



COMPASS

May 2023

Nassau County Market Insights

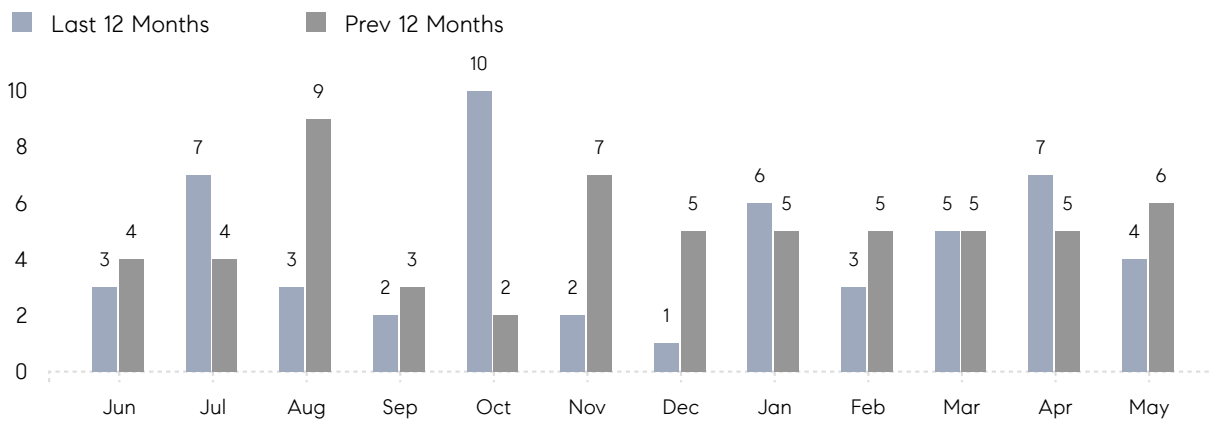
Albertson

NASSAU, MAY 2023

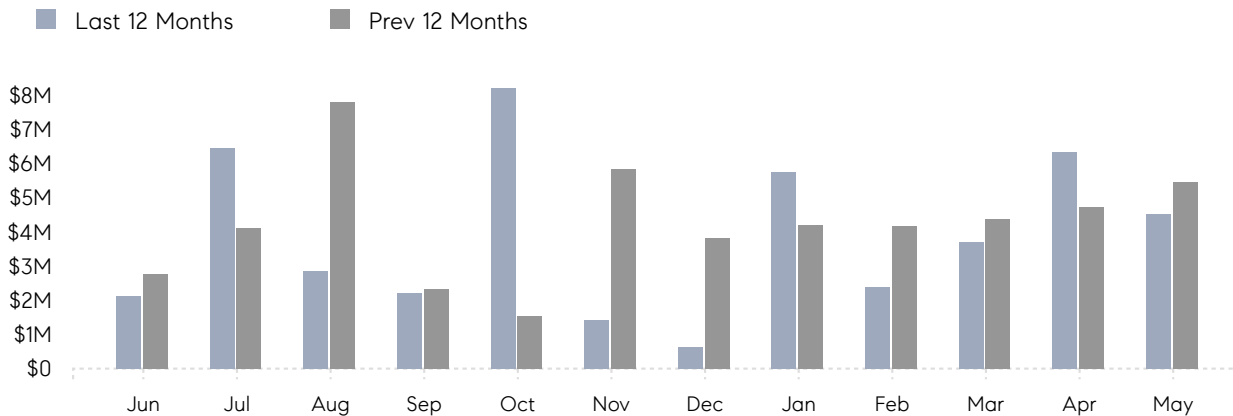
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	4	6	-33.3%
	SALES VOLUME	\$4,545,000	\$5,478,000	-17.0%
	AVERAGE PRICE	\$1,136,250	\$913,000	24.5%
	AVERAGE DOM	70	48	45.8%

Monthly Sales



Monthly Total Sales Volume



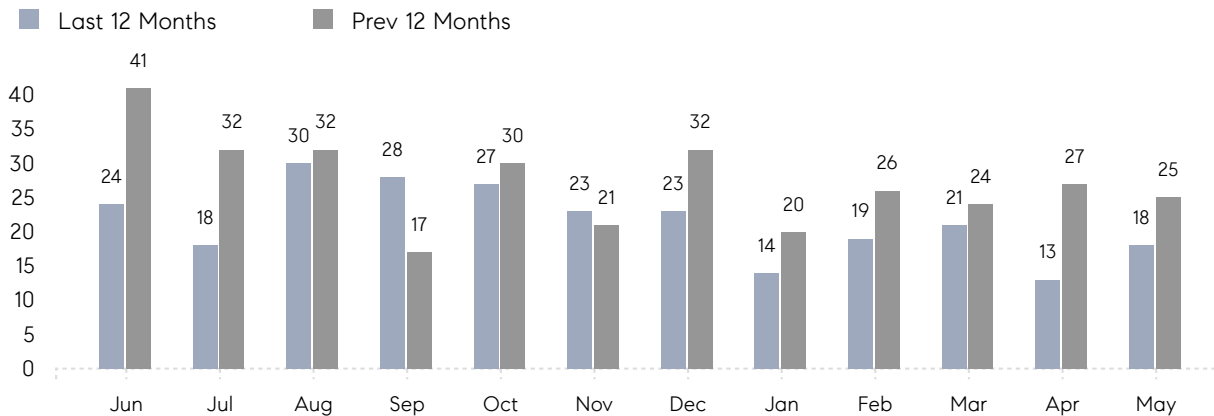
Baldwin

NASSAU, MAY 2023

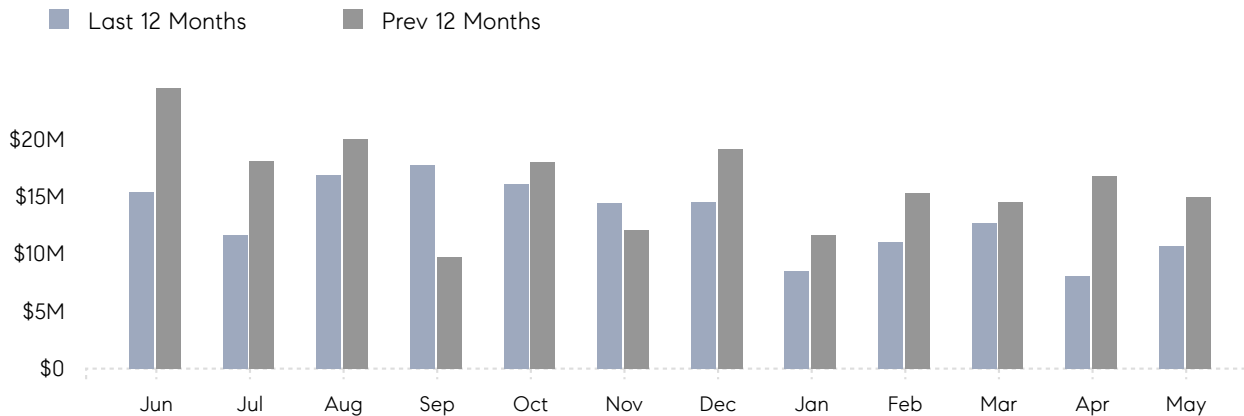
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	18	25	-28.0%
	SALES VOLUME	\$10,725,450	\$14,970,000	-28.4%
	AVERAGE PRICE	\$595,858	\$598,800	-0.5%
	AVERAGE DOM	79	55	43.6%

Monthly Sales



Monthly Total Sales Volume



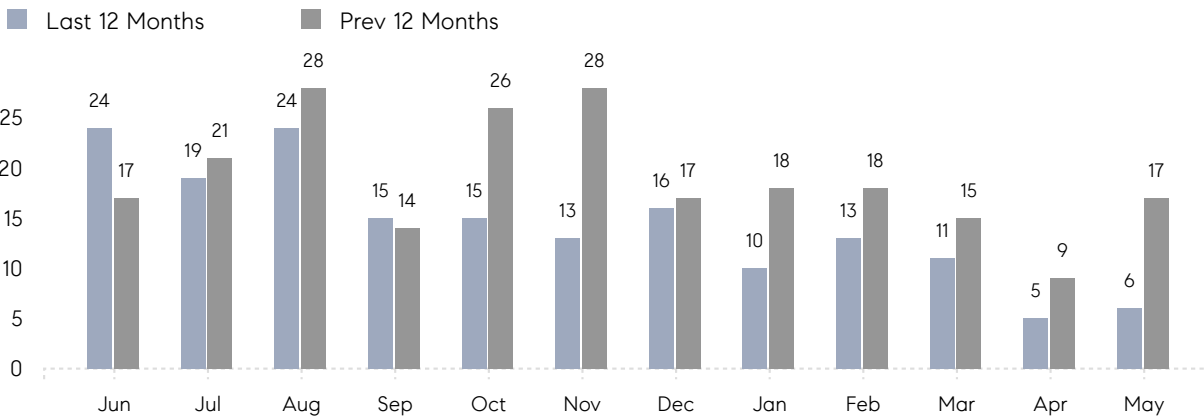
Bellmore

NASSAU, MAY 2023

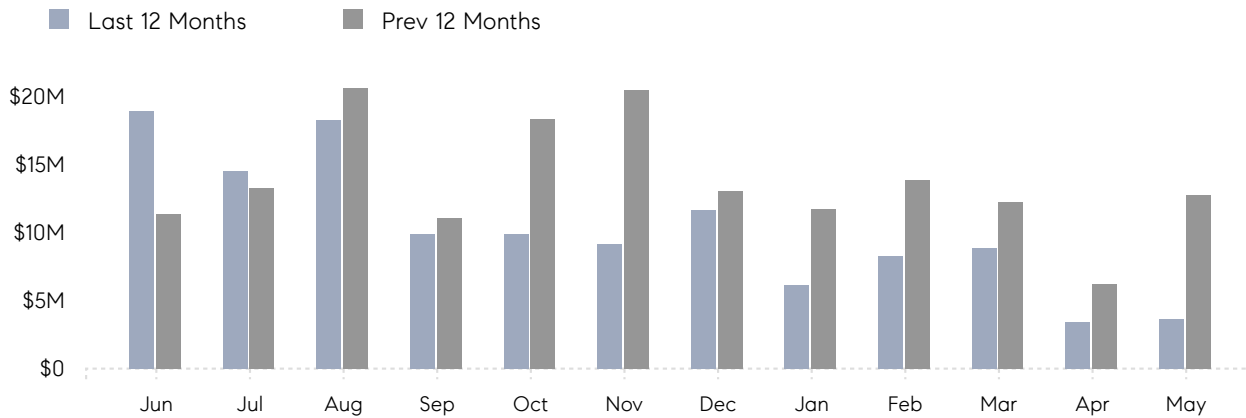
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	6	17	-64.7%
	SALES VOLUME	\$3,629,999	\$12,753,550	-71.5%
	AVERAGE PRICE	\$605,000	\$750,209	-19.4%
	AVERAGE DOM	27	49	-44.9%

Monthly Sales



Monthly Total Sales Volume



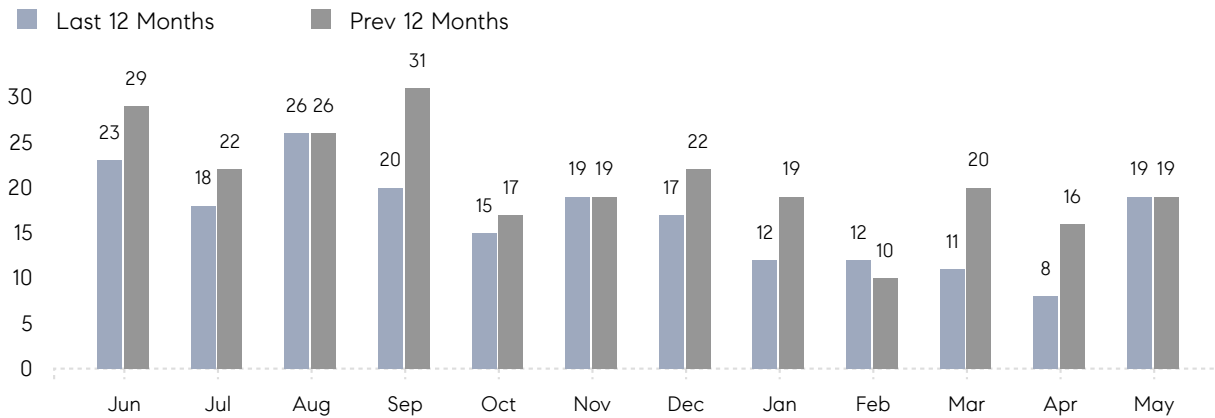
Bethpage

NASSAU, MAY 2023

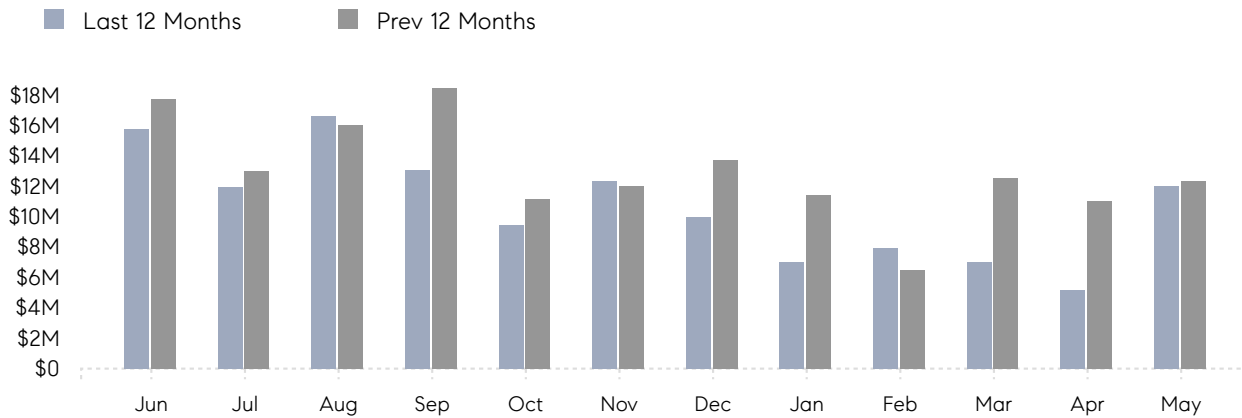
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	19	19	0.0%
	SALES VOLUME	\$11,995,888	\$12,364,727	-3.0%
	AVERAGE PRICE	\$631,363	\$650,775	-3.0%
	AVERAGE DOM	61	22	177.3%

Monthly Sales



Monthly Total Sales Volume



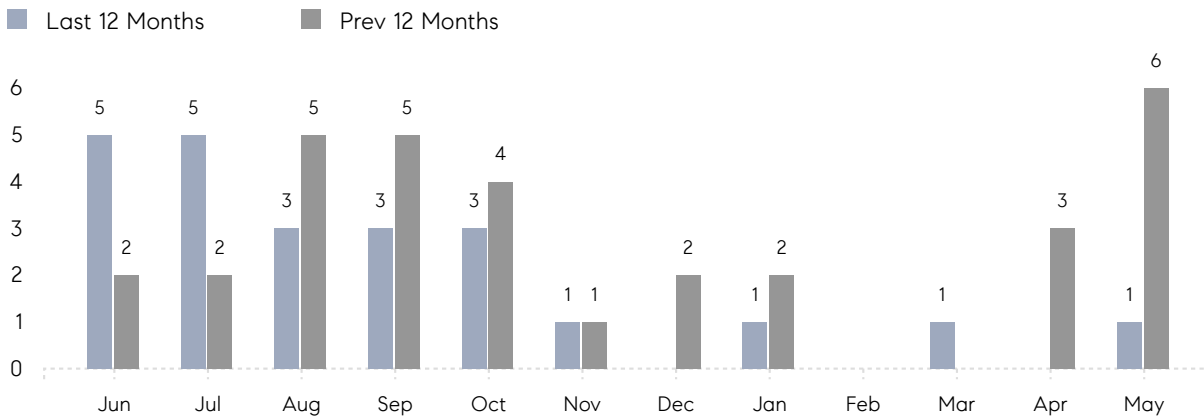
Brookville

NASSAU, MAY 2023

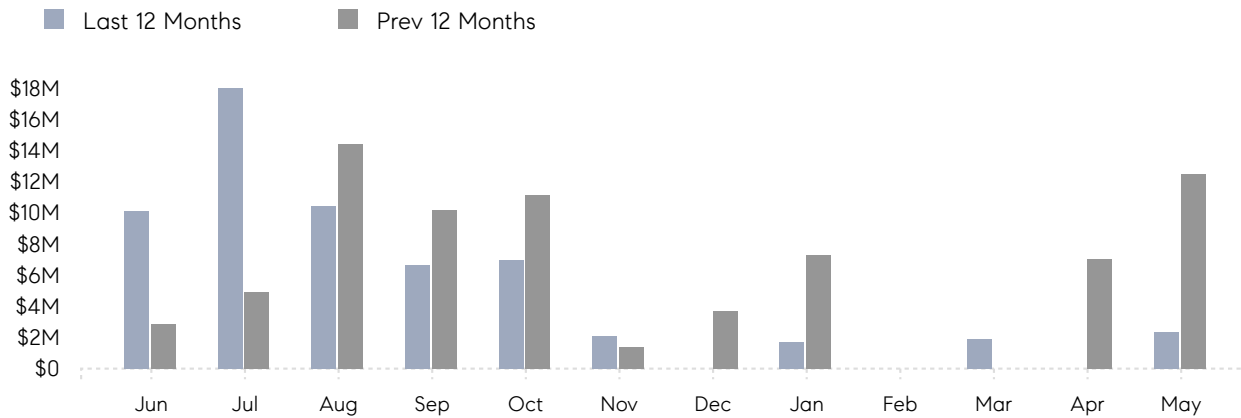
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	1	6	-83.3%
	SALES VOLUME	\$2,375,000	\$12,485,000	-81.0%
	AVERAGE PRICE	\$2,375,000	\$2,080,833	14.1%
	AVERAGE DOM	156	52	200.0%

Monthly Sales



Monthly Total Sales Volume



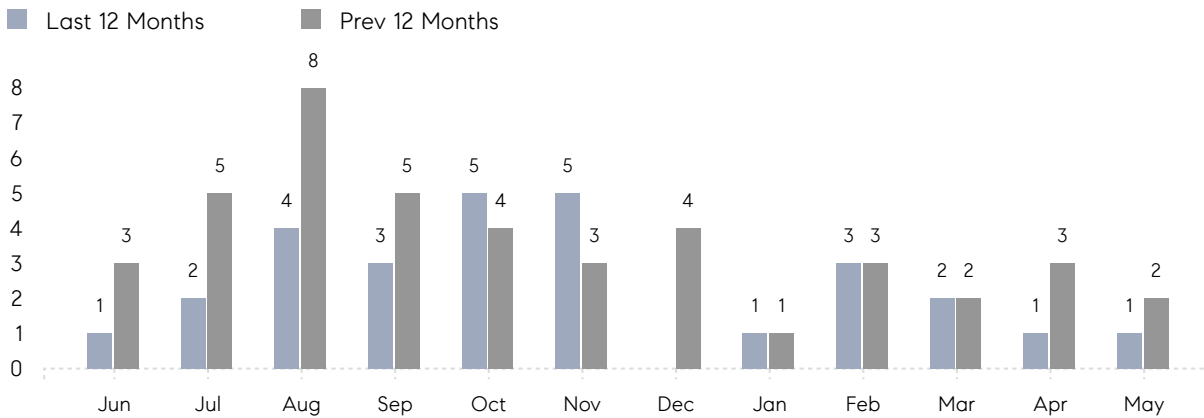
Carle Place

NASSAU, MAY 2023

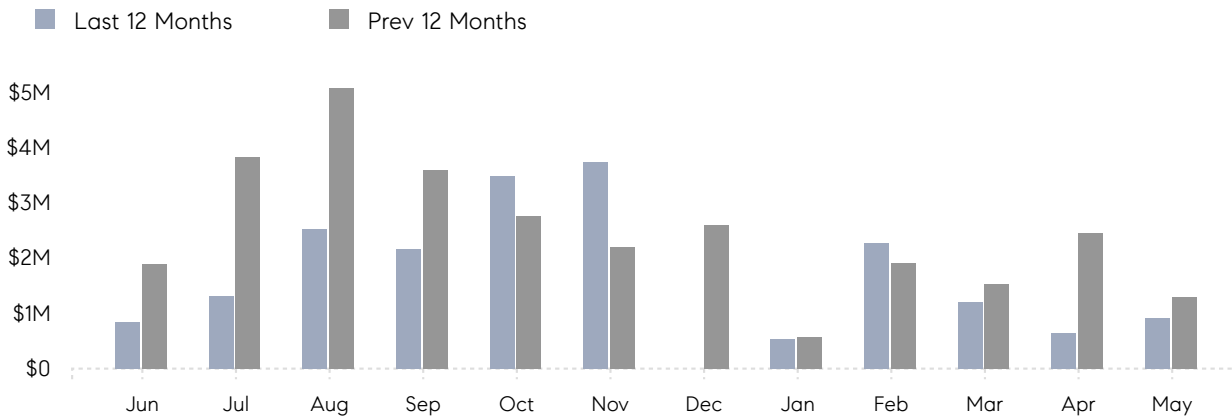
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	1	2	-50.0%
	SALES VOLUME	\$920,000	\$1,289,000	-28.6%
	AVERAGE PRICE	\$920,000	\$644,500	42.7%
	AVERAGE DOM	21	55	-61.8%

Monthly Sales



Monthly Total Sales Volume



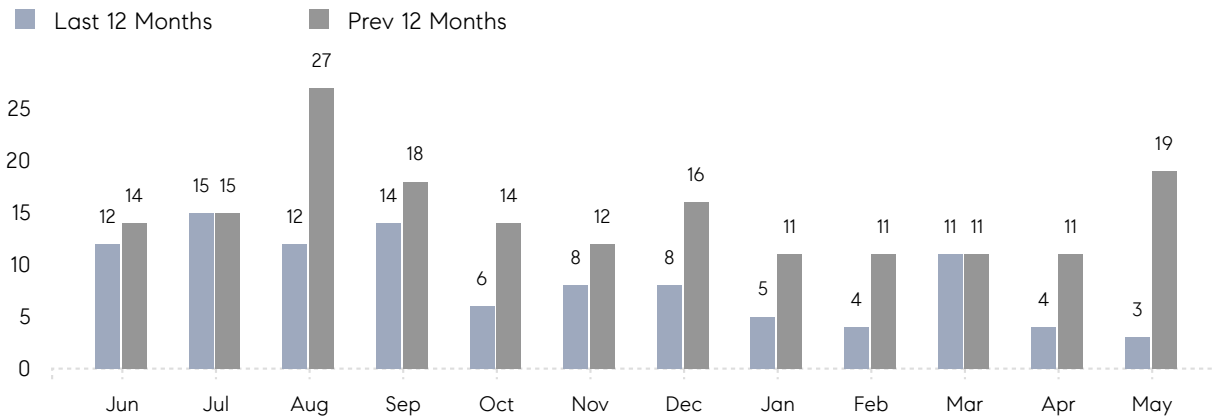
Cedarhurst

NASSAU, MAY 2023

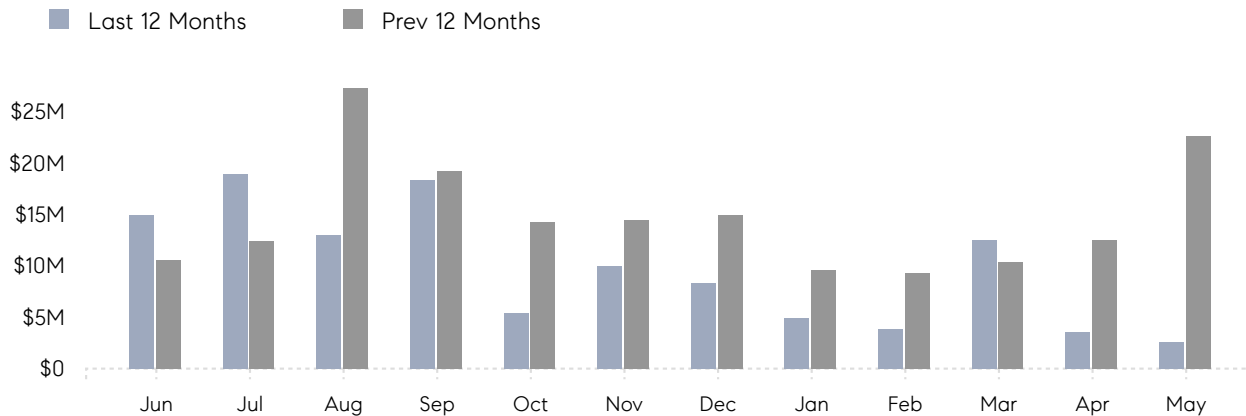
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	3	19	-84.2%
	SALES VOLUME	\$2,535,000	\$22,642,999	-88.8%
	AVERAGE PRICE	\$845,000	\$1,191,737	-29.1%
	AVERAGE DOM	197	80	146.3%

Monthly Sales



Monthly Total Sales Volume



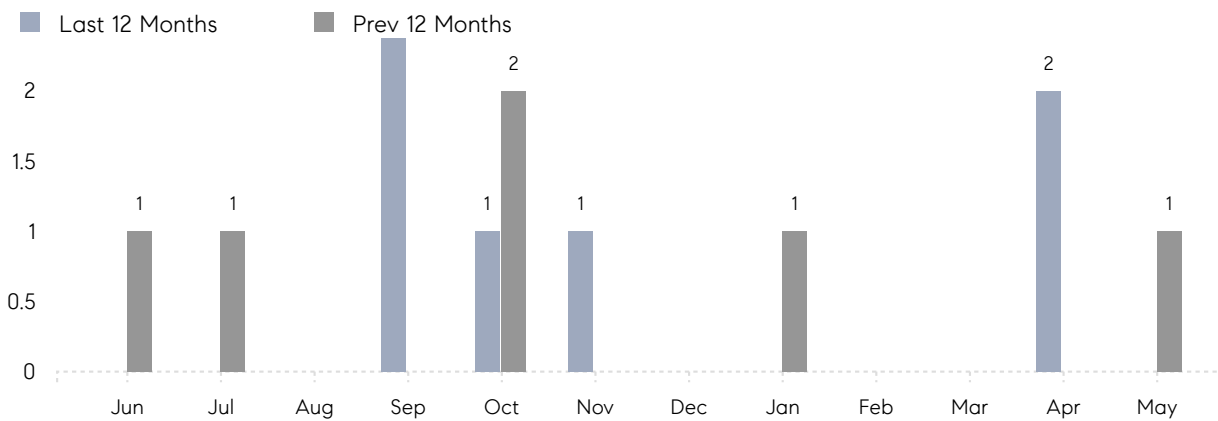
Centre Island

NASSAU, MAY 2023

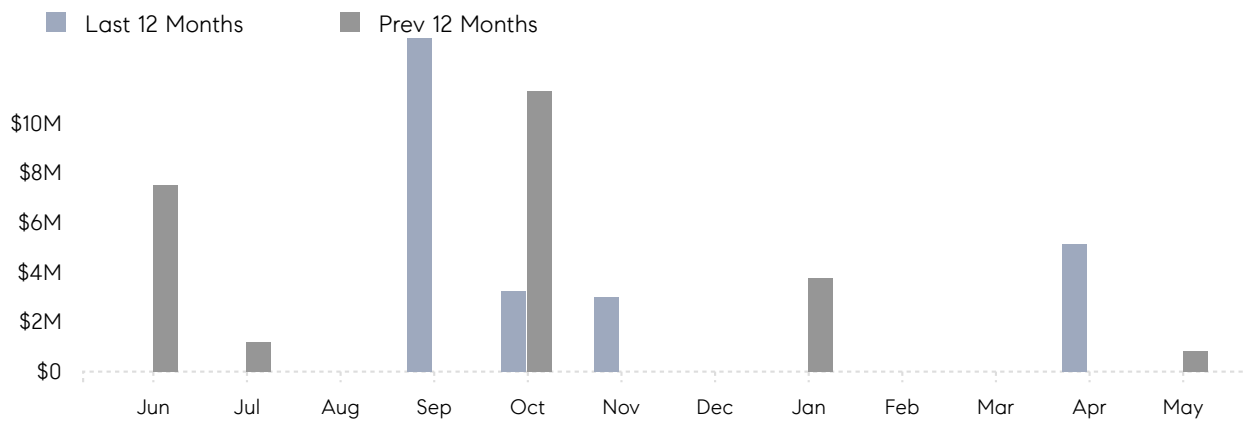
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	0	1	0.0%
	SALES VOLUME	\$0	\$825,000	-
	AVERAGE PRICE	\$0	\$825,000	-
	AVERAGE DOM	0	58	-

Monthly Sales



Monthly Total Sales Volume



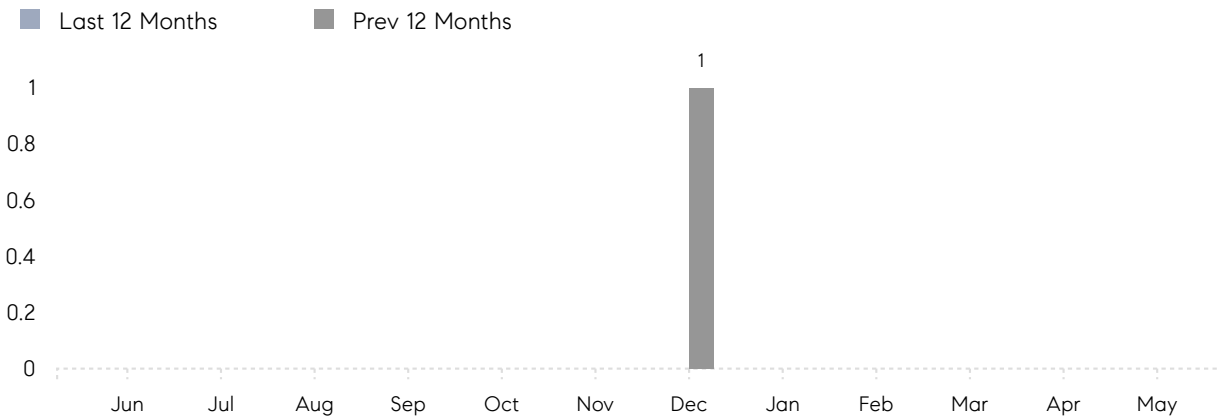
Cove Neck

NASSAU, MAY 2023

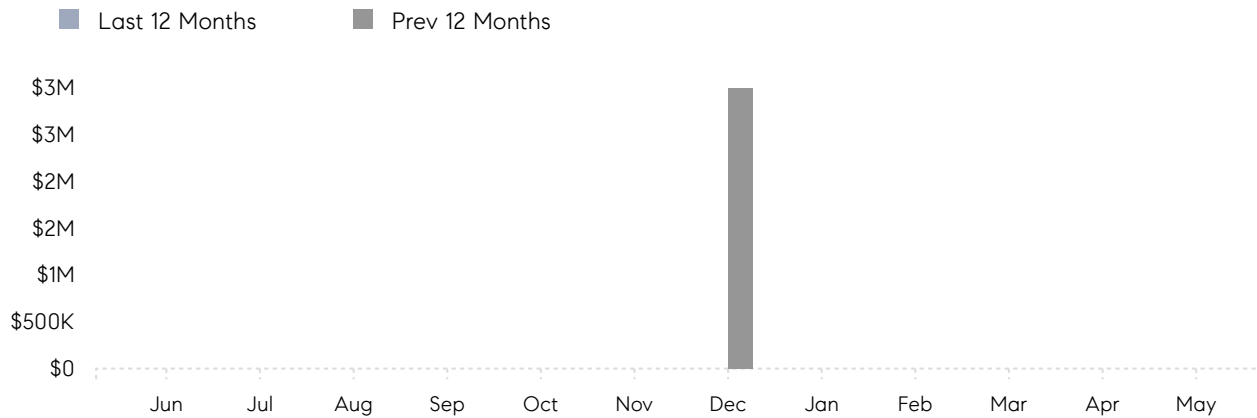
Property Statistics

		May 2023	May 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



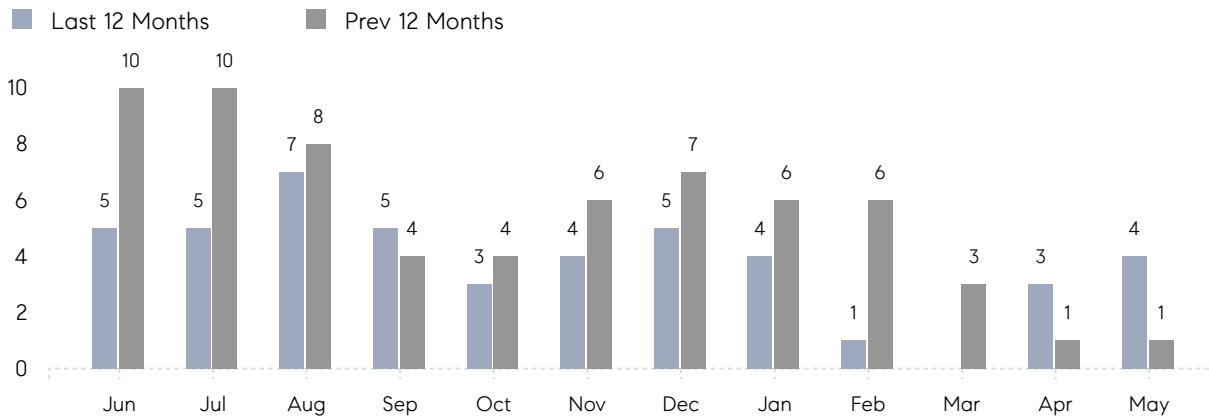
East Hills

NASSAU, MAY 2023

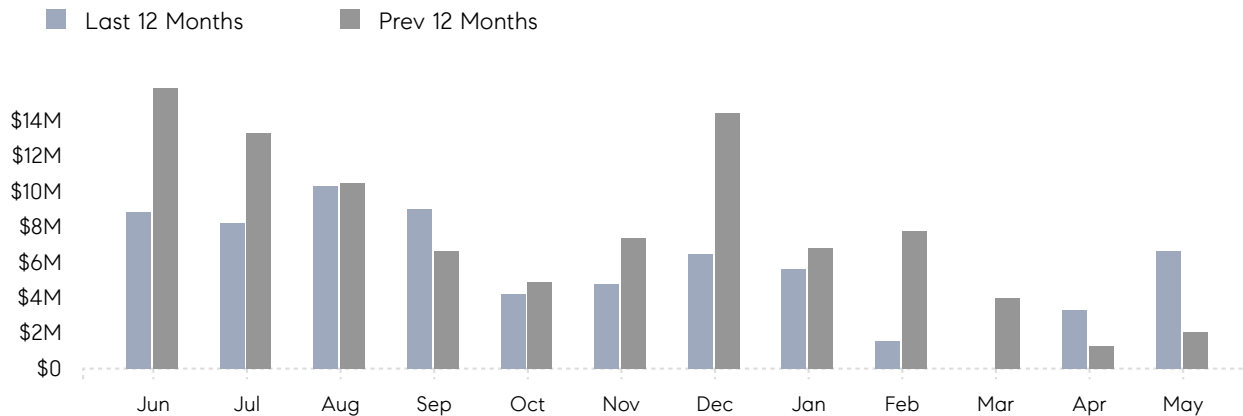
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	4	1	300.0%
	SALES VOLUME	\$6,605,000	\$2,050,000	222.2%
	AVERAGE PRICE	\$1,651,250	\$2,050,000	-19.5%
	AVERAGE DOM	40	61	-34.4%

Monthly Sales



Monthly Total Sales Volume



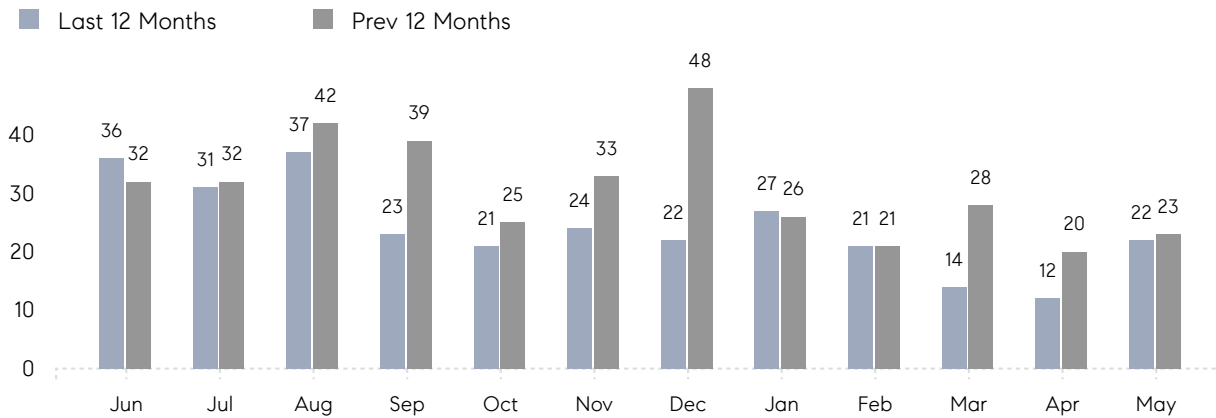
East Meadow

NASSAU, MAY 2023

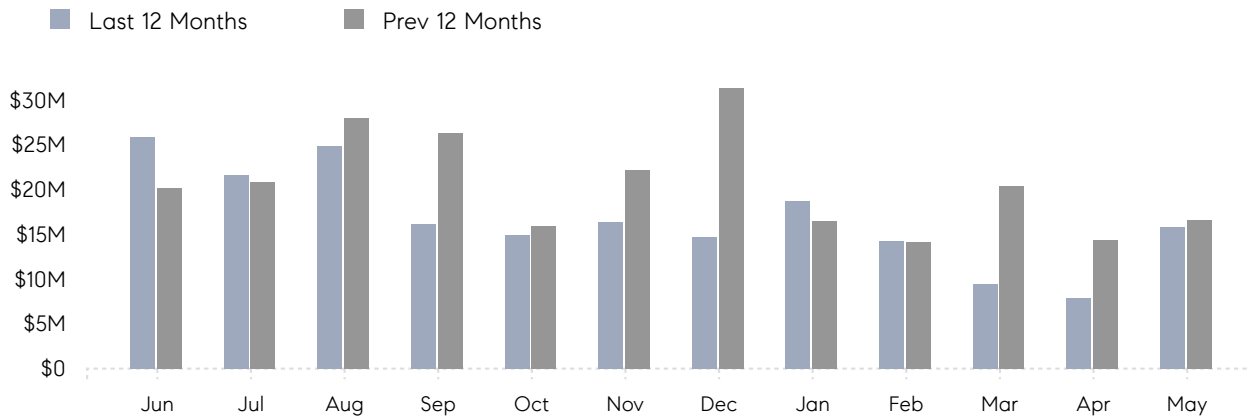
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	22	23	-4.3%
	SALES VOLUME	\$15,858,500	\$16,652,000	-4.8%
	AVERAGE PRICE	\$720,841	\$724,000	-0.4%
	AVERAGE DOM	39	60	-35.0%

Monthly Sales



Monthly Total Sales Volume



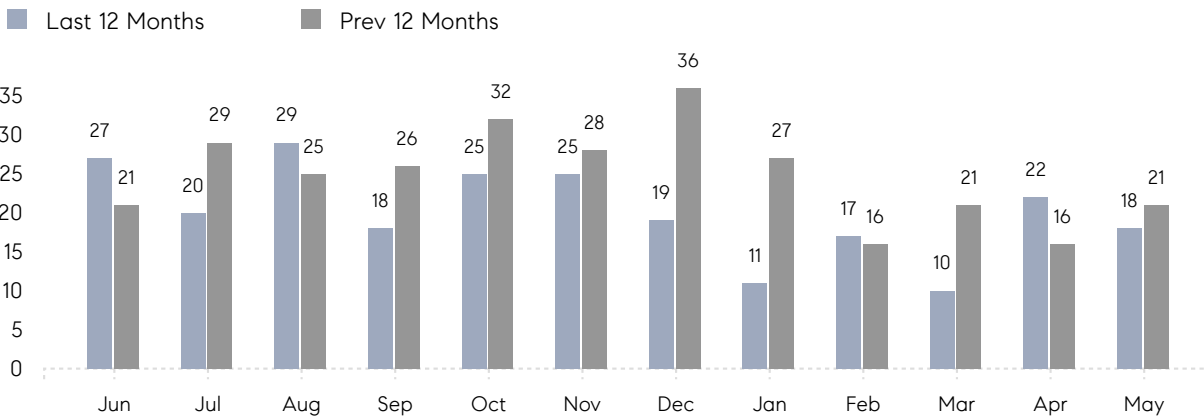
Farmingdale

NASSAU, MAY 2023

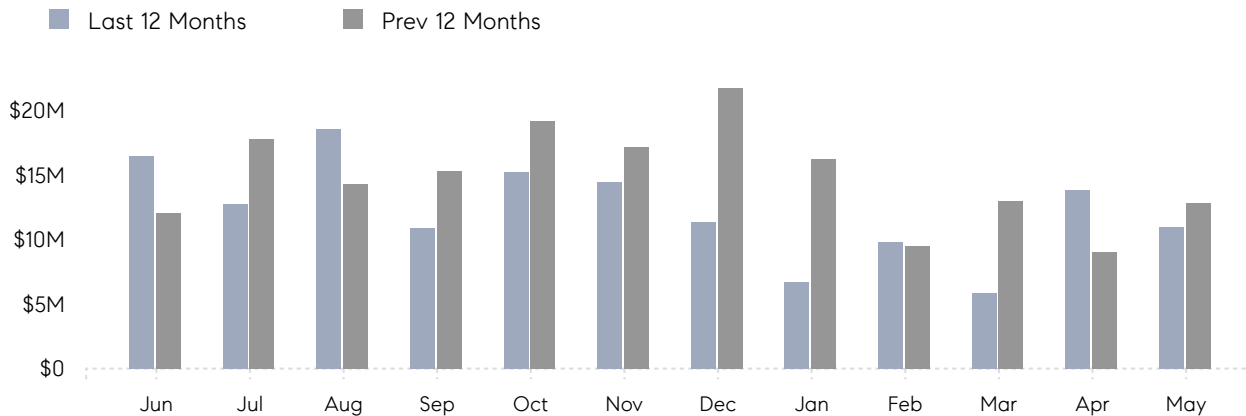
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	18	21	-14.3%
	SALES VOLUME	\$10,977,000	\$12,854,500	-14.6%
	AVERAGE PRICE	\$609,833	\$612,119	-0.4%
	AVERAGE DOM	24	30	-20.0%

Monthly Sales



Monthly Total Sales Volume



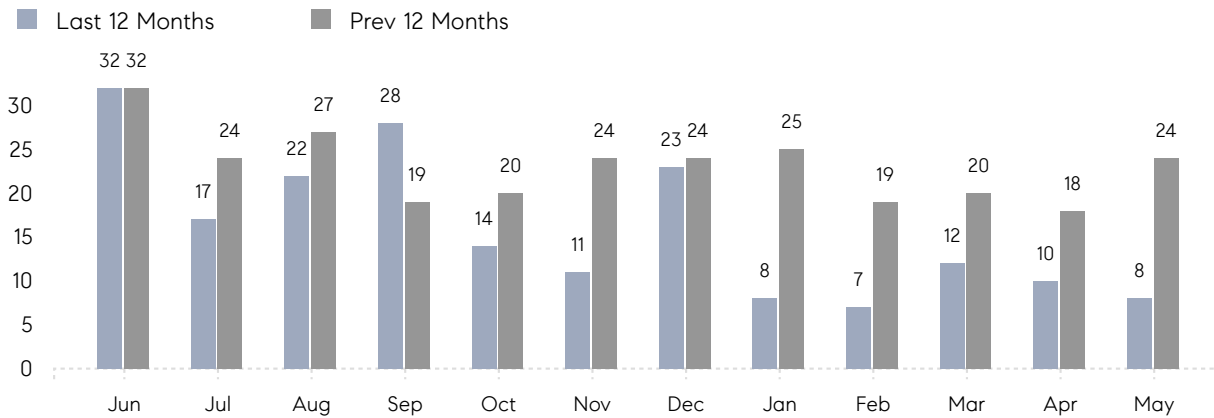
Floral Park

NASSAU, MAY 2023

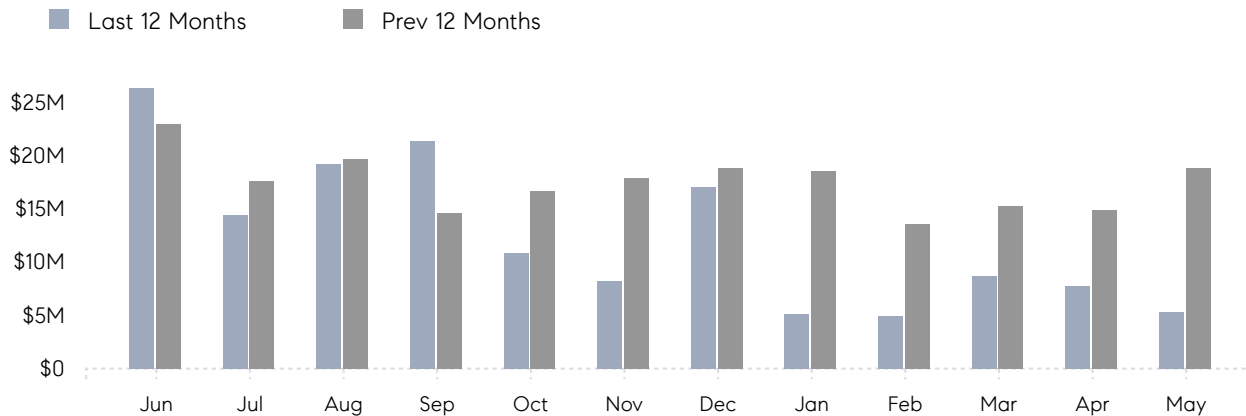
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	8	24	-66.7%
	SALES VOLUME	\$5,321,000	\$18,809,300	-71.7%
	AVERAGE PRICE	\$665,125	\$783,721	-15.1%
	AVERAGE DOM	61	47	29.8%

Monthly Sales



Monthly Total Sales Volume



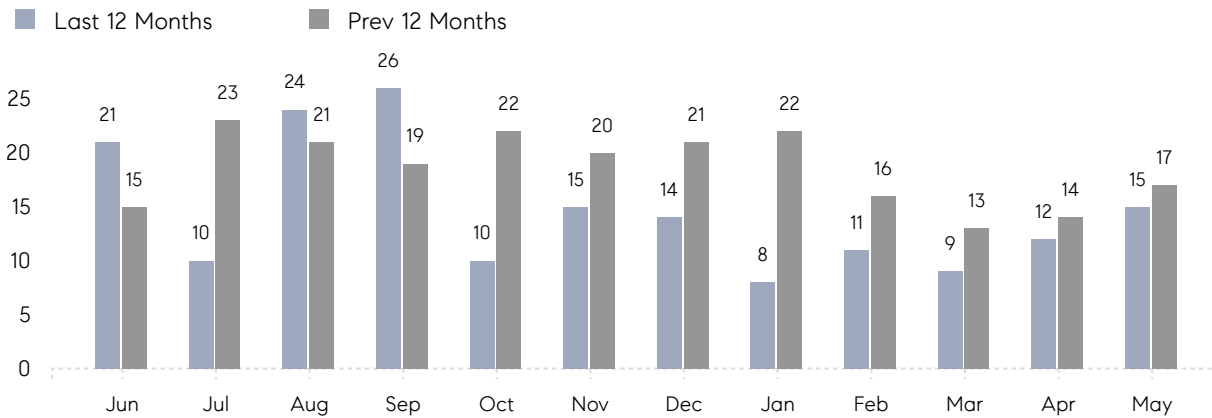
Franklin Square

NASSAU, MAY 2023

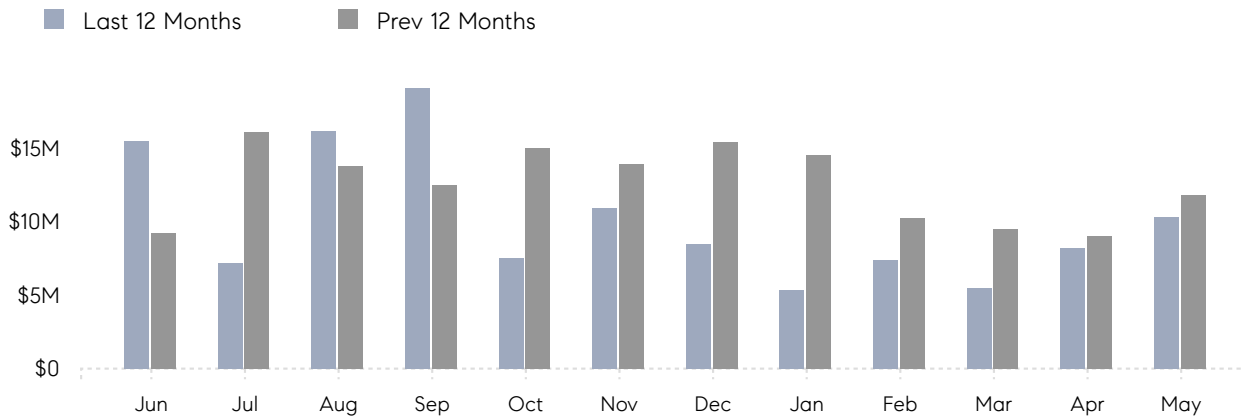
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	15	17	-11.8%
	SALES VOLUME	\$10,346,500	\$11,817,500	-12.4%
	AVERAGE PRICE	\$689,767	\$695,147	-0.8%
	AVERAGE DOM	67	25	168.0%

Monthly Sales



Monthly Total Sales Volume



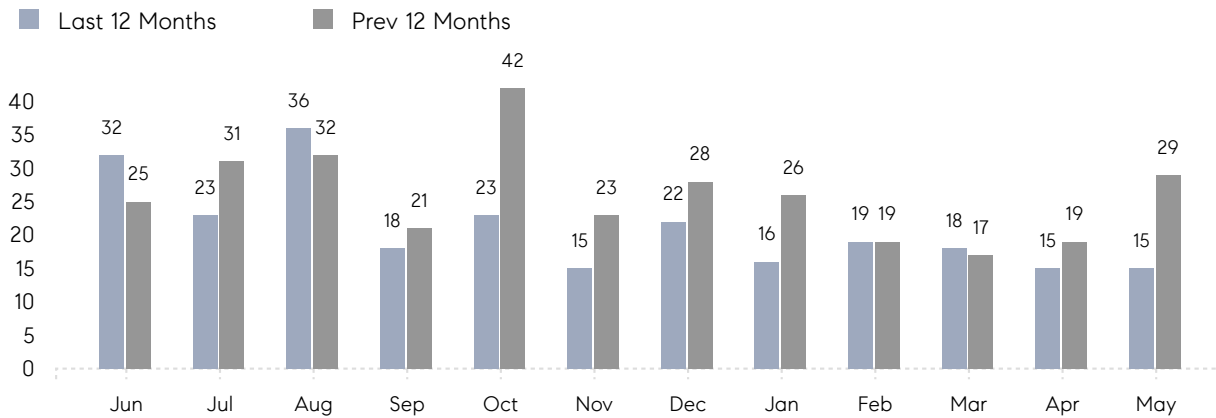
Freeport

NASSAU, MAY 2023

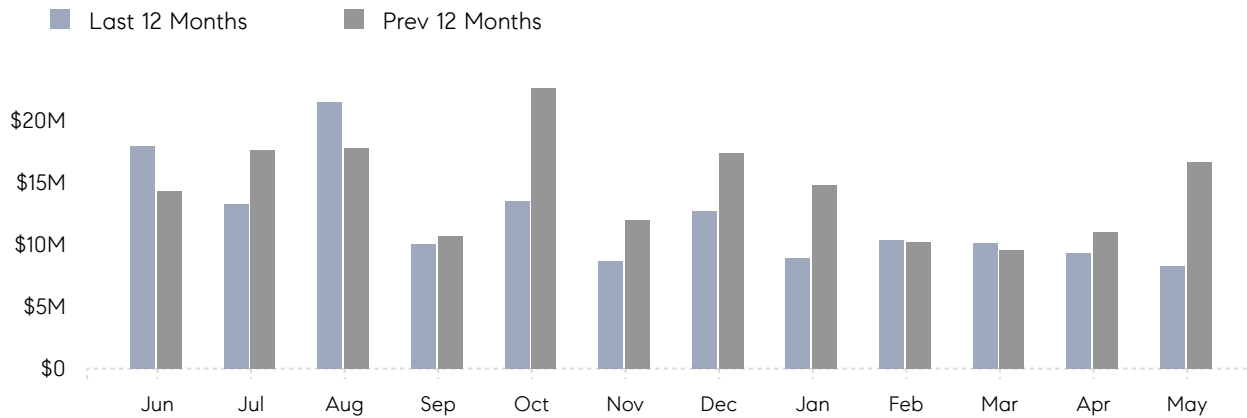
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	15	29	-48.3%
	SALES VOLUME	\$8,288,000	\$16,658,100	-50.2%
	AVERAGE PRICE	\$552,533	\$574,417	-3.8%
	AVERAGE DOM	78	54	44.4%

Monthly Sales



Monthly Total Sales Volume



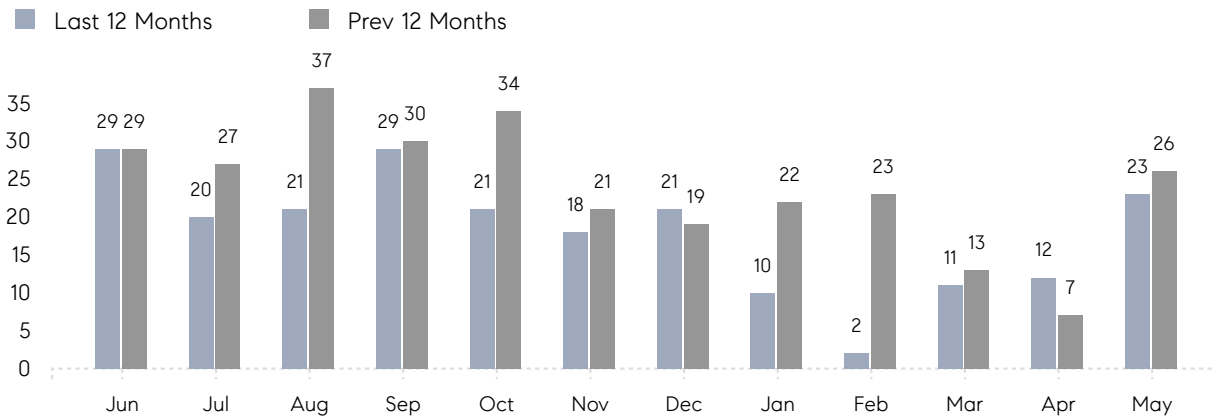
Garden City

NASSAU, MAY 2023

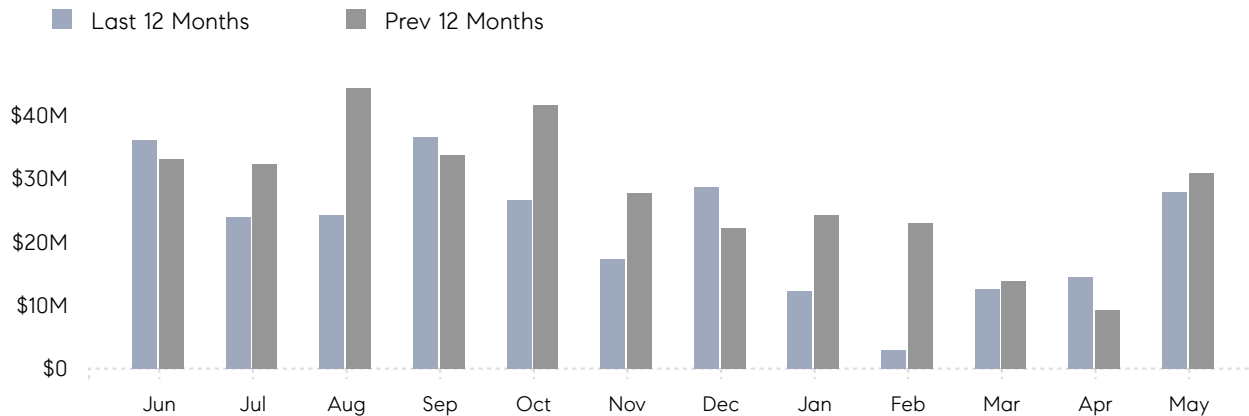
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	23	26	-11.5%
	SALES VOLUME	\$27,929,000	\$30,863,000	-9.5%
	AVERAGE PRICE	\$1,214,304	\$1,187,038	2.3%
	AVERAGE DOM	34	35	-2.9%

Monthly Sales



Monthly Total Sales Volume



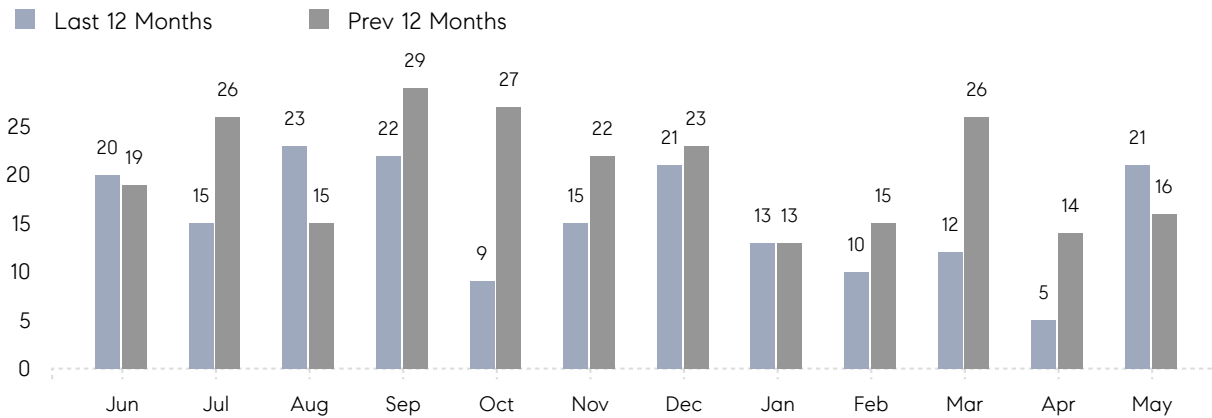
Glen Cove

NASSAU, MAY 2023

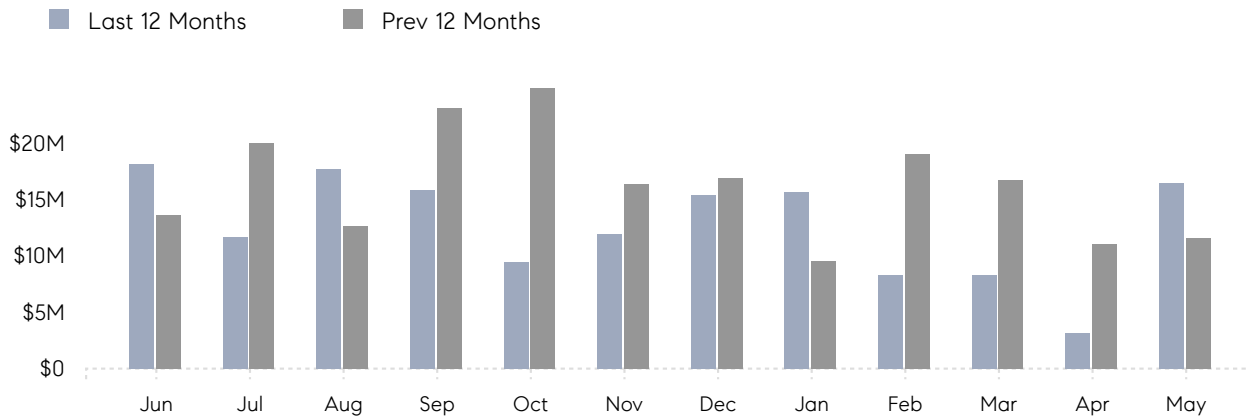
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	21	16	31.3%
	SALES VOLUME	\$16,450,000	\$11,587,838	42.0%
	AVERAGE PRICE	\$783,333	\$724,240	8.2%
	AVERAGE DOM	85	66	28.8%

Monthly Sales



Monthly Total Sales Volume



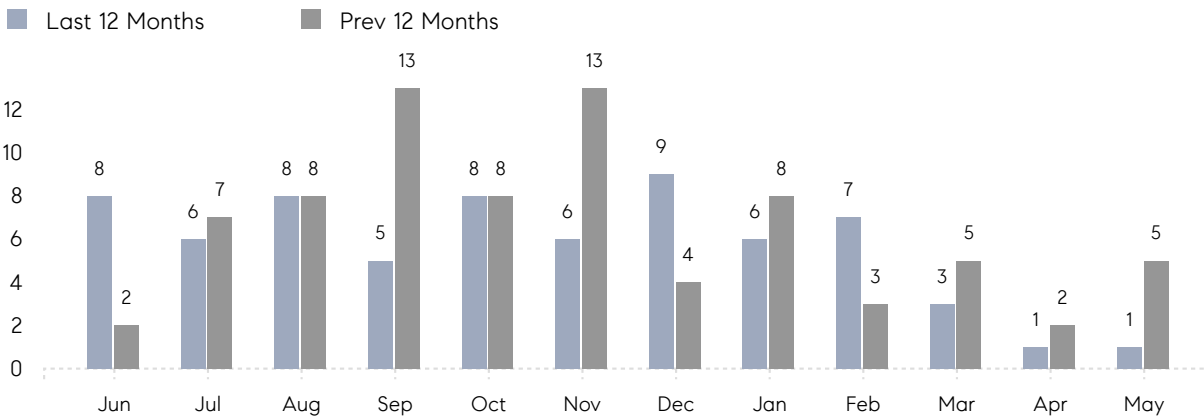
Glen Head

NASSAU, MAY 2023

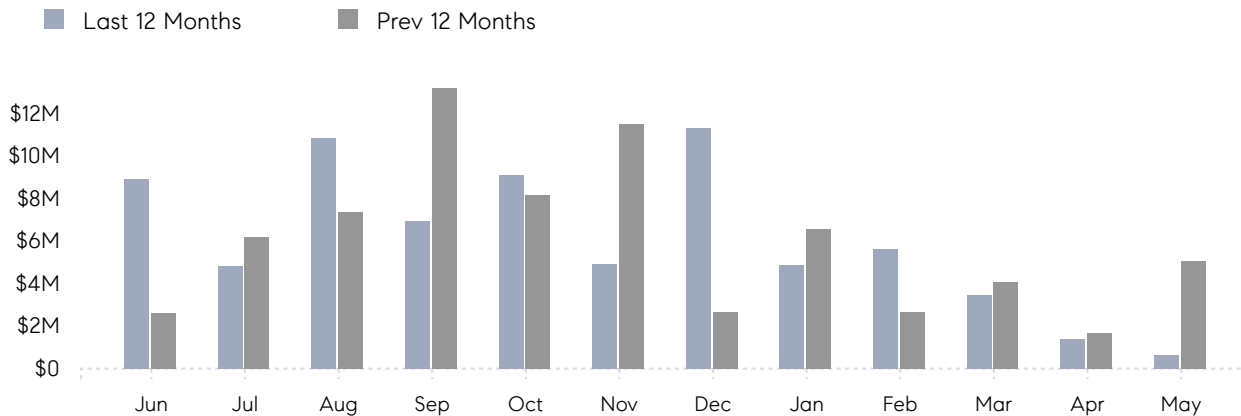
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	1	5	-80.0%
	SALES VOLUME	\$625,000	\$5,045,000	-87.6%
	AVERAGE PRICE	\$625,000	\$1,009,000	-38.1%
	AVERAGE DOM	203	22	822.7%

Monthly Sales



Monthly Total Sales Volume



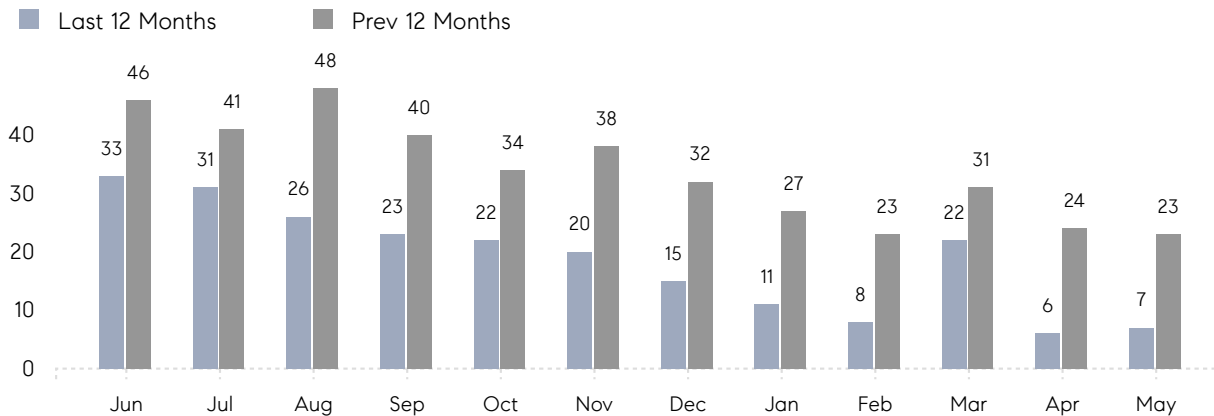
Great Neck

NASSAU, MAY 2023

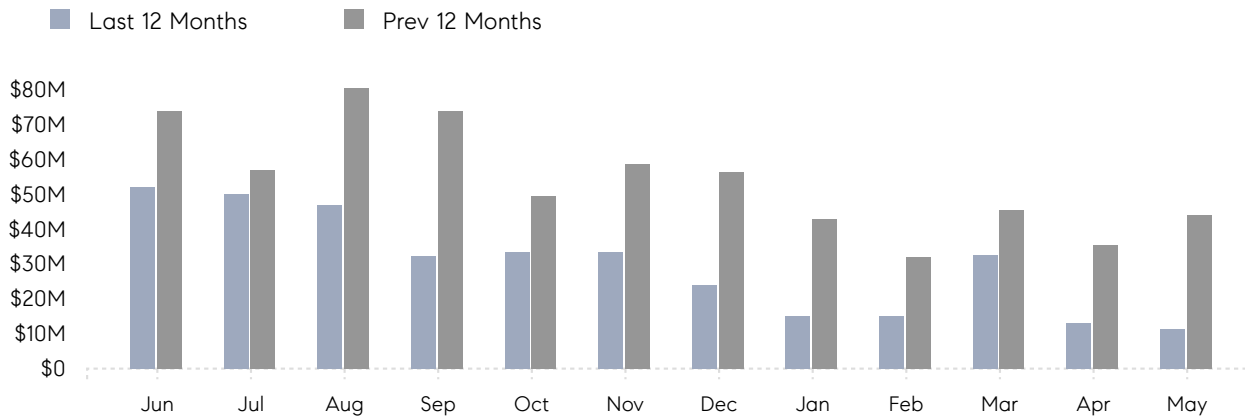
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	7	23	-69.6%
	SALES VOLUME	\$11,216,888	\$44,120,018	-74.6%
	AVERAGE PRICE	\$1,602,413	\$1,918,262	-16.5%
	AVERAGE DOM	101	108	-6.5%

Monthly Sales



Monthly Total Sales Volume



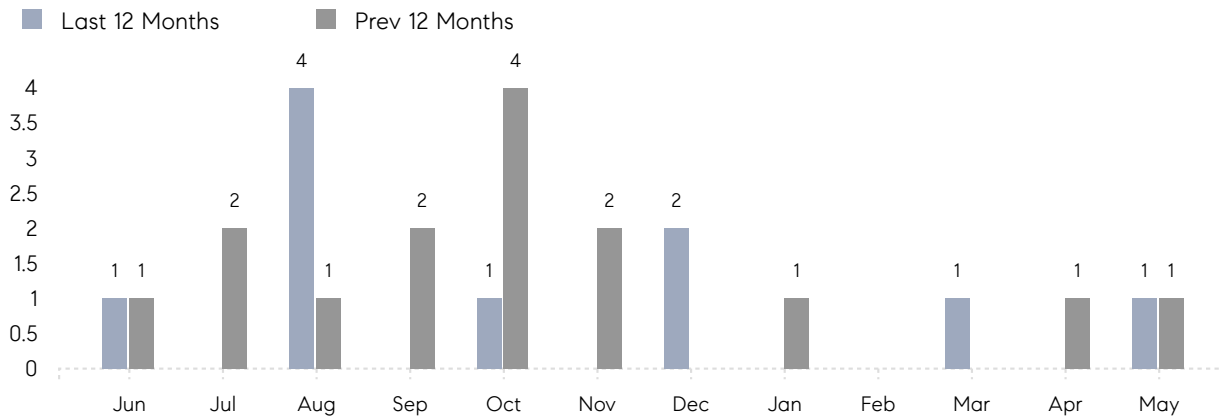
Greenvale

NASSAU, MAY 2023

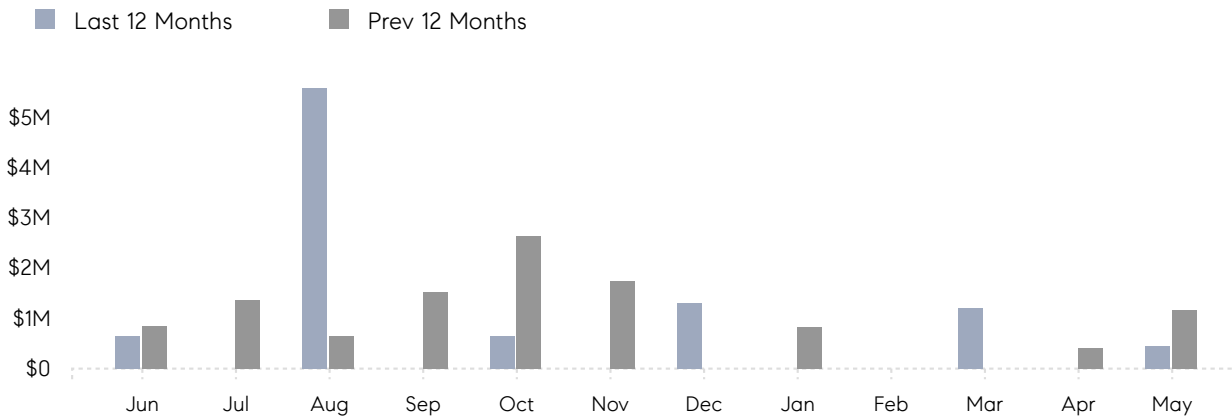
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	1	1	0.0%
	SALES VOLUME	\$440,000	\$1,175,000	-62.6%
	AVERAGE PRICE	\$440,000	\$1,175,000	-62.6%
	AVERAGE DOM	59	8	637.5%

Monthly Sales



Monthly Total Sales Volume



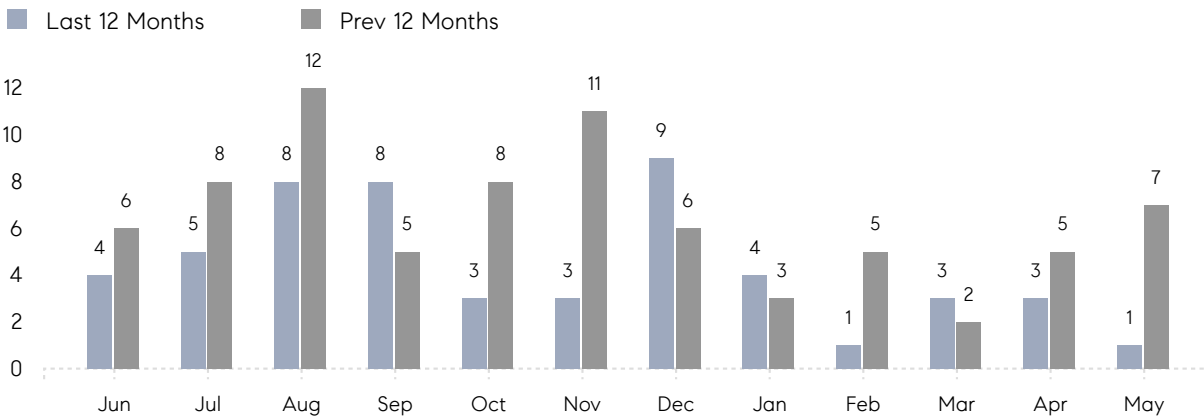
Hewlett

NASSAU, MAY 2023

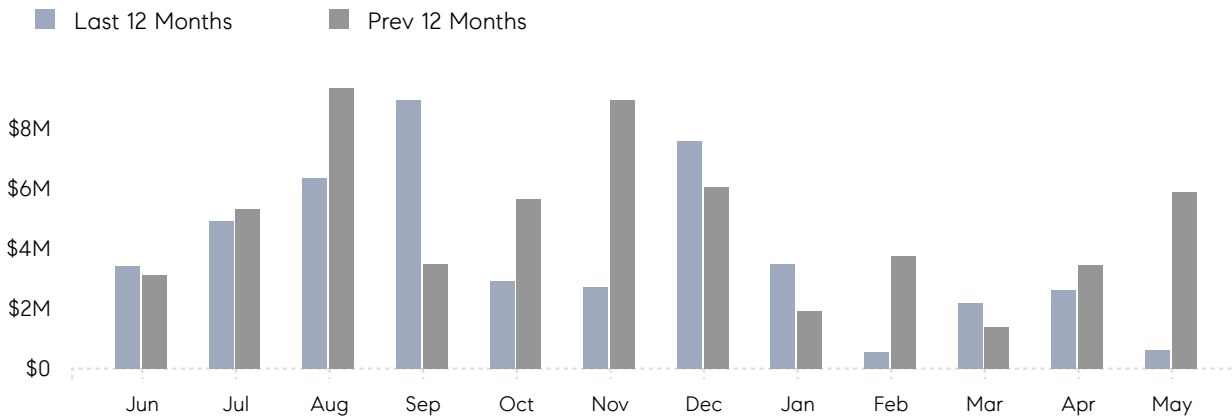
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	1	7	-85.7%
	SALES VOLUME	\$620,000	\$5,886,000	-89.5%
	AVERAGE PRICE	\$620,000	\$840,857	-26.3%
	AVERAGE DOM	67	60	11.7%

Monthly Sales



Monthly Total Sales Volume



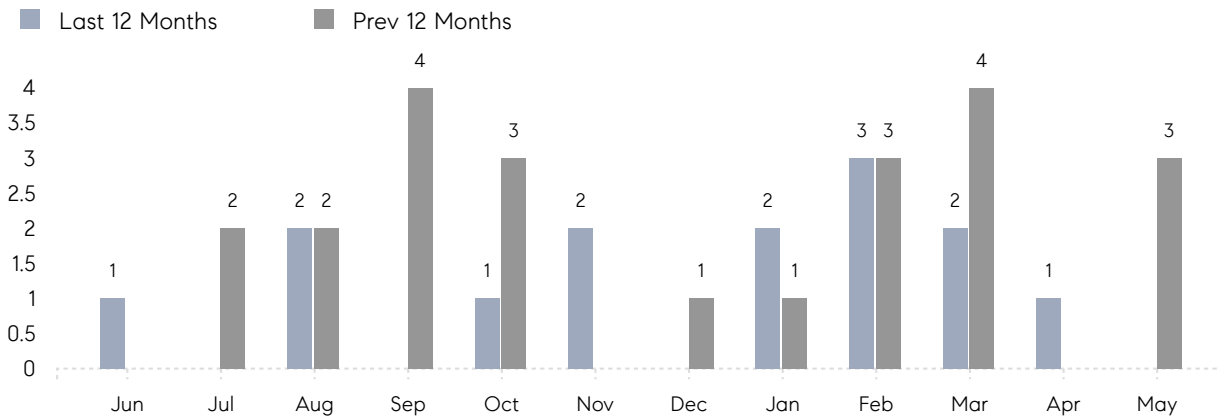
Hewlett Harbor

NASSAU, MAY 2023

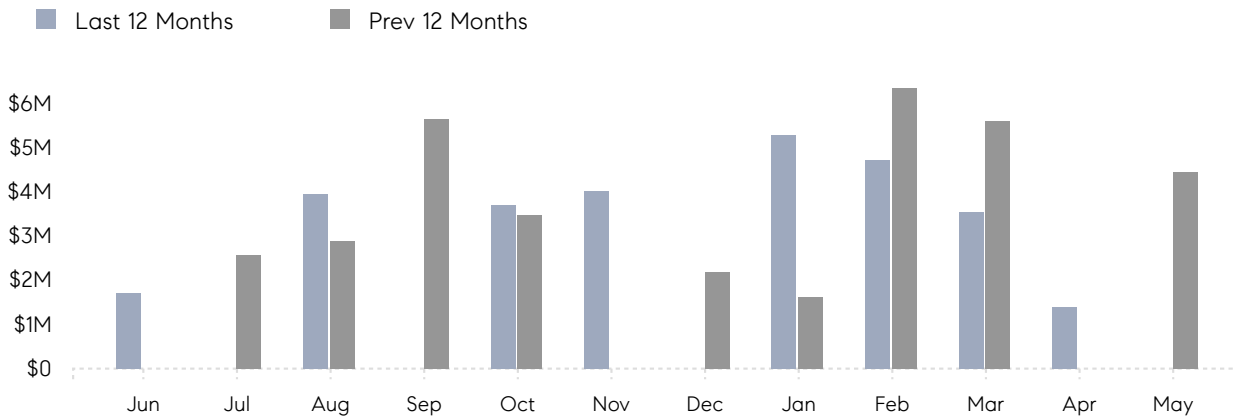
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	0	3	0.0%
	SALES VOLUME	\$0	\$4,433,000	-
	AVERAGE PRICE	\$0	\$1,477,667	-
	AVERAGE DOM	0	112	-

Monthly Sales



Monthly Total Sales Volume



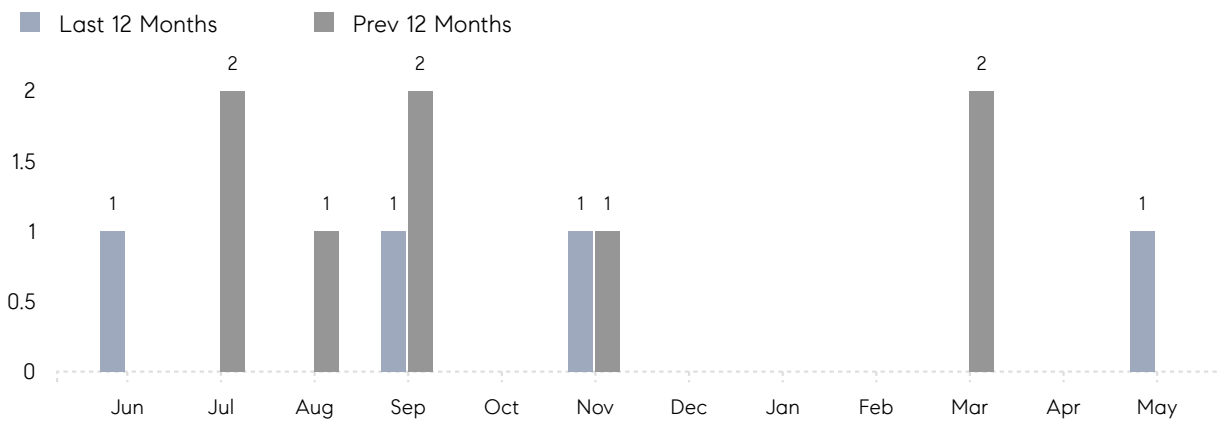
Hewlett Bay Park

NASSAU, MAY 2023

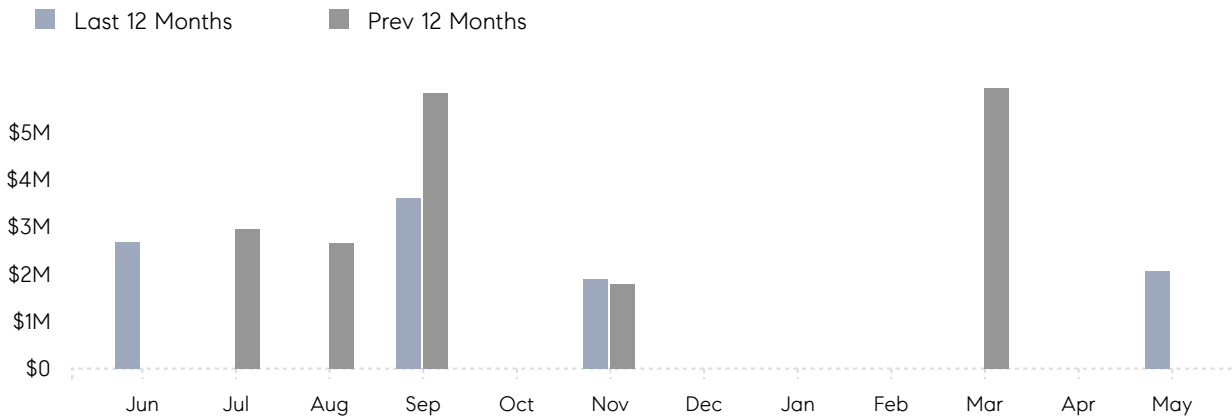
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	1	0	0.0%
	SALES VOLUME	\$2,075,000	\$0	-
	AVERAGE PRICE	\$2,075,000	\$0	-
	AVERAGE DOM	5	0	-

Monthly Sales



Monthly Total Sales Volume



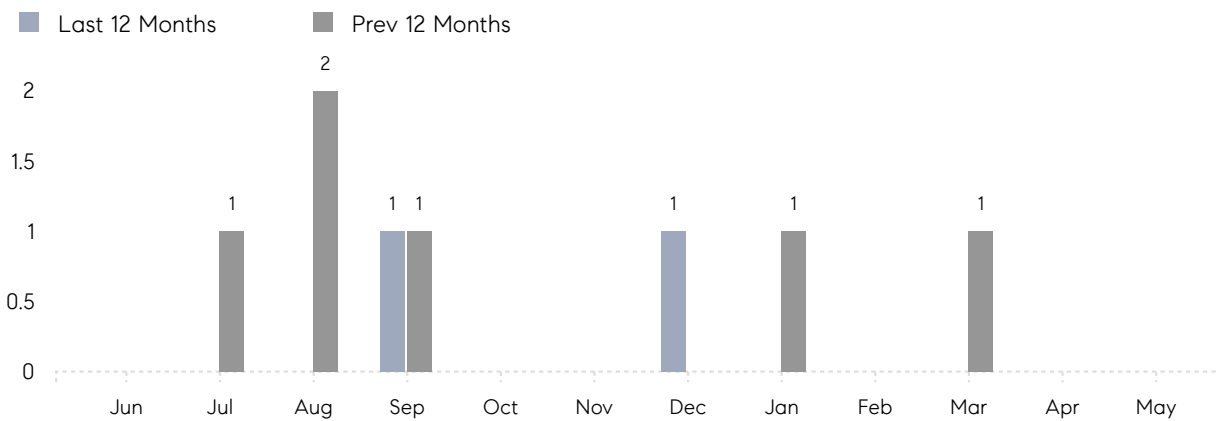
Hewlett Neck

NASSAU, MAY 2023

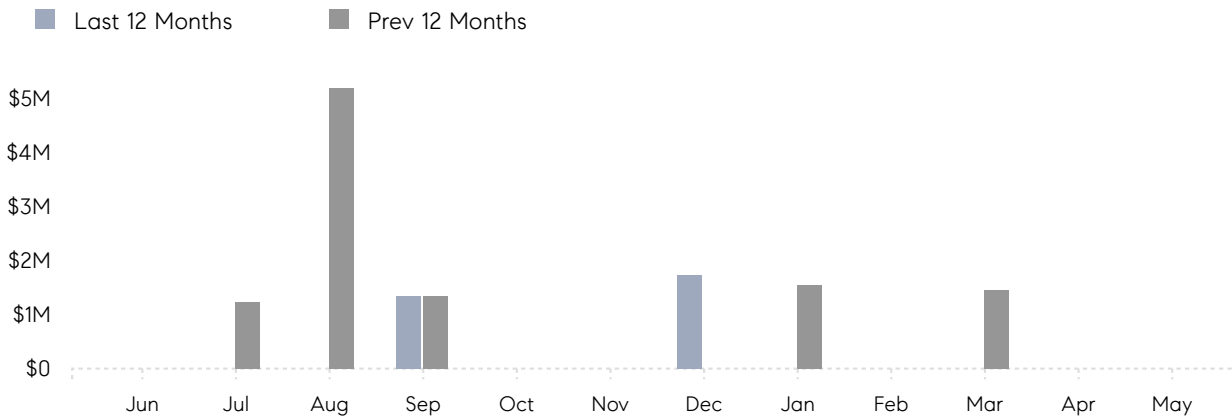
Property Statistics

		May 2023	May 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



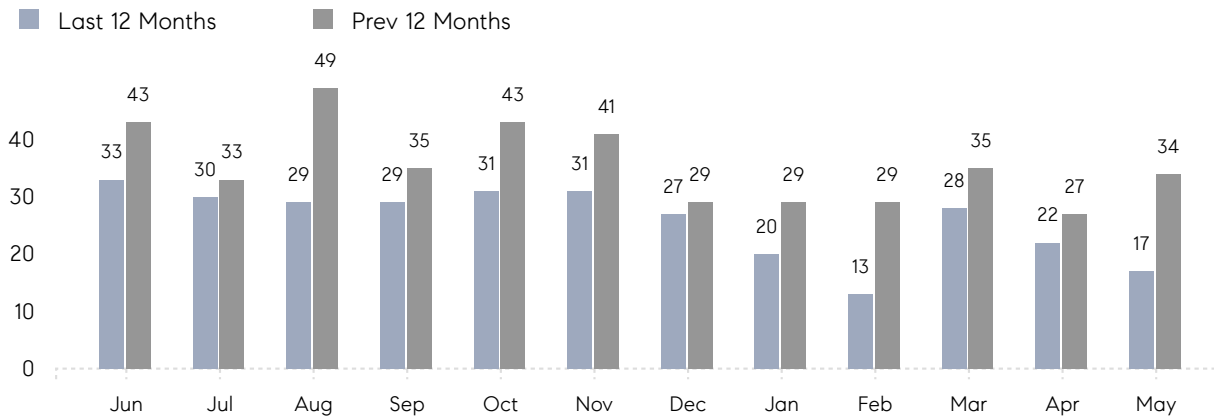
Hicksville

NASSAU, MAY 2023

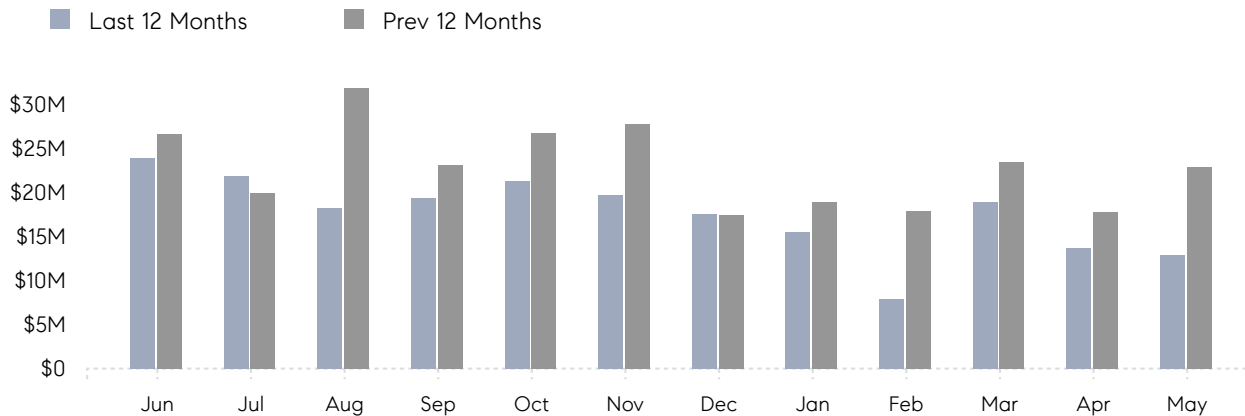
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	17	34	-50.0%
	SALES VOLUME	\$12,942,500	\$22,949,000	-43.6%
	AVERAGE PRICE	\$761,324	\$674,971	12.8%
	AVERAGE DOM	61	47	29.8%

Monthly Sales



Monthly Total Sales Volume



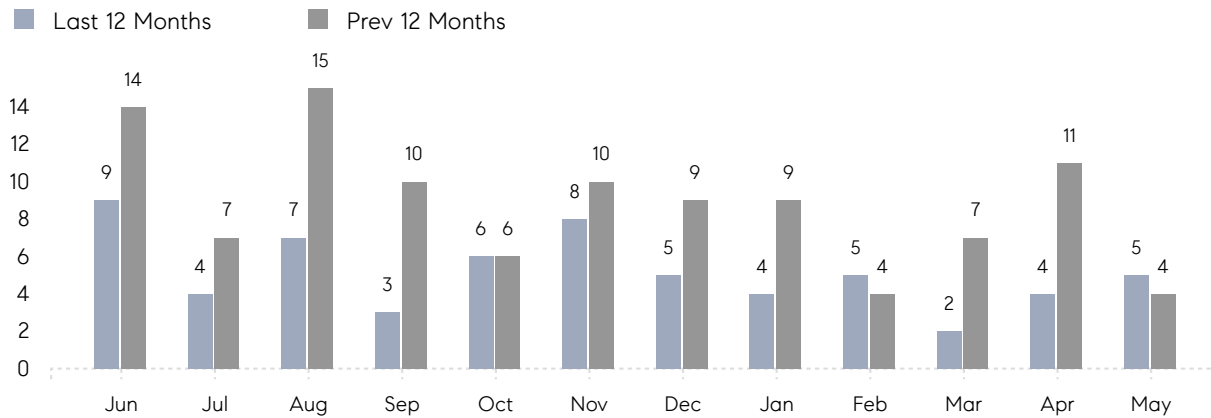
Island Park

NASSAU, MAY 2023

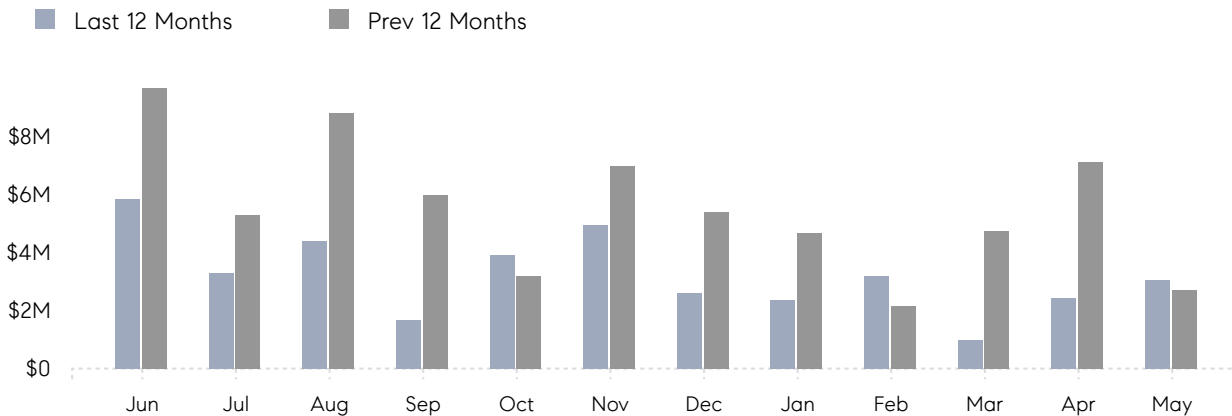
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	5	4	25.0%
	SALES VOLUME	\$3,074,000	\$2,728,000	12.7%
	AVERAGE PRICE	\$614,800	\$682,000	-9.9%
	AVERAGE DOM	55	44	25.0%

Monthly Sales



Monthly Total Sales Volume



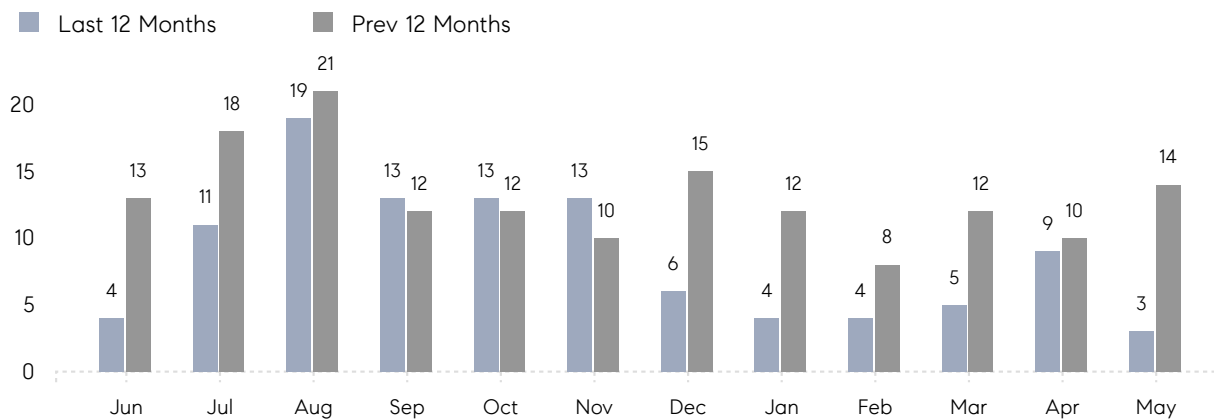
Jericho

NASSAU, MAY 2023

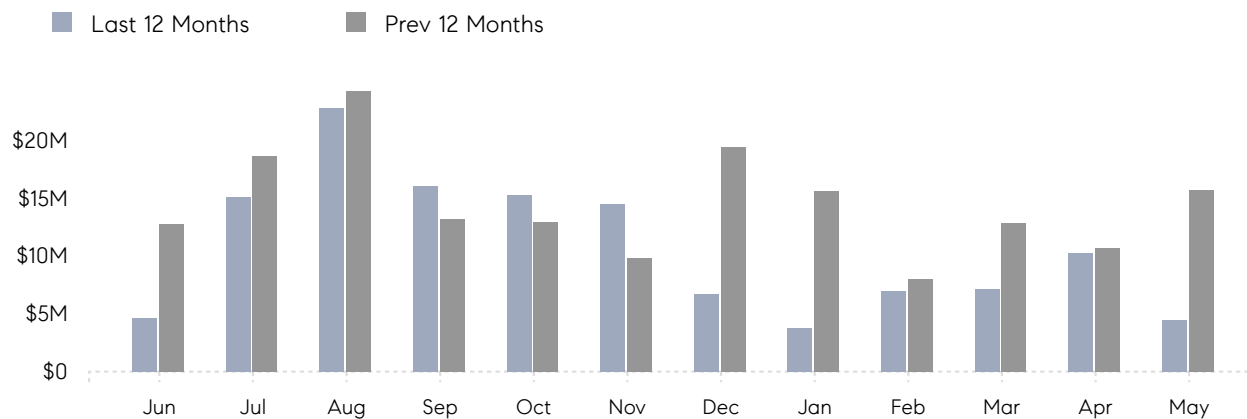
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	3	14	-78.6%
	SALES VOLUME	\$4,413,000	\$15,715,888	-71.9%
	AVERAGE PRICE	\$1,471,000	\$1,122,563	31.0%
	AVERAGE DOM	40	15	166.7%

Monthly Sales



Monthly Total Sales Volume



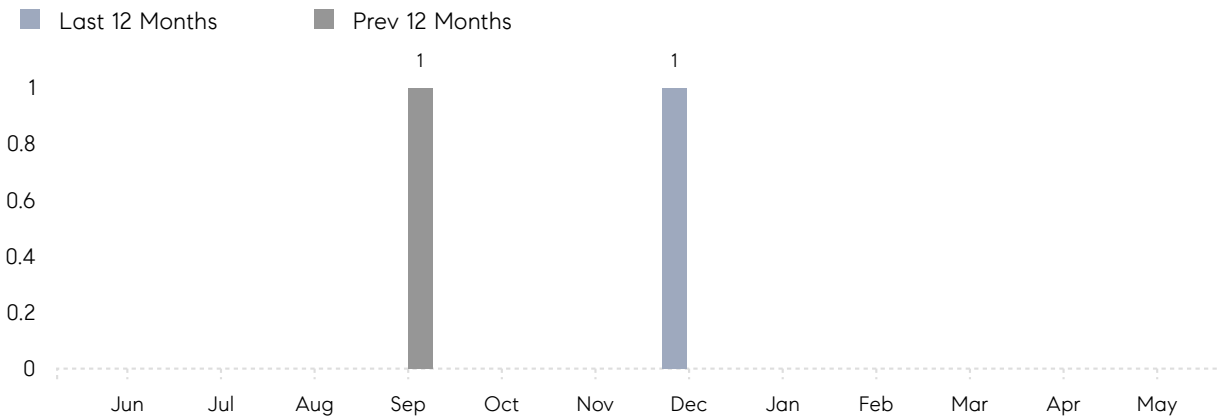
Kings Point

NASSAU, MAY 2023

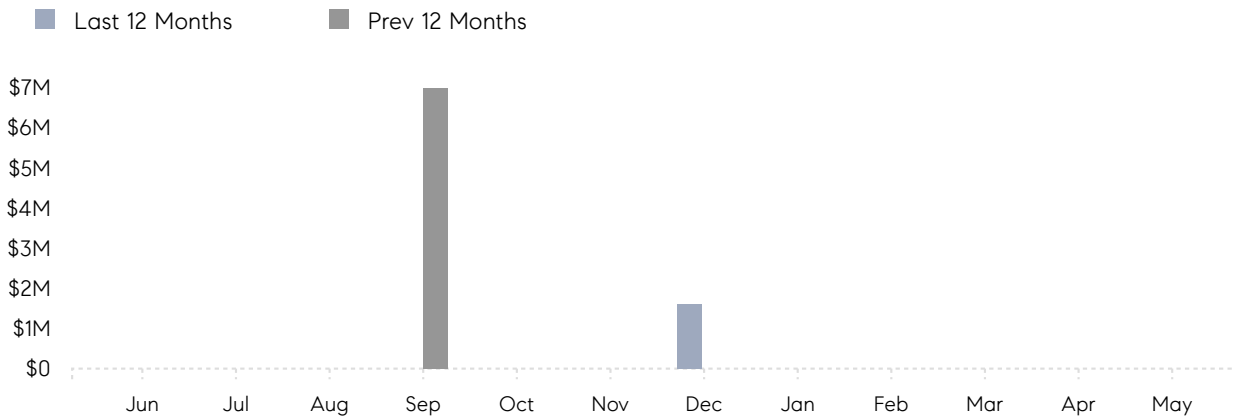
Property Statistics

		May 2023	May 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



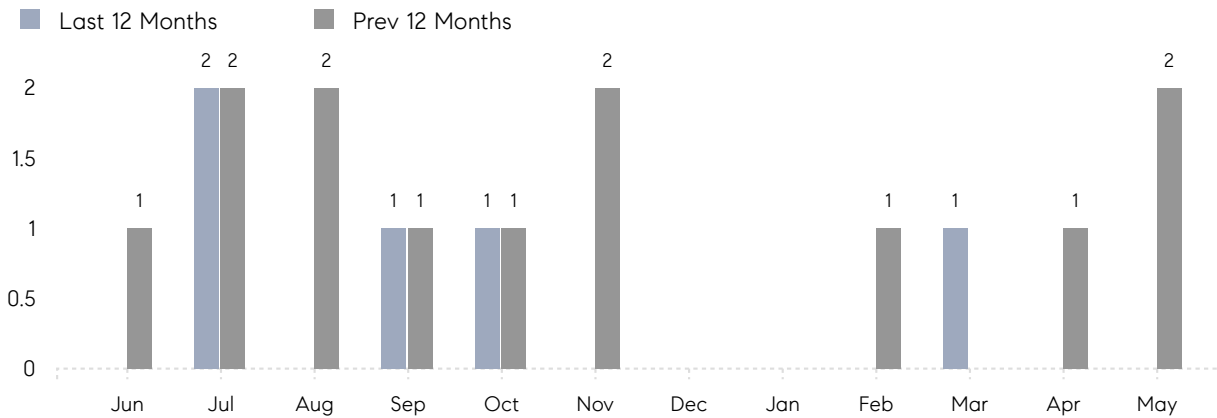
Lattingtown

NASSAU, MAY 2023

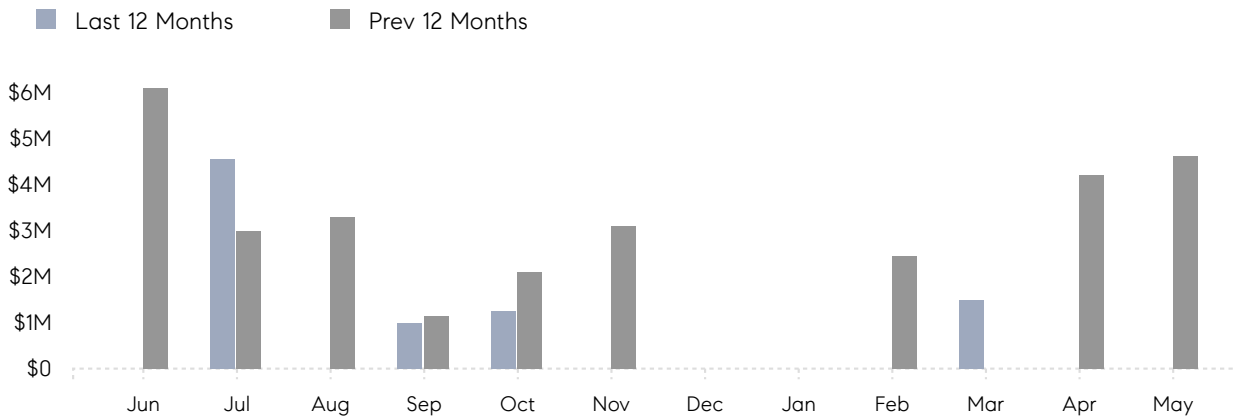
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	0	2	0.0%
	SALES VOLUME	\$0	\$4,623,000	-
	AVERAGE PRICE	\$0	\$2,311,500	-
	AVERAGE DOM	0	90	-

Monthly Sales



Monthly Total Sales Volume



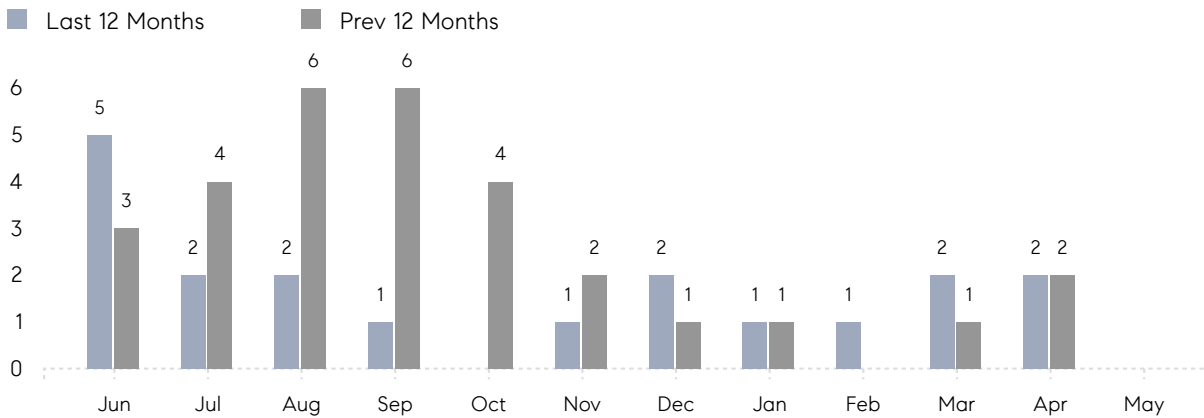
Laurel Hollow

NASSAU, MAY 2023

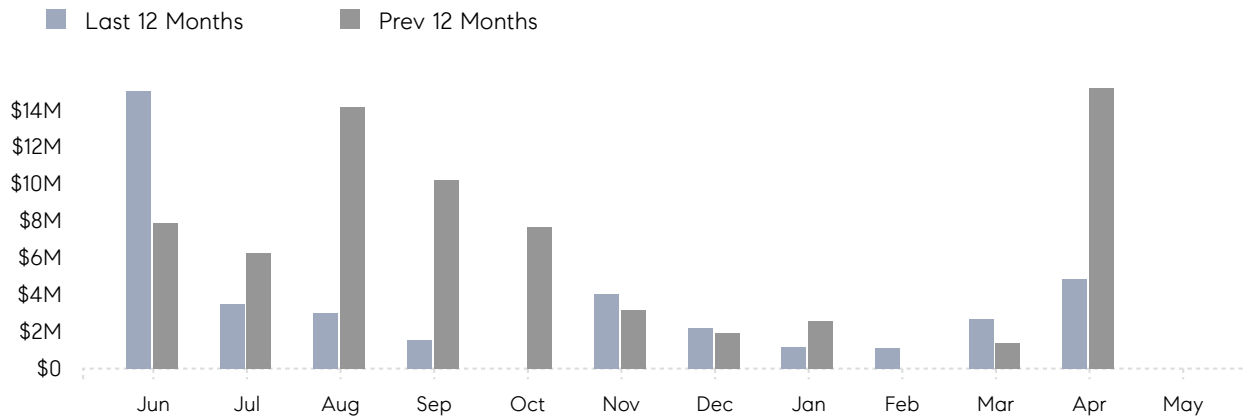
Property Statistics

		May 2023	May 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



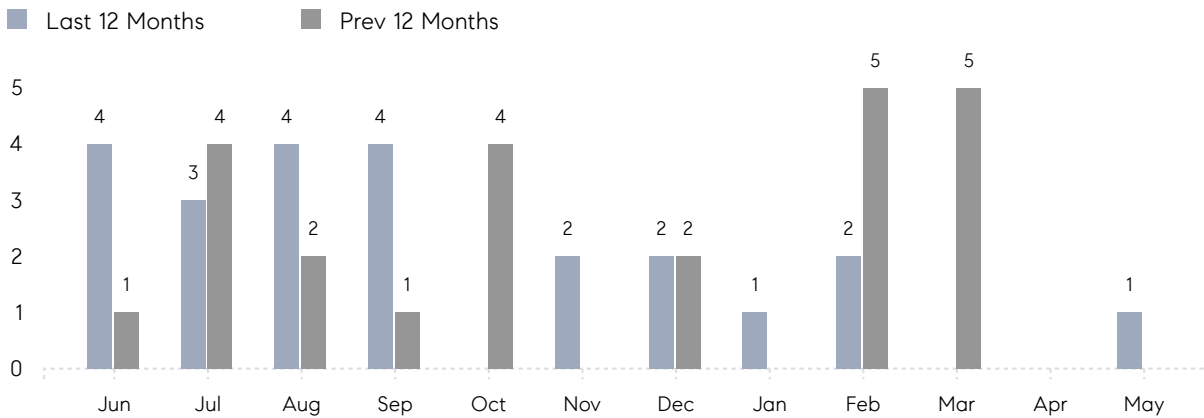
Lawrence

NASSAU, MAY 2023

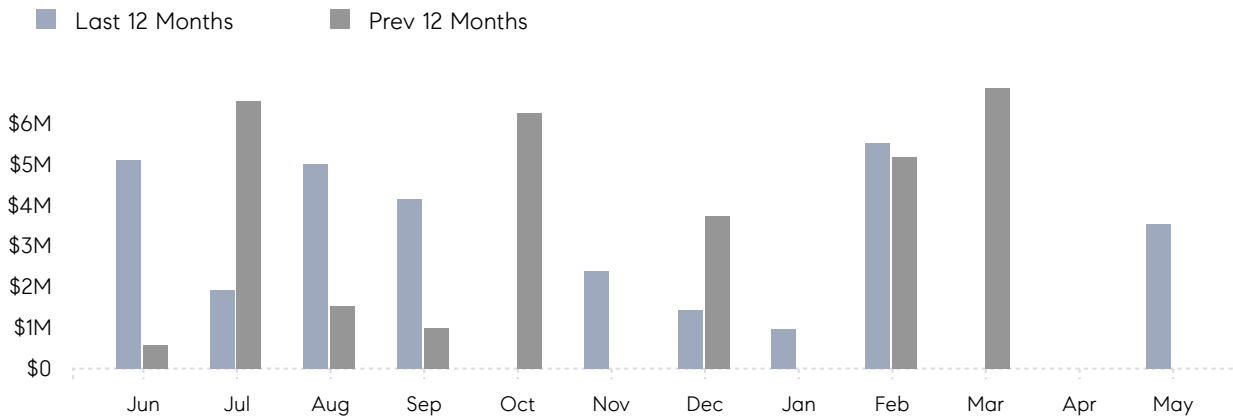
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	1	0	0.0%
	SALES VOLUME	\$3,550,000	\$0	-
	AVERAGE PRICE	\$3,550,000	\$0	-
	AVERAGE DOM	174	0	-

Monthly Sales



Monthly Total Sales Volume



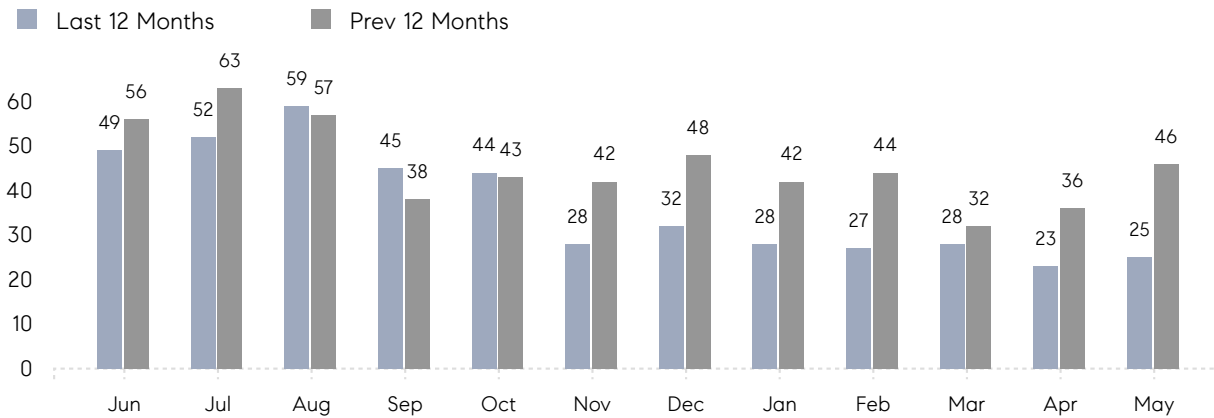
Levittown

NASSAU, MAY 2023

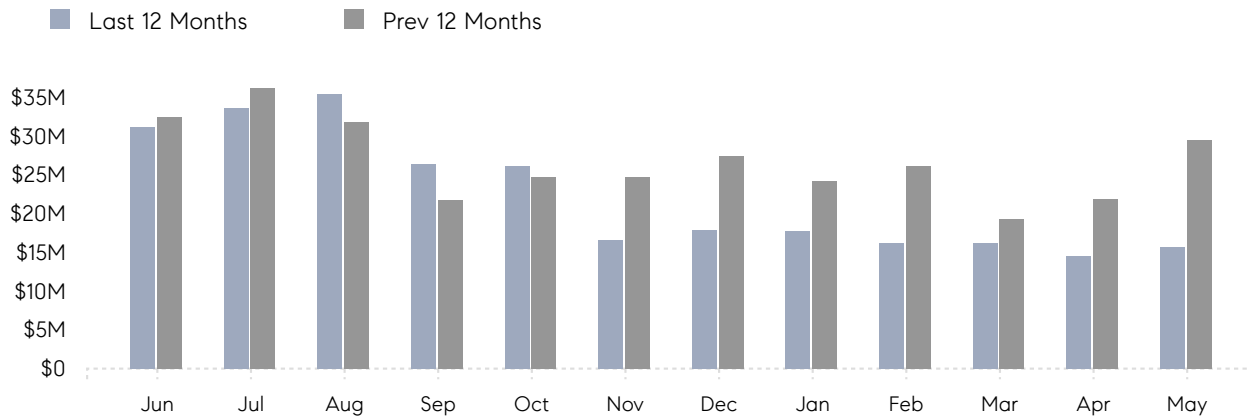
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	25	46	-45.7%
	SALES VOLUME	\$15,761,000	\$29,501,500	-46.6%
	AVERAGE PRICE	\$630,440	\$641,337	-1.7%
	AVERAGE DOM	39	38	2.6%

Monthly Sales



Monthly Total Sales Volume



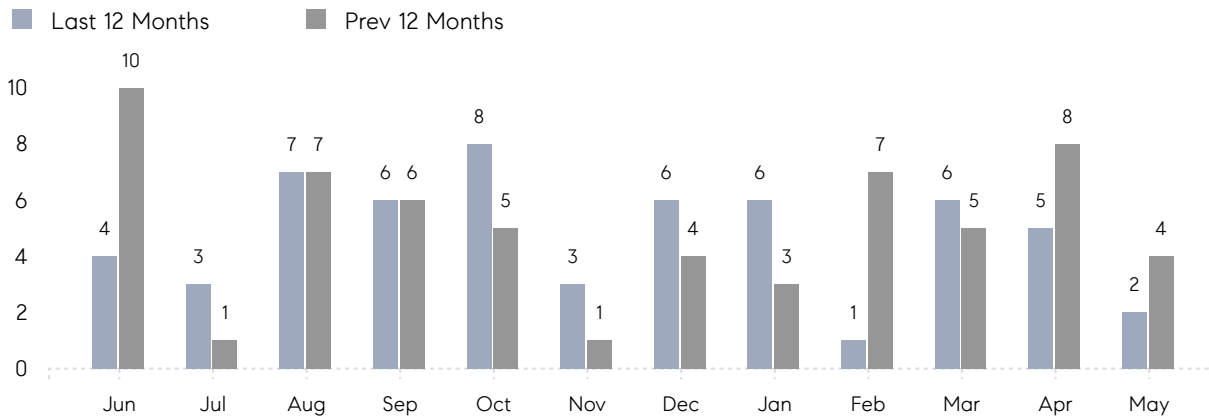
Locust Valley

NASSAU, MAY 2023

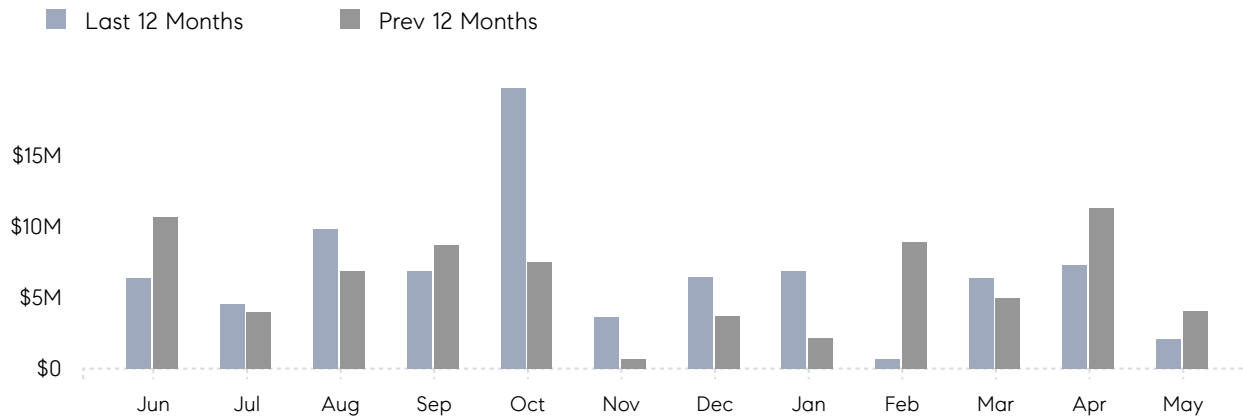
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	2	4	-50.0%
	SALES VOLUME	\$2,060,000	\$4,019,000	-48.7%
	AVERAGE PRICE	\$1,030,000	\$1,004,750	2.5%
	AVERAGE DOM	72	14	414.3%

Monthly Sales



Monthly Total Sales Volume



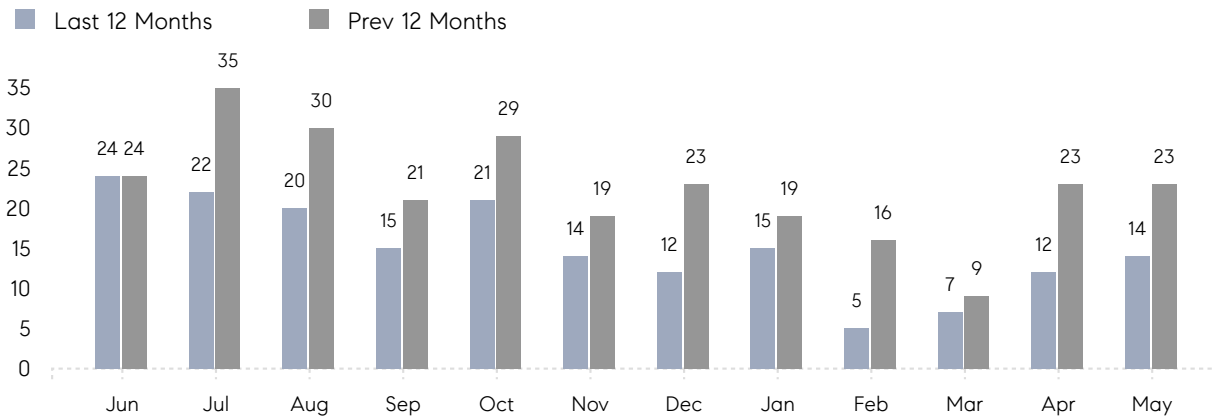
Long Beach

NASSAU, MAY 2023

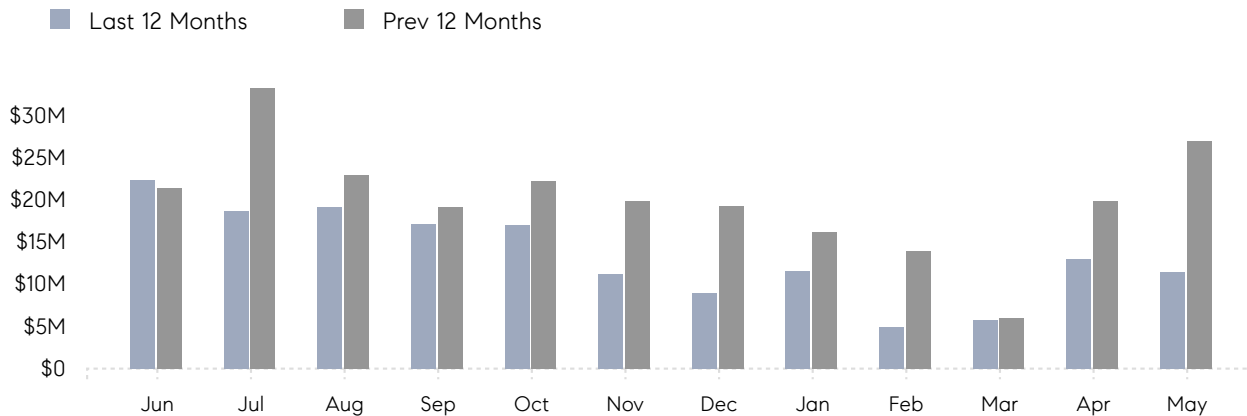
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	14	23	-39.1%
	SALES VOLUME	\$11,386,500	\$26,992,500	-57.8%
	AVERAGE PRICE	\$813,321	\$1,173,587	-30.7%
	AVERAGE DOM	90	63	42.9%

Monthly Sales



Monthly Total Sales Volume



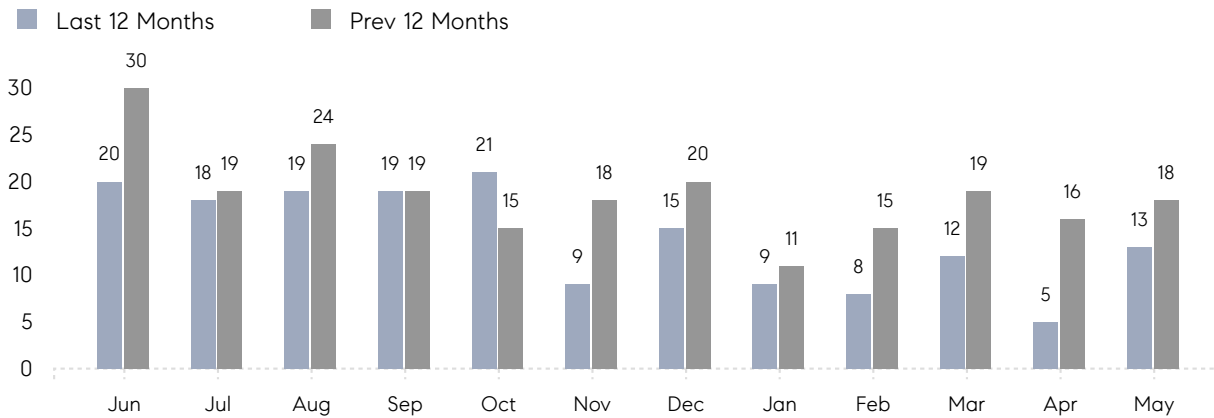
Lynbrook

NASSAU, MAY 2023

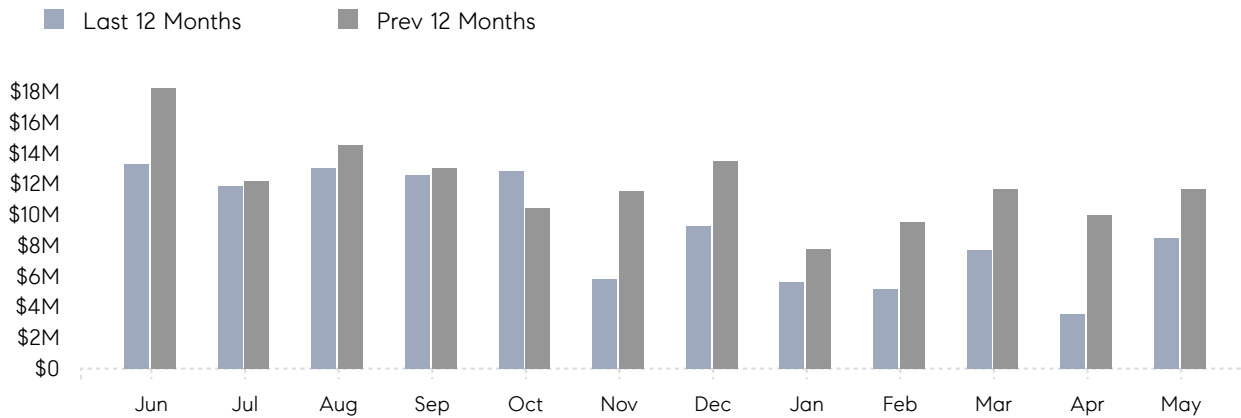
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	13	18	-27.8%
	SALES VOLUME	\$8,473,000	\$11,691,000	-27.5%
	AVERAGE PRICE	\$651,769	\$649,500	0.3%
	AVERAGE DOM	61	42	45.2%

Monthly Sales



Monthly Total Sales Volume



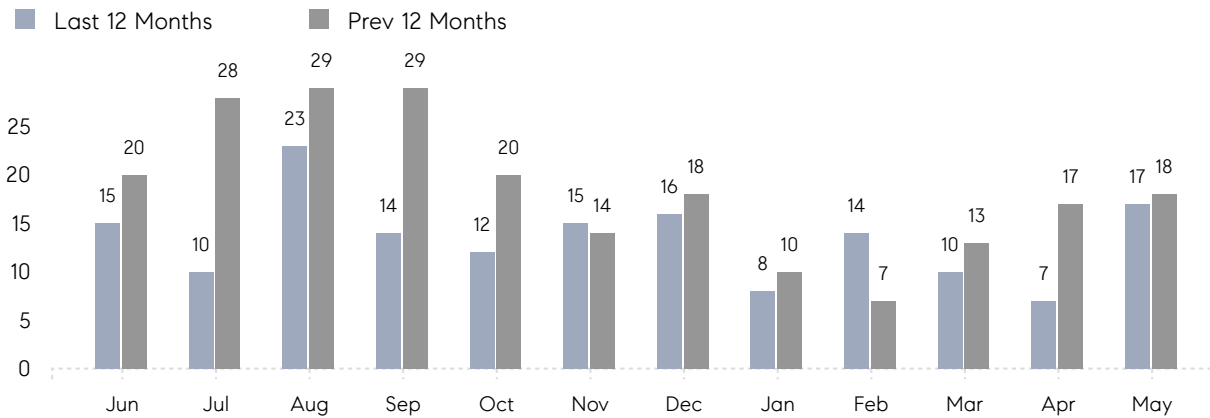
Manhasset

NASSAU, MAY 2023

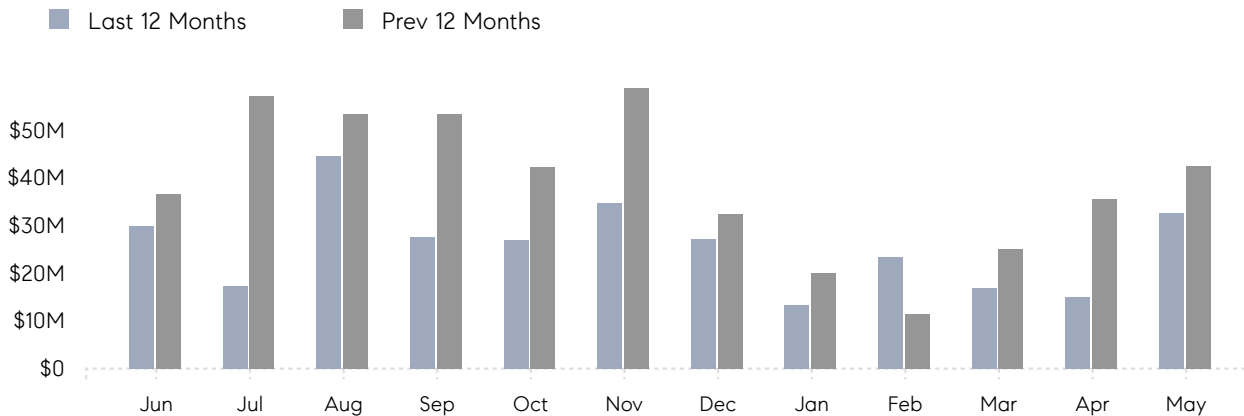
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	17	18	-5.6%
	SALES VOLUME	\$32,562,500	\$42,485,000	-23.4%
	AVERAGE PRICE	\$1,915,441	\$2,360,278	-18.8%
	AVERAGE DOM	37	71	-47.9%

Monthly Sales



Monthly Total Sales Volume



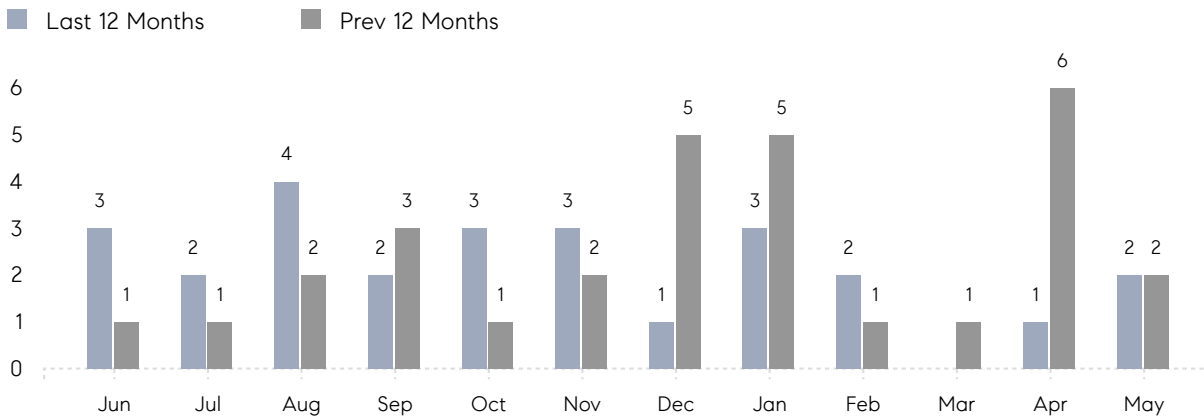
Manhasset Hills

NASSAU, MAY 2023

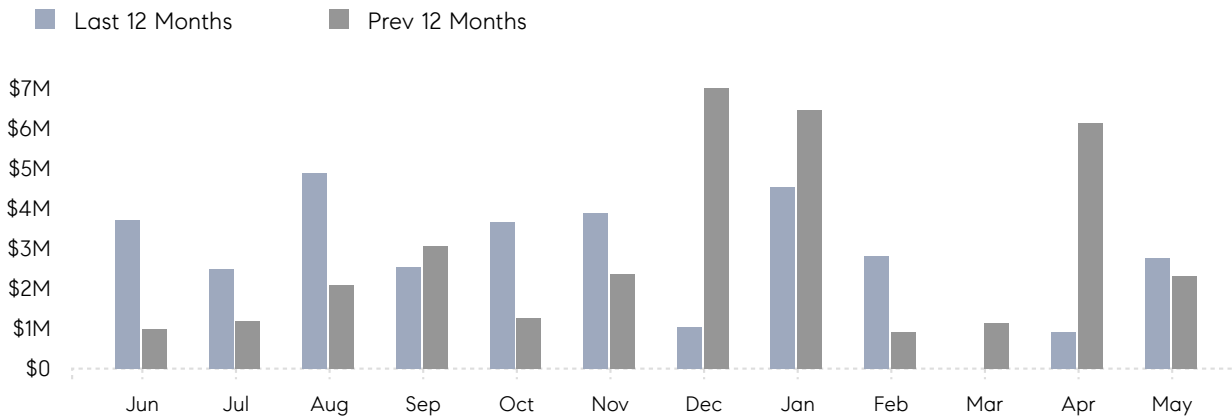
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	2	2	0.0%
	SALES VOLUME	\$2,770,000	\$2,319,999	19.4%
	AVERAGE PRICE	\$1,385,000	\$1,160,000	19.4%
	AVERAGE DOM	70	61	14.8%

Monthly Sales



Monthly Total Sales Volume



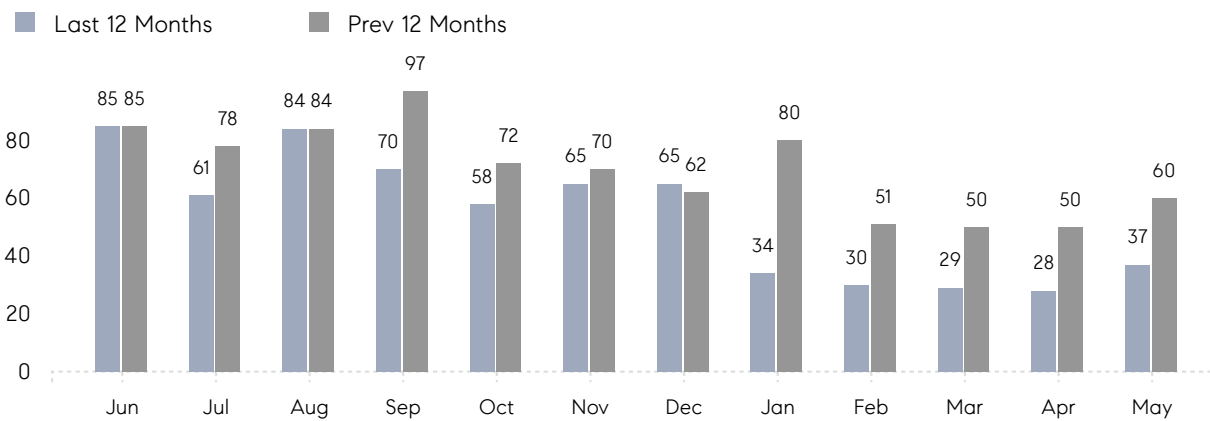
Massapequa

NASSAU, MAY 2023

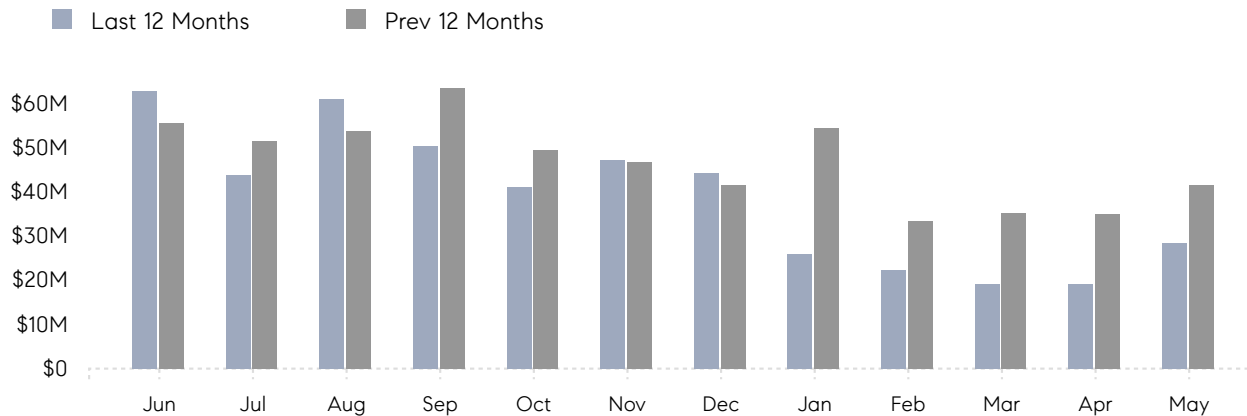
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	37	60	-38.3%
	SALES VOLUME	\$28,296,000	\$41,431,499	-31.7%
	AVERAGE PRICE	\$764,757	\$690,525	10.8%
	AVERAGE DOM	51	44	15.9%

Monthly Sales



Monthly Total Sales Volume



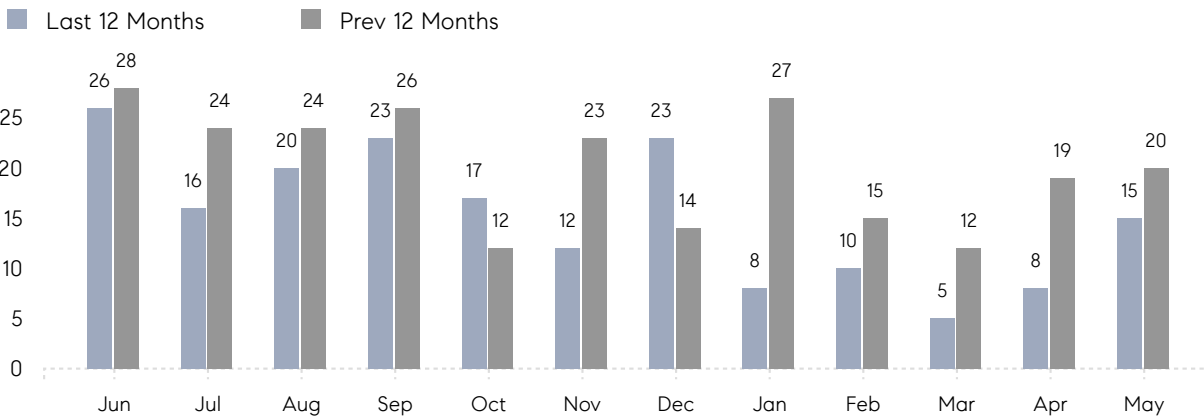
Massapequa Park

NASSAU, MAY 2023

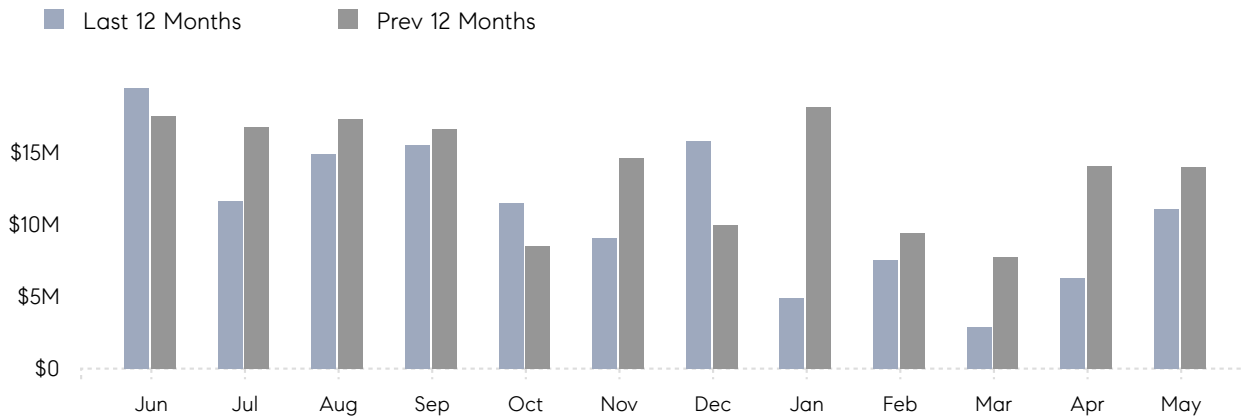
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	15	20	-25.0%
	SALES VOLUME	\$11,071,000	\$13,981,500	-20.8%
	AVERAGE PRICE	\$738,067	\$699,075	5.6%
	AVERAGE DOM	57	34	67.6%

Monthly Sales



Monthly Total Sales Volume



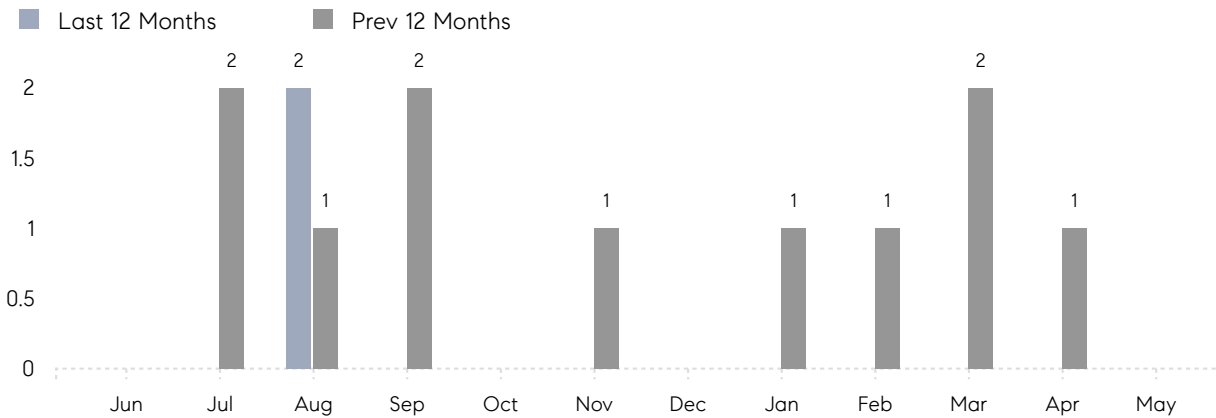
Matinecock

NASSAU, MAY 2023

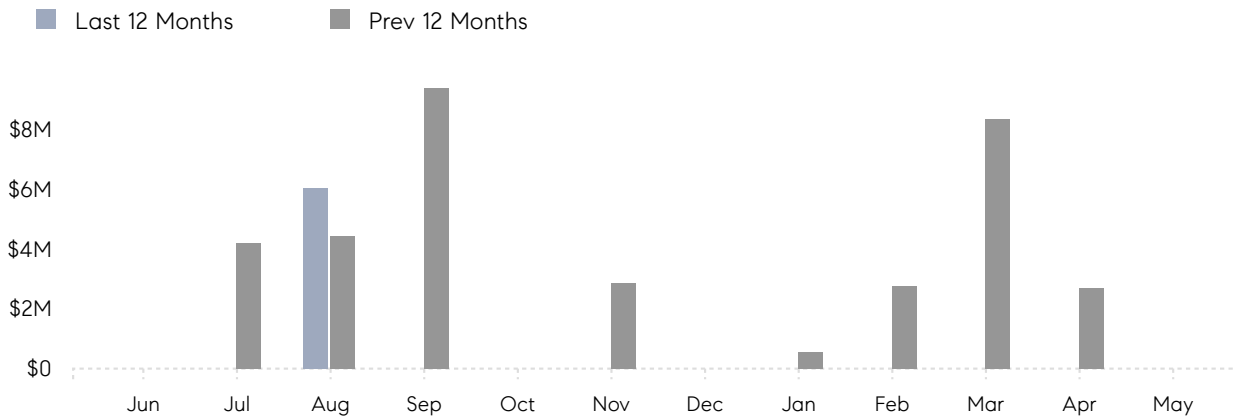
Property Statistics

		May 2023	May 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



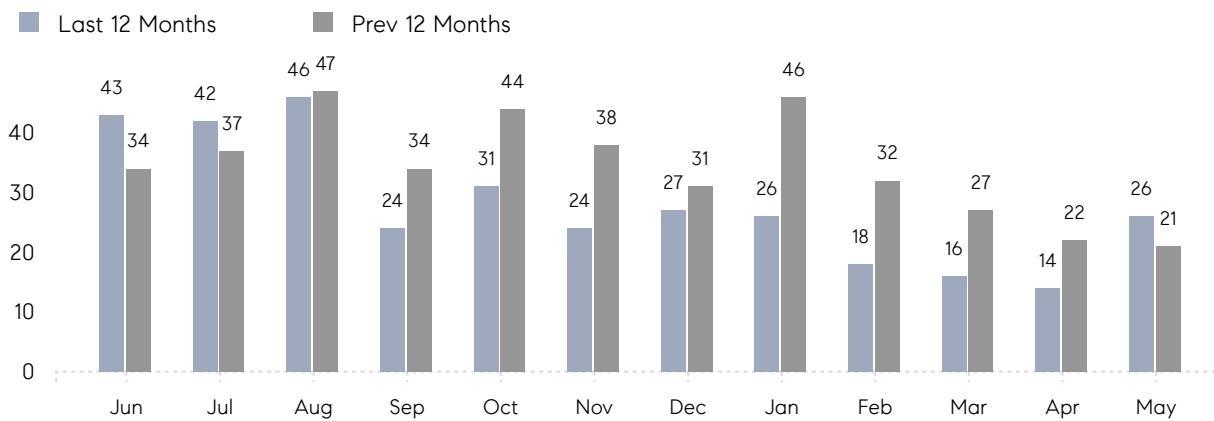
Merrick

NASSAU, MAY 2023

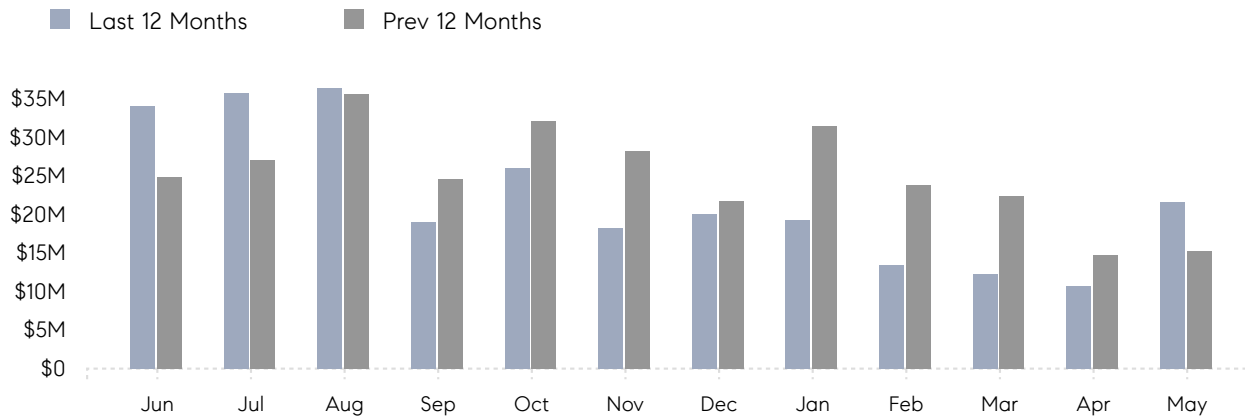
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	26	21	23.8%
	SALES VOLUME	\$21,571,898	\$15,245,000	41.5%
	AVERAGE PRICE	\$829,688	\$725,952	14.3%
	AVERAGE DOM	49	75	-34.7%

Monthly Sales



Monthly Total Sales Volume



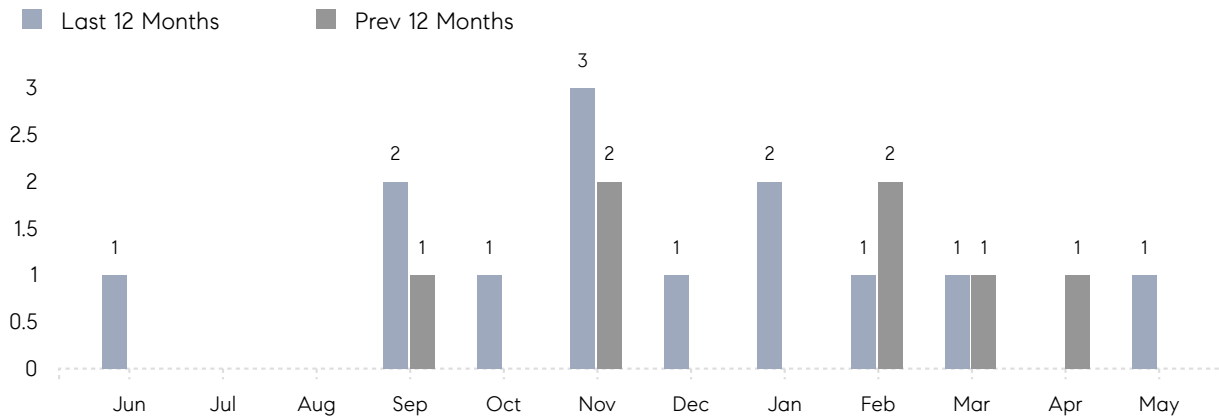
Mill Neck

NASSAU, MAY 2023

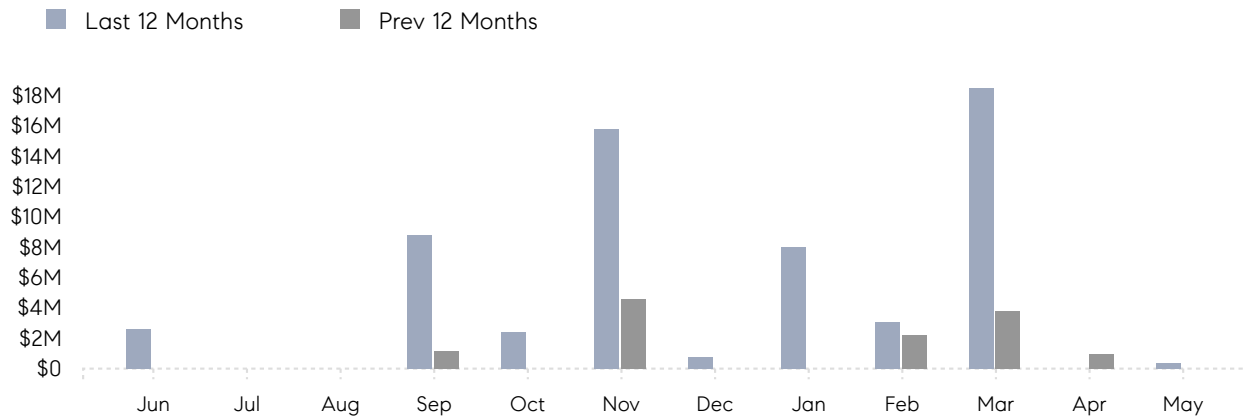
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	1	0	0.0%
	SALES VOLUME	\$350,000	\$0	-
	AVERAGE PRICE	\$350,000	\$0	-
	AVERAGE DOM	74	0	-

Monthly Sales



Monthly Total Sales Volume



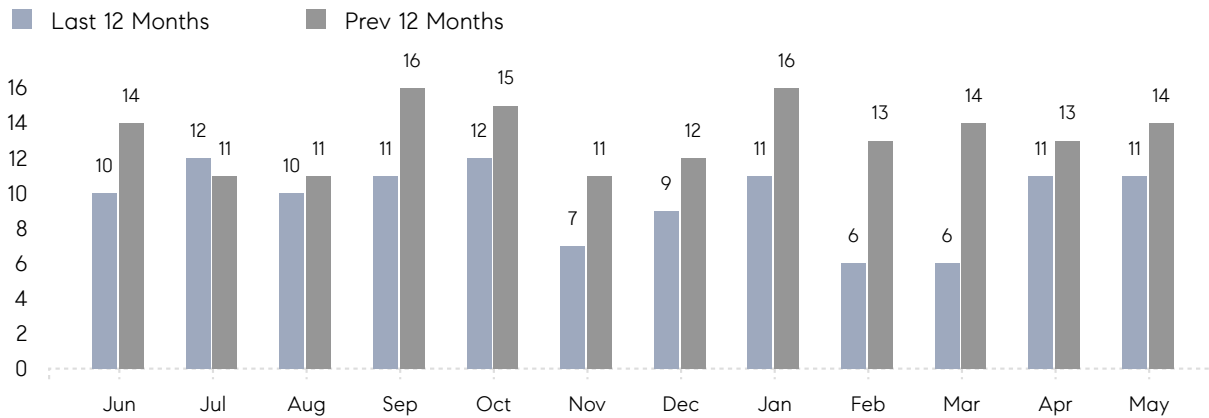
Mineola

NASSAU, MAY 2023

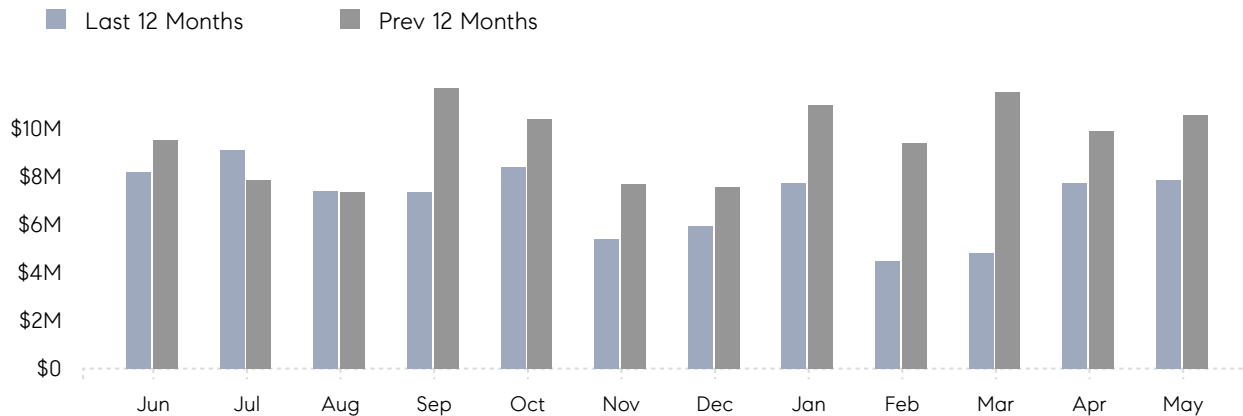
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	11	14	-21.4%
	SALES VOLUME	\$7,881,999	\$10,558,488	-25.3%
	AVERAGE PRICE	\$716,545	\$754,178	-5.0%
	AVERAGE DOM	29	65	-55.4%

Monthly Sales



Monthly Total Sales Volume



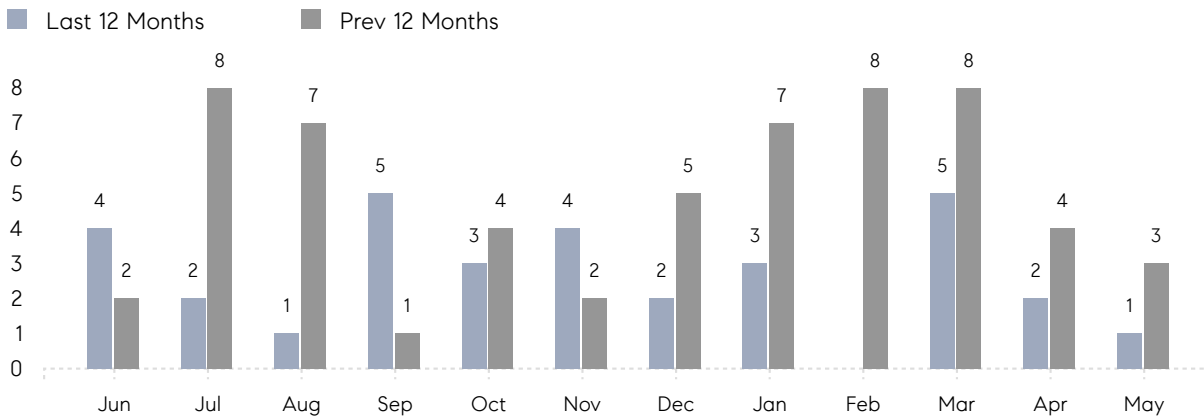
Muttontown

NASSAU, MAY 2023

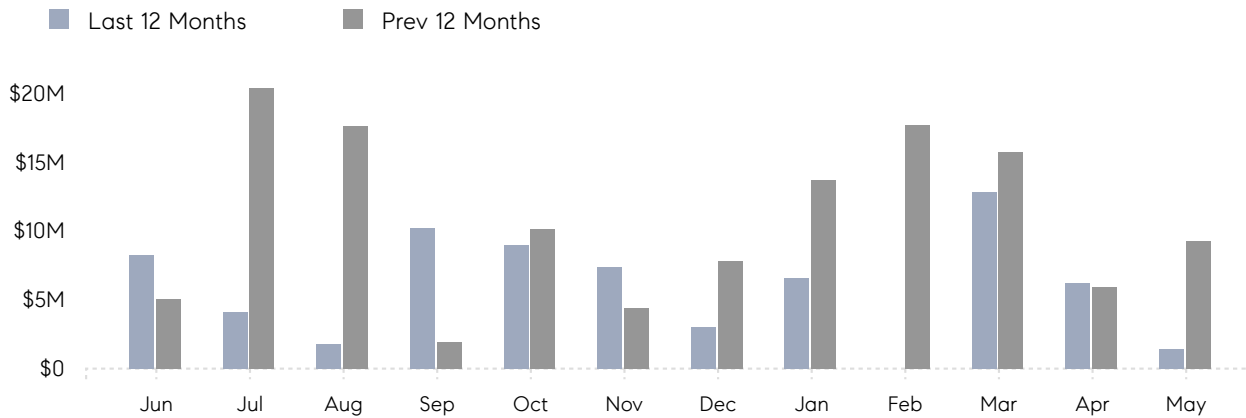
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	1	3	-66.7%
	SALES VOLUME	\$1,400,000	\$9,255,000	-84.9%
	AVERAGE PRICE	\$1,400,000	\$3,085,000	-54.6%
	AVERAGE DOM	152	225	-32.4%

Monthly Sales



Monthly Total Sales Volume



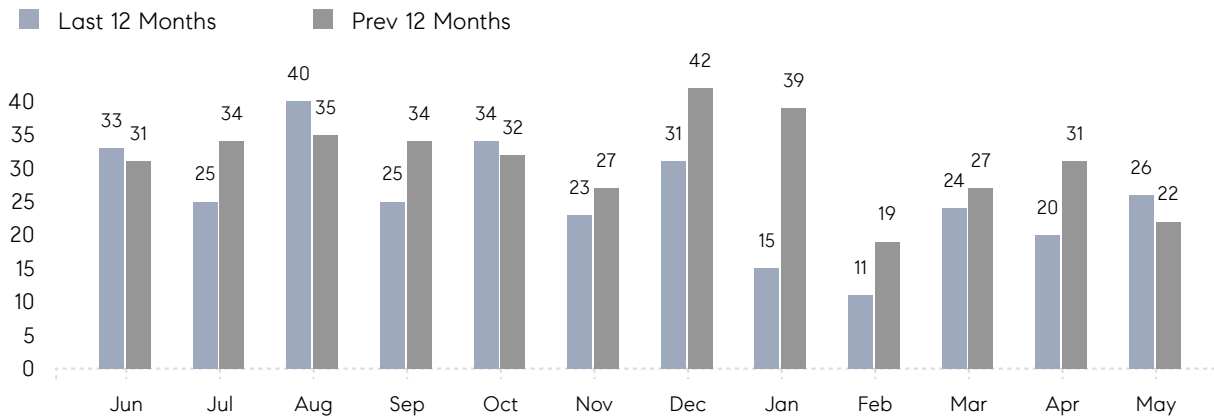
New Hyde Park

NASSAU, MAY 2023

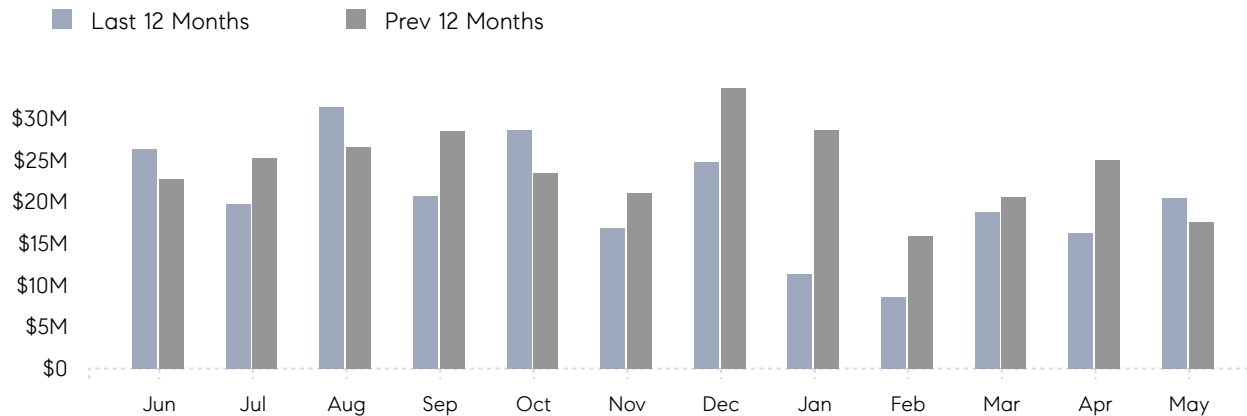
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	26	22	18.2%
	SALES VOLUME	\$20,410,070	\$17,550,999	16.3%
	AVERAGE PRICE	\$785,003	\$797,773	-1.6%
	AVERAGE DOM	57	50	14.0%

Monthly Sales



Monthly Total Sales Volume



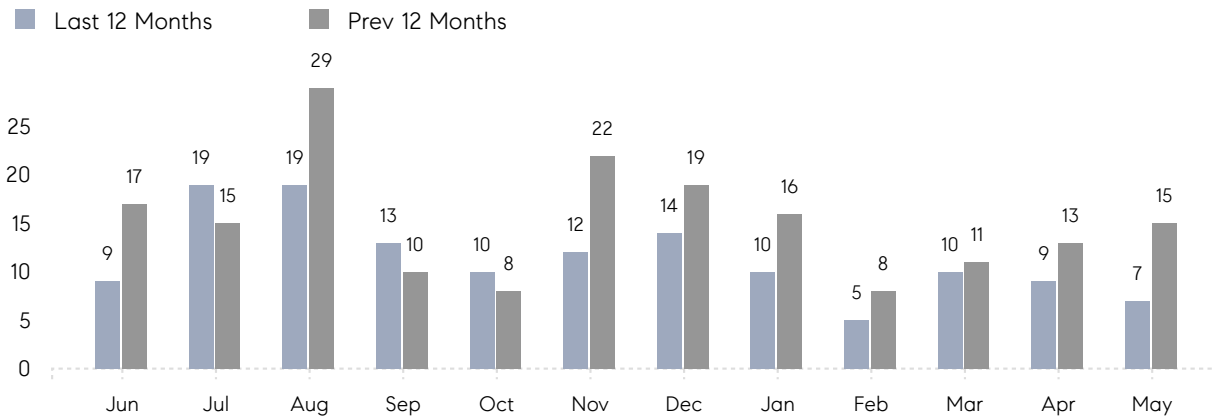
North Bellmore

NASSAU, MAY 2023

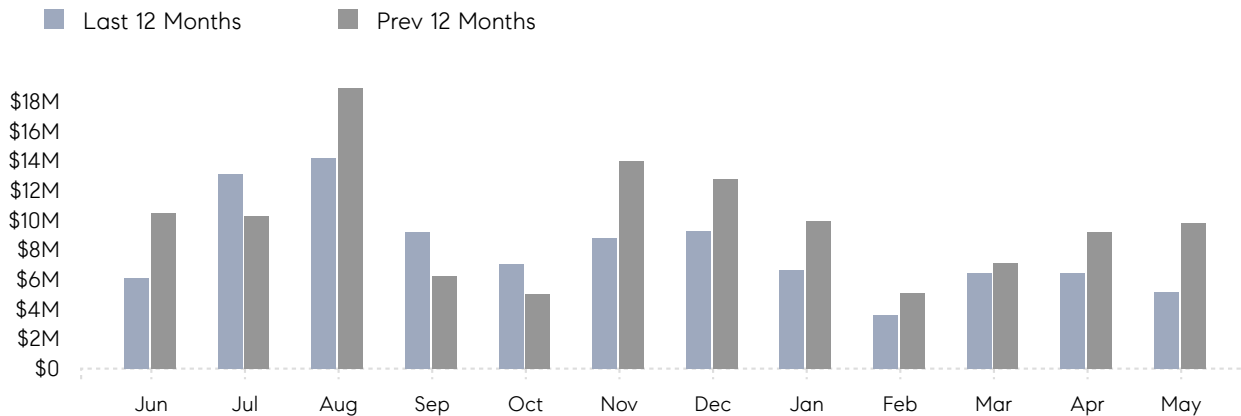
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	7	15	-53.3%
	SALES VOLUME	\$5,184,000	\$9,849,999	-47.4%
	AVERAGE PRICE	\$740,571	\$656,667	12.8%
	AVERAGE DOM	22	58	-62.1%

Monthly Sales



Monthly Total Sales Volume



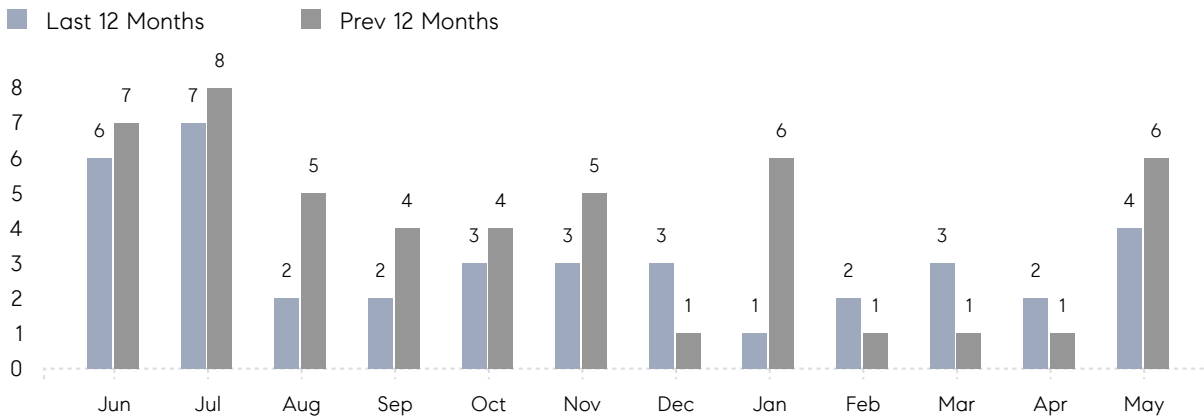
North Woodmere

NASSAU, MAY 2023

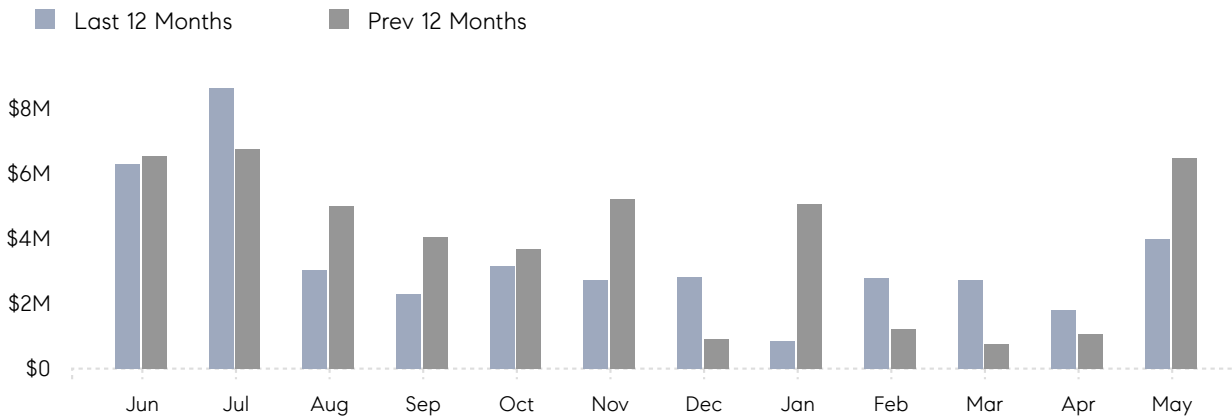
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	4	6	-33.3%
	SALES VOLUME	\$3,968,000	\$6,489,000	-38.9%
	AVERAGE PRICE	\$992,000	\$1,081,500	-8.3%
	AVERAGE DOM	73	64	14.1%

Monthly Sales



Monthly Total Sales Volume



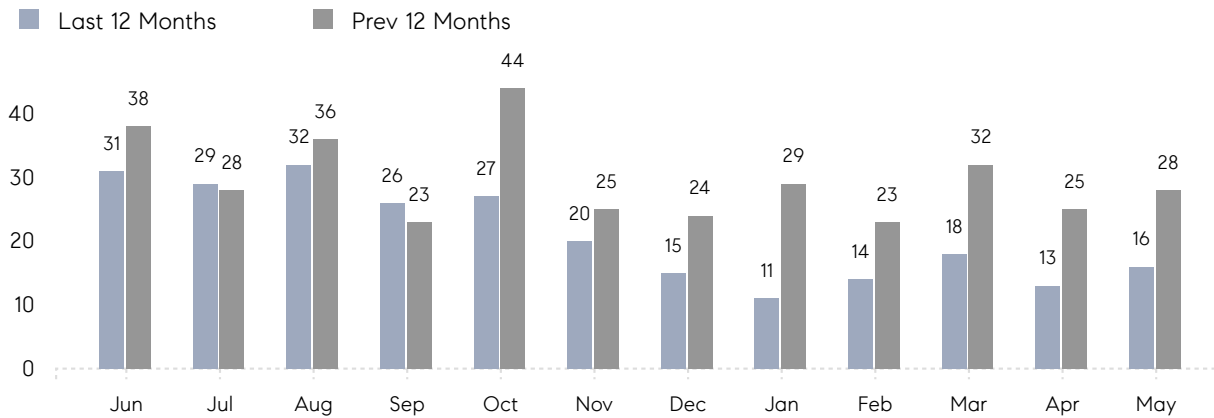
Oceanside

NASSAU, MAY 2023

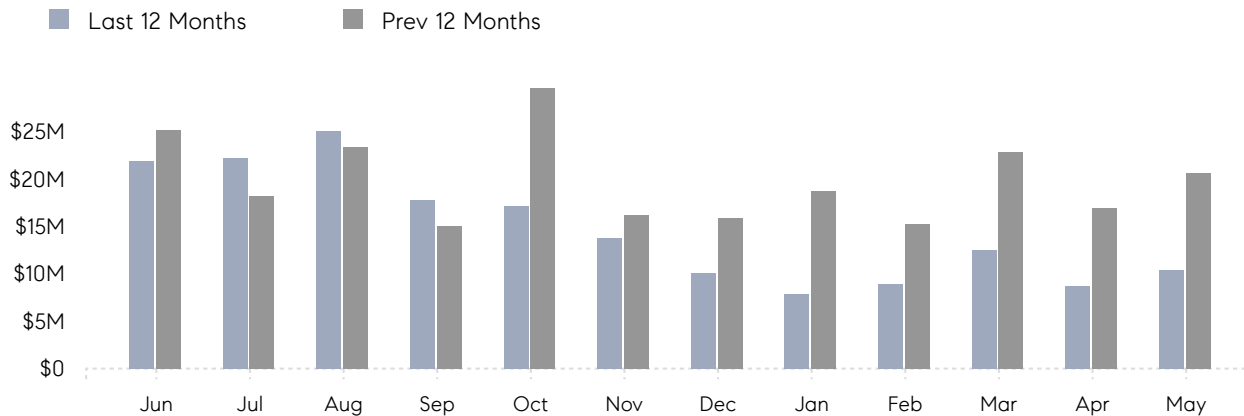
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	16	28	-42.9%
	SALES VOLUME	\$10,456,000	\$20,643,000	-49.3%
	AVERAGE PRICE	\$653,500	\$737,250	-11.4%
	AVERAGE DOM	87	48	81.3%

Monthly Sales



Monthly Total Sales Volume



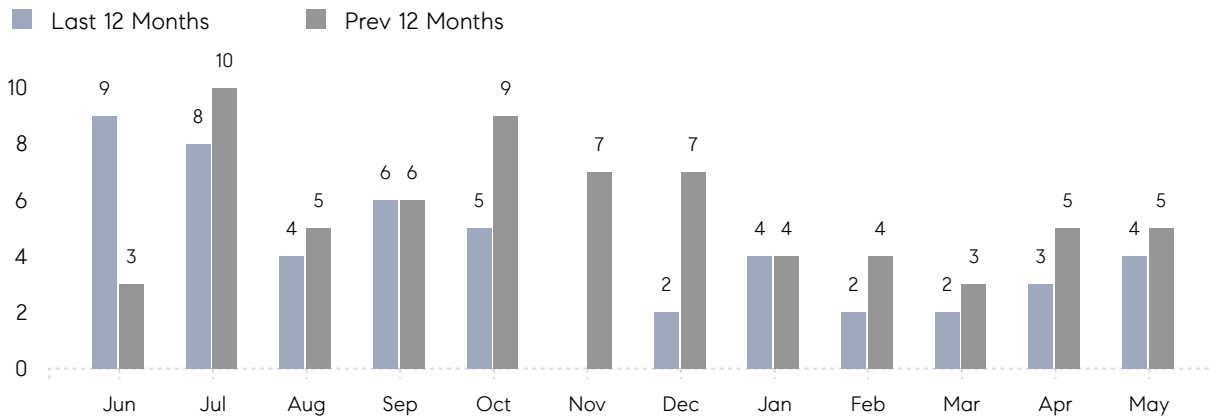
Old Bethpage

NASSAU, MAY 2023

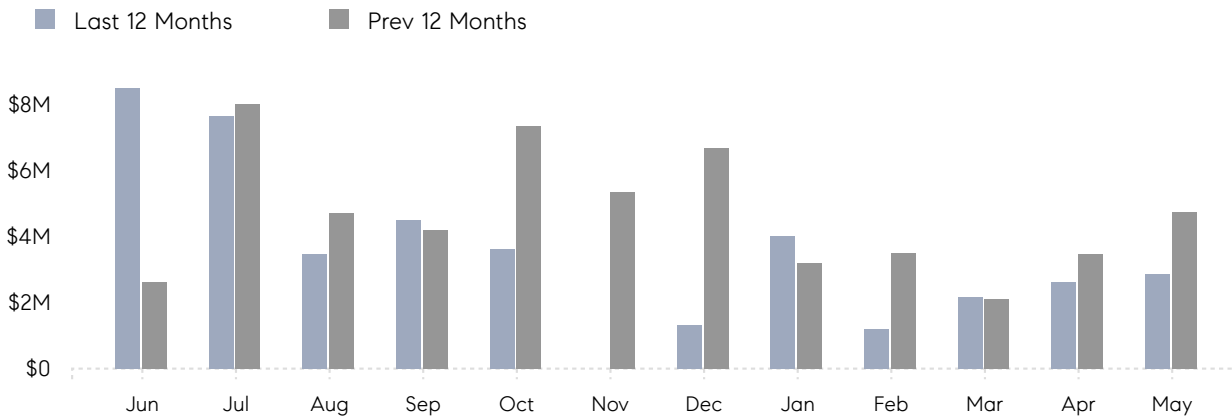
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	4	5	-20.0%
	SALES VOLUME	\$2,861,000	\$4,744,990	-39.7%
	AVERAGE PRICE	\$715,250	\$948,998	-24.6%
	AVERAGE DOM	62	18	244.4%

Monthly Sales



Monthly Total Sales Volume



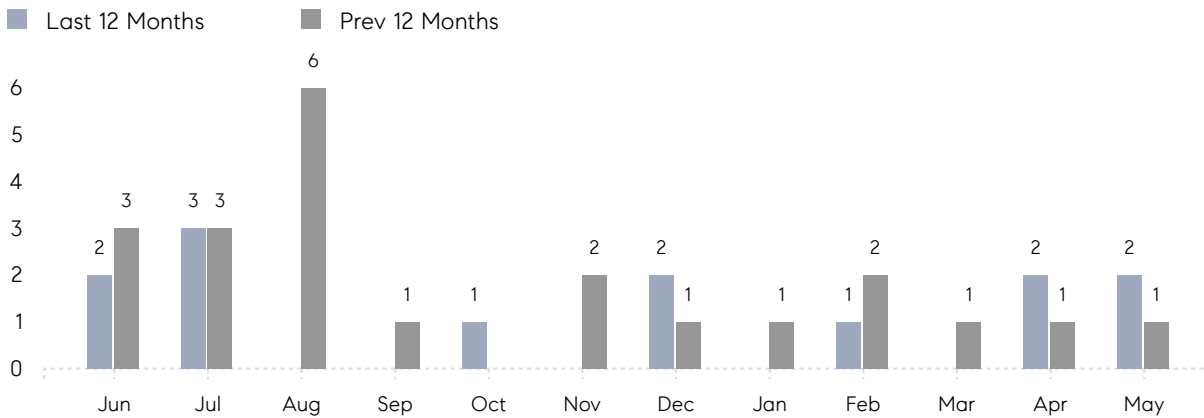
Old Brookville

NASSAU, MAY 2023

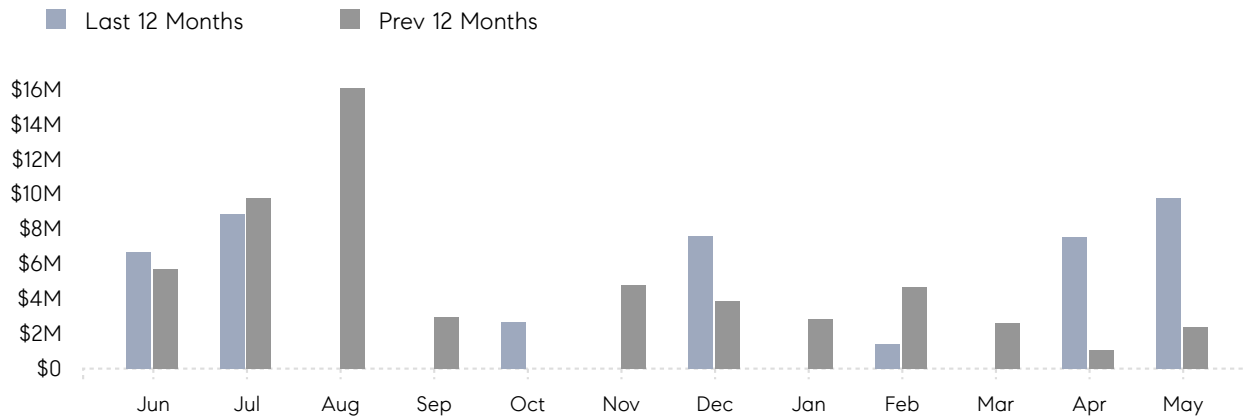
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	2	1	100.0%
	SALES VOLUME	\$9,800,000	\$2,400,000	308.3%
	AVERAGE PRICE	\$4,900,000	\$2,400,000	104.2%
	AVERAGE DOM	111	234	-52.6%

Monthly Sales



Monthly Total Sales Volume



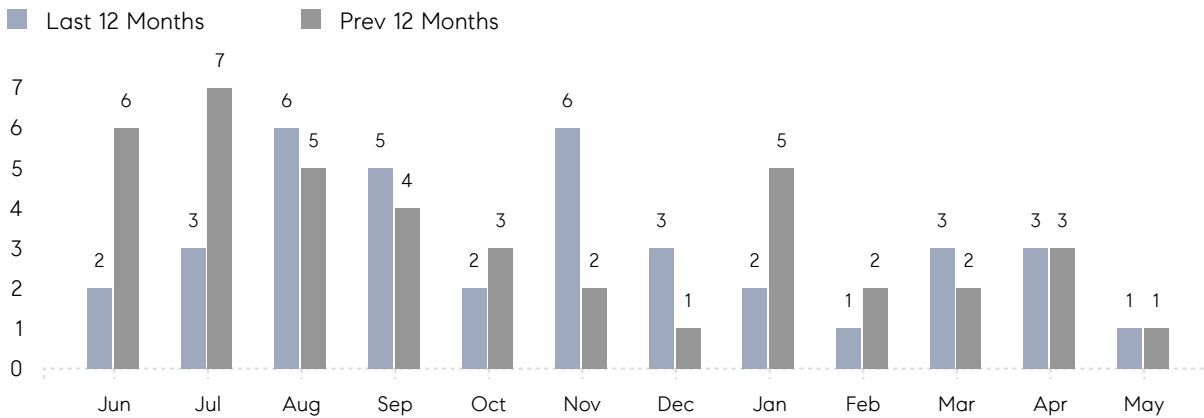
Old Westbury

NASSAU, MAY 2023

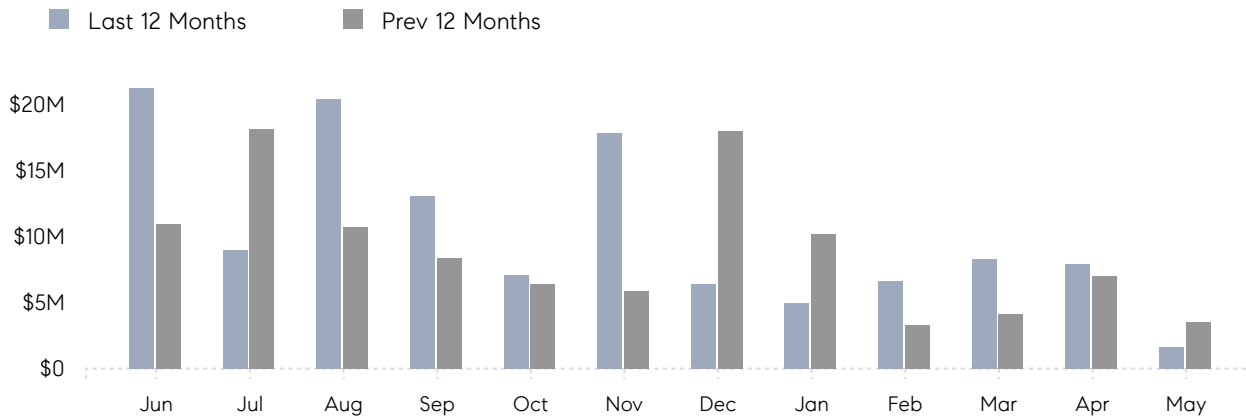
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	1	1	0.0%
	SALES VOLUME	\$1,640,000	\$3,500,000	-53.1%
	AVERAGE PRICE	\$1,640,000	\$3,500,000	-53.1%
	AVERAGE DOM	169	38	344.7%

Monthly Sales



Monthly Total Sales Volume



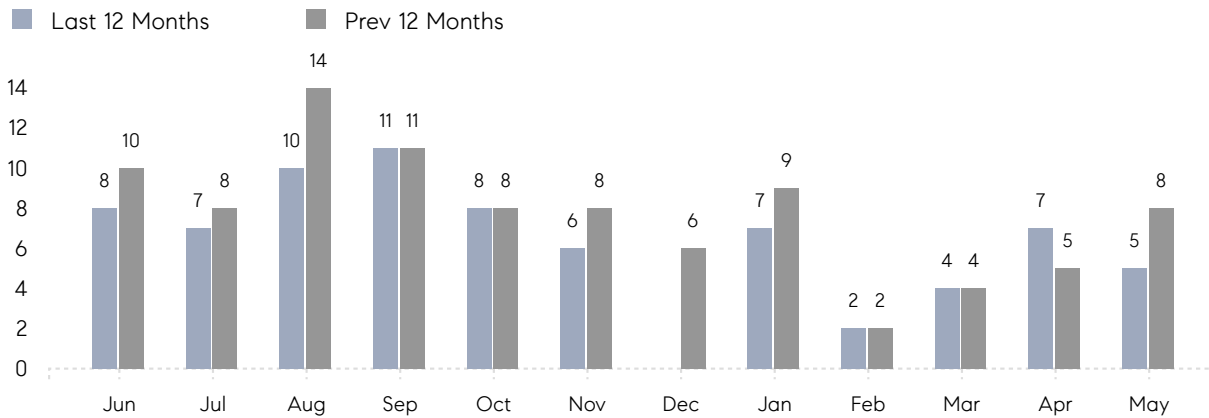
Oyster Bay

NASSAU, MAY 2023

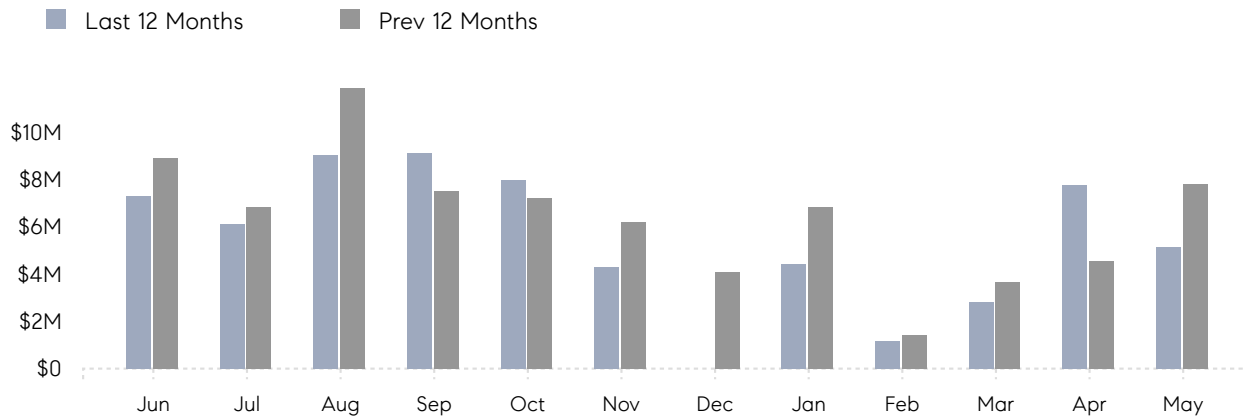
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	5	8	-37.5%
	SALES VOLUME	\$5,141,250	\$7,837,000	-34.4%
	AVERAGE PRICE	\$1,028,250	\$979,625	5.0%
	AVERAGE DOM	136	93	46.2%

Monthly Sales



Monthly Total Sales Volume



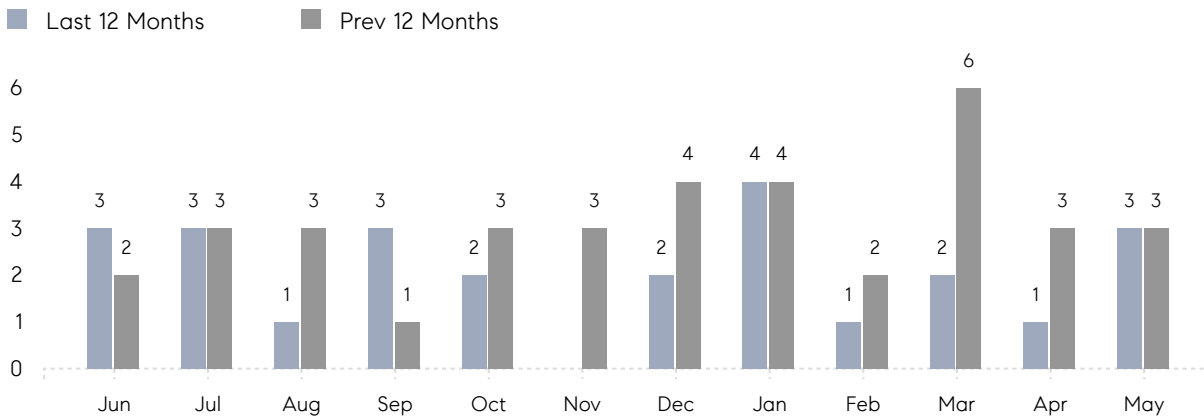
Oyster Bay Cove

NASSAU, MAY 2023

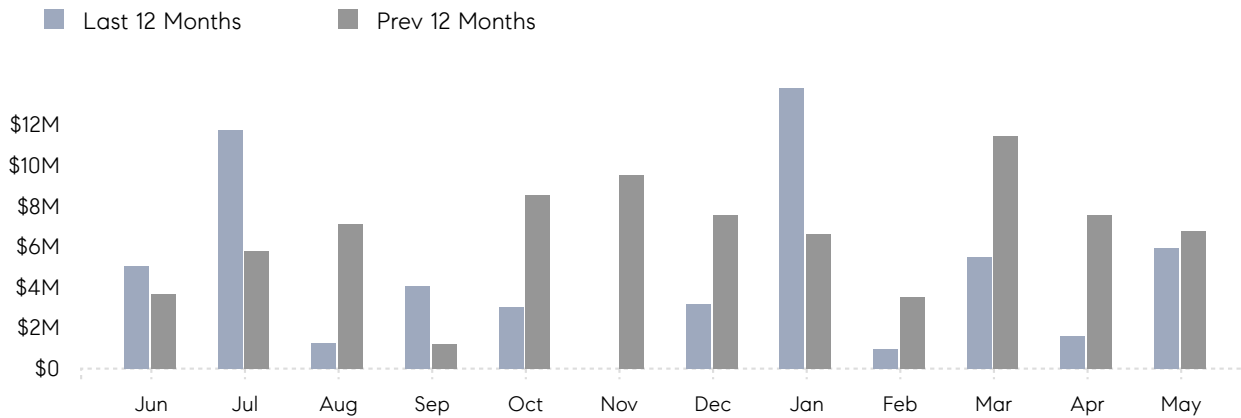
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	3	3	0.0%
	SALES VOLUME	\$5,925,000	\$6,760,000	-12.4%
	AVERAGE PRICE	\$1,975,000	\$2,253,333	-12.4%
	AVERAGE DOM	263	196	34.2%

Monthly Sales



Monthly Total Sales Volume



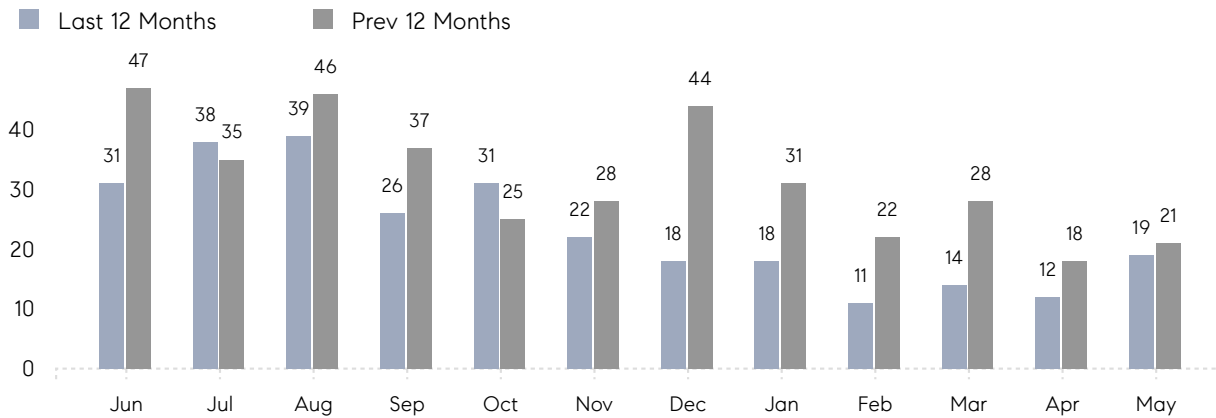
Plainview

NASSAU, MAY 2023

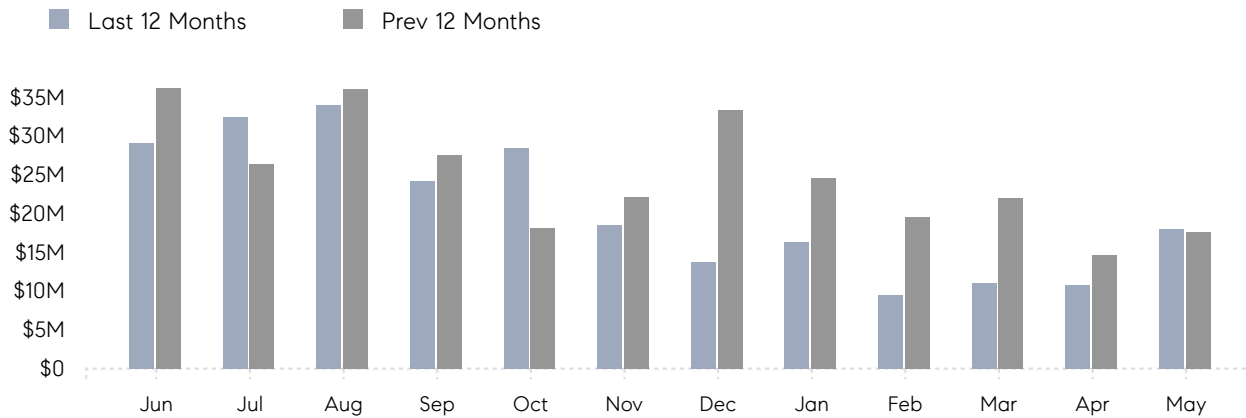
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	19	21	-9.5%
	SALES VOLUME	\$18,042,000	\$17,617,100	2.4%
	AVERAGE PRICE	\$949,579	\$838,910	13.2%
	AVERAGE DOM	53	41	29.3%

Monthly Sales



Monthly Total Sales Volume



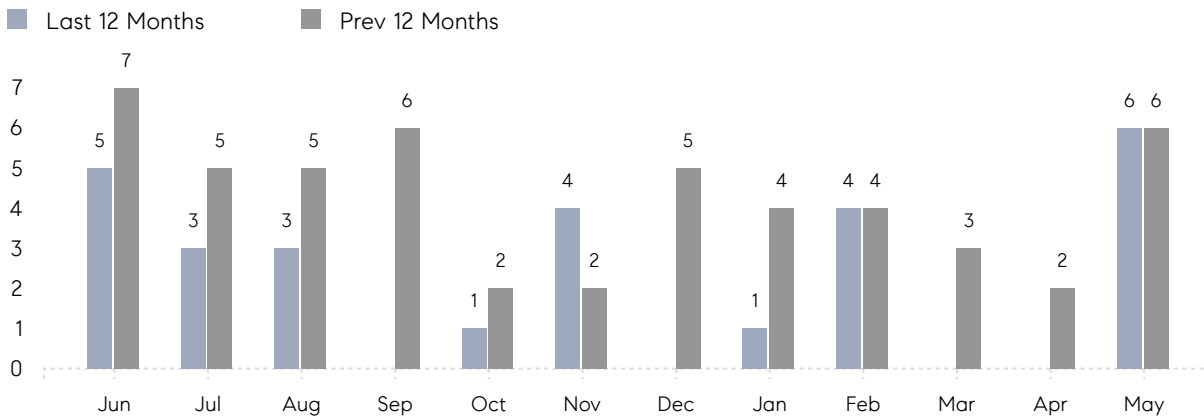
Point Lookout

NASSAU, MAY 2023

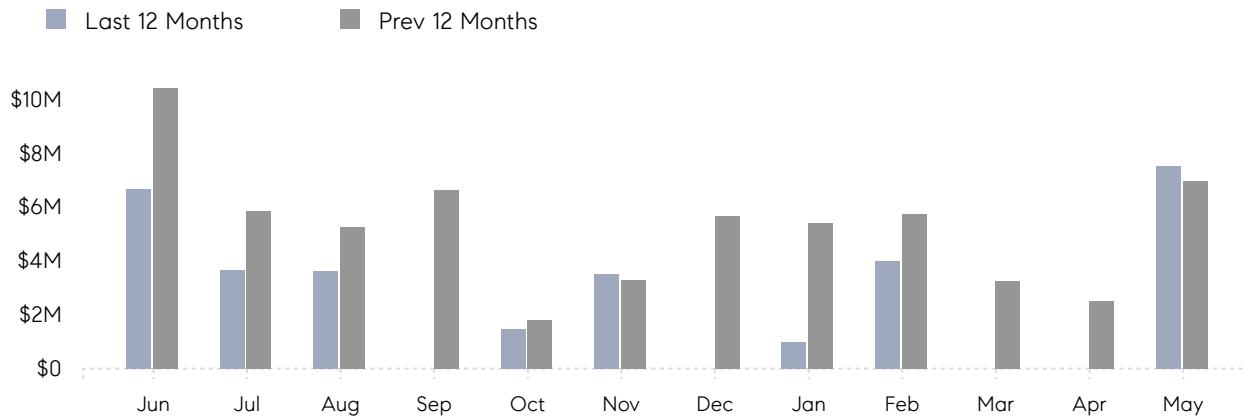
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	6	6	0.0%
	SALES VOLUME	\$7,527,500	\$6,960,000	8.2%
	AVERAGE PRICE	\$1,254,583	\$1,160,000	8.2%
	AVERAGE DOM	128	45	184.4%

Monthly Sales



Monthly Total Sales Volume



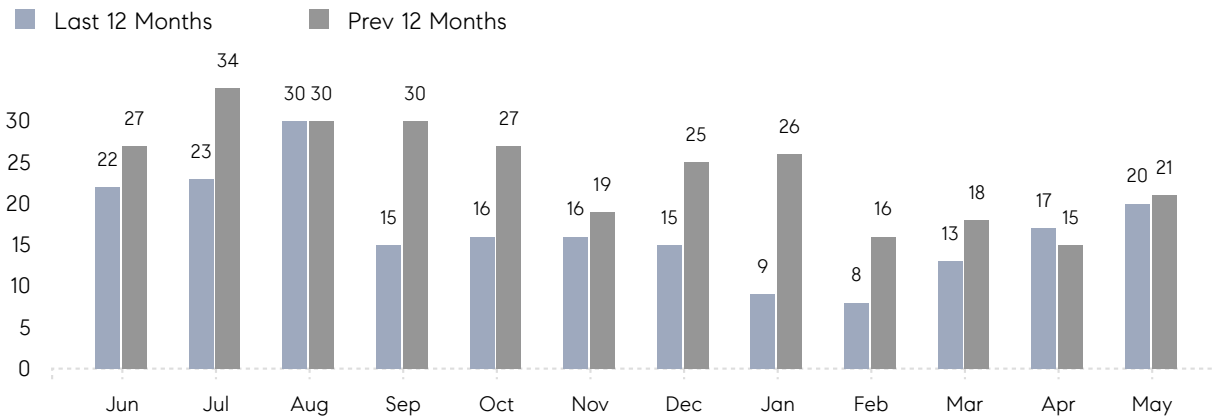
Port Washington

NASSAU, MAY 2023

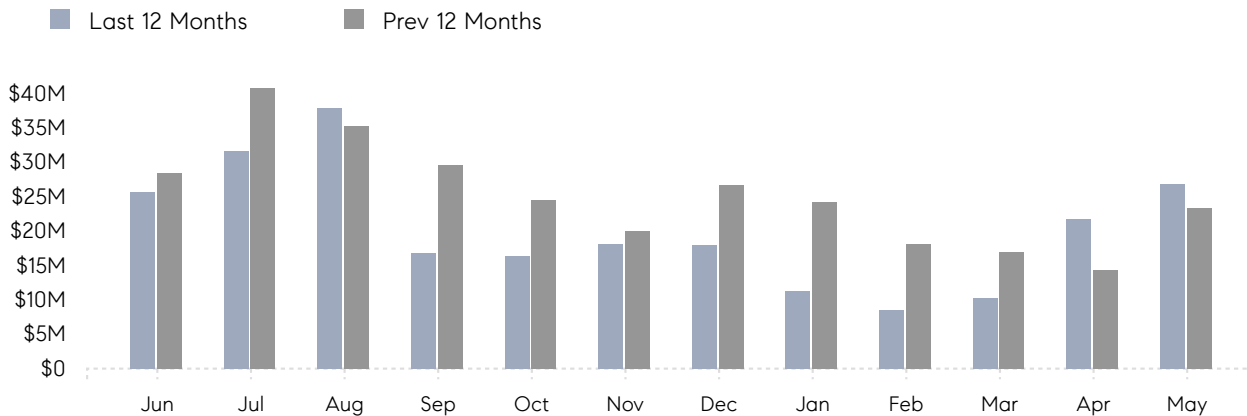
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	20	21	-4.8%
	SALES VOLUME	\$26,848,211	\$23,389,500	14.8%
	AVERAGE PRICE	\$1,342,411	\$1,113,786	20.5%
	AVERAGE DOM	65	65	0.0%

Monthly Sales



Monthly Total Sales Volume



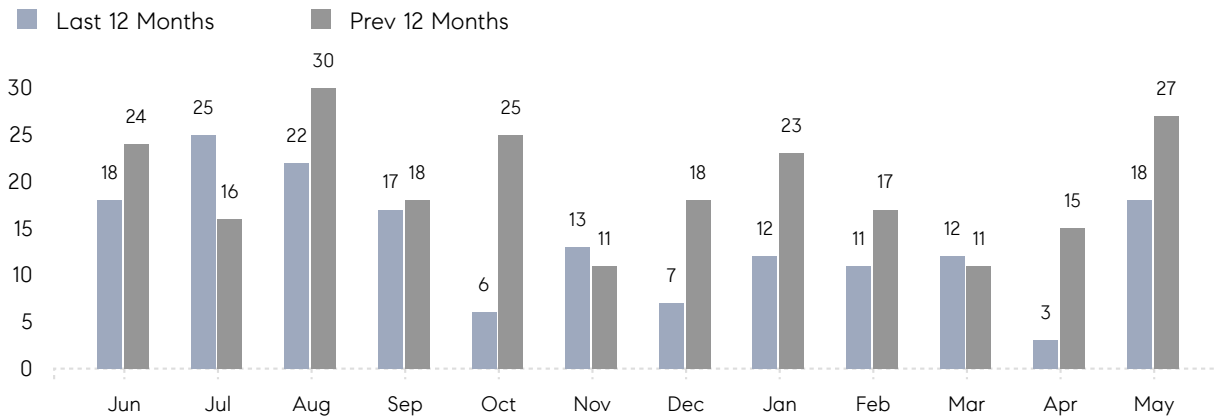
Rockville Centre

NASSAU, MAY 2023

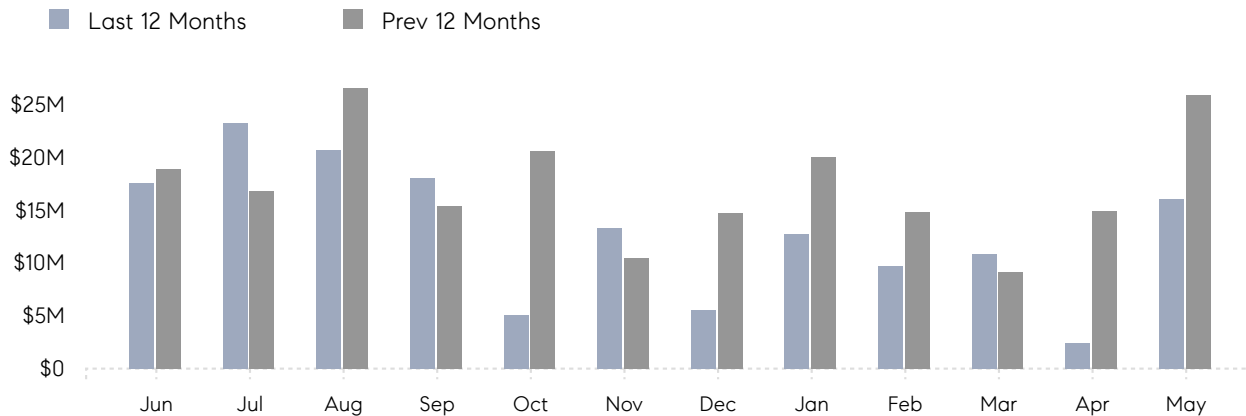
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	18	27	-33.3%
	SALES VOLUME	\$16,018,777	\$25,919,400	-38.2%
	AVERAGE PRICE	\$889,932	\$959,978	-7.3%
	AVERAGE DOM	42	41	2.4%

Monthly Sales



Monthly Total Sales Volume



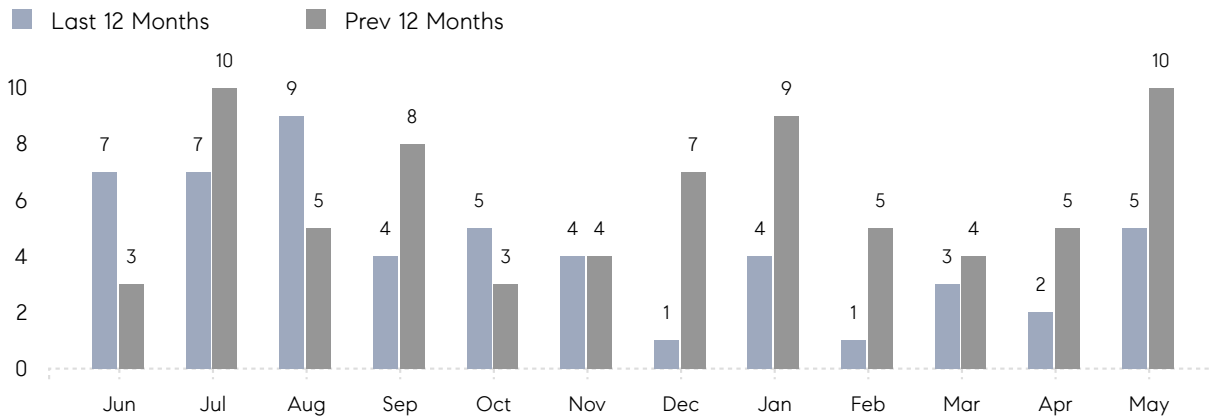
Roslyn

NASSAU, MAY 2023

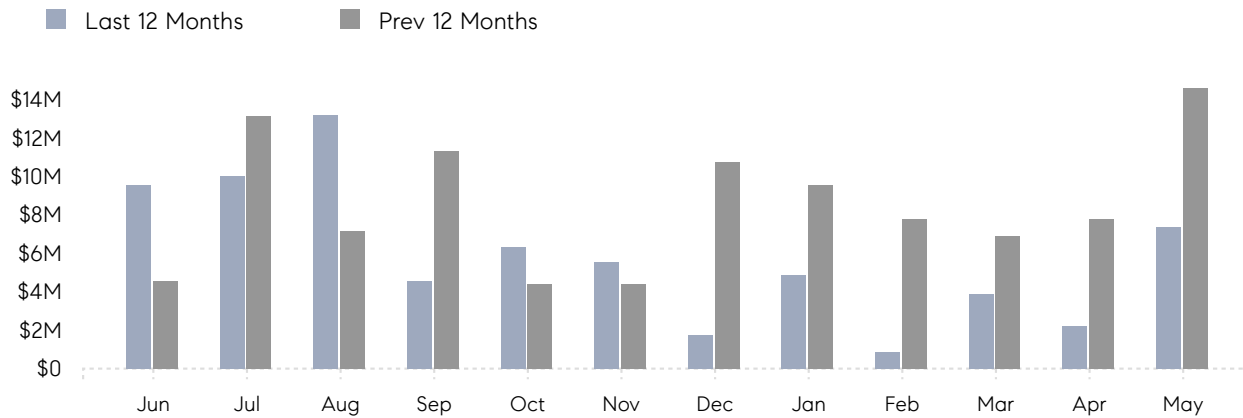
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	5	10	-50.0%
	SALES VOLUME	\$7,374,000	\$14,616,000	-49.5%
	AVERAGE PRICE	\$1,474,800	\$1,461,600	0.9%
	AVERAGE DOM	21	40	-47.5%

Monthly Sales



Monthly Total Sales Volume



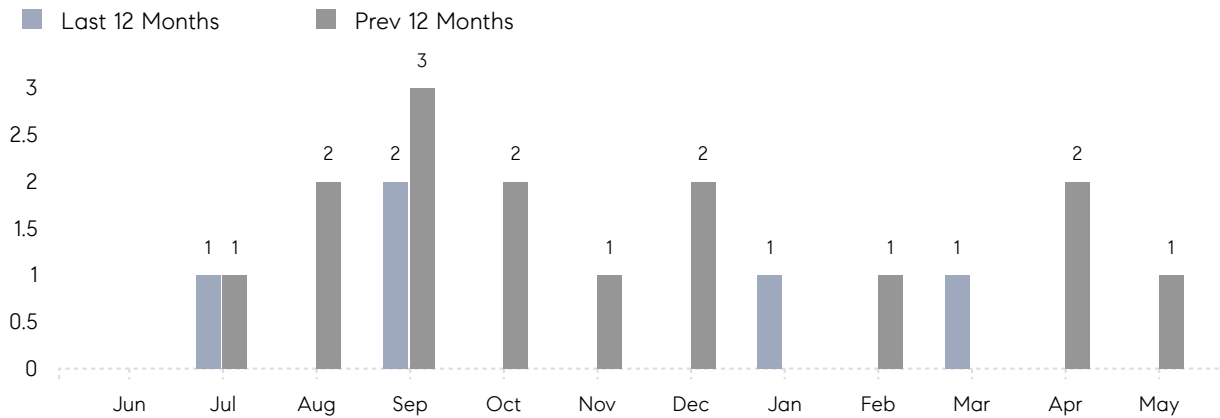
Roslyn Estates

NASSAU, MAY 2023

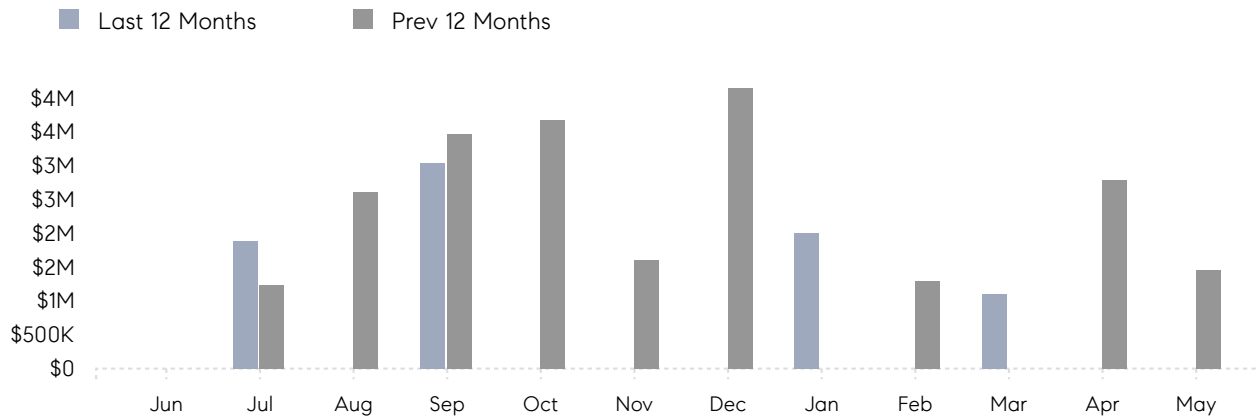
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	0	1	0.0%
	SALES VOLUME	\$0	\$1,450,000	-
	AVERAGE PRICE	\$0	\$1,450,000	-
	AVERAGE DOM	0	25	-

Monthly Sales



Monthly Total Sales Volume



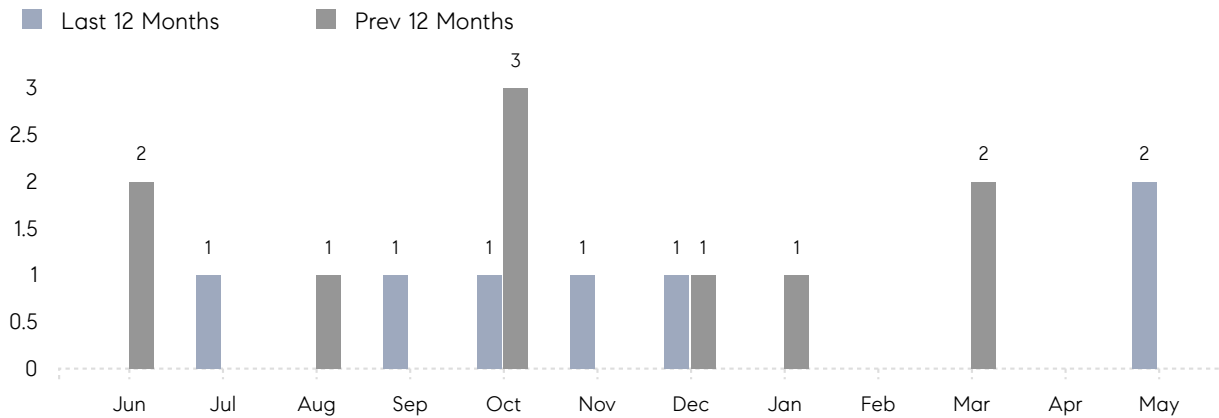
Roslyn Harbor

NASSAU, MAY 2023

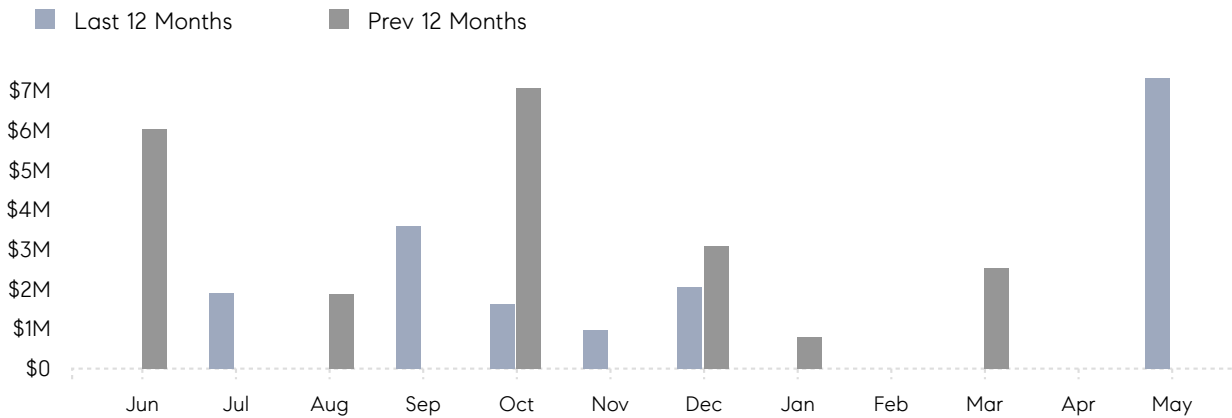
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	2	0	0.0%
	SALES VOLUME	\$7,335,000	\$0	-
	AVERAGE PRICE	\$3,667,500	\$0	-
	AVERAGE DOM	153	0	-

Monthly Sales



Monthly Total Sales Volume



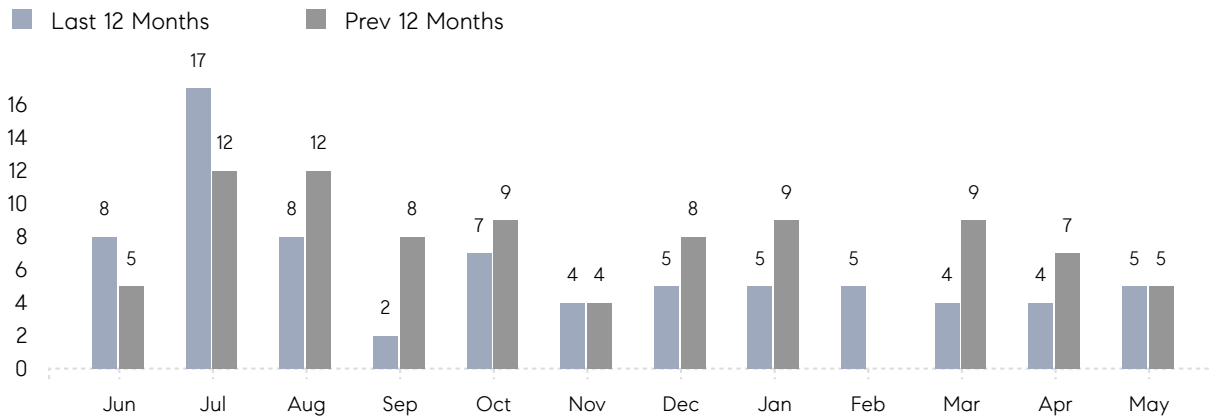
Roslyn Heights

NASSAU, MAY 2023

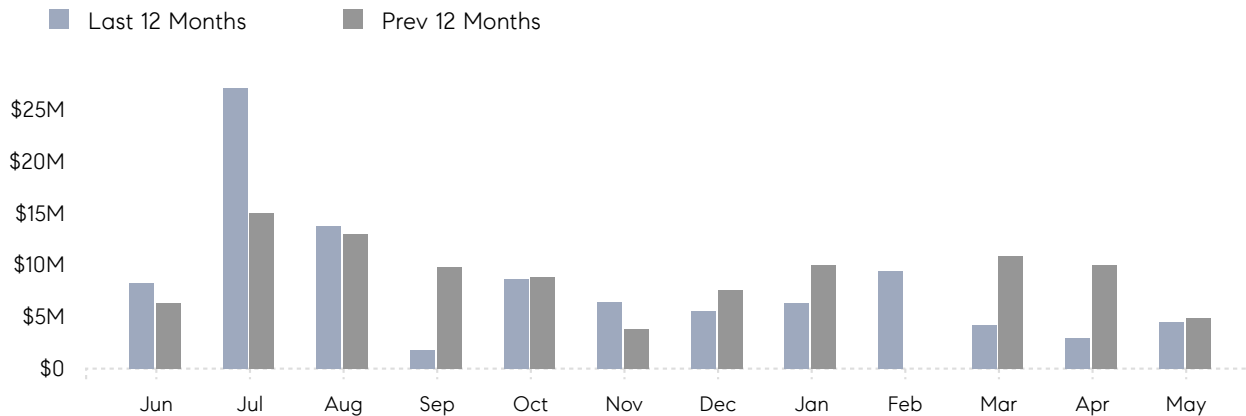
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	5	5	0.0%
	SALES VOLUME	\$4,473,300	\$4,879,000	-8.3%
	AVERAGE PRICE	\$894,660	\$975,800	-8.3%
	AVERAGE DOM	76	19	300.0%

Monthly Sales



Monthly Total Sales Volume



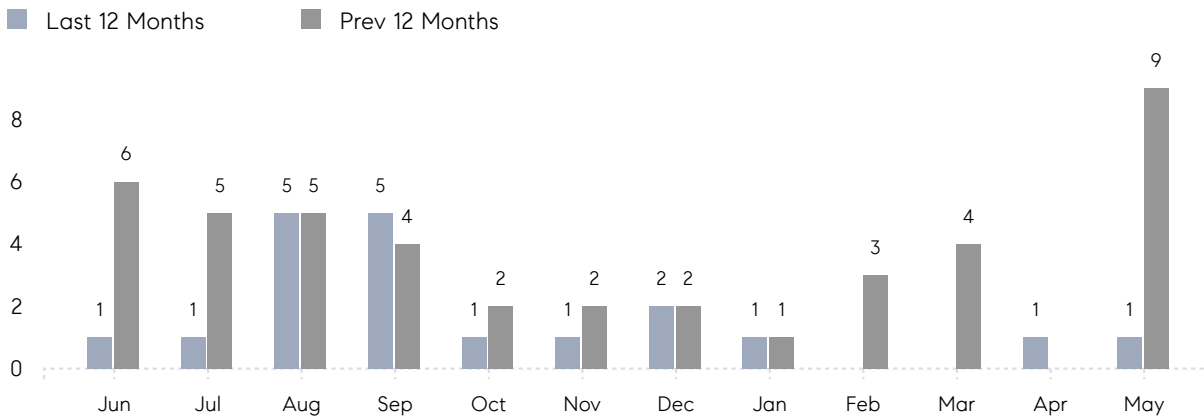
Sands Point

NASSAU, MAY 2023

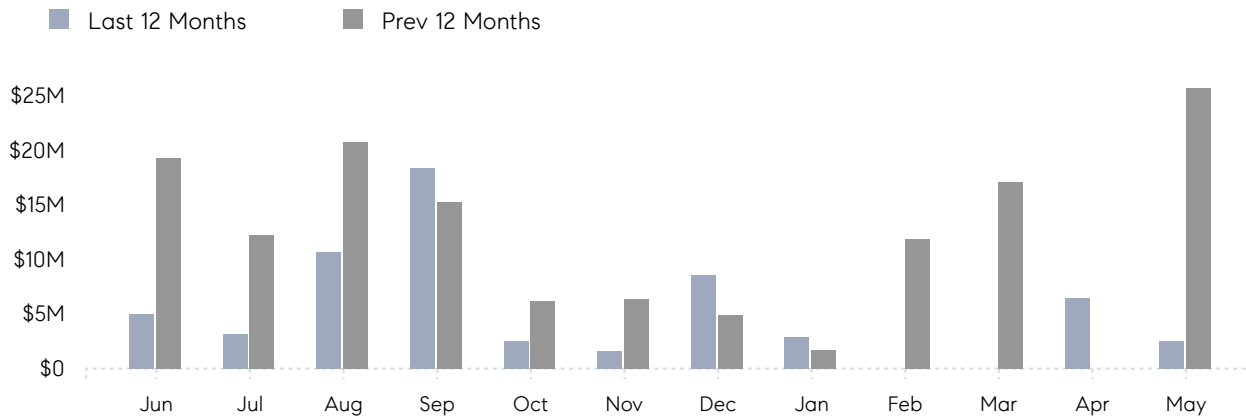
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	1	9	-88.9%
	SALES VOLUME	\$2,500,022	\$25,718,272	-90.3%
	AVERAGE PRICE	\$2,500,022	\$2,857,586	-12.5%
	AVERAGE DOM	6	210	-97.1%

Monthly Sales



Monthly Total Sales Volume



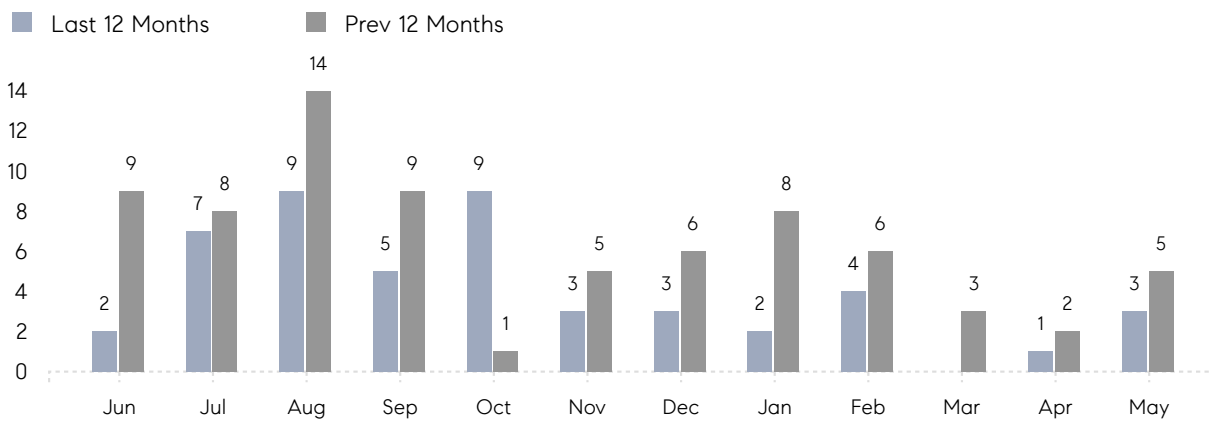
Sea Cliff

NASSAU, MAY 2023

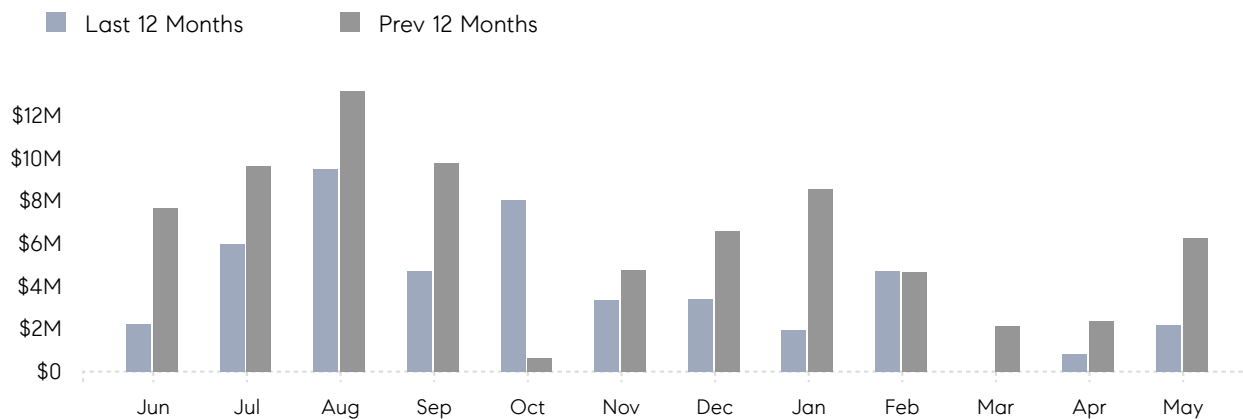
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	3	5	-40.0%
	SALES VOLUME	\$2,175,000	\$6,245,000	-65.2%
	AVERAGE PRICE	\$725,000	\$1,249,000	-42.0%
	AVERAGE DOM	80	28	185.7%

Monthly Sales



Monthly Total Sales Volume



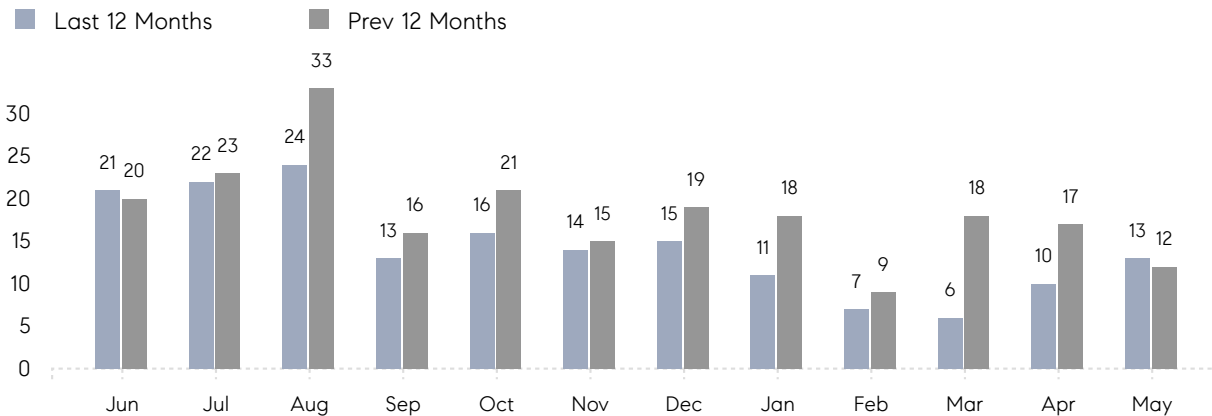
Seaford

NASSAU, MAY 2023

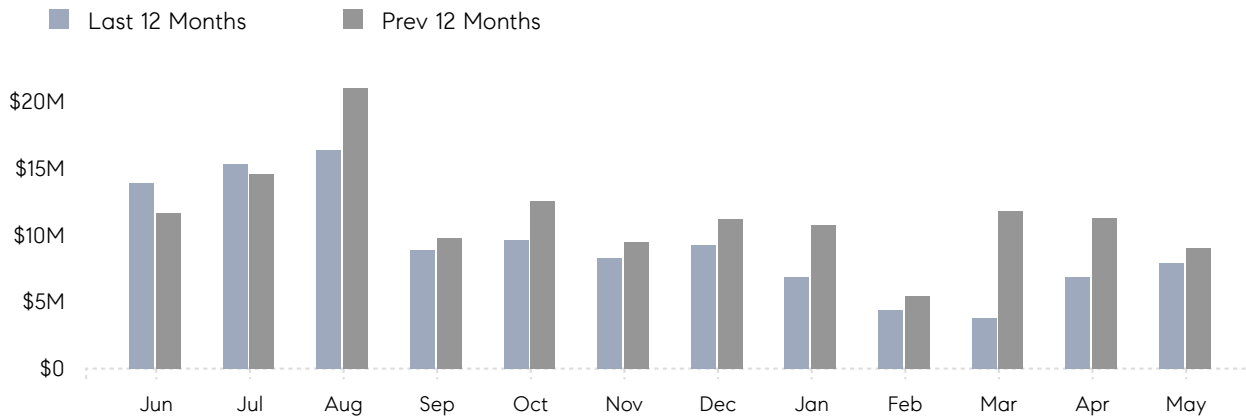
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	13	12	8.3%
	SALES VOLUME	\$7,948,000	\$9,048,900	-12.2%
	AVERAGE PRICE	\$611,385	\$754,075	-18.9%
	AVERAGE DOM	56	46	21.7%

Monthly Sales



Monthly Total Sales Volume



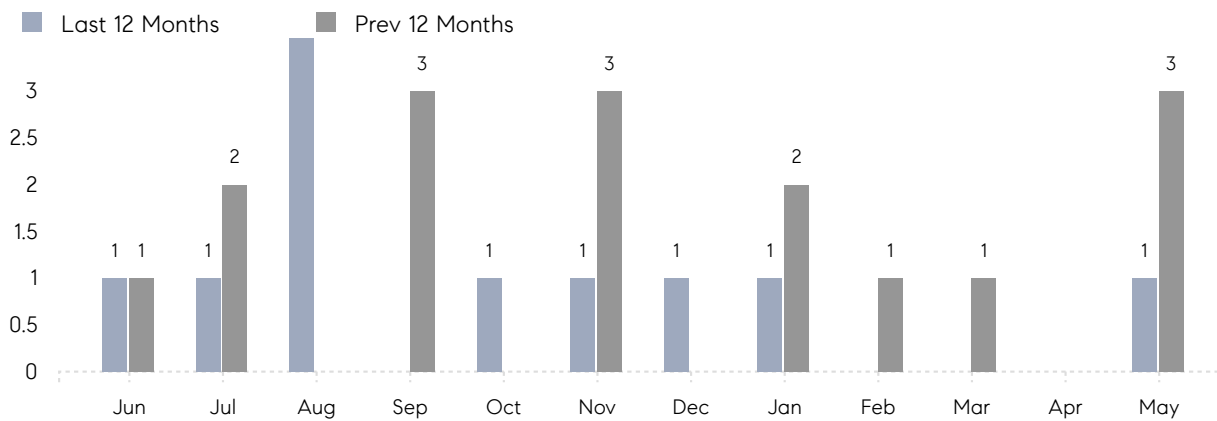
Searingtown

NASSAU, MAY 2023

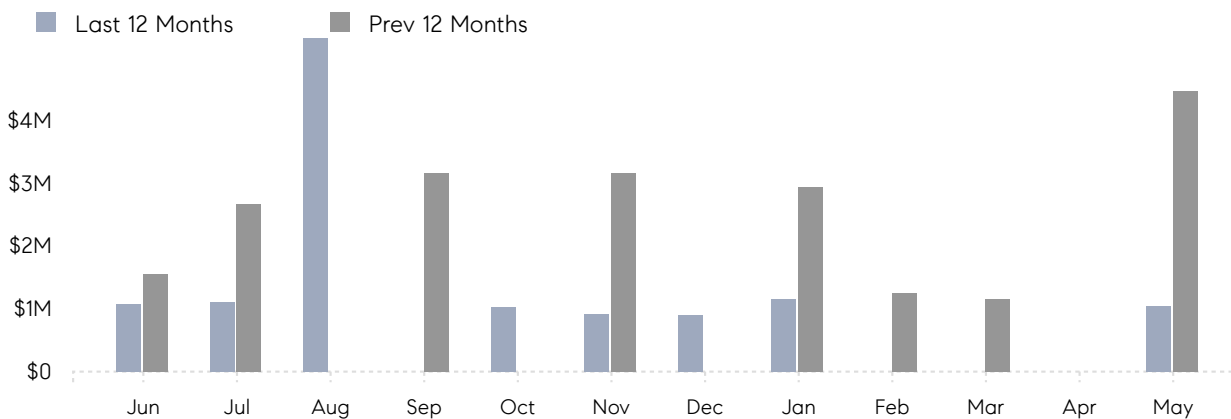
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	1	3	-66.7%
	SALES VOLUME	\$1,045,000	\$4,470,500	-76.6%
	AVERAGE PRICE	\$1,045,000	\$1,490,167	-29.9%
	AVERAGE DOM	20	29	-31.0%

Monthly Sales



Monthly Total Sales Volume



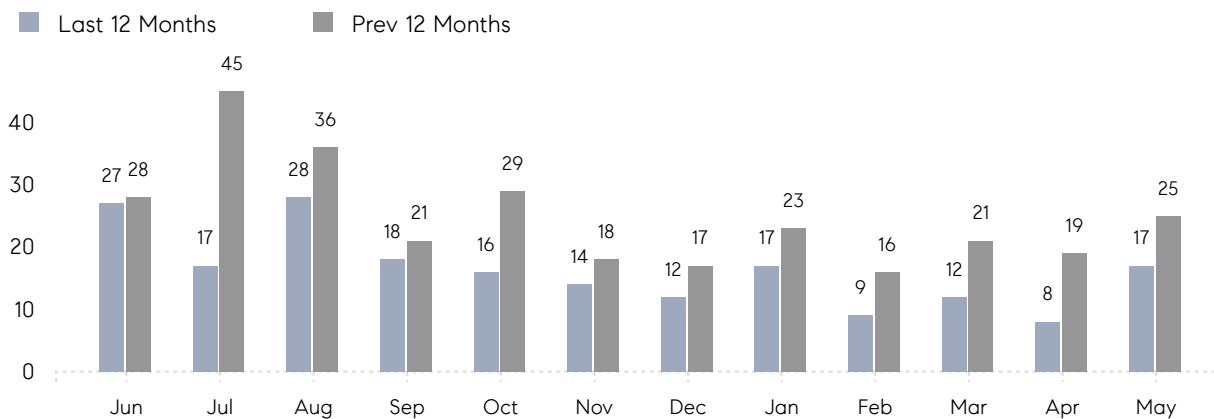
Syosset

NASSAU, MAY 2023

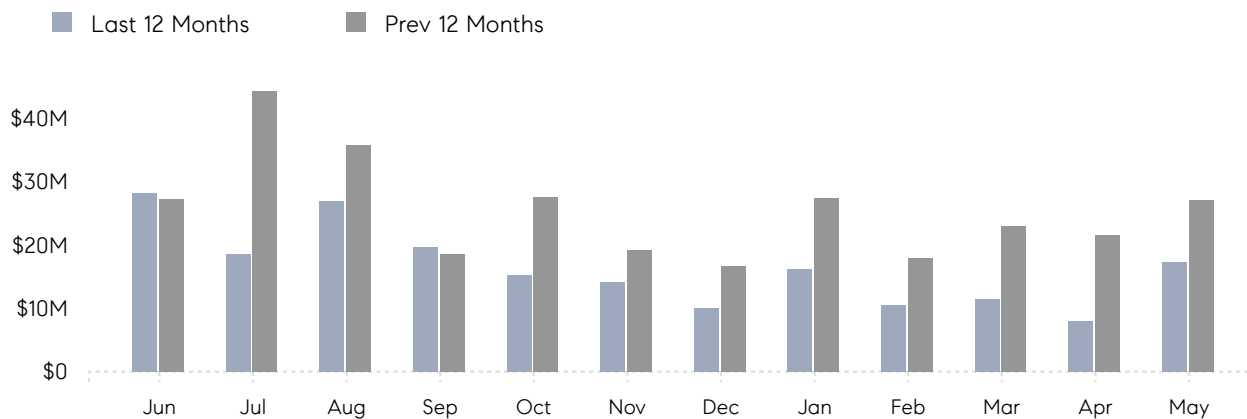
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	17	25	-32.0%
	SALES VOLUME	\$17,330,999	\$27,097,000	-36.0%
	AVERAGE PRICE	\$1,019,471	\$1,083,880	-5.9%
	AVERAGE DOM	56	59	-5.1%

Monthly Sales



Monthly Total Sales Volume



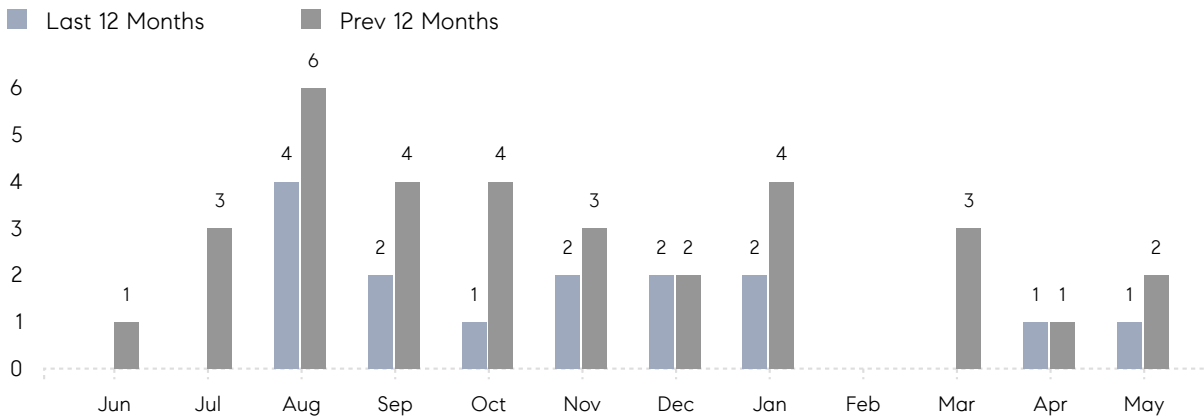
Upper Brookville

NASSAU, MAY 2023

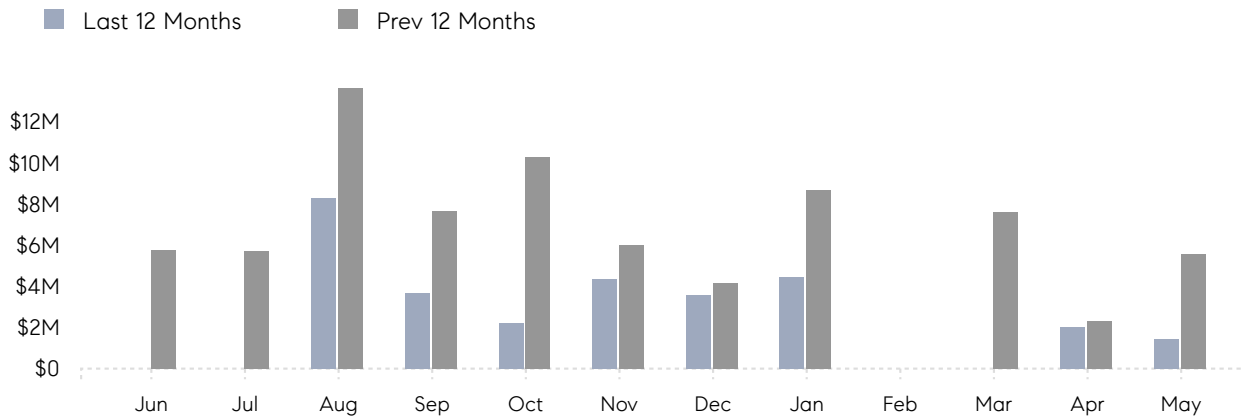
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	1	2	-50.0%
	SALES VOLUME	\$1,450,000	\$5,600,000	-74.1%
	AVERAGE PRICE	\$1,450,000	\$2,800,000	-48.2%
	AVERAGE DOM	86	198	-56.6%

Monthly Sales



Monthly Total Sales Volume



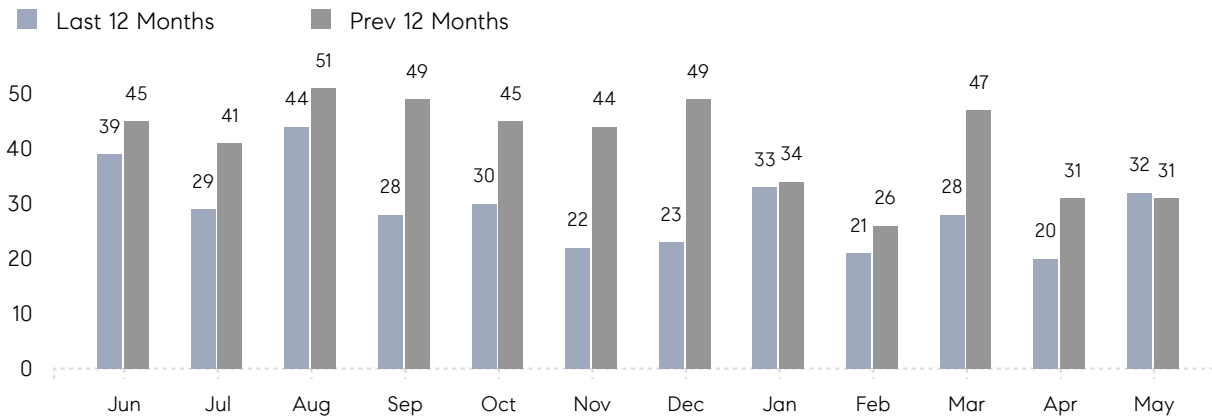
Valley Stream

NASSAU, MAY 2023

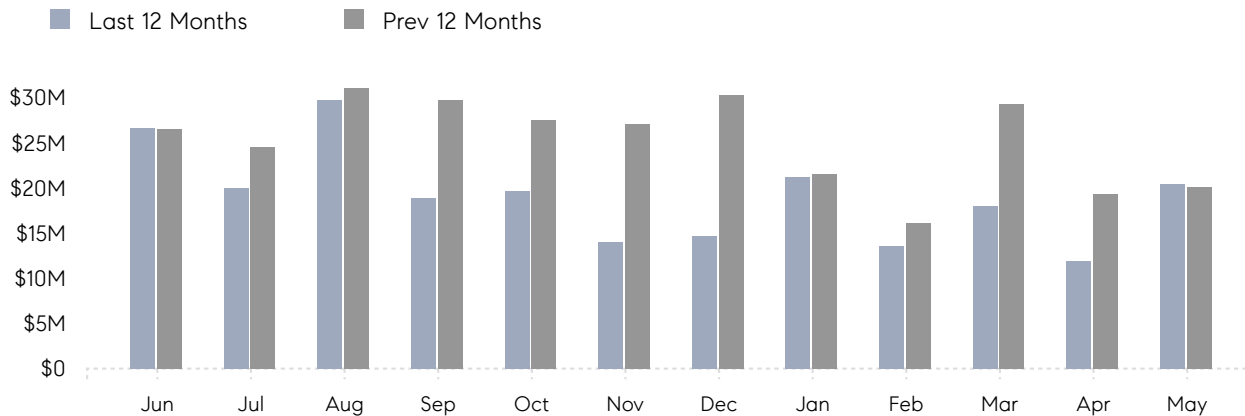
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	32	31	3.2%
	SALES VOLUME	\$20,478,500	\$20,088,750	1.9%
	AVERAGE PRICE	\$639,953	\$648,024	-1.2%
	AVERAGE DOM	64	46	39.1%

Monthly Sales



Monthly Total Sales Volume



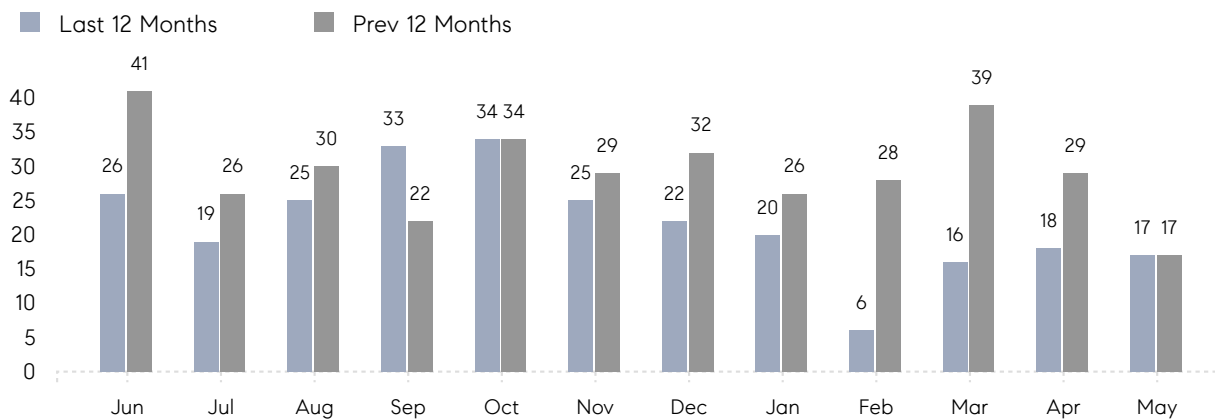
Wantagh

NASSAU, MAY 2023

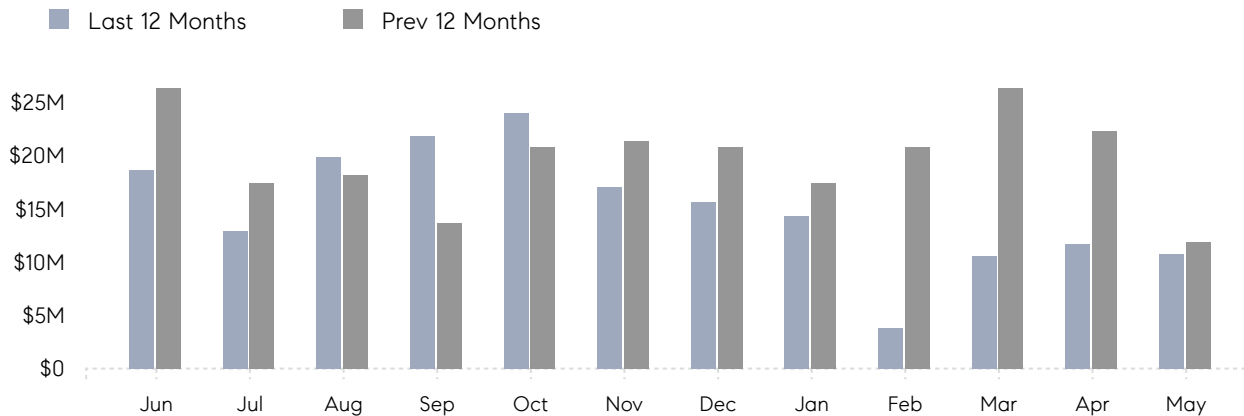
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	17	17	0.0%
	SALES VOLUME	\$10,814,770	\$11,950,000	-9.5%
	AVERAGE PRICE	\$636,163	\$702,941	-9.5%
	AVERAGE DOM	43	21	104.8%

Monthly Sales



Monthly Total Sales Volume



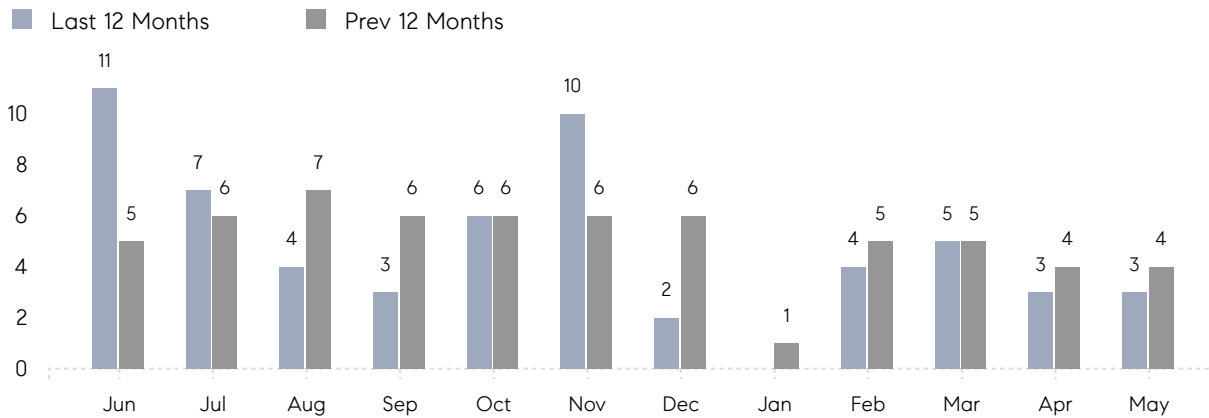
Williston Park

NASSAU, MAY 2023

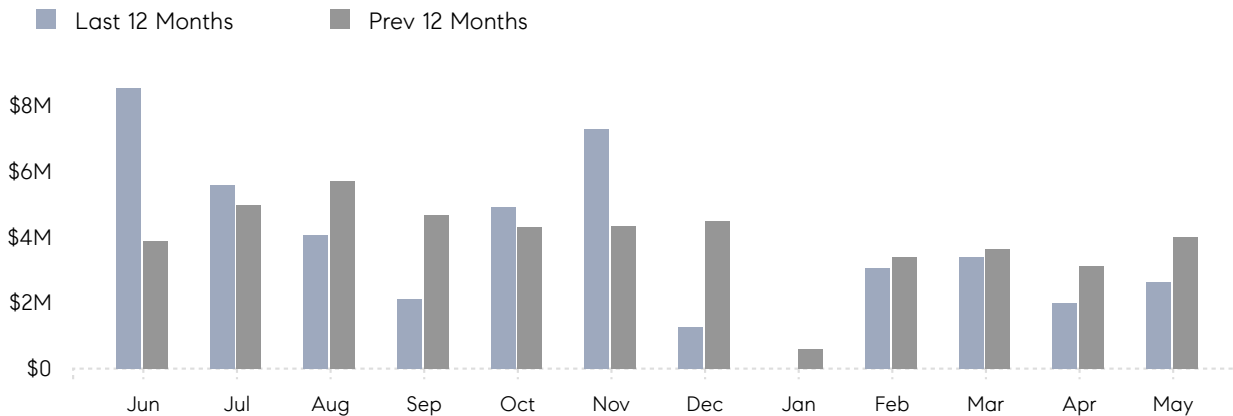
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	3	4	-25.0%
	SALES VOLUME	\$2,645,000	\$4,018,000	-34.2%
	AVERAGE PRICE	\$881,667	\$1,004,500	-12.2%
	AVERAGE DOM	30	53	-43.4%

Monthly Sales



Monthly Total Sales Volume



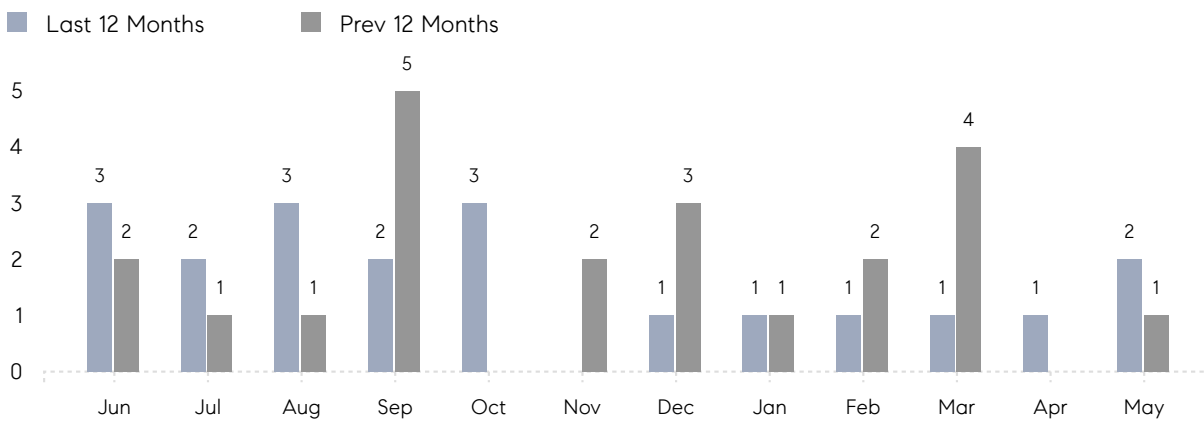
East Williston

NASSAU, MAY 2023

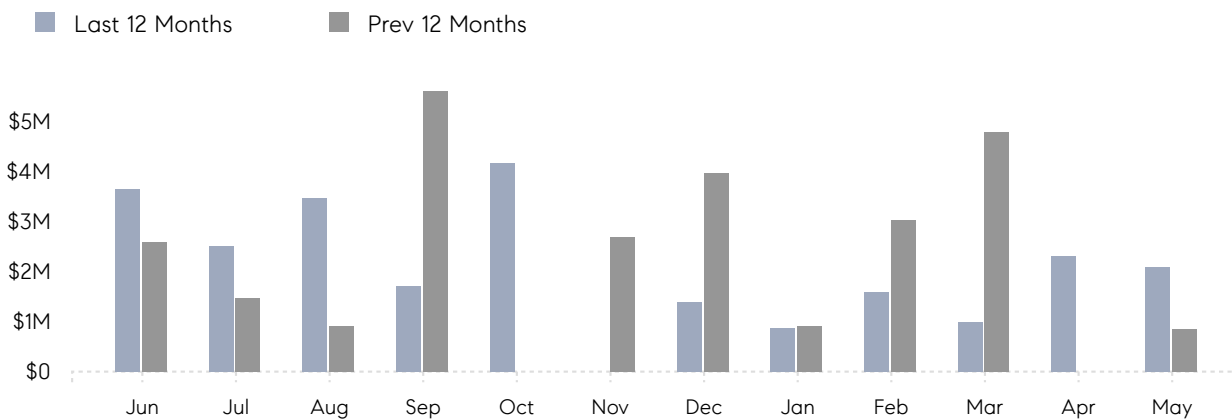
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	2	1	100.0%
	SALES VOLUME	\$2,095,000	\$846,000	147.6%
	AVERAGE PRICE	\$1,047,500	\$846,000	23.8%
	AVERAGE DOM	15	28	-46.4%

Monthly Sales



Monthly Total Sales Volume



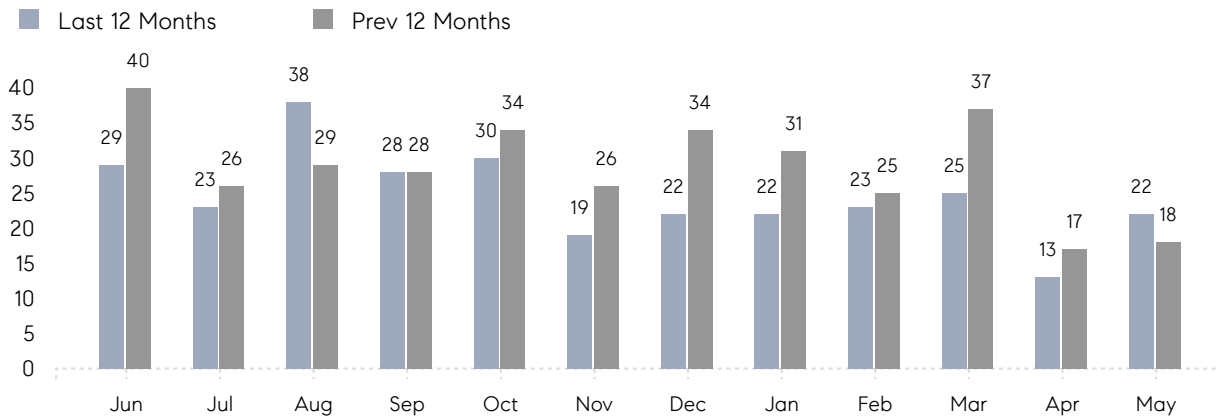
Westbury

NASSAU, MAY 2023

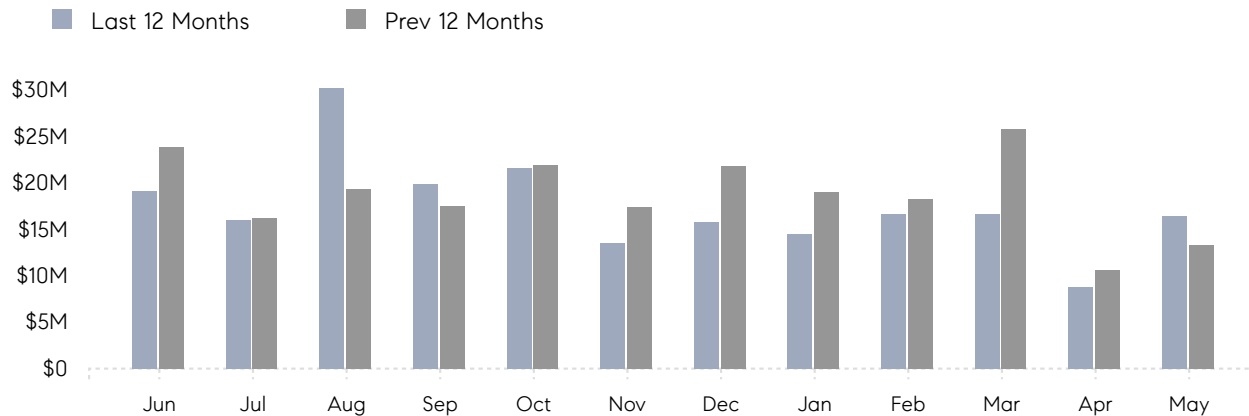
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	22	18	22.2%
	SALES VOLUME	\$16,414,500	\$13,319,000	23.2%
	AVERAGE PRICE	\$746,114	\$739,944	0.8%
	AVERAGE DOM	63	33	90.9%

Monthly Sales



Monthly Total Sales Volume



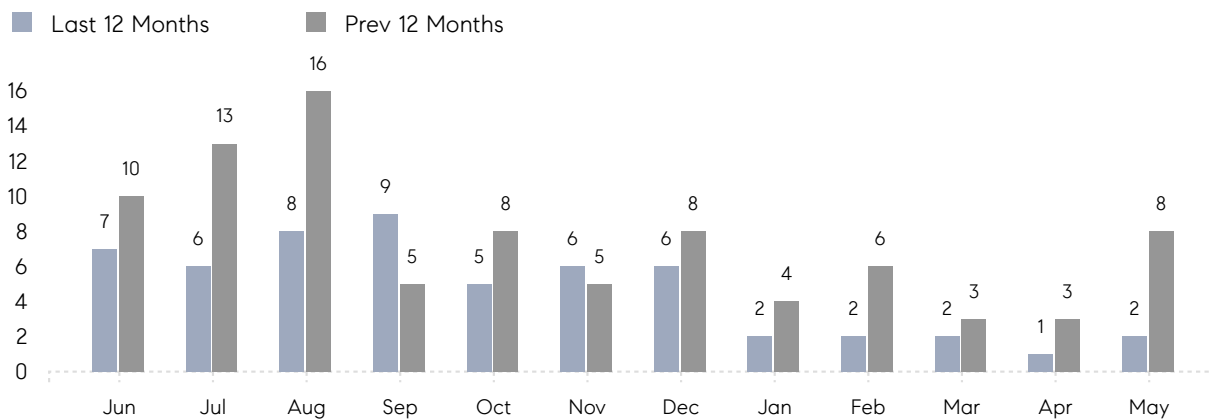
Woodbury

NASSAU, MAY 2023

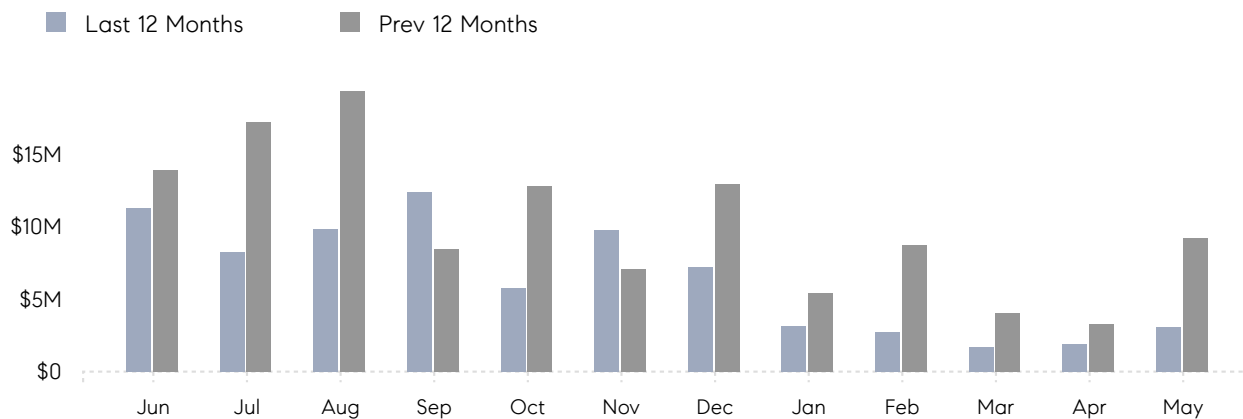
Property Statistics

		May 2023	May 2022	% Change
Single-Family	# OF SALES	2	8	-75.0%
	SALES VOLUME	\$3,065,000	\$9,243,000	-66.8%
	AVERAGE PRICE	\$1,532,500	\$1,155,375	32.6%
	AVERAGE DOM	70	49	42.9%

Monthly Sales



Monthly Total Sales Volume





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