

Q2 2023

# Long Island Market Report

COMPASS





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 182 Seventh Street  
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 516.764.6060

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 Rockville Centre, NY 11570  
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 Carle Place, NY 11514  
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 Southold, NY 11971  
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**SMITHTOWN**  
 180 East Main St  
 Smithtown, NY 11787  
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# Methodology

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

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

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

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

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

## **Quarters**

Q1: January 1 - March 31

Q2: April 1 - June 30

Q3: July 1 - September 30

Q4: October 1 - December 31



# Long Island Market Report

## NASSAU COUNTY YTD 2023 CLOSED SALES

Town		YTD 2022	YTD 2023	% Change
Albertson NASSAU COUNTY	# SINGLE-FAMILY SALES	28	30	7.1%
	SINGLE-FAMILY AVG. PRICE	\$864,290	\$962,060	11.3%
	# CONDO/CO-OP SALES	0	1	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$338,000	-
	SALES VOLUME	\$24,200,113	\$29,199,800	20.7%
	DAYS ON MARKET	61	70	14.8%
Baldwin NASSAU COUNTY	# SINGLE-FAMILY SALES	147	112	-23.8%
	SINGLE-FAMILY AVG. PRICE	\$607,437	\$603,214	-0.7%
	# CONDO/CO-OP SALES	7	9	28.6%
	CONDO/CO-OP AVG. PRICE	\$287,013	\$333,111	16.1%
	SALES VOLUME	\$91,302,367	\$70,557,949	-22.7%
	DAYS ON MARKET	53	53	0.0%
Bayville NASSAU COUNTY	# SINGLE-FAMILY SALES	44	10	-77.3%
	SINGLE-FAMILY AVG. PRICE	\$761,239	\$724,500	-4.8%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$33,494,500	\$7,245,000	-78.4%
	DAYS ON MARKET	74	68	-8.1%
Bellmore NASSAU COUNTY	# SINGLE-FAMILY SALES	99	56	-43.4%
	SINGLE-FAMILY AVG. PRICE	\$751,573	\$711,710	-5.3%
	# CONDO/CO-OP SALES	0	2	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$395,750	-
	SALES VOLUME	\$74,405,740	\$40,647,249	-45.4%
	DAYS ON MARKET	41	83	102.4%



Town		YTD 2022	YTD 2023	% Change
Bethpage NASSAU COUNTY	# SINGLE-FAMILY SALES	103	78	-24.3%
	SINGLE-FAMILY AVG. PRICE	\$648,481	\$643,204	-0.8%
	# CONDO/CO-OP SALES	5	4	-20.0%
	CONDO/CO-OP AVG. PRICE	\$318,500	\$332,500	4.4%
	SALES VOLUME	\$68,386,004	\$51,499,877	-24.7%
	DAYS ON MARKET	40	46	15.0%
Brookville NASSAU COUNTY	# SINGLE-FAMILY SALES	16	4	-75.0%
	SINGLE-FAMILY AVG. PRICE	\$2,310,313	\$2,366,000	2.4%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$36,965,000	\$9,464,000	-74.4%
	DAYS ON MARKET	95	99	4.2%
Carle Place NASSAU COUNTY	# SINGLE-FAMILY SALES	11	8	-27.3%
	SINGLE-FAMILY AVG. PRICE	\$720,091	\$693,625	-3.7%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$7,921,000	\$5,549,000	-29.9%
	DAYS ON MARKET	43	57	32.6%
Cedarhurst NASSAU COUNTY	# SINGLE-FAMILY SALES	69	36	-47.8%
	SINGLE-FAMILY AVG. PRICE	\$1,068,386	\$1,094,181	2.4%
	# CONDO/CO-OP SALES	21	9	-57.1%
	CONDO/CO-OP AVG. PRICE	\$332,524	\$305,278	-8.2%
	SALES VOLUME	\$80,701,617	\$42,137,999	-47.8%
	DAYS ON MARKET	84	81	-3.6%
Centre Island NASSAU COUNTY	# SINGLE-FAMILY SALES	2	2	0.0%
	SINGLE-FAMILY AVG. PRICE	\$2,287,500	\$2,575,000	12.6%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$4,575,000	\$5,150,000	12.6%
	DAYS ON MARKET	33	384	1,063.6%



Town		YTD 2022	YTD 2023	% Change
Cove Neck NASSAU COUNTY	# SINGLE-FAMILY SALES	0	0	0.0%
	SINGLE-FAMILY AVG. PRICE	-	-	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	-	-
	DAYS ON MARKET	-	-	-
East Hills NASSAU COUNTY	# SINGLE-FAMILY SALES	22	17	-22.7%
	SINGLE-FAMILY AVG. PRICE	\$1,393,778	\$1,442,235	3.5%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$30,663,110	\$24,518,000	-20.0%
	DAYS ON MARKET	78	53	-32.1%
East Meadow NASSAU COUNTY	# SINGLE-FAMILY SALES	152	118	-22.4%
	SINGLE-FAMILY AVG. PRICE	\$703,394	\$693,595	-1.4%
	# CONDO/CO-OP SALES	19	24	26.3%
	CONDO/CO-OP AVG. PRICE	\$517,916	\$510,708	-1.4%
	SALES VOLUME	\$116,756,287	\$94,101,176	-19.4%
	DAYS ON MARKET	42	47	11.9%
Farmingdale NASSAU COUNTY	# SINGLE-FAMILY SALES	124	99	-20.2%
	SINGLE-FAMILY AVG. PRICE	\$599,646	\$610,403	1.8%
	# CONDO/CO-OP SALES	29	23	-20.7%
	CONDO/CO-OP AVG. PRICE	\$265,379	\$286,802	8.1%
	SALES VOLUME	\$82,052,074	\$67,026,348	-18.3%
	DAYS ON MARKET	44	52	18.2%
Floral Park NASSAU COUNTY	# SINGLE-FAMILY SALES	89	42	-52.8%
	SINGLE-FAMILY AVG. PRICE	\$745,519	\$739,486	-0.8%
	# CONDO/CO-OP SALES	13	6	-53.8%
	CONDO/CO-OP AVG. PRICE	\$239,654	\$293,667	22.5%
	SALES VOLUME	\$69,466,699	\$32,820,430	-52.8%
	DAYS ON MARKET	55	76	38.2%

Town		YTD 2022	YTD 2023	% Change
Franklin Square NASSAU COUNTY	# SINGLE-FAMILY SALES	100	57	-43.0%
	SINGLE-FAMILY AVG. PRICE	\$686,835	\$665,161	-3.2%
	# CONDO/CO-OP SALES	0	1	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$460,000	-
	SALES VOLUME	\$68,683,500	\$38,374,160	-44.1%
	DAYS ON MARKET	45	71	57.8%
Freeport NASSAU COUNTY	# SINGLE-FAMILY SALES	137	104	-24.1%
	SINGLE-FAMILY AVG. PRICE	\$559,657	\$564,585	0.9%
	# CONDO/CO-OP SALES	57	49	-14.0%
	CONDO/CO-OP AVG. PRICE	\$287,863	\$284,923	-1.0%
	SALES VOLUME	\$93,081,151	\$72,678,106	-21.9%
	DAYS ON MARKET	65	73	12.3%
Garden City NASSAU COUNTY	# SINGLE-FAMILY SALES	119	74	-37.8%
	SINGLE-FAMILY AVG. PRICE	\$1,148,588	\$1,225,270	6.7%
	# CONDO/CO-OP SALES	16	22	37.5%
	CONDO/CO-OP AVG. PRICE	\$658,219	\$595,965	-9.5%
	SALES VOLUME	\$147,213,422	\$103,781,225	-29.5%
	DAYS ON MARKET	52	64	23.1%
Glen Cove NASSAU COUNTY	# SINGLE-FAMILY SALES	94	69	-26.6%
	SINGLE-FAMILY AVG. PRICE	\$844,025	\$824,043	-2.4%
	# CONDO/CO-OP SALES	51	23	-54.9%
	CONDO/CO-OP AVG. PRICE	\$884,785	\$845,313	-4.5%
	SALES VOLUME	\$124,462,445	\$76,301,188	-38.7%
	DAYS ON MARKET	75	72	-4.0%
Glen Head NASSAU COUNTY	# SINGLE-FAMILY SALES	32	25	-21.9%
	SINGLE-FAMILY AVG. PRICE	\$924,094	\$920,880	-0.3%
	# CONDO/CO-OP SALES	3	3	0.0%
	CONDO/CO-OP AVG. PRICE	\$596,333	\$798,006	33.8%
	SALES VOLUME	\$31,360,000	\$25,416,018	-19.0%
	DAYS ON MARKET	45	94	108.9%



Town		YTD 2022	YTD 2023	% Change
Great Neck NASSAU COUNTY	# SINGLE-FAMILY SALES	156	73	-53.2%
	SINGLE-FAMILY AVG. PRICE	\$1,571,110	\$1,578,229	0.5%
	# CONDO/CO-OP SALES	154	93	-39.6%
	CONDO/CO-OP AVG. PRICE	\$409,786	\$450,247	9.9%
	SALES VOLUME	\$308,200,108	\$157,083,664	-49.0%
	DAYS ON MARKET	100	103	3.0%
Greenvale NASSAU COUNTY	# SINGLE-FAMILY SALES	4	3	-25.0%
	SINGLE-FAMILY AVG. PRICE	\$763,250	\$750,000	-1.7%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$3,053,000	\$2,250,000	-26.3%
	DAYS ON MARKET	34	48	41.2%
Hewlett NASSAU COUNTY	# SINGLE-FAMILY SALES	25	16	-36.0%
	SINGLE-FAMILY AVG. PRICE	\$763,979	\$819,128	7.2%
	# CONDO/CO-OP SALES	12	12	0.0%
	CONDO/CO-OP AVG. PRICE	\$311,249	\$227,313	-27.0%
	SALES VOLUME	\$22,834,475	\$15,833,800	-30.7%
	DAYS ON MARKET	109	107	-1.8%
Hewlett Harbor NASSAU COUNTY	# SINGLE-FAMILY SALES	12	8	-33.3%
	SINGLE-FAMILY AVG. PRICE	\$1,641,250	\$1,868,750	13.9%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$19,695,000	\$14,950,000	-24.1%
	DAYS ON MARKET	109	113	3.7%
Hewlett Bay Park NASSAU COUNTY	# SINGLE-FAMILY SALES	3	1	-66.7%
	SINGLE-FAMILY AVG. PRICE	\$2,875,000	\$2,075,000	-27.8%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$8,625,000	\$2,075,000	-75.9%
	DAYS ON MARKET	178	5	-97.2%

Town		YTD 2022	YTD 2023	% Change
Hewlett Neck NASSAU COUNTY	# SINGLE-FAMILY SALES	2	0	0.0%
	SINGLE-FAMILY AVG. PRICE	\$1,499,500	-	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$2,999,000	-	-
	DAYS ON MARKET	138	-	-
Hicksville NASSAU COUNTY	# SINGLE-FAMILY SALES	182	128	-29.7%
	SINGLE-FAMILY AVG. PRICE	\$670,764	\$692,100	3.2%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$122,079,016	\$88,588,750	-27.4%
	DAYS ON MARKET	50	70	40.0%
Island Park NASSAU COUNTY	# SINGLE-FAMILY SALES	33	21	-36.4%
	SINGLE-FAMILY AVG. PRICE	\$613,894	\$590,714	-3.8%
	# CONDO/CO-OP SALES	1	2	100.0%
	CONDO/CO-OP AVG. PRICE	\$895,000	\$640,000	-28.5%
	SALES VOLUME	\$21,153,500	\$13,685,000	-35.3%
	DAYS ON MARKET	59	104	76.3%
Jericho NASSAU COUNTY	# SINGLE-FAMILY SALES	60	37	-38.3%
	SINGLE-FAMILY AVG. PRICE	\$1,129,735	\$1,311,332	16.1%
	# CONDO/CO-OP SALES	22	15	-31.8%
	CONDO/CO-OP AVG. PRICE	\$858,591	\$881,533	2.7%
	SALES VOLUME	\$86,673,099	\$61,742,300	-28.8%
	DAYS ON MARKET	57	69	21.1%
Kings Point NASSAU COUNTY	# SINGLE-FAMILY SALES	26	10	-61.5%
	SINGLE-FAMILY AVG. PRICE	\$1,947,578	\$2,074,100	6.5%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$50,637,031	\$20,741,000	-59.0%
	DAYS ON MARKET	167	89	-46.7%

Town		YTD 2022	YTD 2023	% Change
Lattingtown NASSAU COUNTY	# SINGLE-FAMILY SALES	4	2	-50.0%
	SINGLE-FAMILY AVG. PRICE	\$2,818,250	\$2,747,500	-2.5%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$11,273,000	\$5,495,000	-51.3%
	DAYS ON MARKET	139	11	-92.1%
Laurel Hollow NASSAU COUNTY	# SINGLE-FAMILY SALES	9	7	-22.2%
	SINGLE-FAMILY AVG. PRICE	\$3,803,389	\$1,853,143	-51.3%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$34,230,500	\$12,972,000	-62.1%
	DAYS ON MARKET	85	92	8.2%
Lawrence NASSAU COUNTY	# SINGLE-FAMILY SALES	11	5	-54.5%
	SINGLE-FAMILY AVG. PRICE	\$1,312,727	\$2,140,500	63.1%
	# CONDO/CO-OP SALES	17	9	-47.1%
	CONDO/CO-OP AVG. PRICE	\$482,147	\$467,778	-3.0%
	SALES VOLUME	\$22,636,500	\$14,912,500	-34.1%
	DAYS ON MARKET	108	106	-1.9%
Levittown NASSAU COUNTY	# SINGLE-FAMILY SALES	247	164	-33.6%
	SINGLE-FAMILY AVG. PRICE	\$610,467	\$617,689	1.2%
	# CONDO/CO-OP SALES	0	3	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$365,000	-
	SALES VOLUME	\$150,785,297	\$102,395,974	-32.1%
	DAYS ON MARKET	38	51	34.2%
Locust Valley NASSAU COUNTY	# SINGLE-FAMILY SALES	29	24	-17.2%
	SINGLE-FAMILY AVG. PRICE	\$1,251,102	\$1,127,792	-9.9%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$36,281,949	\$27,067,000	-25.4%
	DAYS ON MARKET	104	58	-44.2%

Town		YTD 2022	YTD 2023	% Change
Long Beach NASSAU COUNTY	# SINGLE-FAMILY SALES	82	53	-35.4%
	SINGLE-FAMILY AVG. PRICE	\$947,558	\$870,094	-8.2%
	# CONDO/CO-OP SALES	120	74	-38.3%
	CONDO/CO-OP AVG. PRICE	\$470,033	\$486,983	3.6%
	SALES VOLUME	\$134,103,742	\$82,151,750	-38.7%
	DAYS ON MARKET	77	94	22.1%
Lynbrook NASSAU COUNTY	# SINGLE-FAMILY SALES	73	53	-27.4%
	SINGLE-FAMILY AVG. PRICE	\$637,664	\$648,132	1.6%
	# CONDO/CO-OP SALES	34	21	-38.2%
	CONDO/CO-OP AVG. PRICE	\$295,729	\$309,714	4.7%
	SALES VOLUME	\$56,604,300	\$40,855,000	-27.8%
	DAYS ON MARKET	54	66	22.2%
Manhasset NASSAU COUNTY	# SINGLE-FAMILY SALES	83	67	-19.3%
	SINGLE-FAMILY AVG. PRICE	\$2,047,579	\$1,811,740	-11.5%
	# CONDO/CO-OP SALES	35	17	-51.4%
	CONDO/CO-OP AVG. PRICE	\$1,686,860	\$1,626,322	-3.6%
	SALES VOLUME	\$228,989,167	\$149,034,030	-34.9%
	DAYS ON MARKET	87	73	-16.1%
Manhasset Hills NASSAU COUNTY	# SINGLE-FAMILY SALES	18	10	-44.4%
	SINGLE-FAMILY AVG. PRICE	\$1,149,716	\$1,381,500	20.2%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$20,694,887	\$13,815,000	-33.2%
	DAYS ON MARKET	43	55	27.9%
Massapequa NASSAU COUNTY	# SINGLE-FAMILY SALES	252	146	-42.1%
	SINGLE-FAMILY AVG. PRICE	\$695,320	\$744,134	7.0%
	# CONDO/CO-OP SALES	8	7	-12.5%
	CONDO/CO-OP AVG. PRICE	\$550,000	\$594,286	8.1%
	SALES VOLUME	\$179,620,715	\$112,803,500	-37.2%
	DAYS ON MARKET	43	49	14.0%



Town		YTD 2022	YTD 2023	% Change
Massapequa Park NASSAU COUNTY	# SINGLE-FAMILY SALES	120	72	-40.0%
	SINGLE-FAMILY AVG. PRICE	\$694,370	\$716,526	3.2%
	# CONDO/CO-OP SALES	0	2	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$642,500	-
	SALES VOLUME	\$83,324,378	\$52,874,890	-36.5%
	DAYS ON MARKET	36	50	38.9%
Matinecock NASSAU COUNTY	# SINGLE-FAMILY SALES	4	0	0.0%
	SINGLE-FAMILY AVG. PRICE	\$3,451,250	-	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$13,805,000	-	-
	DAYS ON MARKET	77	-	-
Merrick NASSAU COUNTY	# SINGLE-FAMILY SALES	189	127	-32.8%
	SINGLE-FAMILY AVG. PRICE	\$742,822	\$777,850	4.7%
	# CONDO/CO-OP SALES	5	1	-80.0%
	CONDO/CO-OP AVG. PRICE	\$524,650	\$592,000	12.8%
	SALES VOLUME	\$143,016,624	\$99,378,997	-30.5%
	DAYS ON MARKET	51	65	27.5%
Mill Neck NASSAU COUNTY	# SINGLE-FAMILY SALES	6	7	16.7%
	SINGLE-FAMILY AVG. PRICE	\$2,141,167	\$5,210,071	143.3%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$12,847,000	\$36,470,500	183.9%
	DAYS ON MARKET	59	100	69.5%
Mineola NASSAU COUNTY	# SINGLE-FAMILY SALES	74	55	-25.7%
	SINGLE-FAMILY AVG. PRICE	\$744,696	\$754,269	1.3%
	# CONDO/CO-OP SALES	26	21	-19.2%
	CONDO/CO-OP AVG. PRICE	\$308,731	\$299,575	-3.0%
	SALES VOLUME	\$63,134,487	\$47,775,844	-24.3%
	DAYS ON MARKET	51	66	29.4%

Town		YTD 2022	YTD 2023	% Change
Muttontown NASSAU COUNTY	# SINGLE-FAMILY SALES	33	14	-57.6%
	SINGLE-FAMILY AVG. PRICE	\$2,088,424	\$2,344,857	12.3%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$68,918,000	\$32,828,000	-52.4%
	DAYS ON MARKET	144	113	-21.5%
New Hyde Park NASSAU COUNTY	# SINGLE-FAMILY SALES	156	114	-26.9%
	SINGLE-FAMILY AVG. PRICE	\$774,626	\$806,116	4.1%
	# CONDO/CO-OP SALES	3	1	-66.7%
	CONDO/CO-OP AVG. PRICE	\$608,000	\$1,180,000	94.1%
	SALES VOLUME	\$122,665,623	\$93,077,171	-24.1%
	DAYS ON MARKET	62	59	-4.8%
North Bellmore NASSAU COUNTY	# SINGLE-FAMILY SALES	72	56	-22.2%
	SINGLE-FAMILY AVG. PRICE	\$657,335	\$687,821	4.6%
	# CONDO/CO-OP SALES	2	3	50.0%
	CONDO/CO-OP AVG. PRICE	\$270,000	\$265,000	-1.9%
	SALES VOLUME	\$47,868,099	\$39,313,000	-17.9%
	DAYS ON MARKET	39	46	17.9%
North Woodmere NASSAU COUNTY	# SINGLE-FAMILY SALES	21	17	-19.0%
	SINGLE-FAMILY AVG. PRICE	\$993,381	\$980,647	-1.3%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$20,861,000	\$16,671,000	-20.1%
	DAYS ON MARKET	62	68	9.7%
Oceanside NASSAU COUNTY	# SINGLE-FAMILY SALES	164	96	-41.5%
	SINGLE-FAMILY AVG. PRICE	\$691,990	\$670,905	-3.0%
	# CONDO/CO-OP SALES	24	26	8.3%
	CONDO/CO-OP AVG. PRICE	\$432,688	\$465,420	7.6%
	SALES VOLUME	\$123,870,861	\$76,507,817	-38.2%
	DAYS ON MARKET	46	63	37.0%

Town		YTD 2022	YTD 2023	% Change
Old Bethpage NASSAU COUNTY	# SINGLE-FAMILY SALES	29	19	-34.5%
	SINGLE-FAMILY AVG. PRICE	\$832,444	\$907,225	9.0%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$24,140,877	\$17,237,280	-28.6%
	DAYS ON MARKET	34	46	35.3%
Old Brookville NASSAU COUNTY	# SINGLE-FAMILY SALES	6	4	-33.3%
	SINGLE-FAMILY AVG. PRICE	\$2,069,417	\$4,329,250	109.2%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$12,416,500	\$17,317,000	39.5%
	DAYS ON MARKET	81	97	19.8%
Old Westbury NASSAU COUNTY	# SINGLE-FAMILY SALES	14	13	-7.1%
	SINGLE-FAMILY AVG. PRICE	\$3,468,357	\$2,934,538	-15.4%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$48,557,000	\$38,149,000	-21.4%
	DAYS ON MARKET	106	90	-15.1%
Oyster Bay NASSAU COUNTY	# SINGLE-FAMILY SALES	33	34	3.0%
	SINGLE-FAMILY AVG. PRICE	\$911,955	\$846,819	-7.1%
	# CONDO/CO-OP SALES	7	6	-14.3%
	CONDO/CO-OP AVG. PRICE	\$298,857	\$349,750	17.0%
	SALES VOLUME	\$32,186,500	\$30,890,338	-4.0%
	DAYS ON MARKET	75	85	13.3%
Oyster Bay Cove NASSAU COUNTY	# SINGLE-FAMILY SALES	21	13	-38.1%
	SINGLE-FAMILY AVG. PRICE	\$1,950,643	\$2,404,538	23.3%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$40,963,500	\$31,259,000	-23.7%
	DAYS ON MARKET	110	121	10.0%

Town		YTD 2022	YTD 2023	% Change
Plainview NASSAU COUNTY	# SINGLE-FAMILY SALES	149	113	-24.2%
	SINGLE-FAMILY AVG. PRICE	\$846,605	\$875,018	3.4%
	# CONDO/CO-OP SALES	22	21	-4.5%
	CONDO/CO-OP AVG. PRICE	\$727,927	\$850,548	16.8%
	SALES VOLUME	\$142,158,500	\$116,738,508	-17.9%
	DAYS ON MARKET	51	60	17.6%
Point Lookout NASSAU COUNTY	# SINGLE-FAMILY SALES	22	15	-31.8%
	SINGLE-FAMILY AVG. PRICE	\$1,302,532	\$1,275,567	-2.1%
	# CONDO/CO-OP SALES	13	10	-23.1%
	CONDO/CO-OP AVG. PRICE	\$543,048	\$558,400	2.8%
	SALES VOLUME	\$35,715,326	\$24,717,499	-30.8%
	DAYS ON MARKET	77	111	44.2%
Port Washington NASSAU COUNTY	# SINGLE-FAMILY SALES	100	81	-19.0%
	SINGLE-FAMILY AVG. PRICE	\$1,042,950	\$1,203,709	15.4%
	# CONDO/CO-OP SALES	15	10	-33.3%
	CONDO/CO-OP AVG. PRICE	\$754,500	\$817,900	8.4%
	SALES VOLUME	\$115,612,513	\$105,679,410	-8.6%
	DAYS ON MARKET	50	56	12.0%
Rockville Centre NASSAU COUNTY	# SINGLE-FAMILY SALES	109	70	-35.8%
	SINGLE-FAMILY AVG. PRICE	\$927,035	\$938,768	1.3%
	# CONDO/CO-OP SALES	60	29	-51.7%
	CONDO/CO-OP AVG. PRICE	\$335,288	\$343,613	2.5%
	SALES VOLUME	\$121,164,098	\$75,678,551	-37.5%
	DAYS ON MARKET	61	66	8.2%
Roslyn NASSAU COUNTY	# SINGLE-FAMILY SALES	40	16	-60.0%
	SINGLE-FAMILY AVG. PRICE	\$1,405,809	\$1,314,845	-6.5%
	# CONDO/CO-OP SALES	22	10	-54.5%
	CONDO/CO-OP AVG. PRICE	\$1,143,886	\$1,020,300	-10.8%
	SALES VOLUME	\$81,397,877	\$31,240,518	-61.6%
	DAYS ON MARKET	57	54	-5.3%



Town		YTD 2022	YTD 2023	% Change
Roslyn Estates NASSAU COUNTY	# SINGLE-FAMILY SALES	4	4	0.0%
	SINGLE-FAMILY AVG. PRICE	\$1,628,250	\$1,496,250	-8.1%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$6,513,000	\$5,985,000	-8.1%
	DAYS ON MARKET	108	20	-81.5%
Roslyn Harbor NASSAU COUNTY	# SINGLE-FAMILY SALES	3	3	0.0%
	SINGLE-FAMILY AVG. PRICE	\$1,108,000	\$3,195,000	188.4%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$3,324,000	\$9,585,000	188.4%
	DAYS ON MARKET	39	108	176.9%
Roslyn Heights NASSAU COUNTY	# SINGLE-FAMILY SALES	37	32	-13.5%
	SINGLE-FAMILY AVG. PRICE	\$1,158,486	\$1,340,291	15.7%
	# CONDO/CO-OP SALES	22	7	-68.2%
	CONDO/CO-OP AVG. PRICE	\$436,223	\$373,571	-14.4%
	SALES VOLUME	\$52,460,900	\$45,504,300	-13.3%
	DAYS ON MARKET	76	53	-30.3%
Sands Point NASSAU COUNTY	# SINGLE-FAMILY SALES	18	6	-66.7%
	SINGLE-FAMILY AVG. PRICE	\$3,409,668	\$3,965,004	16.3%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$61,374,022	\$23,790,022	-61.2%
	DAYS ON MARKET	169	278	64.5%
Sea Cliff NASSAU COUNTY	# SINGLE-FAMILY SALES	25	15	-40.0%
	SINGLE-FAMILY AVG. PRICE	\$1,019,960	\$992,667	-2.7%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$25,499,000	\$14,889,999	-41.6%
	DAYS ON MARKET	49	63	28.6%

Town		YTD 2022	YTD 2023	% Change
Seaford NASSAU COUNTY	# SINGLE-FAMILY SALES	94	63	-33.0%
	SINGLE-FAMILY AVG. PRICE	\$657,888	\$634,169	-3.6%
	# CONDO/CO-OP SALES	2	1	-50.0%
	CONDO/CO-OP AVG. PRICE	\$655,000	\$310,000	-52.7%
	SALES VOLUME	\$63,151,518	\$40,262,620	-36.2%
	DAYS ON MARKET	40	52	30.0%
Searingtown NASSAU COUNTY	# SINGLE-FAMILY SALES	8	3	-62.5%
	SINGLE-FAMILY AVG. PRICE	\$1,361,688	\$1,064,667	-21.8%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$10,893,500	\$3,194,000	-70.7%
	DAYS ON MARKET	52	21	-59.6%
Syosset NASSAU COUNTY	# SINGLE-FAMILY SALES	130	81	-37.7%
	SINGLE-FAMILY AVG. PRICE	\$1,112,842	\$1,028,165	-7.6%
	# CONDO/CO-OP SALES	6	6	0.0%
	CONDO/CO-OP AVG. PRICE	\$678,000	\$806,667	19.0%
	SALES VOLUME	\$148,737,453	\$88,121,399	-40.8%
	DAYS ON MARKET	59	60	1.7%
Upper Brookville NASSAU COUNTY	# SINGLE-FAMILY SALES	10	6	-40.0%
	SINGLE-FAMILY AVG. PRICE	\$2,421,200	\$2,055,800	-15.1%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$24,212,000	\$12,334,800	-49.1%
	DAYS ON MARKET	159	112	-29.6%
Valley Stream NASSAU COUNTY	# SINGLE-FAMILY SALES	190	164	-13.7%
	SINGLE-FAMILY AVG. PRICE	\$637,135	\$631,199	-0.9%
	# CONDO/CO-OP SALES	23	20	-13.0%
	CONDO/CO-OP AVG. PRICE	\$346,022	\$427,800	23.6%
	SALES VOLUME	\$129,014,226	\$112,072,700	-13.1%
	DAYS ON MARKET	50	64	28.0%

Town		YTD 2022	YTD 2023	% Change
Wantagh NASSAU COUNTY	# SINGLE-FAMILY SALES	164	101	-38.4%
	SINGLE-FAMILY AVG. PRICE	\$712,203	\$676,228	-5.1%
	# CONDO/CO-OP SALES	9	7	-22.2%
	CONDO/CO-OP AVG. PRICE	\$429,778	\$478,500	11.3%
	SALES VOLUME	\$120,669,258	\$71,648,549	-40.6%
	DAYS ON MARKET	45	52	15.6%
Williston Park NASSAU COUNTY	# SINGLE-FAMILY SALES	27	16	-40.7%
	SINGLE-FAMILY AVG. PRICE	\$773,722	\$783,259	1.2%
	# CONDO/CO-OP SALES	1	0	0.0%
	CONDO/CO-OP AVG. PRICE	\$405,000	-	-
	SALES VOLUME	\$21,295,500	\$12,532,150	-41.2%
	DAYS ON MARKET	40	41	2.5%
East Williston NASSAU COUNTY	# SINGLE-FAMILY SALES	11	7	-36.4%
	SINGLE-FAMILY AVG. PRICE	\$1,202,000	\$1,284,800	6.9%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$13,222,000	\$8,993,600	-32.0%
	DAYS ON MARKET	30	52	73.3%
Westbury NASSAU COUNTY	# SINGLE-FAMILY SALES	148	118	-20.3%
	SINGLE-FAMILY AVG. PRICE	\$671,022	\$698,096	4.0%
	# CONDO/CO-OP SALES	37	32	-13.5%
	CONDO/CO-OP AVG. PRICE	\$576,297	\$515,812	-10.5%
	SALES VOLUME	\$120,634,187	\$98,881,279	-18.0%
	DAYS ON MARKET	60	70	16.7%
Woodbury NASSAU COUNTY	# SINGLE-FAMILY SALES	31	19	-38.7%
	SINGLE-FAMILY AVG. PRICE	\$1,355,513	\$1,318,605	-2.7%
	# CONDO/CO-OP SALES	15	14	-6.7%
	CONDO/CO-OP AVG. PRICE	\$782,733	\$823,286	5.2%
	SALES VOLUME	\$53,761,900	\$36,579,500	-32.0%
	DAYS ON MARKET	76	53	-30.3%

# Long Island Market Report

## SUFFOLK COUNTY YTD 2023 CLOSED SALES

Town		YTD 2022	YTD 2023	% Change
Center Moriches SUFFOLK COUNTY	# SINGLE-FAMILY SALES	40	24	-40.0%
	SINGLE-FAMILY AVG. PRICE	\$716,725	\$570,245	-20.4%
	# CONDO/CO-OP SALES	1	2	100.0%
	CONDO/CO-OP AVG. PRICE	\$638,000	\$620,000	-2.8%
	SALES VOLUME	\$29,306,999	\$14,925,889	-49.1%
	DAYS ON MARKET	79	73	-7.6%
Centerport SUFFOLK COUNTY	# SINGLE-FAMILY SALES	41	34	-17.1%
	SINGLE-FAMILY AVG. PRICE	\$842,504	\$803,524	-4.6%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$34,542,650	\$27,319,801	-20.9%
	DAYS ON MARKET	48	63	31.3%
Cold Spring Harbor SUFFOLK COUNTY	# SINGLE-FAMILY SALES	0	0	0.0%
	SINGLE-FAMILY AVG. PRICE	-	-	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	-	-
	DAYS ON MARKET	-	-	-
Commack SUFFOLK COUNTY	# SINGLE-FAMILY SALES	120	97	-19.2%
	SINGLE-FAMILY AVG. PRICE	\$727,668	\$713,698	-1.9%
	# CONDO/CO-OP SALES	11	1	-90.9%
	CONDO/CO-OP AVG. PRICE	\$579,273	\$857,000	47.9%
	SALES VOLUME	\$93,692,211	\$70,085,690	-25.2%
	DAYS ON MARKET	35	56	60.0%



Town		YTD 2022	YTD 2023	% Change
Dix Hills SUFFOLK COUNTY	# SINGLE-FAMILY SALES	149	90	-39.6%
	SINGLE-FAMILY AVG. PRICE	\$995,782	\$962,379	-3.4%
	# CONDO/CO-OP SALES	1	3	200.0%
	CONDO/CO-OP AVG. PRICE	\$680,000	\$663,333	-2.5%
	SALES VOLUME	\$149,051,497	\$88,604,111	-40.6%
	DAYS ON MARKET	61	65	6.6%
East Moriches SUFFOLK COUNTY	# SINGLE-FAMILY SALES	24	14	-41.7%
	SINGLE-FAMILY AVG. PRICE	\$645,354	\$804,338	24.6%
	# CONDO/CO-OP SALES	0	1	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$675,000	-
	SALES VOLUME	\$15,488,500	\$11,935,737	-22.9%
	DAYS ON MARKET	45	93	106.7%
Fort Salonga SUFFOLK COUNTY	# SINGLE-FAMILY SALES	16	5	-68.7%
	SINGLE-FAMILY AVG. PRICE	\$965,715	\$901,300	-6.7%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$15,451,440	\$4,506,499	-70.8%
	DAYS ON MARKET	47	59	25.5%
Greenlawn SUFFOLK COUNTY	# SINGLE-FAMILY SALES	46	28	-39.1%
	SINGLE-FAMILY AVG. PRICE	\$776,919	\$717,750	-7.6%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$35,738,284	\$20,097,000	-43.8%
	DAYS ON MARKET	27	73	170.4%
Huntington SUFFOLK COUNTY	# SINGLE-FAMILY SALES	205	127	-38.0%
	SINGLE-FAMILY AVG. PRICE	\$797,662	\$794,234	-0.4%
	# CONDO/CO-OP SALES	14	17	21.4%
	CONDO/CO-OP AVG. PRICE	\$457,429	\$525,412	14.9%
	SALES VOLUME	\$169,924,749	\$109,799,746	-35.4%
	DAYS ON MARKET	39	57	46.2%

Town		YTD 2022	YTD 2023	% Change
Huntington Bay SUFFOLK COUNTY	# SINGLE-FAMILY SALES	11	10	-9.1%
	SINGLE-FAMILY AVG. PRICE	\$1,213,363	\$1,357,590	11.9%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$13,346,998	\$13,575,899	1.7%
	DAYS ON MARKET	46	47	2.2%
Huntington Station SUFFOLK COUNTY	# SINGLE-FAMILY SALES	140	121	-13.6%
	SINGLE-FAMILY AVG. PRICE	\$551,435	\$556,987	1.0%
	# CONDO/CO-OP SALES	17	10	-41.2%
	CONDO/CO-OP AVG. PRICE	\$367,705	\$384,200	4.5%
	SALES VOLUME	\$83,451,940	\$71,237,476	-14.6%
	DAYS ON MARKET	45	56	24.4%
Lloyd Harbor SUFFOLK COUNTY	# SINGLE-FAMILY SALES	14	14	0.0%
	SINGLE-FAMILY AVG. PRICE	\$2,423,536	\$2,111,643	-12.9%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$33,929,500	\$29,563,000	-12.9%
	DAYS ON MARKET	43	76	76.7%
Lloyd Neck SUFFOLK COUNTY	# SINGLE-FAMILY SALES	4	3	-25.0%
	SINGLE-FAMILY AVG. PRICE	\$1,146,000	\$1,225,000	6.9%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$4,584,000	\$3,675,000	-19.8%
	DAYS ON MARKET	100	86	-14.0%
Manorville SUFFOLK COUNTY	# SINGLE-FAMILY SALES	61	56	-8.2%
	SINGLE-FAMILY AVG. PRICE	\$633,845	\$615,853	-2.8%
	# CONDO/CO-OP SALES	42	22	-47.6%
	CONDO/CO-OP AVG. PRICE	\$284,156	\$301,988	6.3%
	SALES VOLUME	\$50,599,120	\$41,131,490	-18.7%
	DAYS ON MARKET	49	61	24.5%

Town		YTD 2022	YTD 2023	% Change
Mastic SUFFOLK COUNTY	# SINGLE-FAMILY SALES	118	87	-26.3%
	SINGLE-FAMILY AVG. PRICE	\$385,889	\$404,661	4.9%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$45,534,857	\$35,205,475	-22.7%
	DAYS ON MARKET	51	53	3.9%
Mastic Beach SUFFOLK COUNTY	# SINGLE-FAMILY SALES	157	90	-42.7%
	SINGLE-FAMILY AVG. PRICE	\$340,734	\$351,154	3.1%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$53,495,252	\$31,603,901	-40.9%
	DAYS ON MARKET	70	93	32.9%
Melville SUFFOLK COUNTY	# SINGLE-FAMILY SALES	79	51	-35.4%
	SINGLE-FAMILY AVG. PRICE	\$886,430	\$948,194	7.0%
	# CONDO/CO-OP SALES	20	38	90.0%
	CONDO/CO-OP AVG. PRICE	\$752,610	\$706,275	-6.2%
	SALES VOLUME	\$85,080,197	\$75,196,335	-11.6%
	DAYS ON MARKET	56	64	14.3%
Moriches SUFFOLK COUNTY	# SINGLE-FAMILY SALES	11	6	-45.5%
	SINGLE-FAMILY AVG. PRICE	\$611,864	\$613,333	0.2%
	# CONDO/CO-OP SALES	6	5	-16.7%
	CONDO/CO-OP AVG. PRICE	\$457,500	\$464,600	1.6%
	SALES VOLUME	\$9,475,500	\$6,003,000	-36.6%
	DAYS ON MARKET	67	70	4.5%
Mount Sinai SUFFOLK COUNTY	# SINGLE-FAMILY SALES	64	37	-42.2%
	SINGLE-FAMILY AVG. PRICE	\$636,345	\$669,973	5.3%
	# CONDO/CO-OP SALES	22	18	-18.2%
	CONDO/CO-OP AVG. PRICE	\$568,909	\$572,056	0.6%
	SALES VOLUME	\$53,242,108	\$35,086,000	-34.1%
	DAYS ON MARKET	51	68	33.3%

Town		YTD 2022	YTD 2023	% Change
Nesconset SUFFOLK COUNTY	# SINGLE-FAMILY SALES	67	63	-6.0%
	SINGLE-FAMILY AVG. PRICE	\$605,987	\$608,631	0.4%
	# CONDO/CO-OP SALES	5	6	20.0%
	CONDO/CO-OP AVG. PRICE	\$584,000	\$560,833	-4.0%
	SALES VOLUME	\$43,521,137	\$41,708,747	-4.2%
	DAYS ON MARKET	47	65	38.3%
Nissequogue SUFFOLK COUNTY	# SINGLE-FAMILY SALES	9	17	88.9%
	SINGLE-FAMILY AVG. PRICE	\$1,475,889	\$1,452,794	-1.6%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$13,283,000	\$24,697,490	85.9%
	DAYS ON MARKET	71	125	76.1%
Northport SUFFOLK COUNTY	# SINGLE-FAMILY SALES	78	94	20.5%
	SINGLE-FAMILY AVG. PRICE	\$917,797	\$906,342	-1.2%
	# CONDO/CO-OP SALES	2	1	-50.0%
	CONDO/CO-OP AVG. PRICE	\$820,000	\$850,000	3.7%
	SALES VOLUME	\$73,228,203	\$86,046,194	17.5%
	DAYS ON MARKET	52	66	26.9%
East Northport SUFFOLK COUNTY	# SINGLE-FAMILY SALES	140	84	-40.0%
	SINGLE-FAMILY AVG. PRICE	\$685,693	\$686,510	0.1%
	# CONDO/CO-OP SALES	3	0	0.0%
	CONDO/CO-OP AVG. PRICE	\$900,667	-	-
	SALES VOLUME	\$98,699,068	\$57,666,800	-41.6%
	DAYS ON MARKET	32	38	18.8%
Patchogue SUFFOLK COUNTY	# SINGLE-FAMILY SALES	212	123	-42.0%
	SINGLE-FAMILY AVG. PRICE	\$484,122	\$469,085	-3.1%
	# CONDO/CO-OP SALES	35	27	-22.9%
	CONDO/CO-OP AVG. PRICE	\$327,228	\$288,667	-11.8%
	SALES VOLUME	\$114,086,847	\$65,491,497	-42.6%
	DAYS ON MARKET	41	47	14.6%

Town		YTD 2022	YTD 2023	% Change
Riverhead SUFFOLK COUNTY	# SINGLE-FAMILY SALES	97	72	-25.8%
	SINGLE-FAMILY AVG. PRICE	\$395,728	\$428,383	8.3%
	# CONDO/CO-OP SALES	31	26	-16.1%
	CONDO/CO-OP AVG. PRICE	\$455,153	\$492,969	8.3%
	SALES VOLUME	\$52,495,390	\$43,660,740	-16.8%
	DAYS ON MARKET	62	57	-8.1%
Saint James SUFFOLK COUNTY	# SINGLE-FAMILY SALES	65	41	-36.9%
	SINGLE-FAMILY AVG. PRICE	\$780,231	\$808,854	3.7%
	# CONDO/CO-OP SALES	21	22	4.8%
	CONDO/CO-OP AVG. PRICE	\$426,200	\$405,586	-4.8%
	SALES VOLUME	\$59,665,233	\$42,085,900	-29.5%
	DAYS ON MARKET	63	52	-17.5%
Sayville SUFFOLK COUNTY	# SINGLE-FAMILY SALES	56	42	-25.0%
	SINGLE-FAMILY AVG. PRICE	\$650,220	\$630,798	-3.0%
	# CONDO/CO-OP SALES	11	8	-27.3%
	CONDO/CO-OP AVG. PRICE	\$396,227	\$416,813	5.2%
	SALES VOLUME	\$40,770,831	\$29,828,000	-26.8%
	DAYS ON MARKET	36	57	58.3%
Setauket SUFFOLK COUNTY	# SINGLE-FAMILY SALES	110	77	-30.0%
	SINGLE-FAMILY AVG. PRICE	\$708,481	\$690,384	-2.6%
	# CONDO/CO-OP SALES	13	11	-15.4%
	CONDO/CO-OP AVG. PRICE	\$574,077	\$592,073	3.1%
	SALES VOLUME	\$85,395,873	\$59,672,378	-30.1%
	DAYS ON MARKET	46	54	17.4%
Shirley SUFFOLK COUNTY	# SINGLE-FAMILY SALES	204	132	-35.3%
	SINGLE-FAMILY AVG. PRICE	\$414,175	\$421,747	1.8%
	# CONDO/CO-OP SALES	2	7	250.0%
	CONDO/CO-OP AVG. PRICE	\$447,450	\$440,286	-1.6%
	SALES VOLUME	\$85,386,539	\$58,752,543	-31.2%
	DAYS ON MARKET	50	55	10.0%

Town		YTD 2022	YTD 2023	% Change
Smithtown SUFFOLK COUNTY	# SINGLE-FAMILY SALES	143	107	-25.2%
	SINGLE-FAMILY AVG. PRICE	\$694,424	\$741,402	6.8%
	# CONDO/CO-OP SALES	18	10	-44.4%
	CONDO/CO-OP AVG. PRICE	\$447,250	\$480,968	7.5%
	SALES VOLUME	\$107,353,139	\$84,139,725	-21.6%
	DAYS ON MARKET	37	61	64.9%
Wading River SUFFOLK COUNTY	# SINGLE-FAMILY SALES	66	35	-47.0%
	SINGLE-FAMILY AVG. PRICE	\$604,005	\$650,143	7.6%
	# CONDO/CO-OP SALES	0	1	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$630,000	-
	SALES VOLUME	\$39,864,349	\$23,385,000	-41.3%
	DAYS ON MARKET	44	74	68.2%

# Long Island Market Report

## NORTH FORK YTD 2023 CLOSED SALES

Town		YTD 2022	YTD 2023	% Change
Aquebogue NORTH FORK	# SINGLE-FAMILY SALES	21	15	-28.6%
	SINGLE-FAMILY AVG. PRICE	\$924,538	\$784,320	-15.2%
	# CONDO/CO-OP SALES	0	2	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$654,500	-
	SALES VOLUME	\$19,415,307	\$13,073,799	-32.7%
	DAYS ON MARKET	98	74	-24.5%
Baiting Hollow NORTH FORK	# SINGLE-FAMILY SALES	22	15	-31.8%
	SINGLE-FAMILY AVG. PRICE	\$523,091	\$550,133	5.2%
	# CONDO/CO-OP SALES	3	3	0.0%
	CONDO/CO-OP AVG. PRICE	\$446,667	\$554,333	24.1%
	SALES VOLUME	\$12,848,000	\$9,915,000	-22.8%
	DAYS ON MARKET	51	80	56.9%
Cutchogue NORTH FORK	# SINGLE-FAMILY SALES	22	18	-18.2%
	SINGLE-FAMILY AVG. PRICE	\$1,279,638	\$1,523,972	19.1%
	# CONDO/CO-OP SALES	1	1	0.0%
	CONDO/CO-OP AVG. PRICE	\$865,000	\$950,000	9.8%
	SALES VOLUME	\$29,017,030	\$28,381,500	-2.2%
	DAYS ON MARKET	48	57	18.8%
East Marion NORTH FORK	# SINGLE-FAMILY SALES	7	11	57.1%
	SINGLE-FAMILY AVG. PRICE	\$1,122,571	\$1,436,500	28.0%
	# CONDO/CO-OP SALES	0	2	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$780,000	-
	SALES VOLUME	\$7,857,999	\$17,361,500	120.9%
	DAYS ON MARKET	87	68	-21.8%

Town		YTD 2022	YTD 2023	% Change
Greenport NORTH FORK	# SINGLE-FAMILY SALES	27	17	-37.0%
	SINGLE-FAMILY AVG. PRICE	\$1,142,574	\$1,075,956	-5.8%
	# CONDO/CO-OP SALES	2	1	-50.0%
	CONDO/CO-OP AVG. PRICE	\$807,500	\$227,500	-71.8%
	SALES VOLUME	\$32,464,499	\$18,518,750	-43.0%
	DAYS ON MARKET	75	53	-29.3%
Jamesport NORTH FORK	# SINGLE-FAMILY SALES	15	11	-26.7%
	SINGLE-FAMILY AVG. PRICE	\$799,433	\$1,017,454	27.3%
	# CONDO/CO-OP SALES	2	0	0.0%
	CONDO/CO-OP AVG. PRICE	\$1,155,000	-	-
	SALES VOLUME	\$14,301,499	\$11,191,990	-21.7%
	DAYS ON MARKET	65	48	-26.2%
Laurel NORTH FORK	# SINGLE-FAMILY SALES	8	6	-25.0%
	SINGLE-FAMILY AVG. PRICE	\$1,239,188	\$1,141,500	-7.9%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$9,913,500	\$6,848,999	-30.9%
	DAYS ON MARKET	54	28	-48.1%
Mattituck NORTH FORK	# SINGLE-FAMILY SALES	32	16	-50.0%
	SINGLE-FAMILY AVG. PRICE	\$1,153,402	\$1,146,406	-0.6%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$36,908,870	\$18,342,500	-50.3%
	DAYS ON MARKET	72	61	-15.3%
New Suffolk NORTH FORK	# SINGLE-FAMILY SALES	3	2	-33.3%
	SINGLE-FAMILY AVG. PRICE	\$741,333	\$2,335,000	215.0%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$2,224,000	\$4,670,000	110.0%
	DAYS ON MARKET	15	17	13.3%



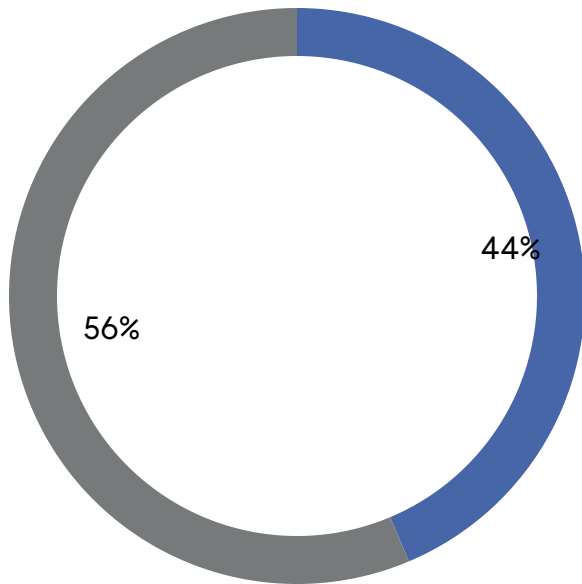
Town		YTD 2022	YTD 2023	% Change
Orient NORTH FORK	# SINGLE-FAMILY SALES	7	8	14.3%
	SINGLE-FAMILY AVG. PRICE	\$1,250,071	\$1,910,850	52.9%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$8,750,500	\$15,286,800	74.7%
	DAYS ON MARKET	99	146	47.5%
Peconic NORTH FORK	# SINGLE-FAMILY SALES	4	2	-50.0%
	SINGLE-FAMILY AVG. PRICE	\$1,232,750	\$1,332,500	8.1%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$4,931,000	\$2,665,000	-46.0%
	DAYS ON MARKET	39	86	120.5%
Shelter Island NORTH FORK	# SINGLE-FAMILY SALES	5	8	60.0%
	SINGLE-FAMILY AVG. PRICE	\$1,121,800	\$2,317,487	106.6%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$5,609,000	\$18,539,899	230.5%
	DAYS ON MARKET	103	150	45.6%
Southold NORTH FORK	# SINGLE-FAMILY SALES	59	33	-44.1%
	SINGLE-FAMILY AVG. PRICE	\$1,205,975	\$1,265,591	4.9%
	# CONDO/CO-OP SALES	1	3	200.0%
	CONDO/CO-OP AVG. PRICE	\$535,000	\$725,115	35.5%
	SALES VOLUME	\$71,687,513	\$43,939,842	-38.7%
	DAYS ON MARKET	64	77	20.3%

# Sales Volume & Closed Transactions

NASSAU, SUFFOLK, OVERALL

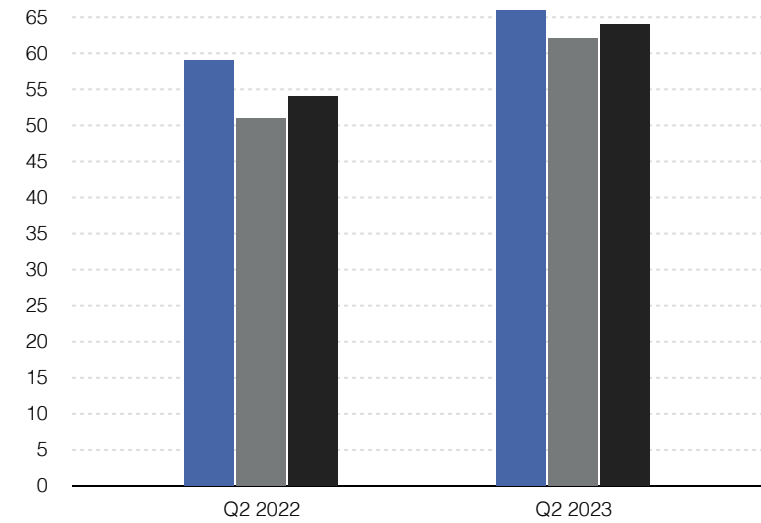
### Closed Sales Volume Market Share

■ Nassau County   ■ Suffolk County



### Closed Sales Average Days On Market

■ Nassau County   ■ Suffolk County   ■ Overall



\*Data in this section is sourced from OneKey MLS and considers all available residential data from Nassau County and Suffolk County (including the Hamptons) between Q1 2022 and Q2 2023.

# Long Island Market Report

## NASSAU, SUFFOLK, OVERALL

		YTD 2022	YTD 2023	% Change
Nassau County	# OF SINGLE-FAMILY SALES	5,513	3,771	-31.6%
	SINGLE-FAMILY AVG. PRICE	\$857,542	\$852,136	-0.6%
	# OF CONDO/CO-OP SALES	982	693	-29.4%
	CONDO/CO-OP AVG. PRICE	\$515,880	\$504,706	-2.2%
	SALES VOLUME	\$5,234,222,345	\$3,563,166,734	-31.9%
	AVERAGE DOM	59	66	11.9%
Suffolk County	# OF SINGLE-FAMILY SALES	6,920	4,920	-28.9%
	SINGLE-FAMILY AVG. PRICE	\$707,072	\$701,808	-0.7%
	# OF CONDO/CO-OP SALES	1,026	843	-17.8%
	CONDO/CO-OP AVG. PRICE	\$392,338	\$424,404	8.2%
	SALES VOLUME	\$5,295,477,247	\$3,810,666,406	-28.0%
	AVERAGE DOM	51	62	21.6%
Overall	# OF SINGLE-FAMILY SALES	12,433	8,691	-30.1%
	SINGLE-FAMILY AVG. PRICE	\$773,793	\$767,035	-0.9%
	# OF CONDO/CO-OP SALES	2,008	1,536	-23.5%
	CONDO/CO-OP AVG. PRICE	\$452,755	\$460,634	1.7%
	SALES VOLUME	\$10,529,699,592	\$7,373,833,140	-30.0%
	AVERAGE DOM	54	64	18.5%

\*Data in this section is sourced from OneKey MLS and considers all available residential data from Nassau County and Suffolk County (including the Hamptons) between Q1 2022 and Q2 2023.

# COMPASS

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

Q2 2023

# Long Island Luxury Market Report

COMPASS



# \$3M+ Closed Sales

NASSAU, SUFFOLK, OVERALL

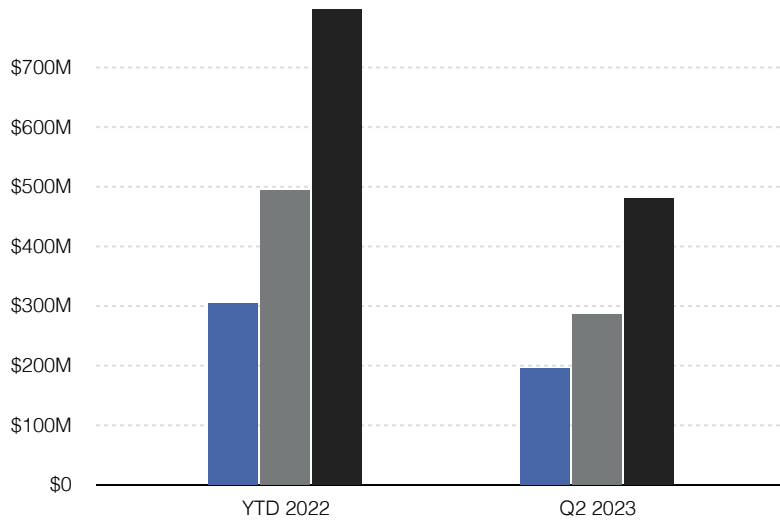
		YTD 2022	YTD 2023	% Change
Nassau County	# OF SALES	70	42	-40.0%
	SALES VOLUME	\$303,552,638	\$195,082,450	-35.7%
	AVERAGE PRICE	\$4,336,466	\$4,644,820	7.1%
	AVERAGE DOM	130	157	20.8%
Suffolk County	# OF SALES	89	58	-34.8%
	SALES VOLUME	\$494,485,100	\$285,432,938	-42.3%
	AVERAGE PRICE	\$5,556,012	\$4,921,258	-11.4%
	AVERAGE DOM	148	164	10.8%
Overall	# OF SALES	159	100	-37.1%
	SALES VOLUME	\$798,037,738	\$480,515,388	-39.8%
	AVERAGE PRICE	\$5,019,105	\$4,805,154	-4.3%
	AVERAGE DOM	140	161	15.0%

# \$3M+ Sales Volume & Closed Transactions

NASSAU, SUFFOLK, OVERALL

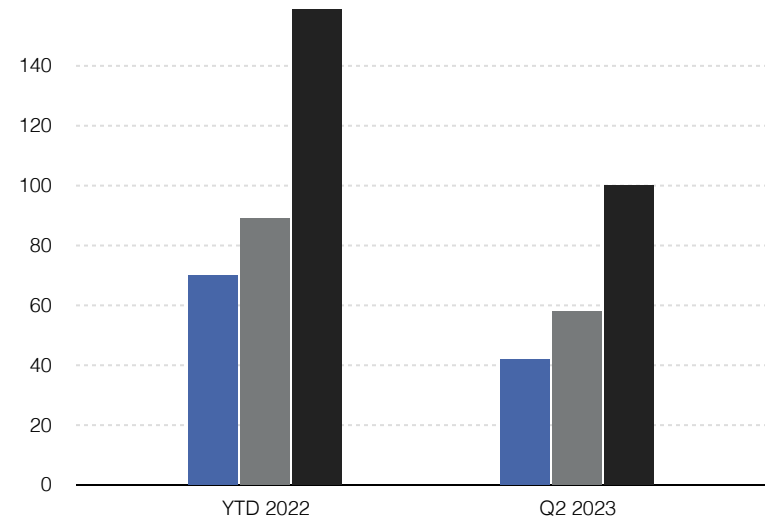
### Closed Luxury Sales Volume

■ Nassau County   ■ Suffolk County   ■ Overall



### Number of Luxury Closed Sales

■ Nassau County   ■ Suffolk County   ■ Overall





INTRODUCING  
**COMPASS**  
CONCIERGE



The Compass Concierge program is the latest in a suite of services designed to prepare your home for market. From deep-cleaning to cosmetic improvements, we will work together to assess opportunities to elevate your home's value.

Compass Concierge will provide you with a tailored plan for updating and staging your home, and the means to execute it. We will front the costs associated with home-selling improvements and only collect payment for the services rendered at the time of the property's closing.



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