Q2 2022

Long Island Market Report

COMPASS

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SOURCES

OneKey MLS

During the second quarter of 2022, the Long Island real estate market continued to experience record low inventory with elevated demand, keeping average sales prices high. All in all, total sales were down nearly 11.5 percent, and sales volume declined 3.7 percent year-over-year. Furthermore, inventory scarcity triggered multiple bid scenarios, contributing to a compelling decline for days on the market for most submarkets.

In Nassau County, the average sales price increased nearly 10.5 percent while total sales declined 13.5 percent. Days on the market dipped 24.2 percent. Further east, Suffolk County experienced a similar scenario. The average sales price rose by 7 percent, and total sales dwindled by nearly 10 percent. Here too, days on the market shrunk nearly 20 percent.

In Nassau and Suffolk, listings priced at $3 million and over saw a 7 percent decrease in days on the market with the average year-over-year sales price increasing in both Nassau and Suffolk Counties. While it increased only slightly by 1 percent in Nassau County, Suffolk County saw a 22 percent increase. Nassau's luxury market seems to be rebounding slightly with a 5.9 percent increase in sales compared to the same time the previous year. On the other hand, Suffolk saw 11.8 percent decrease in luxury sales year-over-year.

By and large, Q2 data demonstrates that the Long Island market continues to remain a destination for buyers in all price ranges in 2022. Looking ahead, buyers will remain plentiful in Q3, keeping average sales prices high and potentially inspiring sellers to list.

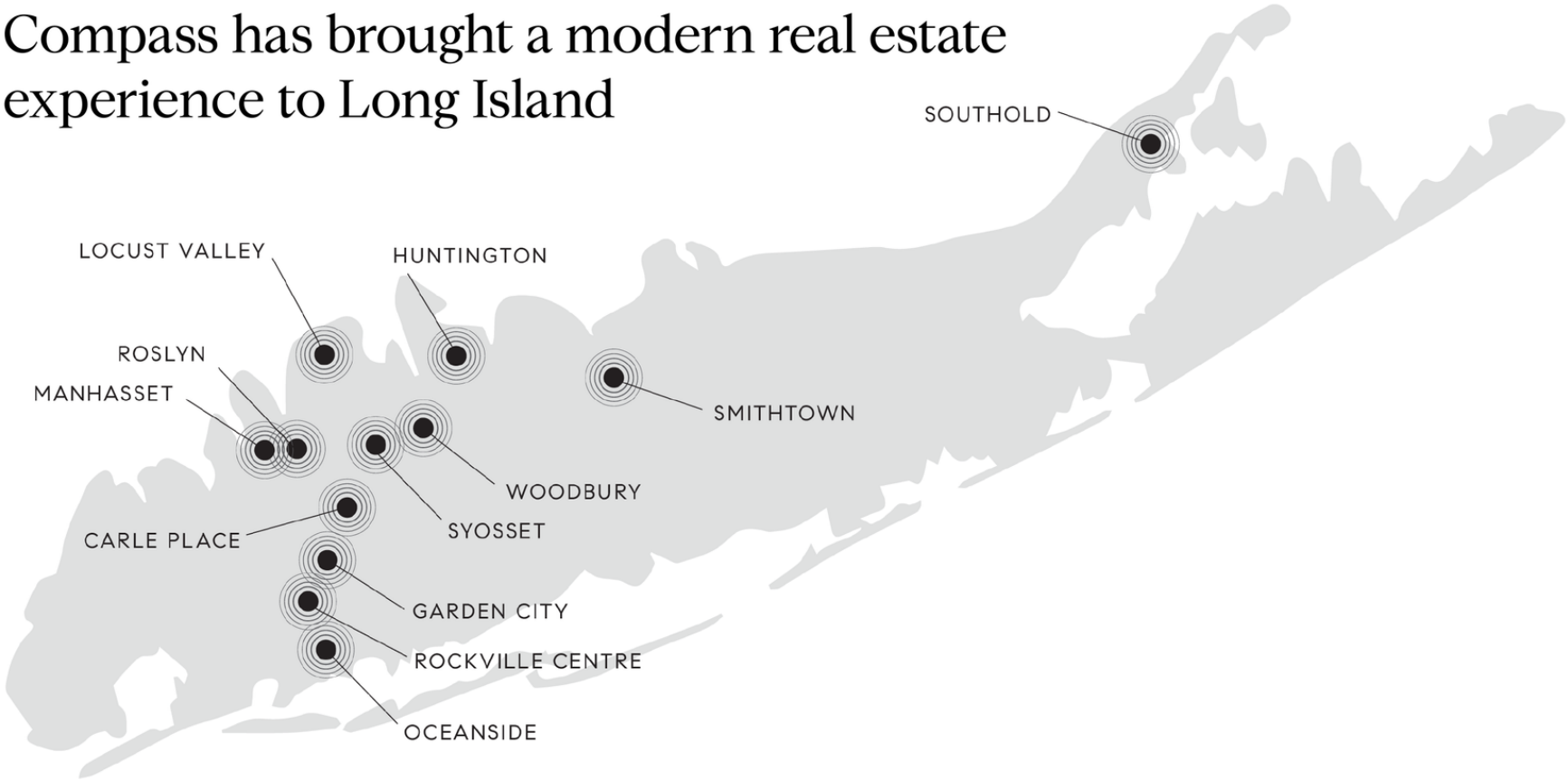
PRESIDENT, NORTHEAST & CALIFORNIA

Rory Golod

SENIOR MANAGING DIRECTOR

Dennis McCarthy

Compass has brought a modern real estate experience to Long Island



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Manhasset, NY 11030
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HUNTINGTON
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Huntington, NY 11743
631.629.7719

ROSLYN
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Roslyn, NY 11576
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LOCUST VALLEY
41 The Plaza
Locust Valley, NY 11560
516.500.8271

GARDEN CITY
182 Seventh Street
Garden City, NY 11530
516.764.6060

SYOSSET
485 Underhill Blvd, #200
Syosset, NY 11791
516.408.2231

OCEANSIDE
2800 Long Beach Road
Oceanside, NY 11572
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WOODBURY
8285 Jericho Parkway
Woodbury, NY 11797
516.703.3360

ROCKVILLE CENTRE
298 Merrick Road
Rockville Centre, NY 11570
516.703.3378

CARLE PLACE
507 Westbury Ave
Carle Place, NY 11514
516.333.1122

SOUTHOLD
54100 Main Road
Southold, NY 11971
631.251.8644

SMITHTOWN
180 East Main St
Smithtown, NY 11787
631.315.7965

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

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NASSAU COUNTY, Q2 2022 CLOSED SALES

Town		Q2 2021	Q2 2022	% Change
Albertson	# OF SALES	11	14	27.3%
	SALES VOLUME	$8,328,000	$12,322,113	48.0%
	AVG. PRICE	$757,091	$880,151	16.3%
	DAYS ON MARKET	54	44	-18.5%
Baldwin	# OF SALES	57	74	29.8%
	SALES VOLUME	$32,947,500	$45,867,000	39.2%
	AVG. PRICE	$578,026	$619,824	7.2%
	DAYS ON MARKET	43	55	27.9%
Bellmore	# OF SALES	57	49	-14.0%
	SALES VOLUME	$35,755,266	$36,877,540	3.1%
	AVG. PRICE	$627,285	$752,603	20.0%
	DAYS ON MARKET	66	35	-47.0%
Bethpage	# OF SALES	61	57	-6.6%
	SALES VOLUME	$37,636,000	$38,685,227	2.8%
	AVG. PRICE	$616,984	$678,688	10.0%
	DAYS ON MARKET	44	30	-31.8%
Brookville	# OF SALES	6	14	133.3%
	SALES VOLUME	$13,600,000	$29,691,000	118.3%
	AVG. PRICE	$2,266,667	$2,120,786	-6.4%
	DAYS ON MARKET	221	84	-62.0%

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NASSAU COUNTY, Q2 2022 CLOSED SALES

Town		Q2 2021	Q2 2022	% Change
Carle Place	# OF SALES	7	6	-14.3%
	SALES VOLUME	$4,379,000	$4,594,000	4.9%
	AVG. PRICE	$625,571	$765,667	22.4%
	DAYS ON MARKET	138	27	-80.4%
Cedarhurst	# OF SALES	39	40	2.6%
	SALES VOLUME	$35,717,250	$47,689,599	33.5%
	AVG. PRICE	$915,827	$1,192,240	30.2%
	DAYS ON MARKET	68	77	13.2%
Centre Island	# OF SALES	1	1	0.0%
	SALES VOLUME	$7,500,000	$825,000	-89.0%
	AVG. PRICE	$7,500,000	$825,000	-89.0%
	DAYS ON MARKET	183	58	-68.3%
Cove Neck	# OF SALES	1	0	0.0%
	SALES VOLUME	$1,600,000	$0	-
	AVG. PRICE	$1,600,000	$0	-
	DAYS ON MARKET	671	0	-
East Hills	# OF SALES	27	7	-74.1%
	SALES VOLUME	$35,848,500	$12,125,610	-66.2%
	AVG. PRICE	$1,327,722	$1,732,230	30.5%
	DAYS ON MARKET	84	37	-56.0%

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NASSAU COUNTY, Q2 2022 CLOSED SALES

Town		Q2 2021	Q2 2022	% Change
East Meadow	# OF SALES	95	75	-21.1%
	SALES VOLUME	$61,301,637	$53,454,888	-12.8%
	AVG. PRICE	$645,280	$712,732	10.5%
	DAYS ON MARKET	61	38	-37.7%
Farmingdale	# OF SALES	73	62	-15.1%
	SALES VOLUME	$41,120,680	$37,039,990	-9.9%
	AVG. PRICE	$563,297	$597,419	6.1%
	DAYS ON MARKET	59	31	-47.5%
Floral Park	# OF SALES	80	73	-8.7%
	SALES VOLUME	$57,963,883	$59,287,947	2.3%
	AVG. PRICE	$724,549	$812,164	12.1%
	DAYS ON MARKET	56	66	17.9%
Franklin Square	# OF SALES	55	52	-5.5%
	SALES VOLUME	$36,607,698	$36,415,500	-0.5%
	AVG. PRICE	$665,595	$700,298	5.2%
	DAYS ON MARKET	49	47	-4.1%
Freeport	# OF SALES	76	79	3.9%
	SALES VOLUME	$42,321,300	$45,002,925	6.3%
	AVG. PRICE	$556,859	$569,657	2.3%
	DAYS ON MARKET	52	50	-3.8%

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NASSAU COUNTY, Q2 2022 CLOSED SALES

Town		Q2 2021	Q2 2022	% Change
Garden City	# OF SALES	74	62	-16.2%
	SALES VOLUME	$83,224,830	$76,272,529	-8.4%
	AVG. PRICE	$1,124,660	$1,230,202	9.4%
	DAYS ON MARKET	54	37	-31.5%
Glen Cove	# OF SALES	59	49	-16.9%
	SALES VOLUME	$44,021,875	$40,383,838	-8.3%
	AVG. PRICE	$746,133	$824,160	10.5%
	DAYS ON MARKET	78	64	-17.9%
Glen Head	# OF SALES	9	15	66.7%
	SALES VOLUME	$8,182,000	$15,603,000	90.7%
	AVG. PRICE	$909,111	$1,040,200	14.4%
	DAYS ON MARKET	26	22	-15.4%
Great Neck	# OF SALES	107	79	-26.2%
	SALES VOLUME	$182,903,499	$130,556,405	-28.6%
	AVG. PRICE	$1,709,378	$1,652,613	-3.3%
	DAYS ON MARKET	91	82	-9.9%
Greenvale	# OF SALES	3	3	0.0%
	SALES VOLUME	$2,823,000	$2,223,000	-21.3%
	AVG. PRICE	$941,000	$741,000	-21.3%
	DAYS ON MARKET	13	23	76.9%

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NASSAU COUNTY, Q2 2022 CLOSED SALES

Town		Q2 2021	Q2 2022	% Change
Hewlett	# OF SALES	14	16	14.3%
	SALES VOLUME	$9,447,887	$12,779,485	35.3%
	AVG. PRICE	$674,849	$798,718	18.4%
	DAYS ON MARKET	110	64	-41.8%
Hewlett Harbor	# OF SALES	6	4	-33.3%
	SALES VOLUME	$7,275,000	$6,131,000	-15.7%
	AVG. PRICE	$1,212,500	$1,532,750	26.4%
	DAYS ON MARKET	321	90	-72.0%
Hewlett Bay Park	# OF SALES	0	1	0.0%
	SALES VOLUME	$0	$2,675,000	-
	AVG. PRICE	$0	$2,675,000	-
	DAYS ON MARKET	0	34	-
Hewlett Neck	# OF SALES	0	0	0.0%
	SALES VOLUME	$0	$0	-
	AVG. PRICE	$0	$0	-
	DAYS ON MARKET	0	0	-
Hicksville	# OF SALES	104	93	-10.6%
	SALES VOLUME	$63,091,850	$63,957,888	1.4%
	AVG. PRICE	$606,652	$687,719	13.4%
	DAYS ON MARKET	48	37	-22.9%

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NASSAU COUNTY, Q2 2022 CLOSED SALES

Town		Q2 2021	Q2 2022	% Change
Island Park	# OF SALES	29	24	-17.2%
	SALES VOLUME	$17,077,500	$15,699,500	-8.1%
	AVG. PRICE	$588,879	$654,146	11.1%
	DAYS ON MARKET	74	65	-12.2%
Jericho	# OF SALES	43	28	-34.9%
	SALES VOLUME	$46,011,908	$31,048,911	-32.5%
	AVG. PRICE	$1,070,044	$1,108,890	3.6%
	DAYS ON MARKET	71	35	-50.7%
Kings Point	# OF SALES	0	0	0.0%
	SALES VOLUME	$0	$0	-
	AVG. PRICE	$0	$0	-
	DAYS ON MARKET	0	0	-
Lattingtown	# OF SALES	5	3	-40.0%
	SALES VOLUME	$12,545,000	$8,823,000	-29.7%
	AVG. PRICE	$2,509,000	$2,941,000	17.2%
	DAYS ON MARKET	142	179	26.1%
Laurel Hollow	# OF SALES	8	7	-12.5%
	SALES VOLUME	$16,823,000	$30,235,500	79.7%
	AVG. PRICE	$2,102,875	$4,319,357	105.4%
	DAYS ON MARKET	103	101	-1.9%

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NASSAU COUNTY, Q2 2022 CLOSED SALES

Town		Q2 2021	Q2 2022	% Change
Lawrence	# OF SALES	2	3	50.0%
	SALES VOLUME	$2,595,000	$3,779,000	45.6%
	AVG. PRICE	$1,297,500	$1,259,667	-2.9%
	DAYS ON MARKET	42	66	57.1%
Levittown	# OF SALES	120	128	6.7%
	SALES VOLUME	$68,212,830	$80,732,910	18.4%
	AVG. PRICE	$568,440	$630,726	11.0%
	DAYS ON MARKET	46	30	-34.8%
Locust Valley	# OF SALES	20	16	-20.0%
	SALES VOLUME	$20,039,000	$21,755,949	8.6%
	AVG. PRICE	$1,001,950	$1,359,747	35.7%
	DAYS ON MARKET	46	106	130.4%
Long Beach	# OF SALES	72	70	-2.8%
	SALES VOLUME	$54,728,509	$69,162,500	26.4%
	AVG. PRICE	$760,118	$988,036	30.0%
	DAYS ON MARKET	75	61	-18.7%
Lynbrook	# OF SALES	66	52	-21.2%
	SALES VOLUME	$40,598,250	$33,697,000	-17.0%
	AVG. PRICE	$615,125	$648,019	5.3%
	DAYS ON MARKET	53	42	-20.8%

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NASSAU COUNTY, Q2 2022 CLOSED SALES

Town		Q2 2021	Q2 2022	% Change
Manhasset	# OF SALES	48	50	4.2%
	SALES VOLUME	$86,808,398	$107,812,069	24.2%
	AVG. PRICE	$1,808,508	$2,156,241	19.2%
	DAYS ON MARKET	84	73	-13.1%
Manhasset Hills	# OF SALES	8	11	37.5%
	SALES VOLUME	$8,161,000	$12,192,999	49.4%
	AVG. PRICE	$1,020,125	$1,108,454	8.7%
	DAYS ON MARKET	33	37	12.1%
Massapequa	# OF SALES	214	194	-9.3%
	SALES VOLUME	$137,662,183	$138,567,166	0.7%
	AVG. PRICE	$643,281	$714,264	11.0%
	DAYS ON MARKET	56	35	-37.5%
Massapequa Park	# OF SALES	65	65	0.0%
	SALES VOLUME	$41,387,340	$47,437,400	14.6%
	AVG. PRICE	$636,728	$729,806	14.6%
	DAYS ON MARKET	59	27	-54.2%
Matinecock	# OF SALES	1	1	0.0%
	SALES VOLUME	$2,750,000	$2,700,000	-1.8%
	AVG. PRICE	$2,750,000	$2,700,000	-1.8%
	DAYS ON MARKET	142	24	-83.1%

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NASSAU COUNTY, Q2 2022 CLOSED SALES

Town		Q2 2021	Q2 2022	% Change
Merrick	# OF SALES	106	83	-21.7%
	SALES VOLUME	$78,680,006	$62,105,899	-21.1%
	AVG. PRICE	$742,264	$748,264	0.8%
	DAYS ON MARKET	64	51	-20.3%
Mill Neck	# OF SALES	2	2	0.0%
	SALES VOLUME	$2,490,000	$3,567,000	43.3%
	AVG. PRICE	$1,245,000	$1,783,500	43.3%
	DAYS ON MARKET	110	20	-81.8%
Mineola	# OF SALES	35	37	5.7%
	SALES VOLUME	$23,450,888	$28,668,488	22.2%
	AVG. PRICE	$670,025	$774,824	15.6%
	DAYS ON MARKET	67	52	-22.4%
Muttontown	# OF SALES	10	11	10.0%
	SALES VOLUME	$16,974,000	$23,423,000	38.0%
	AVG. PRICE	$1,697,400	$2,129,364	25.4%
	DAYS ON MARKET	161	138	-14.3%
New Hyde Park	# OF SALES	98	85	-13.3%
	SALES VOLUME	$73,528,806	$68,140,498	-7.3%
	AVG. PRICE	$750,294	$801,653	6.8%
	DAYS ON MARKET	62	50	-19.4%

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NASSAU COUNTY, Q2 2022 CLOSED SALES

Town		Q2 2021	Q2 2022	% Change
North Bellmore	# OF SALES	30	37	23.3%
	SALES VOLUME	$18,617,214	$25,200,399	35.4%
	AVG. PRICE	$620,574	$681,092	9.8%
	DAYS ON MARKET	26	41	57.7%
North Woodmere	# OF SALES	14	13	-7.1%
	SALES VOLUME	$12,556,000	$13,845,500	10.3%
	AVG. PRICE	$896,857	$1,065,038	18.8%
	DAYS ON MARKET	94	51	-45.7%
Oceanside	# OF SALES	85	83	-2.4%
	SALES VOLUME	$54,215,123	$58,861,662	8.6%
	AVG. PRICE	$637,825	$709,177	11.2%
	DAYS ON MARKET	54	45	-16.7%
Old Bethpage	# OF SALES	8	19	137.5%
	SALES VOLUME	$6,241,000	$16,711,989	167.8%
	AVG. PRICE	$780,125	$879,578	12.7%
	DAYS ON MARKET	23	24	4.3%
Old Brookville	# OF SALES	10	4	-60.0%
	SALES VOLUME	$21,727,500	$10,107,500	-53.5%
	AVG. PRICE	$2,172,750	$2,526,875	16.3%
	DAYS ON MARKET	170	120	-29.4%

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NASSAU COUNTY, Q2 2022 CLOSED SALES

Town		Q2 2021	Q2 2022	% Change
Old Westbury	# OF SALES	10	6	-40.0%
	SALES VOLUME	$20,941,999	$31,765,000	51.7%
	AVG. PRICE	$2,094,200	$5,294,167	152.8%
	DAYS ON MARKET	168	107	-36.3%
Oyster Bay	# OF SALES	26	20	-23.1%
	SALES VOLUME	$21,299,500	$18,931,000	-11.1%
	AVG. PRICE	$819,212	$946,550	15.5%
	DAYS ON MARKET	58	83	43.1%
Oyster Bay Cove	# OF SALES	10	9	-10.0%
	SALES VOLUME	$22,324,000	$19,363,000	-13.3%
	AVG. PRICE	$2,232,400	$2,151,444	-3.6%
	DAYS ON MARKET	140	119	-15.0%
Plainview	# OF SALES	99	70	-29.3%
	SALES VOLUME	$74,400,026	$61,339,100	-17.6%
	AVG. PRICE	$751,515	$876,273	16.6%
	DAYS ON MARKET	62	42	-32.3%
Point Lookout	# OF SALES	20	13	-35.0%
	SALES VOLUME	$25,899,000	$16,137,500	-37.7%
	AVG. PRICE	$1,294,950	$1,241,346	-4.1%
	DAYS ON MARKET	66	84	27.3%

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NASSAU COUNTY, Q2 2022 CLOSED SALES

Town		Q2 2021	Q2 2022	% Change
Port Washington	# OF SALES	65	58	-10.8%
	SALES VOLUME	$63,378,500	$63,398,513	0.0%
	AVG. PRICE	$975,054	$1,093,078	12.1%
	DAYS ON MARKET	61	46	-24.6%
Rockville Centre	# OF SALES	60	60	0.0%
	SALES VOLUME	$46,191,408	$58,398,398	26.4%
	AVG. PRICE	$769,857	$973,307	26.4%
	DAYS ON MARKET	66	50	-24.2%
Roslyn	# OF SALES	18	22	22.2%
	SALES VOLUME	$21,167,077	$31,975,989	51.1%
	AVG. PRICE	$1,175,949	$1,453,454	23.6%
	DAYS ON MARKET	37	50	35.1%
Roslyn Estates	# OF SALES	1	3	200.0%
	SALES VOLUME	$1,220,000	$4,235,000	247.1%
	AVG. PRICE	$1,220,000	$1,411,667	15.7%
	DAYS ON MARKET	47	136	189.4%
Roslyn Harbor	# OF SALES	4	0	0.0%
	SALES VOLUME	$8,459,999	$0	-
	AVG. PRICE	$2,115,000	$0	-
	DAYS ON MARKET	124	0	-

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NASSAU COUNTY, Q2 2022 CLOSED SALES

Town		Q2 2021	Q2 2022	% Change
Roslyn Heights	# OF SALES	19	19	0.0%
	SALES VOLUME	$19,576,000	$21,596,000	10.3%
	AVG. PRICE	$1,030,316	$1,136,632	10.3%
	DAYS ON MARKET	90	38	-57.8%
Sands Point	# OF SALES	20	10	-50.0%
	SALES VOLUME	$54,385,777	$30,718,272	-43.5%
	AVG. PRICE	$2,719,289	$3,071,827	13.0%
	DAYS ON MARKET	167	230	37.7%
Sea Cliff	# OF SALES	20	9	-55.0%
	SALES VOLUME	$17,635,000	$10,845,000	-38.5%
	AVG. PRICE	$881,750	$1,205,000	36.7%
	DAYS ON MARKET	155	24	-84.5%
Seaford	# OF SALES	52	49	-5.8%
	SALES VOLUME	$31,173,577	$33,765,080	8.3%
	AVG. PRICE	$599,492	$689,083	14.9%
	DAYS ON MARKET	49	31	-36.7%
Searingtown	# OF SALES	2	4	100.0%
	SALES VOLUME	$2,600,000	$5,550,500	113.5%
	AVG. PRICE	$1,300,000	$1,387,625	6.7%
	DAYS ON MARKET	129	24	-81.4%

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NASSAU COUNTY, Q2 2022 CLOSED SALES

Town		Q2 2021	Q2 2022	% Change
Syosset	# OF SALES	79	71	-10.1%
	SALES VOLUME	$75,122,688	$77,054,209	2.6%
	AVG. PRICE	$950,920	$1,085,271	14.1%
	DAYS ON MARKET	59	61	3.4%
Upper Brookville	# OF SALES	8	3	-62.5%
	SALES VOLUME	$19,485,000	$7,925,000	-59.3%
	AVG. PRICE	$2,435,625	$2,641,667	8.5%
	DAYS ON MARKET	198	155	-21.7%
Williston Park	# OF SALES	16	17	6.3%
	SALES VOLUME	$12,317,000	$14,118,500	14.6%
	AVG. PRICE	$769,813	$830,500	7.9%
	DAYS ON MARKET	53	31	-41.5%
East Williston	# OF SALES	6	4	-33.3%
	SALES VOLUME	$6,510,000	$4,501,000	-30.9%
	AVG. PRICE	$1,085,000	$1,125,250	3.7%
	DAYS ON MARKET	135	21	-84.4%
Westbury	# OF SALES	108	62	-42.6%
	SALES VOLUME	$65,978,988	$41,985,500	-36.4%
	AVG. PRICE	$610,917	$677,185	10.8%
	DAYS ON MARKET	68	48	-29.4%

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NASSAU COUNTY, Q2 2022 CLOSED SALES

Town		Q2 2021	Q2 2022	% Change
Woodbury	# OF SALES	19	18	-5.3%
	SALES VOLUME	$25,926,000	$23,825,500	-8.1%
	AVG. PRICE	$1,364,526	$1,323,639	-3.0%
	DAYS ON MARKET	137	65	-52.6%

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SUFFOLK COUNTY, Q2 2022 CLOSED SALES

Town		Q2 2021	Q2 2022	% Change
Cold Spring Harbor	# OF SALES	8	16	100.0%
	SALES VOLUME	$11,464,000	$25,436,000	121.9%
	AVG. PRICE	$1,433,000	$1,589,750	10.9%
	DAYS ON MARKET	90	69	-23.3%
Commack	# OF SALES	75	66	-12.0%
	SALES VOLUME	$49,423,128	$48,252,221	-2.4%
	AVG. PRICE	$658,975	$731,094	10.9%
	DAYS ON MARKET	38	23	-39.5%
Dix Hills	# OF SALES	82	62	-24.4%
	SALES VOLUME	$79,178,943	$70,023,387	-11.6%
	AVG. PRICE	$965,597	$1,129,409	17.0%
	DAYS ON MARKET	54	51	-5.6%
Fort Salonga	# OF SALES	5	11	120.0%
	SALES VOLUME	$5,795,000	$11,682,450	101.6%
	AVG. PRICE	$1,159,000	$1,062,041	-8.4%
	DAYS ON MARKET	44	40	-9.1%
Huntington	# OF SALES	129	100	-22.5%
	SALES VOLUME	$93,051,067	$85,176,099	-8.5%
	AVG. PRICE	$721,326	$851,761	18.1%
	DAYS ON MARKET	60	33	-45.0%

Long Island Market Report

SUFFOLK COUNTY, Q2 2022 CLOSED SALES

Town		Q2 2021	Q2 2022	% Change
Huntington Bay	# OF SALES	6	3	-50.0%
	SALES VOLUME	$10,760,000	$4,260,000	-60.4%
	AVG. PRICE	$1,793,333	$1,420,000	-20.8%
	DAYS ON MARKET	61	17	-72.1%
Huntington Station	# OF SALES	88	69	-21.6%
	SALES VOLUME	$46,572,180	$39,908,562	-14.3%
	AVG. PRICE	$529,229	$578,385	9.3%
	DAYS ON MARKET	42	42	0.0%
Lloyd Harbor	# OF SALES	25	8	-68.0%
	SALES VOLUME	$49,907,500	$19,624,500	-60.7%
	AVG. PRICE	$1,996,300	$2,453,063	22.9%
	DAYS ON MARKET	99	24	-75.8%
Lloyd Neck	# OF SALES	6	2	-66.7%
	SALES VOLUME	$6,794,000	$2,185,000	-67.8%
	AVG. PRICE	$1,132,333	$1,092,500	-3.5%
	DAYS ON MARKET	126	189	50.0%
Melville	# OF SALES	34	31	-8.8%
	SALES VOLUME	$29,051,599	$29,925,000	3.0%
	AVG. PRICE	$854,459	$965,323	13.0%
	DAYS ON MARKET	74	41	-44.6%

Long Island Market Report

SUFFOLK COUNTY, Q2 2022 CLOSED SALES

Town		Q2 2021	Q2 2022	% Change
Moriches	# OF SALES	3	8	166.7%
	SALES VOLUME	$1,654,000	$5,279,000	219.2%
	AVG. PRICE	$551,333	$659,875	19.7%
	DAYS ON MARKET	141	59	-58.2%
Mount Sinai	# OF SALES	29	31	6.9%
	SALES VOLUME	$18,149,000	$20,226,118	11.4%
	AVG. PRICE	$625,828	$652,455	4.3%
	DAYS ON MARKET	92	53	-42.4%
Nesconset	# OF SALES	28	38	35.7%
	SALES VOLUME	$17,173,900	$23,218,637	35.2%
	AVG. PRICE	$613,354	$611,017	-0.4%
	DAYS ON MARKET	44	41	-6.8%
Nissequogue	# OF SALES	8	5	-37.5%
	SALES VOLUME	$9,655,000	$7,758,000	-19.6%
	AVG. PRICE	$1,206,875	$1,551,600	28.6%
	DAYS ON MARKET	118	79	-33.1%
Northport	# OF SALES	68	39	-42.6%
	SALES VOLUME	$62,722,940	$36,899,204	-41.2%
	AVG. PRICE	$922,396	$946,133	2.6%
	DAYS ON MARKET	81	54	-33.3%

Long Island Market Report

SUFFOLK COUNTY, Q2 2022 CLOSED SALES

Town		Q2 2021	Q2 2022	% Change
East Northport	# OF SALES	66	71	7.6%
	SALES VOLUME	$40,029,900	$49,234,568	23.0%
	AVG. PRICE	$606,514	$693,445	14.3%
	DAYS ON MARKET	34	29	-14.7%
Patchogue	# OF SALES	107	120	12.1%
	SALES VOLUME	$45,936,995	$59,660,610	29.9%
	AVG. PRICE	$429,318	$497,172	15.8%
	DAYS ON MARKET	53	44	-17.0%
Saint James	# OF SALES	44	42	-4.5%
	SALES VOLUME	$32,985,399	$33,210,284	0.7%
	AVG. PRICE	$749,668	$790,721	5.5%
	DAYS ON MARKET	55	56	1.8%
Sayville	# OF SALES	33	32	-3.0%
	SALES VOLUME	$17,744,650	$22,106,332	24.6%
	AVG. PRICE	$537,717	$690,823	28.5%
	DAYS ON MARKET	50	40	-20.0%
Setauket	# OF SALES	71	49	-31.0%
	SALES VOLUME	$46,967,217	$34,956,800	-25.6%
	AVG. PRICE	$661,510	$713,404	7.8%
	DAYS ON MARKET	63	40	-36.5%

Long Island Market Report

SUFFOLK COUNTY, Q2 2022 CLOSED SALES

Town		Q2 2021	Q2 2022	% Change
Smithtown	# OF SALES	86	69	-19.8%
	SALES VOLUME	$54,368,601	$47,437,839	-12.7%
	AVG. PRICE	$632,193	$687,505	8.7%
	DAYS ON MARKET	57	29	-49.1%

Long Island Market Report

NORTH FORK, Q2 2022 CLOSED SALES

Town		Q2 2021	Q2 2022	% Change
Aquebogue	# OF SALES	13	14	7.7%
	SALES VOLUME	$8,605,500	$15,005,000	74.4%
	AVG. PRICE	$661,962	$1,071,786	61.9%
	DAYS ON MARKET	69	123	78.3%
Baiting Hollow	# OF SALES	16	12	-25.0%
	SALES VOLUME	$10,999,000	$5,853,500	-46.8%
	AVG. PRICE	$687,438	$487,792	-29.0%
	DAYS ON MARKET	128	44	-65.6%
Cutchogue	# OF SALES	13	15	15.4%
	SALES VOLUME	$13,766,500	$21,042,000	52.8%
	AVG. PRICE	$1,058,962	$1,402,800	32.5%
	DAYS ON MARKET	40	46	15.0%
East Marion	# OF SALES	3	7	133.3%
	SALES VOLUME	$2,316,000	$7,857,999	239.3%
	AVG. PRICE	$772,000	$1,122,571	45.4%
	DAYS ON MARKET	461	87	-81.1%
Greenport	# OF SALES	12	15	25.0%
	SALES VOLUME	$9,290,500	$16,402,499	76.6%
	AVG. PRICE	$774,208	$1,093,500	41.2%
	DAYS ON MARKET	113	82	-27.4%

Long Island Market Report

NORTH FORK, Q2 2022 CLOSED SALES

Town		Q2 2021	Q2 2022	% Change
Jamesport	# OF SALES	12	7	-41.7%
	SALES VOLUME	$13,595,000	$6,146,000	-54.8%
	AVG. PRICE	$1,132,917	$878,000	-22.5%
	DAYS ON MARKET	98	58	-40.8%
Laurel	# OF SALES	2	4	100.0%
	SALES VOLUME	$1,848,025	$5,245,000	183.8%
	AVG. PRICE	$924,013	$1,311,250	41.9%
	DAYS ON MARKET	50	18	-64.0%
Mattituck	# OF SALES	15	14	-6.7%
	SALES VOLUME	$16,647,499	$17,080,320	2.6%
	AVG. PRICE	$1,109,833	$1,220,023	9.9%
	DAYS ON MARKET	74	35	-52.7%
New Suffolk	# OF SALES	4	1	-75.0%
	SALES VOLUME	$4,765,000	$796,000	-83.3%
	AVG. PRICE	$1,191,250	$796,000	-33.2%
	DAYS ON MARKET	27	9	-66.7%
Orient	# OF SALES	5	3	-40.0%
	SALES VOLUME	$11,650,500	$3,924,000	-66.3%
	AVG. PRICE	$2,330,100	$1,308,000	-43.9%
	DAYS ON MARKET	170	104	-38.8%

Long Island Market Report

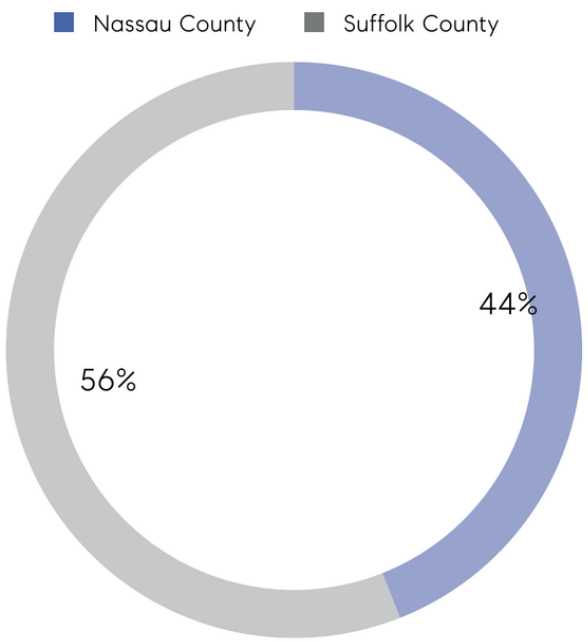
NORTH FORK, Q2 2022 CLOSED SALES

Town		Q2 2021	Q2 2022	% Change
Peconic	# OF SALES	2	4	100.0%
	SALES VOLUME	$1,992,000	$4,931,000	147.5%
	AVG. PRICE	$996,000	$1,232,750	23.8%
	DAYS ON MARKET	12	39	225.0%
Southold	# OF SALES	33	32	-3.0%
	SALES VOLUME	$41,126,500	$46,974,588	14.2%
	AVG. PRICE	$1,246,258	$1,467,956	17.8%
	DAYS ON MARKET	88	48	-45.5%

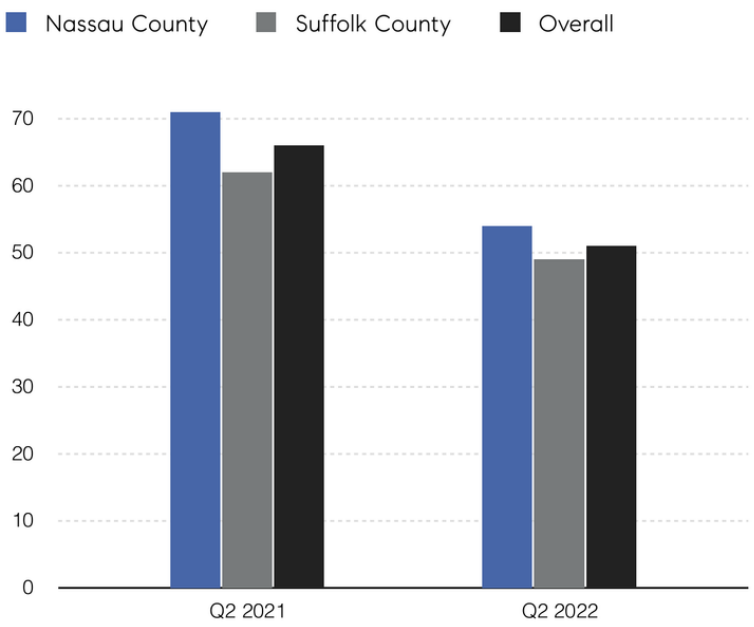
Sales Volume & Closed Transactions

NASSAU, SUFFOLK, OVERALL

Closed Sales Volume Market Share



Closed Sales Average Days On Market



*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 Q2 2021 and Q2 2022.

Long Island Market Report

NASSAU, SUFFOLK, OVERALL

		Q2 2021	Q2 2022	% Change
Nassau County	# OF SALES	3,295	2,849	-13.5%
	SALES VOLUME	$2,656,452,785	$2,538,787,752	-4.4%
	AVERAGE PRICE	$806,207	$891,115	10.5%
	AVERAGE DOM	66	50	-24.2%
Suffolk County	# OF SALES	3,901	3,524	-9.7%
	SALES VOLUME	$2,620,128,723	$2,542,594,486	-3.0%
	AVERAGE PRICE	$671,656	$721,508	7.4%
	AVERAGE DOM	61	49	-19.7%
Overall	# OF SALES	7,196	6,372	-11.5%
	SALES VOLUME	$5,276,581,508	$5,080,622,238	-3.7%
	AVERAGE PRICE	$733,266	$797,336	8.7%
	AVERAGE DOM	63	49	-22.2%

*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 Q2 {{ prev Year }} and Q2 2022.

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Q2 2022

Long Island Luxury Market Report

COMPASS

$3M+ Closed Sales

NASSAU, SUFFOLK, OVERALL

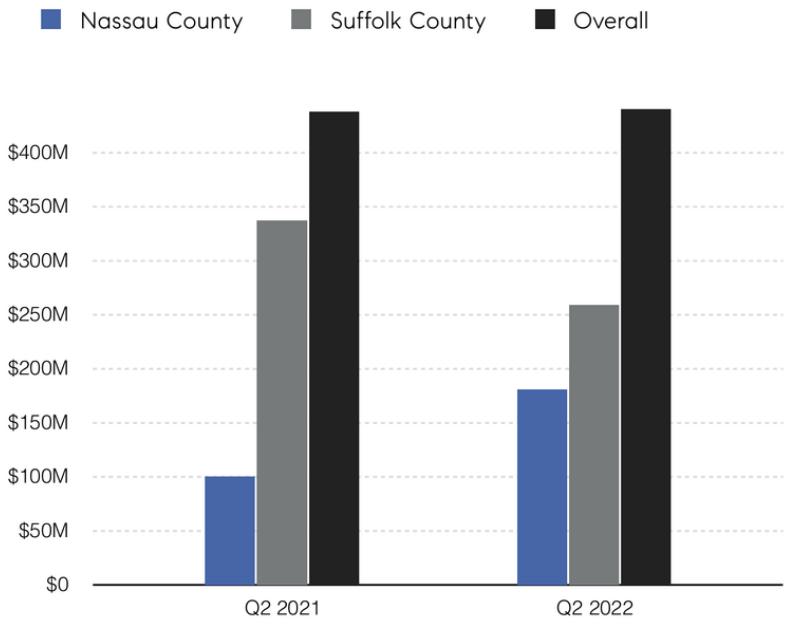
		Q2 2021	Q2 2022	% Change
Nassau County	# OF SALES	34	36	5.9%
	SALES VOLUME	$157,328,277	$168,539,000	7.1%
	AVERAGE PRICE	$4,627,302	$4,681,639	1.2%
	AVERAGE DOM	200	147	-26.5%
Suffolk County	# OF SALES	51	45	-11.8%
	SALES VOLUME	$229,619,500	$247,369,100	7.7%
	AVERAGE PRICE	$4,502,343	$5,497,091	22.1%
	AVERAGE DOM	178	195	9.6%
Overall	# OF SALES	85	81	-4.7%
	SALES VOLUME	$386,947,777	$415,908,100	7.5%
	AVERAGE PRICE	$4,552,327	$5,134,668	12.8%
	AVERAGE DOM	187	174	-7.0%

*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 October 1, 2020 and December 31, 2020.

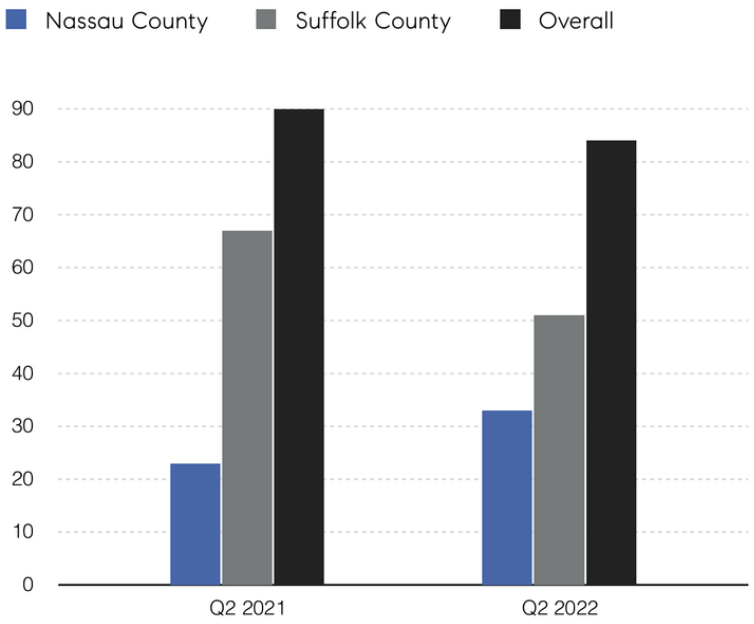
$3M+ Sales Volume & Closed Transactions

NASSAU, SUFFOLK, OVERALL

Closed Luxury Sales Volume



Number of Luxury Closed Sales



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INTRODUCING

COMPASS CONCIERGE

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

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

COMPASS

Bridge Loan Services

A simple solution to bridge the gap between the home you have and the home you want.

Get access to competitive rates and dedicated support from industry-leading lenders, with the exclusive option to get up to six months of your loan payments fronted when you sell your home with a Compass agent.

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