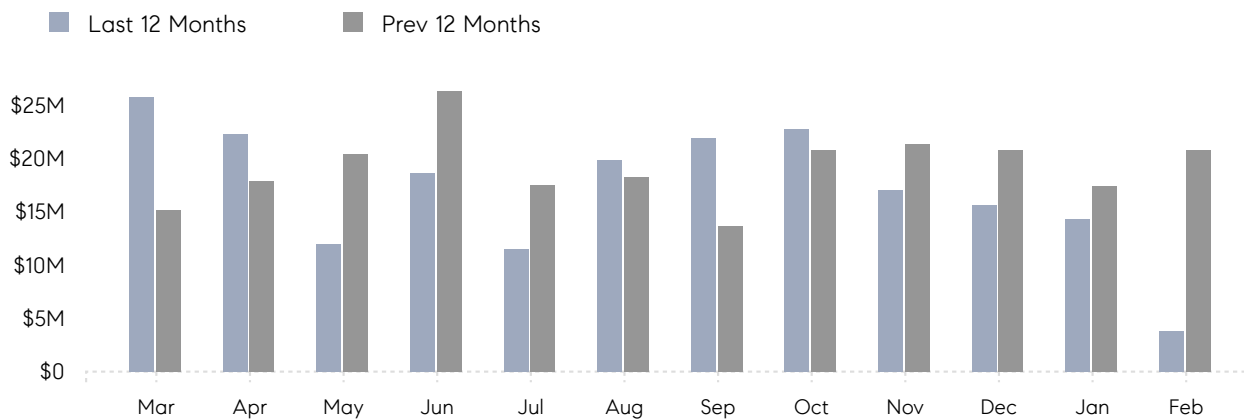
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	6	28	-78.6%
	SALES VOLUME	\$3,786,780	\$20,812,830	-81.8%
	AVERAGE PRICE	\$631,130	\$743,315	-15.1%
	AVERAGE DOM	44	60	-26.7%

### Monthly Sales



### Monthly Total Sales Volume



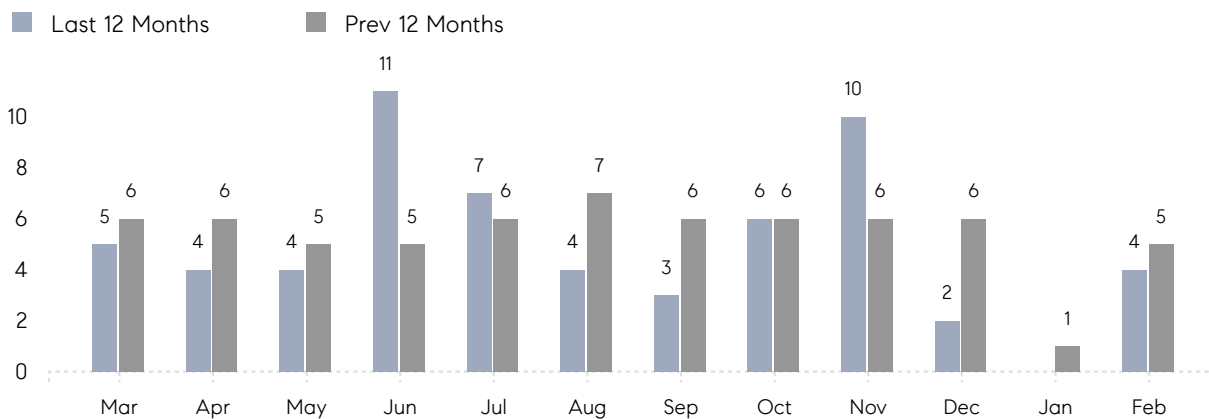
# Williston Park

NASSAU, FEBRUARY 2023

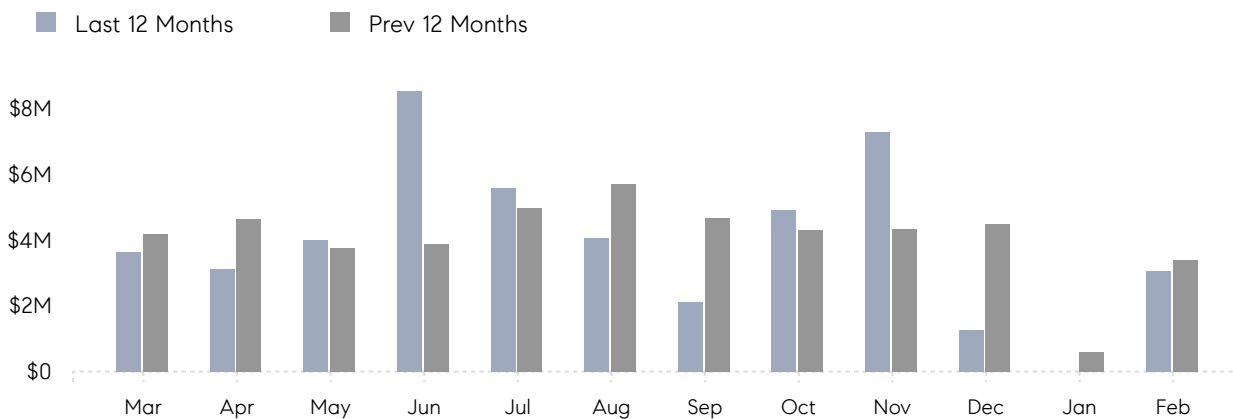
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	4	5	-20.0%
	SALES VOLUME	\$3,049,900	\$3,405,000	-10.4%
	AVERAGE PRICE	\$762,475	\$681,000	12.0%
	AVERAGE DOM	36	39	-7.7%

### Monthly Sales



### Monthly Total Sales Volume



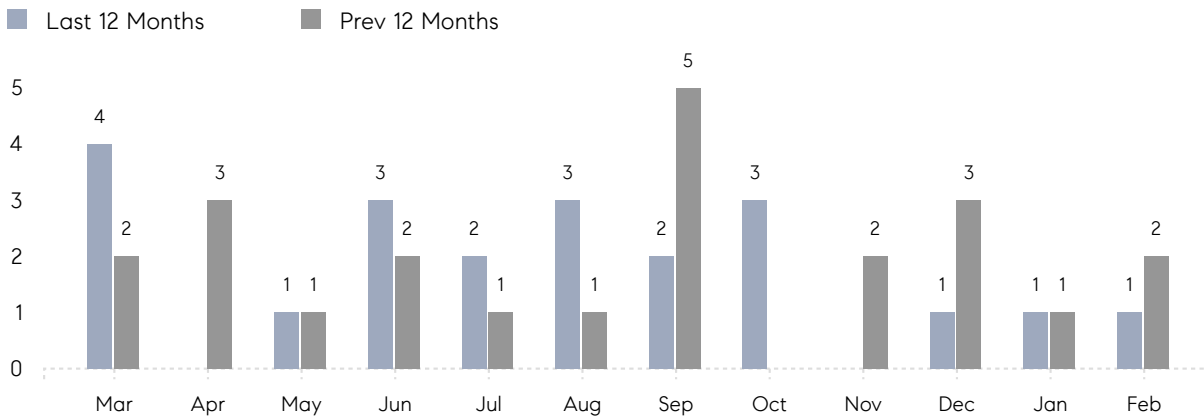
# East Williston

NASSAU, FEBRUARY 2023

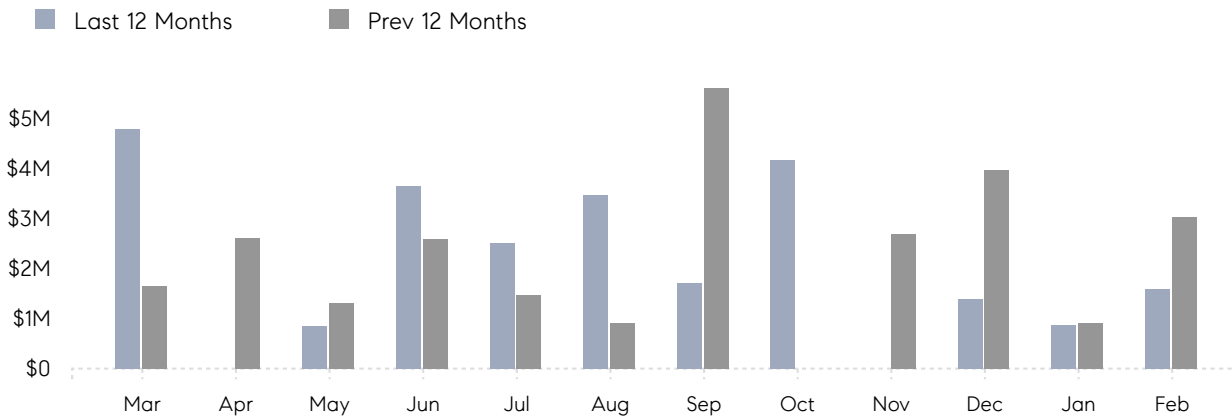
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	1	2	-50.0%
	SALES VOLUME	\$1,590,000	\$3,025,000	-47.4%
	AVERAGE PRICE	\$1,590,000	\$1,512,500	5.1%
	AVERAGE DOM	28	70	-60.0%

### Monthly Sales



### Monthly Total Sales Volume





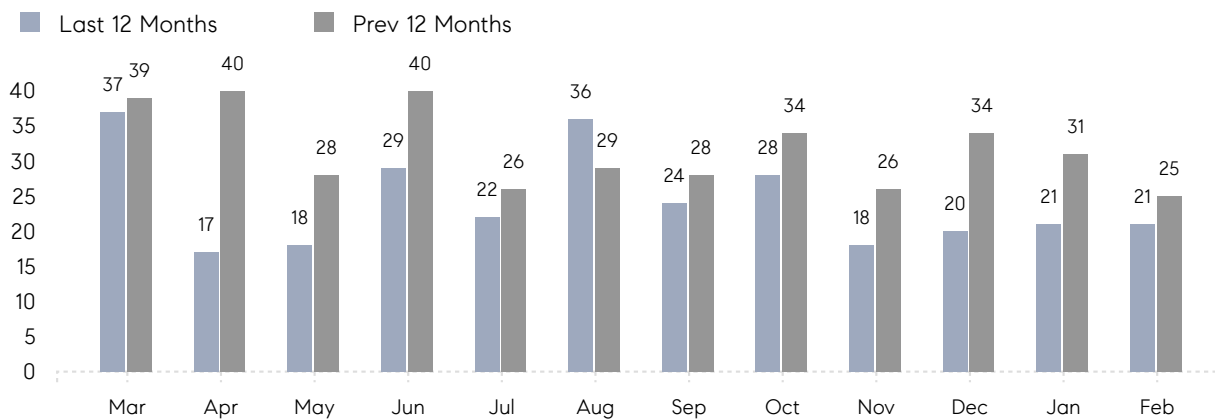
# Westbury

NASSAU, FEBRUARY 2023

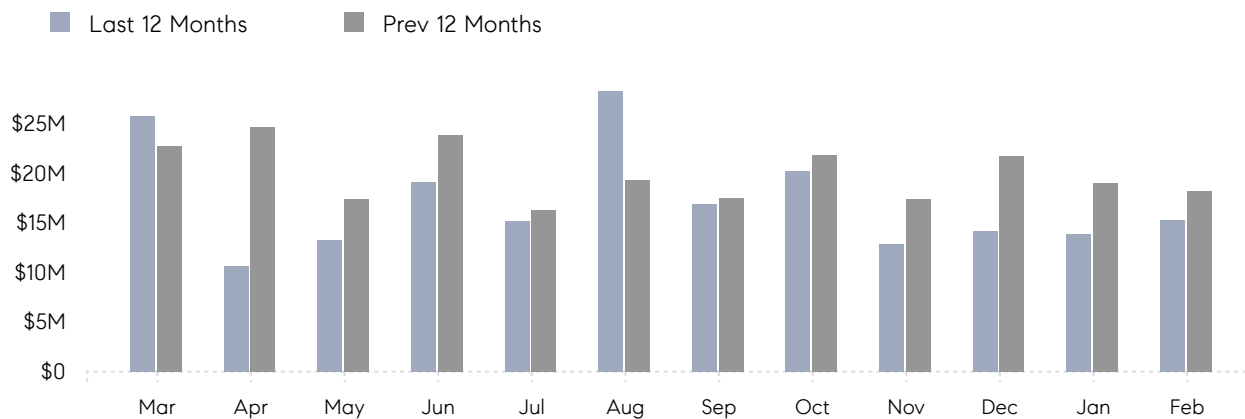
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	21	25	-16.0%
	SALES VOLUME	\$15,263,438	\$18,216,687	-16.2%
	AVERAGE PRICE	\$726,830	\$728,667	-0.3%
	AVERAGE DOM	79	59	33.9%

### Monthly Sales



### Monthly Total Sales Volume



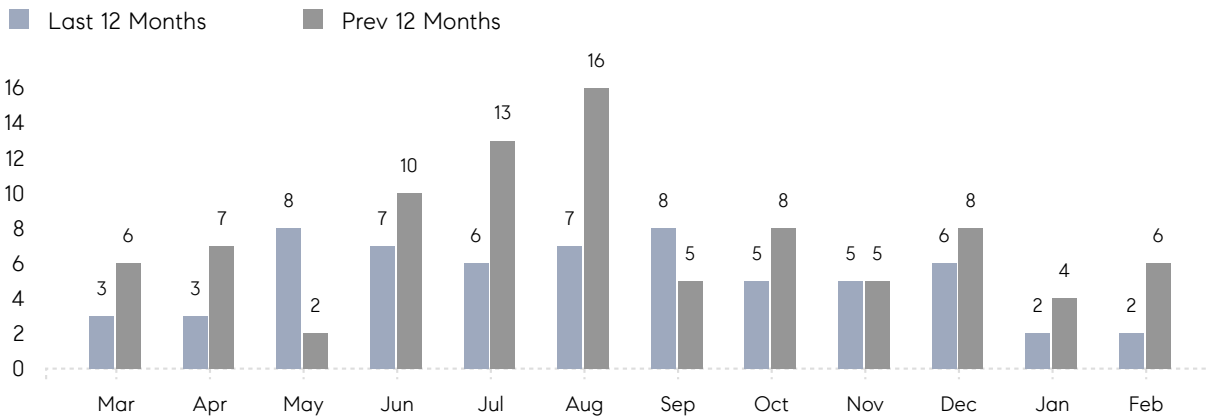
# Woodbury

NASSAU, FEBRUARY 2023

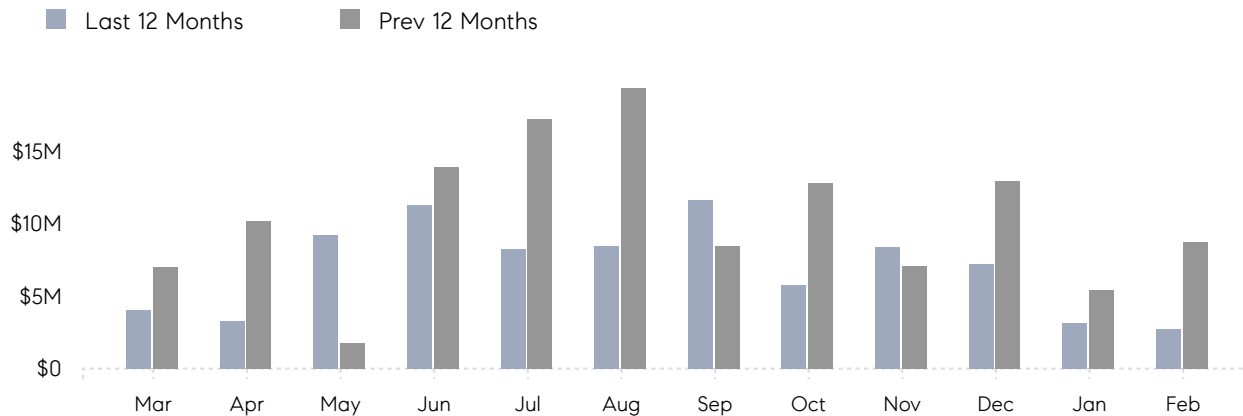
## Property Statistics

		Feb 2023	Feb 2022	% Change
Single-Family	# OF SALES	2	6	-66.7%
	SALES VOLUME	\$2,755,500	\$8,734,400	-68.5%
	AVERAGE PRICE	\$1,377,750	\$1,455,733	-5.4%
	AVERAGE DOM	139	108	28.7%

### Monthly Sales



### Monthly Total Sales Volume





# COMPASS

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