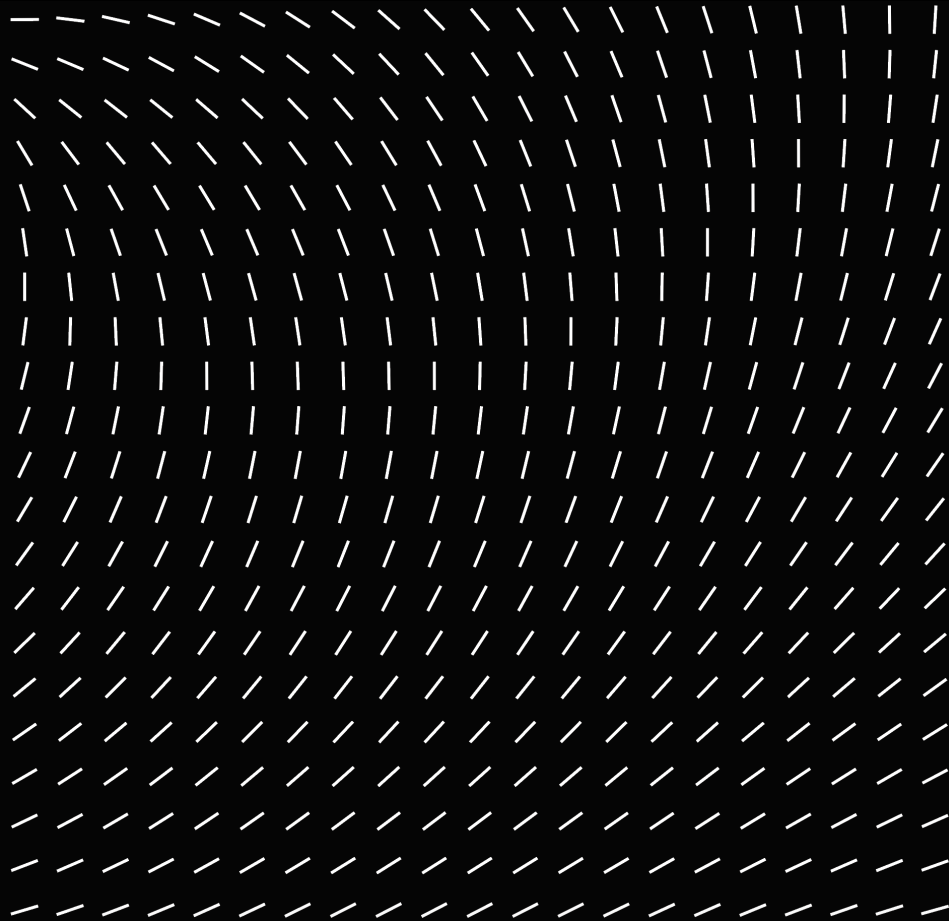




COMPASS

October 2025

Long Island Market Insights

Long Island Market Report

NASSAU, SUFFOLK, OVERALL

		October 2024	October 2025	% Change
Nassau County	# OF SINGLE-FAMILY SALES	760	757	-0.4%
	SINGLE-FAMILY AVG. PRICE	\$1,011,274	\$1,113,169	10.1%
	# OF CONDO/CO-OP SALES	124	134	8.1%
	CONDO/CO-OP AVG. PRICE	\$654,493	\$688,059	5.1%
	SALES VOLUME	\$849,725,664	\$934,869,160	10.0%
	AVERAGE DOM	50	50	0.0%
Suffolk County	# OF SINGLE-FAMILY SALES	1,050	1,068	1.7%
	SINGLE-FAMILY AVG. PRICE	\$860,425	\$909,090	5.7%
	# OF CONDO/CO-OP SALES	181	204	12.7%
	CONDO/CO-OP AVG. PRICE	\$518,748	\$576,124	11.1%
	SALES VOLUME	\$998,542,371	\$1,091,099,584	9.3%
	AVERAGE DOM	50	47	-6.0%
Overall	# OF SINGLE-FAMILY SALES	1,810	1,825	0.8%
	SINGLE-FAMILY AVG. PRICE	\$923,765	\$993,741	7.6%
	# OF CONDO/CO-OP SALES	305	338	10.8%
	CONDO/CO-OP AVG. PRICE	\$573,936	\$620,501	8.1%
	SALES VOLUME	\$1,848,268,035	\$2,025,968,744	9.6%
	AVERAGE DOM	50	48	-4.0%

*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 2024 and October 2025.

Long Island Market Report

NASSAU COUNTY OCTOBER 2025 CLOSED SALES

Town		October 2024	October 2025	% Change
Albertson NASSAU COUNTY	# SINGLE-FAMILY SALES	7	9	28.6%
	SINGLE-FAMILY AVG. PRICE	\$1,159,127	\$1,165,889	0.6%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$8,113,888	\$10,493,000	29.3%
	DAYS ON MARKET	32	38	18.8%
Baldwin NASSAU COUNTY	# SINGLE-FAMILY SALES	17	30	76.5%
	SINGLE-FAMILY AVG. PRICE	\$672,765	\$716,533	6.5%
	# CONDO/CO-OP SALES	4	2	-50.0%
	CONDO/CO-OP AVG. PRICE	\$356,250	\$480,000	34.7%
	SALES VOLUME	\$12,862,000	\$22,455,999	74.6%
	DAYS ON MARKET	55	49	-10.9%
Bayville NASSAU COUNTY	# SINGLE-FAMILY SALES	4	4	0.0%
	SINGLE-FAMILY AVG. PRICE	\$807,000	\$1,057,250	31.0%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$3,228,000	\$4,229,000	31.0%
	DAYS ON MARKET	20	113	465.0%
Bellmore NASSAU COUNTY	# SINGLE-FAMILY SALES	12	16	33.3%
	SINGLE-FAMILY AVG. PRICE	\$974,500	\$954,531	-2.0%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$11,694,000	\$15,272,500	30.6%
	DAYS ON MARKET	33	29	-12.1%
Bethpage NASSAU COUNTY	# SINGLE-FAMILY SALES	10	16	60.0%
	SINGLE-FAMILY AVG. PRICE	\$801,050	\$780,063	-2.6%
	# CONDO/CO-OP SALES	2	0	0.0%
	CONDO/CO-OP AVG. PRICE	\$317,500	-	-
	SALES VOLUME	\$8,645,500	\$12,481,000	44.4%
	DAYS ON MARKET	36	44	22.2%

Town		October 2024	October 2025	% Change
Brookville NASSAU COUNTY	# SINGLE-FAMILY SALES	1	2	100.0%
	SINGLE-FAMILY AVG. PRICE	\$2,000,000	\$2,762,500	38.1%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$2,000,000	\$5,525,000	176.3%
	DAYS ON MARKET	46	97	110.9%
Carle Place NASSAU COUNTY	# SINGLE-FAMILY SALES	1	2	100.0%
	SINGLE-FAMILY AVG. PRICE	\$900,000	\$784,500	-12.8%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$900,000	\$1,569,000	74.3%
	DAYS ON MARKET	11	24	118.2%
Cedarhurst NASSAU COUNTY	# SINGLE-FAMILY SALES	6	10	66.7%
	SINGLE-FAMILY AVG. PRICE	\$1,853,333	\$1,675,656	-9.6%
	# CONDO/CO-OP SALES	0	4	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$226,500	-
	SALES VOLUME	\$11,120,000	\$17,662,563	58.8%
	DAYS ON MARKET	63	90	42.9%
Centre Island 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	-	-	-
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	1	6	500.0%
	SINGLE-FAMILY AVG. PRICE	\$1,240,000	\$1,737,148	40.1%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$1,240,000	\$10,422,888	740.6%
	DAYS ON MARKET	7	154	2,100.0%

Town		October 2024	October 2025	% Change
East Meadow NASSAU COUNTY	# SINGLE-FAMILY SALES	17	22	29.4%
	SINGLE-FAMILY AVG. PRICE	\$816,382	\$907,455	11.2%
	# CONDO/CO-OP SALES	5	3	-40.0%
	CONDO/CO-OP AVG. PRICE	\$653,800	\$685,000	4.8%
	SALES VOLUME	\$17,147,500	\$22,019,017	28.4%
	DAYS ON MARKET	42	46	9.5%
Farmingdale NASSAU COUNTY	# SINGLE-FAMILY SALES	20	27	35.0%
	SINGLE-FAMILY AVG. PRICE	\$682,800	\$741,852	8.6%
	# CONDO/CO-OP SALES	5	4	-20.0%
	CONDO/CO-OP AVG. PRICE	\$394,200	\$268,377	-31.9%
	SALES VOLUME	\$15,627,000	\$21,103,509	35.0%
	DAYS ON MARKET	37	36	-2.7%
Floral Park NASSAU COUNTY	# SINGLE-FAMILY SALES	17	11	-35.3%
	SINGLE-FAMILY AVG. PRICE	\$881,146	\$830,117	-5.8%
	# CONDO/CO-OP SALES	1	2	100.0%
	CONDO/CO-OP AVG. PRICE	\$386,000	\$285,000	-26.2%
	SALES VOLUME	\$15,365,475	\$9,701,287	-36.9%
	DAYS ON MARKET	39	90	130.8%
Franklin Square NASSAU COUNTY	# SINGLE-FAMILY SALES	11	22	100.0%
	SINGLE-FAMILY AVG. PRICE	\$767,545	\$765,773	-0.2%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$8,443,000	\$16,847,000	99.5%
	DAYS ON MARKET	56	40	-28.6%
Freeport NASSAU COUNTY	# SINGLE-FAMILY SALES	24	13	-45.8%
	SINGLE-FAMILY AVG. PRICE	\$627,938	\$677,115	7.8%
	# CONDO/CO-OP SALES	7	6	-14.3%
	CONDO/CO-OP AVG. PRICE	\$284,286	\$459,667	61.7%
	SALES VOLUME	\$17,060,500	\$11,560,500	-32.2%
	DAYS ON MARKET	59	80	35.6%
Garden City NASSAU COUNTY	# SINGLE-FAMILY SALES	17	27	58.8%
	SINGLE-FAMILY AVG. PRICE	\$1,759,824	\$1,608,004	-8.6%
	# CONDO/CO-OP SALES	4	0	0.0%
	CONDO/CO-OP AVG. PRICE	\$704,250	-	-
	SALES VOLUME	\$32,734,000	\$43,416,100	32.6%
	DAYS ON MARKET	46	35	-23.9%

Town		October 2024	October 2025	% Change
Glen Cove NASSAU COUNTY	# SINGLE-FAMILY SALES	13	11	-15.4%
	SINGLE-FAMILY AVG. PRICE	\$895,457	\$1,246,355	39.2%
	# CONDO/CO-OP SALES	7	1	-85.7%
	CONDO/CO-OP AVG. PRICE	\$1,180,300	\$335,000	-71.6%
	SALES VOLUME	\$19,903,040	\$14,044,900	-29.4%
	DAYS ON MARKET	73	64	-12.3%
Glen Head NASSAU COUNTY	# SINGLE-FAMILY SALES	5	9	80.0%
	SINGLE-FAMILY AVG. PRICE	\$1,326,400	\$1,246,889	-6.0%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$6,632,000	\$11,222,000	69.2%
	DAYS ON MARKET	39	40	2.6%
Great Neck NASSAU COUNTY	# SINGLE-FAMILY SALES	20	15	-25.0%
	SINGLE-FAMILY AVG. PRICE	\$1,743,444	\$1,872,700	7.4%
	# CONDO/CO-OP SALES	21	18	-14.3%
	CONDO/CO-OP AVG. PRICE	\$400,933	\$627,479	56.5%
	SALES VOLUME	\$43,288,488	\$39,385,113	-9.0%
	DAYS ON MARKET	56	74	32.1%
Greenvale NASSAU COUNTY	# SINGLE-FAMILY SALES	0	3	0.0%
	SINGLE-FAMILY AVG. PRICE	-	\$859,333	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	\$2,578,000	-
	DAYS ON MARKET	-	48	-
Hewlett NASSAU COUNTY	# SINGLE-FAMILY SALES	5	5	0.0%
	SINGLE-FAMILY AVG. PRICE	\$765,500	\$1,184,200	54.7%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$3,827,500	\$5,921,000	54.7%
	DAYS ON MARKET	54	58	7.4%
Hewlett Harbor NASSAU COUNTY	# SINGLE-FAMILY SALES	3	1	-66.7%
	SINGLE-FAMILY AVG. PRICE	\$2,136,667	\$1,999,886	-6.4%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$6,410,000	\$1,999,886	-68.8%
	DAYS ON MARKET	102	49	-52.0%

Town		October 2024	October 2025	% Change
Hewlett Bay Park	# SINGLE-FAMILY SALES	0	1	0.0%
NASSAU COUNTY	SINGLE-FAMILY AVG. PRICE	-	\$3,535,000	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	\$3,535,000	-
	DAYS ON MARKET	-	98	-
Hewlett Neck	# SINGLE-FAMILY SALES	0	0	0.0%
NASSAU COUNTY	SINGLE-FAMILY AVG. PRICE	-	-	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	-	-
	DAYS ON MARKET	-	-	-
Hicksville	# SINGLE-FAMILY SALES	21	25	19.0%
NASSAU COUNTY	SINGLE-FAMILY AVG. PRICE	\$802,905	\$733,149	-8.7%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$16,860,998	\$18,328,714	8.7%
	DAYS ON MARKET	48	33	-31.2%
Island Park	# SINGLE-FAMILY SALES	5	8	60.0%
NASSAU COUNTY	SINGLE-FAMILY AVG. PRICE	\$745,300	\$815,000	9.4%
	# CONDO/CO-OP SALES	2	0	0.0%
	CONDO/CO-OP AVG. PRICE	\$775,000	-	-
	SALES VOLUME	\$5,276,500	\$6,520,000	23.6%
	DAYS ON MARKET	50	60	20.0%
Jericho	# SINGLE-FAMILY SALES	3	4	33.3%
NASSAU COUNTY	SINGLE-FAMILY AVG. PRICE	\$1,658,296	\$1,548,750	-6.6%
	# CONDO/CO-OP SALES	2	5	150.0%
	CONDO/CO-OP AVG. PRICE	\$1,100,000	\$1,083,000	-1.5%
	SALES VOLUME	\$7,174,888	\$11,610,000	61.8%
	DAYS ON MARKET	59	33	-44.1%
Kings Point	# SINGLE-FAMILY SALES	0	0	0.0%
NASSAU COUNTY	SINGLE-FAMILY AVG. PRICE	-	-	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	-	-
	DAYS ON MARKET	-	-	-

Town		October 2024	October 2025	% Change
Lattingtown NASSAU COUNTY	# SINGLE-FAMILY SALES	0	3	0.0%
	SINGLE-FAMILY AVG. PRICE	-	\$1,872,000	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	\$5,616,000	-
	DAYS ON MARKET	-	63	-
Laurel Hollow NASSAU COUNTY	# SINGLE-FAMILY SALES	3	0	0.0%
	SINGLE-FAMILY AVG. PRICE	\$2,083,500	-	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$6,250,500	-	-
	DAYS ON MARKET	175	-	-
Lawrence NASSAU COUNTY	# SINGLE-FAMILY SALES	4	2	-50.0%
	SINGLE-FAMILY AVG. PRICE	\$2,567,500	\$3,368,000	31.2%
	# CONDO/CO-OP SALES	0	2	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$1,675,000	-
	SALES VOLUME	\$10,270,000	\$10,086,000	-1.8%
	DAYS ON MARKET	148	135	-8.8%
Levittown NASSAU COUNTY	# SINGLE-FAMILY SALES	35	31	-11.4%
	SINGLE-FAMILY AVG. PRICE	\$677,700	\$852,803	25.8%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$23,719,500	\$26,436,888	11.5%
	DAYS ON MARKET	34	32	-5.9%
Locust Valley NASSAU COUNTY	# SINGLE-FAMILY SALES	6	6	0.0%
	SINGLE-FAMILY AVG. PRICE	\$1,123,833	\$2,988,457	165.9%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$6,743,000	\$17,930,743	165.9%
	DAYS ON MARKET	122	43	-64.8%
Long Beach NASSAU COUNTY	# SINGLE-FAMILY SALES	12	11	-8.3%
	SINGLE-FAMILY AVG. PRICE	\$885,833	\$870,932	-1.7%
	# CONDO/CO-OP SALES	10	18	80.0%
	CONDO/CO-OP AVG. PRICE	\$846,000	\$696,556	-17.7%
	SALES VOLUME	\$19,090,000	\$22,118,250	15.9%
	DAYS ON MARKET	48	53	10.4%

Town		October 2024	October 2025	% Change
Lynbrook	# SINGLE-FAMILY SALES	12	12	0.0%
NASSAU COUNTY	SINGLE-FAMILY AVG. PRICE	\$713,333	\$736,042	3.2%
	# CONDO/CO-OP SALES	2	6	200.0%
	CONDO/CO-OP AVG. PRICE	\$257,000	\$440,833	71.5%
	SALES VOLUME	\$9,074,000	\$11,477,499	26.5%
	DAYS ON MARKET	66	31	-53.0%
Manhasset	# SINGLE-FAMILY SALES	12	14	16.7%
NASSAU COUNTY	SINGLE-FAMILY AVG. PRICE	\$2,209,833	\$3,030,300	37.1%
	# CONDO/CO-OP SALES	2	2	0.0%
	CONDO/CO-OP AVG. PRICE	\$1,770,000	\$1,965,000	11.0%
	SALES VOLUME	\$30,058,000	\$46,354,205	54.2%
	DAYS ON MARKET	31	62	100.0%
Manhasset Hills	# SINGLE-FAMILY SALES	1	3	200.0%
NASSAU COUNTY	SINGLE-FAMILY AVG. PRICE	\$1,375,000	\$1,391,667	1.2%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$1,375,000	\$4,175,000	203.6%
	DAYS ON MARKET	23	47	104.3%
Massapequa	# SINGLE-FAMILY SALES	37	22	-40.5%
NASSAU COUNTY	SINGLE-FAMILY AVG. PRICE	\$864,966	\$887,136	2.6%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$32,003,750	\$19,516,999	-39.0%
	DAYS ON MARKET	37	33	-10.8%
Massapequa Park	# SINGLE-FAMILY SALES	15	17	13.3%
NASSAU COUNTY	SINGLE-FAMILY AVG. PRICE	\$741,133	\$909,529	22.7%
	# CONDO/CO-OP SALES	1	1	0.0%
	CONDO/CO-OP AVG. PRICE	\$805,000	\$840,000	4.3%
	SALES VOLUME	\$11,922,000	\$16,302,000	36.7%
	DAYS ON MARKET	34	38	11.8%
Matinecock	# SINGLE-FAMILY SALES	0	0	0.0%
NASSAU COUNTY	SINGLE-FAMILY AVG. PRICE	-	-	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	-	-
	DAYS ON MARKET	-	-	-

Town		October 2024	October 2025	% Change
Merrick	# SINGLE-FAMILY SALES	21	18	-14.3%
NASSAU COUNTY	SINGLE-FAMILY AVG. PRICE	\$871,857	\$877,333	0.6%
	# CONDO/CO-OP SALES	0	1	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$715,000	-
	SALES VOLUME	\$18,308,990	\$16,507,000	-9.8%
	DAYS ON MARKET	33	23	-30.3%
Mill Neck	# SINGLE-FAMILY SALES	0	2	0.0%
NASSAU COUNTY	SINGLE-FAMILY AVG. PRICE	-	\$3,837,500	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	\$7,675,000	-
	DAYS ON MARKET	-	237	-
Mineola	# SINGLE-FAMILY SALES	6	7	16.7%
NASSAU COUNTY	SINGLE-FAMILY AVG. PRICE	\$749,858	\$881,571	17.6%
	# CONDO/CO-OP SALES	2	4	100.0%
	CONDO/CO-OP AVG. PRICE	\$372,500	\$395,750	6.2%
	SALES VOLUME	\$5,244,145	\$7,754,000	47.9%
	DAYS ON MARKET	48	42	-12.5%
Muttontown	# SINGLE-FAMILY SALES	8	1	-87.5%
NASSAU COUNTY	SINGLE-FAMILY AVG. PRICE	\$2,690,750	\$3,999,000	48.6%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$21,526,000	\$3,999,000	-81.4%
	DAYS ON MARKET	116	105	-9.5%
New Hyde Park	# SINGLE-FAMILY SALES	23	17	-26.1%
NASSAU COUNTY	SINGLE-FAMILY AVG. PRICE	\$893,465	\$972,594	8.9%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$20,549,688	\$16,534,099	-19.5%
	DAYS ON MARKET	34	44	29.4%
North Bellmore	# SINGLE-FAMILY SALES	11	9	-18.2%
NASSAU COUNTY	SINGLE-FAMILY AVG. PRICE	\$841,773	\$823,470	-2.2%
	# CONDO/CO-OP SALES	0	1	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$480,000	-
	SALES VOLUME	\$9,259,500	\$7,891,230	-14.8%
	DAYS ON MARKET	25	29	16.0%

Town		October 2024	October 2025	% Change
North Woodmere NASSAU COUNTY	# SINGLE-FAMILY SALES	2	2	0.0%
	SINGLE-FAMILY AVG. PRICE	\$496,000	\$1,148,944	131.6%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$992,000	\$2,297,888	131.6%
	DAYS ON MARKET	69	51	-26.1%
Oceanside NASSAU COUNTY	# SINGLE-FAMILY SALES	22	22	0.0%
	SINGLE-FAMILY AVG. PRICE	\$728,702	\$773,773	6.2%
	# CONDO/CO-OP SALES	3	4	33.3%
	CONDO/CO-OP AVG. PRICE	\$456,667	\$573,500	25.6%
	SALES VOLUME	\$17,401,450	\$19,316,999	11.0%
	DAYS ON MARKET	43	39	-9.3%
Old Bethpage NASSAU COUNTY	# SINGLE-FAMILY SALES	7	5	-28.6%
	SINGLE-FAMILY AVG. PRICE	\$1,020,571	\$1,219,600	19.5%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$7,144,000	\$6,098,000	-14.6%
	DAYS ON MARKET	39	50	28.2%
Old Brookville NASSAU COUNTY	# SINGLE-FAMILY SALES	1	3	200.0%
	SINGLE-FAMILY AVG. PRICE	\$1,975,000	\$3,325,000	68.4%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$1,975,000	\$9,975,000	405.1%
	DAYS ON MARKET	80	27	-66.2%
Old Westbury NASSAU COUNTY	# SINGLE-FAMILY SALES	3	5	66.7%
	SINGLE-FAMILY AVG. PRICE	\$4,516,667	\$3,675,200	-18.6%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$13,550,000	\$18,376,000	35.6%
	DAYS ON MARKET	171	96	-43.9%
Oyster Bay NASSAU COUNTY	# SINGLE-FAMILY SALES	5	5	0.0%
	SINGLE-FAMILY AVG. PRICE	\$1,180,000	\$1,225,000	3.8%
	# CONDO/CO-OP SALES	1	0	0.0%
	CONDO/CO-OP AVG. PRICE	\$366,000	-	-
	SALES VOLUME	\$6,266,000	\$6,125,000	-2.3%
	DAYS ON MARKET	43	82	90.7%

Town		October 2024	October 2025	% Change
Oyster Bay Cove	# SINGLE-FAMILY SALES	5	1	-80.0%
NASSAU COUNTY	SINGLE-FAMILY AVG. PRICE	\$2,087,760	\$1,485,000	-28.9%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$10,438,800	\$1,485,000	-85.8%
	DAYS ON MARKET	96	107	11.5%
Plainview	# SINGLE-FAMILY SALES	15	24	60.0%
NASSAU COUNTY	SINGLE-FAMILY AVG. PRICE	\$862,517	\$1,131,495	31.2%
	# CONDO/CO-OP SALES	2	5	150.0%
	CONDO/CO-OP AVG. PRICE	\$1,497,500	\$1,149,000	-23.3%
	SALES VOLUME	\$15,932,750	\$32,900,888	106.5%
	DAYS ON MARKET	43	58	34.9%
Point Lookout	# SINGLE-FAMILY SALES	7	4	-42.9%
NASSAU COUNTY	SINGLE-FAMILY AVG. PRICE	\$1,905,214	\$1,502,750	-21.1%
	# CONDO/CO-OP SALES	1	1	0.0%
	CONDO/CO-OP AVG. PRICE	\$540,000	\$495,000	-8.3%
	SALES VOLUME	\$13,876,500	\$6,506,000	-53.1%
	DAYS ON MARKET	107	84	-21.5%
Port Washington	# SINGLE-FAMILY SALES	9	14	55.6%
NASSAU COUNTY	SINGLE-FAMILY AVG. PRICE	\$1,296,722	\$1,251,571	-3.5%
	# CONDO/CO-OP SALES	6	5	-16.7%
	CONDO/CO-OP AVG. PRICE	\$873,167	\$1,148,600	31.5%
	SALES VOLUME	\$16,909,500	\$23,265,000	37.6%
	DAYS ON MARKET	44	62	40.9%
Rockville Centre	# SINGLE-FAMILY SALES	18	14	-22.2%
NASSAU COUNTY	SINGLE-FAMILY AVG. PRICE	\$1,151,097	\$1,174,286	2.0%
	# CONDO/CO-OP SALES	10	15	50.0%
	CONDO/CO-OP AVG. PRICE	\$481,500	\$380,153	-21.0%
	SALES VOLUME	\$25,534,740	\$22,142,300	-13.3%
	DAYS ON MARKET	60	46	-23.3%
Roslyn	# SINGLE-FAMILY SALES	9	5	-44.4%
NASSAU COUNTY	SINGLE-FAMILY AVG. PRICE	\$1,549,556	\$1,240,600	-19.9%
	# CONDO/CO-OP SALES	3	4	33.3%
	CONDO/CO-OP AVG. PRICE	\$1,920,000	\$1,487,500	-22.5%
	SALES VOLUME	\$19,706,000	\$12,153,000	-38.3%
	DAYS ON MARKET	90	32	-64.4%

Town		October 2024	October 2025	% Change
Roslyn Estates NASSAU COUNTY	# SINGLE-FAMILY SALES	1	0	0.0%
	SINGLE-FAMILY AVG. PRICE	\$1,560,000	-	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$1,560,000	-	-
	DAYS ON MARKET	25	-	-
Roslyn Harbor NASSAU COUNTY	# SINGLE-FAMILY SALES	0	1	0.0%
	SINGLE-FAMILY AVG. PRICE	-	\$1,650,000	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	\$1,650,000	-
	DAYS ON MARKET	-	63	-
Roslyn Heights NASSAU COUNTY	# SINGLE-FAMILY SALES	8	7	-12.5%
	SINGLE-FAMILY AVG. PRICE	\$1,342,874	\$1,982,571	47.6%
	# CONDO/CO-OP SALES	5	3	-40.0%
	CONDO/CO-OP AVG. PRICE	\$695,400	\$943,333	35.7%
	SALES VOLUME	\$14,219,990	\$16,708,000	17.5%
	DAYS ON MARKET	58	45	-22.4%
Sands Point NASSAU COUNTY	# SINGLE-FAMILY SALES	4	1	-75.0%
	SINGLE-FAMILY AVG. PRICE	\$3,543,750	\$5,375,000	51.7%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$14,175,000	\$5,375,000	-62.1%
	DAYS ON MARKET	101	167	65.3%
Sea Cliff NASSAU COUNTY	# SINGLE-FAMILY SALES	2	4	100.0%
	SINGLE-FAMILY AVG. PRICE	\$1,147,500	\$892,250	-22.2%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$2,295,000	\$3,569,000	55.5%
	DAYS ON MARKET	58	55	-5.2%
Seaford NASSAU COUNTY	# SINGLE-FAMILY SALES	16	11	-31.2%
	SINGLE-FAMILY AVG. PRICE	\$836,500	\$789,455	-5.6%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$13,384,000	\$8,684,000	-35.1%
	DAYS ON MARKET	25	40	60.0%

Town		October 2024	October 2025	% Change
Searingtown	# SINGLE-FAMILY SALES	0	0	0.0%
NASSAU COUNTY	SINGLE-FAMILY AVG. PRICE	-	-	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	-	-
	DAYS ON MARKET	-	-	-
Syosset	# SINGLE-FAMILY SALES	17	22	29.4%
NASSAU COUNTY	SINGLE-FAMILY AVG. PRICE	\$1,123,118	\$1,415,318	26.0%
	# CONDO/CO-OP SALES	0	3	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$952,667	-
	SALES VOLUME	\$19,093,000	\$33,995,000	78.0%
	DAYS ON MARKET	45	44	-2.2%
Upper Brookville	# SINGLE-FAMILY SALES	1	2	100.0%
NASSAU COUNTY	SINGLE-FAMILY AVG. PRICE	\$2,700,000	\$2,005,000	-25.7%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$2,700,000	\$4,010,000	48.5%
	DAYS ON MARKET	15	61	306.7%
Valley Stream	# SINGLE-FAMILY SALES	27	21	-22.2%
NASSAU COUNTY	SINGLE-FAMILY AVG. PRICE	\$665,356	\$686,905	3.2%
	# CONDO/CO-OP SALES	1	2	100.0%
	CONDO/CO-OP AVG. PRICE	\$250,000	\$540,000	116.0%
	SALES VOLUME	\$18,214,624	\$15,505,000	-14.9%
	DAYS ON MARKET	42	39	-7.1%
Wantagh	# SINGLE-FAMILY SALES	19	15	-21.1%
NASSAU COUNTY	SINGLE-FAMILY AVG. PRICE	\$736,527	\$767,653	4.2%
	# CONDO/CO-OP SALES	2	1	-50.0%
	CONDO/CO-OP AVG. PRICE	\$436,500	\$564,000	29.2%
	SALES VOLUME	\$14,867,010	\$12,078,797	-18.8%
	DAYS ON MARKET	22	20	-9.1%
Williston Park	# SINGLE-FAMILY SALES	1	5	400.0%
NASSAU COUNTY	SINGLE-FAMILY AVG. PRICE	\$860,000	\$901,400	4.8%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$860,000	\$4,507,000	424.1%
	DAYS ON MARKET	64	22	-65.6%

Town		October 2024	October 2025	% Change
East Williston NASSAU COUNTY	# SINGLE-FAMILY SALES	2	1	-50.0%
	SINGLE-FAMILY AVG. PRICE	\$1,487,500	\$1,530,000	2.9%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$2,975,000	\$1,530,000	-48.6%
	DAYS ON MARKET	82	23	-72.0%
Westbury NASSAU COUNTY	# SINGLE-FAMILY SALES	23	11	-52.2%
	SINGLE-FAMILY AVG. PRICE	\$806,913	\$918,182	13.8%
	# CONDO/CO-OP SALES	6	1	-83.3%
	CONDO/CO-OP AVG. PRICE	\$677,917	\$899,000	32.6%
	SALES VOLUME	\$22,626,500	\$10,998,999	-51.4%
	DAYS ON MARKET	46	34	-26.1%
Woodbury NASSAU COUNTY	# SINGLE-FAMILY SALES	4	7	75.0%
	SINGLE-FAMILY AVG. PRICE	\$1,616,875	\$1,822,143	12.7%
	# CONDO/CO-OP SALES	3	2	-33.3%
	CONDO/CO-OP AVG. PRICE	\$1,113,333	\$1,194,500	7.3%
	SALES VOLUME	\$9,807,500	\$15,144,000	54.4%
	DAYS ON MARKET	50	104	108.0%

Long Island Market Report

SUFFOLK COUNTY OCTOBER 2025 CLOSED SALES

Town		October 2024	October 2025	% Change
Babylon SUFFOLK COUNTY	# SINGLE-FAMILY SALES	49	48	-2.0%
	SINGLE-FAMILY AVG. PRICE	\$666,519	\$703,437	5.5%
	# CONDO/CO-OP SALES	6	6	0.0%
	CONDO/CO-OP AVG. PRICE	\$339,333	\$428,167	26.2%
	SALES VOLUME	\$34,695,434	\$36,333,990	4.7%
	DAYS ON MARKET	49	35	-28.6%
Center Moriches SUFFOLK COUNTY	# SINGLE-FAMILY SALES	3	12	300.0%
	SINGLE-FAMILY AVG. PRICE	\$629,000	\$702,417	11.7%
	# CONDO/CO-OP SALES	0	3	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$774,167	-
	SALES VOLUME	\$1,887,000	\$10,751,499	469.8%
	DAYS ON MARKET	26	51	96.2%
Centerport SUFFOLK COUNTY	# SINGLE-FAMILY SALES	3	5	66.7%
	SINGLE-FAMILY AVG. PRICE	\$841,667	\$794,800	-5.6%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$2,525,000	\$3,974,000	57.4%
	DAYS ON MARKET	40	24	-40.0%
Cold Spring Harbor SUFFOLK COUNTY	# SINGLE-FAMILY SALES	3	6	100.0%
	SINGLE-FAMILY AVG. PRICE	\$4,683,333	\$1,774,833	-62.1%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$14,050,000	\$10,649,000	-24.2%
	DAYS ON MARKET	70	87	24.3%
Commack SUFFOLK COUNTY	# SINGLE-FAMILY SALES	25	22	-12.0%
	SINGLE-FAMILY AVG. PRICE	\$823,000	\$874,977	6.3%
	# CONDO/CO-OP SALES	2	2	0.0%
	CONDO/CO-OP AVG. PRICE	\$1,050,000	\$1,367,500	30.2%
	SALES VOLUME	\$22,675,000	\$21,984,490	-3.0%
	DAYS ON MARKET	39	28	-28.2%

Town		October 2024	October 2025	% Change
Dix Hills	# SINGLE-FAMILY SALES	24	30	25.0%
SUFFOLK COUNTY	SINGLE-FAMILY AVG. PRICE	\$1,430,667	\$1,390,582	-2.8%
	# CONDO/CO-OP SALES	0	1	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$917,720	-
	SALES VOLUME	\$34,336,000	\$42,635,178	24.2%
	DAYS ON MARKET	57	48	-15.8%
East Moriches	# SINGLE-FAMILY SALES	7	1	-85.7%
SUFFOLK COUNTY	SINGLE-FAMILY AVG. PRICE	\$1,119,283	\$700,000	-37.5%
	# CONDO/CO-OP SALES	0	2	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$910,000	-
	SALES VOLUME	\$7,834,980	\$2,520,000	-67.8%
	DAYS ON MARKET	31	92	196.8%
Fort Salonga	# SINGLE-FAMILY SALES	0	1	0.0%
SUFFOLK COUNTY	SINGLE-FAMILY AVG. PRICE	-	\$1,240,000	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	\$1,240,000	-
	DAYS ON MARKET	-	62	-
Greenlawn	# SINGLE-FAMILY SALES	6	10	66.7%
SUFFOLK COUNTY	SINGLE-FAMILY AVG. PRICE	\$1,056,833	\$896,800	-15.1%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$6,341,000	\$8,967,999	41.4%
	DAYS ON MARKET	23	35	52.2%
Huntington	# SINGLE-FAMILY SALES	30	29	-3.3%
SUFFOLK COUNTY	SINGLE-FAMILY AVG. PRICE	\$906,903	\$899,821	-0.8%
	# CONDO/CO-OP SALES	5	3	-40.0%
	CONDO/CO-OP AVG. PRICE	\$717,000	\$568,000	-20.8%
	SALES VOLUME	\$30,792,100	\$27,798,800	-9.7%
	DAYS ON MARKET	36	49	36.1%
Huntington Bay	# SINGLE-FAMILY SALES	1	0	0.0%
SUFFOLK COUNTY	SINGLE-FAMILY AVG. PRICE	\$2,050,000	-	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$2,050,000	-	-
	DAYS ON MARKET	28	-	-

Town		October 2024	October 2025	% Change
Huntington Station	# SINGLE-FAMILY SALES	23	15	-34.8%
SUFFOLK COUNTY	SINGLE-FAMILY AVG. PRICE	\$698,026	\$691,800	-0.9%
	# CONDO/CO-OP SALES	2	2	0.0%
	CONDO/CO-OP AVG. PRICE	\$492,500	\$228,750	-53.6%
	SALES VOLUME	\$17,039,590	\$10,834,500	-36.4%
	DAYS ON MARKET	36	47	30.6%
Islip	# SINGLE-FAMILY SALES	53	53	0.0%
SUFFOLK COUNTY	SINGLE-FAMILY AVG. PRICE	\$776,970	\$736,825	-5.2%
	# CONDO/CO-OP SALES	12	12	0.0%
	CONDO/CO-OP AVG. PRICE	\$389,583	\$428,500	10.0%
	SALES VOLUME	\$45,854,400	\$44,193,749	-3.6%
	DAYS ON MARKET	54	35	-35.2%
Lloyd Harbor	# SINGLE-FAMILY SALES	1	2	100.0%
SUFFOLK COUNTY	SINGLE-FAMILY AVG. PRICE	\$1,437,500	\$3,545,000	146.6%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$1,437,500	\$7,090,000	393.2%
	DAYS ON MARKET	154	77	-50.0%
Lloyd Neck	# SINGLE-FAMILY SALES	1	1	0.0%
SUFFOLK COUNTY	SINGLE-FAMILY AVG. PRICE	\$1,255,000	\$1,695,000	35.1%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$1,255,000	\$1,695,000	35.1%
	DAYS ON MARKET	31	36	16.1%
Manorville	# SINGLE-FAMILY SALES	11	11	0.0%
SUFFOLK COUNTY	SINGLE-FAMILY AVG. PRICE	\$761,795	\$835,545	9.7%
	# CONDO/CO-OP SALES	4	5	25.0%
	CONDO/CO-OP AVG. PRICE	\$334,750	\$311,798	-6.9%
	SALES VOLUME	\$9,718,749	\$10,749,990	10.6%
	DAYS ON MARKET	42	67	59.5%
Mastic	# SINGLE-FAMILY SALES	15	13	-13.3%
SUFFOLK COUNTY	SINGLE-FAMILY AVG. PRICE	\$503,833	\$472,423	-6.2%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$7,557,500	\$6,141,500	-18.7%
	DAYS ON MARKET	38	47	23.7%

Town		October 2024	October 2025	% Change
Mastic Beach	# SINGLE-FAMILY SALES	15	15	0.0%
SUFFOLK COUNTY	SINGLE-FAMILY AVG. PRICE	\$427,060	\$443,253	3.8%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$6,405,900	\$6,648,800	3.8%
	DAYS ON MARKET	51	44	-13.7%
Melville	# SINGLE-FAMILY SALES	14	13	-7.1%
SUFFOLK COUNTY	SINGLE-FAMILY AVG. PRICE	\$1,099,857	\$1,190,508	8.2%
	# CONDO/CO-OP SALES	6	5	-16.7%
	CONDO/CO-OP AVG. PRICE	\$769,680	\$1,019,000	32.4%
	SALES VOLUME	\$20,016,081	\$20,571,600	2.8%
	DAYS ON MARKET	31	41	32.3%
Moriches	# SINGLE-FAMILY SALES	2	1	-50.0%
SUFFOLK COUNTY	SINGLE-FAMILY AVG. PRICE	\$777,000	\$635,000	-18.3%
	# CONDO/CO-OP SALES	2	1	-50.0%
	CONDO/CO-OP AVG. PRICE	\$692,000	\$600,000	-13.3%
	SALES VOLUME	\$2,938,000	\$1,235,000	-58.0%
	DAYS ON MARKET	46	42	-8.7%
Mount Sinai	# SINGLE-FAMILY SALES	11	9	-18.2%
SUFFOLK COUNTY	SINGLE-FAMILY AVG. PRICE	\$882,273	\$817,678	-7.3%
	# CONDO/CO-OP SALES	6	3	-50.0%
	CONDO/CO-OP AVG. PRICE	\$680,333	\$537,250	-21.0%
	SALES VOLUME	\$13,786,997	\$8,970,851	-34.9%
	DAYS ON MARKET	52	38	-26.9%
Nesconset	# SINGLE-FAMILY SALES	9	10	11.1%
SUFFOLK COUNTY	SINGLE-FAMILY AVG. PRICE	\$651,611	\$723,000	11.0%
	# CONDO/CO-OP SALES	1	0	0.0%
	CONDO/CO-OP AVG. PRICE	\$519,000	-	-
	SALES VOLUME	\$6,383,500	\$7,230,000	13.3%
	DAYS ON MARKET	45	23	-48.9%
Nissequogue	# SINGLE-FAMILY SALES	4	1	-75.0%
SUFFOLK COUNTY	SINGLE-FAMILY AVG. PRICE	\$1,805,500	\$4,999,990	176.9%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$7,222,000	\$4,999,990	-30.8%
	DAYS ON MARKET	43	216	402.3%

Town		October 2024	October 2025	% Change
Northport SUFFOLK COUNTY	# SINGLE-FAMILY SALES	16	14	-12.5%
	SINGLE-FAMILY AVG. PRICE	\$1,119,144	\$966,429	-13.6%
	# CONDO/CO-OP SALES	0	1	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$1,125,000	-
	SALES VOLUME	\$17,906,300	\$14,655,000	-18.2%
	DAYS ON MARKET	54	37	-31.5%
East Northport SUFFOLK COUNTY	# SINGLE-FAMILY SALES	19	23	21.1%
	SINGLE-FAMILY AVG. PRICE	\$730,216	\$813,420	11.4%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$13,874,100	\$18,708,650	34.8%
	DAYS ON MARKET	40	28	-30.0%
Patchogue SUFFOLK COUNTY	# SINGLE-FAMILY SALES	37	32	-13.5%
	SINGLE-FAMILY AVG. PRICE	\$565,022	\$574,672	1.7%
	# CONDO/CO-OP SALES	4	7	75.0%
	CONDO/CO-OP AVG. PRICE	\$479,750	\$370,000	-22.9%
	SALES VOLUME	\$22,824,830	\$20,979,512	-8.1%
	DAYS ON MARKET	38	35	-7.9%
Port Jefferson SUFFOLK COUNTY	# SINGLE-FAMILY SALES	10	10	0.0%
	SINGLE-FAMILY AVG. PRICE	\$1,020,100	\$927,799	-9.0%
	# CONDO/CO-OP SALES	4	2	-50.0%
	CONDO/CO-OP AVG. PRICE	\$424,625	\$453,000	6.7%
	SALES VOLUME	\$11,899,500	\$10,183,990	-14.4%
	DAYS ON MARKET	79	60	-24.1%
Riverhead SUFFOLK COUNTY	# SINGLE-FAMILY SALES	14	9	-35.7%
	SINGLE-FAMILY AVG. PRICE	\$532,627	\$578,556	8.6%
	# CONDO/CO-OP SALES	4	3	-25.0%
	CONDO/CO-OP AVG. PRICE	\$452,625	\$475,000	4.9%
	SALES VOLUME	\$9,552,274	\$8,351,000	-12.6%
	DAYS ON MARKET	53	52	-1.9%
Saint James SUFFOLK COUNTY	# SINGLE-FAMILY SALES	7	10	42.9%
	SINGLE-FAMILY AVG. PRICE	\$933,071	\$955,250	2.4%
	# CONDO/CO-OP SALES	5	3	-40.0%
	CONDO/CO-OP AVG. PRICE	\$555,600	\$494,000	-11.1%
	SALES VOLUME	\$9,309,500	\$11,034,500	18.5%
	DAYS ON MARKET	24	37	54.2%

Town		October 2024	October 2025	% Change
Sayville SUFFOLK COUNTY	# SINGLE-FAMILY SALES	10	15	50.0%
	SINGLE-FAMILY AVG. PRICE	\$856,700	\$842,633	-1.6%
	# CONDO/CO-OP SALES	1	3	200.0%
	CONDO/CO-OP AVG. PRICE	\$285,000	\$429,950	50.9%
	SALES VOLUME	\$8,852,000	\$13,929,350	57.4%
	DAYS ON MARKET	71	24	-66.2%
Setauket SUFFOLK COUNTY	# SINGLE-FAMILY SALES	16	22	37.5%
	SINGLE-FAMILY AVG. PRICE	\$734,219	\$902,205	22.9%
	# CONDO/CO-OP SALES	2	5	150.0%
	CONDO/CO-OP AVG. PRICE	\$680,000	\$657,400	-3.3%
	SALES VOLUME	\$13,107,499	\$23,135,499	76.5%
	DAYS ON MARKET	23	40	73.9%
Shirley SUFFOLK COUNTY	# SINGLE-FAMILY SALES	30	20	-33.3%
	SINGLE-FAMILY AVG. PRICE	\$512,182	\$520,350	1.6%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$15,365,450	\$10,407,000	-32.3%
	DAYS ON MARKET	52	55	5.8%
Smithtown SUFFOLK COUNTY	# SINGLE-FAMILY SALES	31	23	-25.8%
	SINGLE-FAMILY AVG. PRICE	\$810,864	\$941,174	16.1%
	# CONDO/CO-OP SALES	4	5	25.0%
	CONDO/CO-OP AVG. PRICE	\$511,250	\$590,600	15.5%
	SALES VOLUME	\$27,181,799	\$24,599,999	-9.5%
	DAYS ON MARKET	26	32	23.1%
Wading River SUFFOLK COUNTY	# SINGLE-FAMILY SALES	10	12	20.0%
	SINGLE-FAMILY AVG. PRICE	\$717,800	\$848,299	18.2%
	# CONDO/CO-OP SALES	0	1	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$765,000	-
	SALES VOLUME	\$7,178,000	\$10,944,585	52.5%
	DAYS ON MARKET	42	61	45.2%

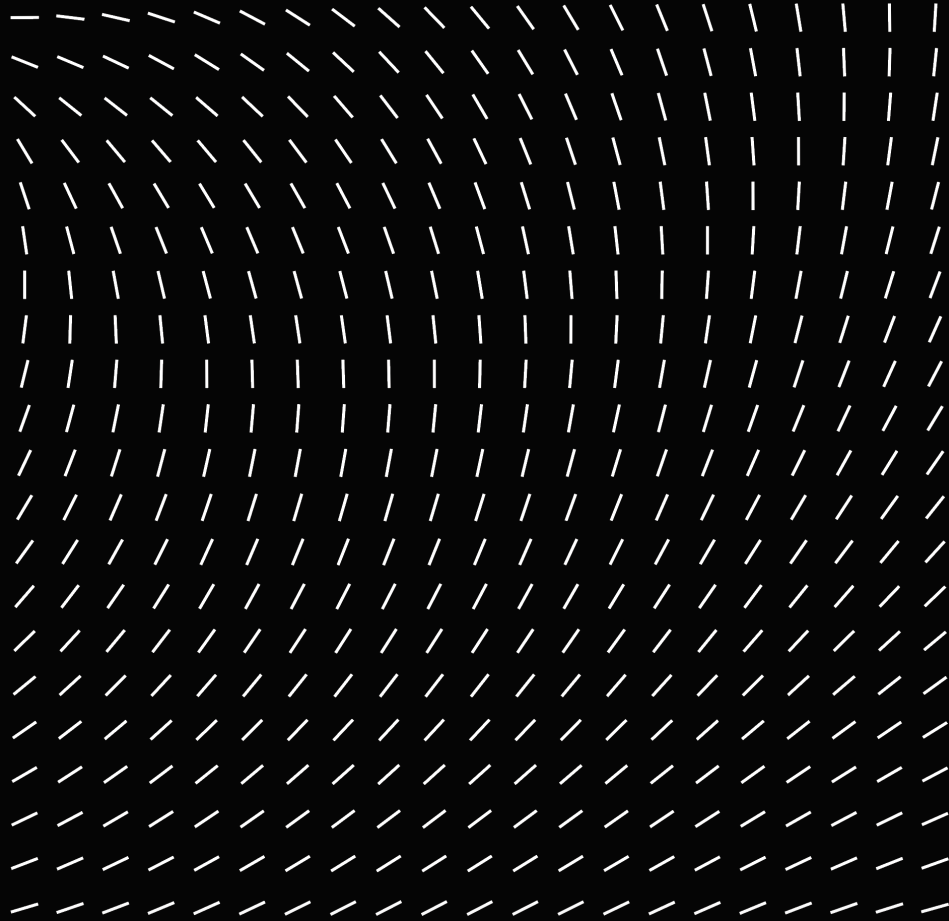
Long Island Market Report

NORTH FORK OCTOBER 2025 CLOSED SALES

Town		October 2024	October 2025	% Change
Aquebogue NORTH FORK	# SINGLE-FAMILY SALES	2	2	0.0%
	SINGLE-FAMILY AVG. PRICE	\$686,250	\$739,000	7.7%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$1,372,500	\$1,478,000	7.7%
	DAYS ON MARKET	40	51	27.5%
Baiting Hollow NORTH FORK	# SINGLE-FAMILY SALES	4	2	-50.0%
	SINGLE-FAMILY AVG. PRICE	\$1,210,750	\$825,000	-31.9%
	# CONDO/CO-OP SALES	1	1	0.0%
	CONDO/CO-OP AVG. PRICE	\$615,000	\$615,000	-
	SALES VOLUME	\$5,458,000	\$2,265,000	-58.5%
	DAYS ON MARKET	49	48	-2.0%
Cutchogue NORTH FORK	# SINGLE-FAMILY SALES	5	7	40.0%
	SINGLE-FAMILY AVG. PRICE	\$1,052,000	\$2,864,143	172.3%
	# CONDO/CO-OP SALES	1	0	0.0%
	CONDO/CO-OP AVG. PRICE	\$990,000	-	-
	SALES VOLUME	\$6,250,000	\$20,049,000	220.8%
	DAYS ON MARKET	85	77	-9.4%
East Marion NORTH FORK	# SINGLE-FAMILY SALES	1	4	300.0%
	SINGLE-FAMILY AVG. PRICE	\$3,425,000	\$1,886,250	-44.9%
	# CONDO/CO-OP SALES	0	1	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$950,000	-
	SALES VOLUME	\$3,425,000	\$8,495,000	148.0%
	DAYS ON MARKET	12	73	508.3%
Greenport NORTH FORK	# SINGLE-FAMILY SALES	3	4	33.3%
	SINGLE-FAMILY AVG. PRICE	\$1,360,000	\$2,355,750	73.2%
	# CONDO/CO-OP SALES	3	4	33.3%
	CONDO/CO-OP AVG. PRICE	\$896,667	\$423,250	-52.8%
	SALES VOLUME	\$6,770,000	\$11,116,000	64.2%
	DAYS ON MARKET	55	125	127.3%

Town		October 2024	October 2025	% Change
Jamesport & S. Jamesport NORTH FORK	# SINGLE-FAMILY SALES	8	3	-62.5%
	SINGLE-FAMILY AVG. PRICE	\$1,054,014	\$7,131,667	576.6%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$8,432,109	\$21,395,000	153.7%
	DAYS ON MARKET	81	123	51.9%
Laurel NORTH FORK	# SINGLE-FAMILY SALES	0	2	0.0%
	SINGLE-FAMILY AVG. PRICE	-	\$732,500	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	\$1,465,000	-
	DAYS ON MARKET	-	195	-
Mattituck NORTH FORK	# SINGLE-FAMILY SALES	3	7	133.3%
	SINGLE-FAMILY AVG. PRICE	\$2,125,000	\$1,144,857	-46.1%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$6,375,000	\$8,014,000	25.7%
	DAYS ON MARKET	48	74	54.2%
New Suffolk NORTH FORK	# SINGLE-FAMILY SALES	0	1	0.0%
	SINGLE-FAMILY AVG. PRICE	-	\$1,900,000	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	\$1,900,000	-
	DAYS ON MARKET	-	96	-
Orient & Orient Point NORTH FORK	# SINGLE-FAMILY SALES	2	3	50.0%
	SINGLE-FAMILY AVG. PRICE	\$1,987,000	\$1,328,333	-33.1%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$3,974,000	\$3,985,000	0.3%
	DAYS ON MARKET	35	97	177.1%
Peconic NORTH FORK	# SINGLE-FAMILY SALES	1	0	0.0%
	SINGLE-FAMILY AVG. PRICE	\$1,750,000	-	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$1,750,000	-	-
	DAYS ON MARKET	326	-	-

Town		October 2024	October 2025	% Change
Shelter Island	# SINGLE-FAMILY SALES	5	5	0.0%
NORTH FORK	SINGLE-FAMILY AVG. PRICE	\$2,023,800	\$2,417,000	19.4%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$10,119,000	\$12,085,000	19.4%
	DAYS ON MARKET	181	114	-37.0%
Southold	# SINGLE-FAMILY SALES	8	9	12.5%
NORTH FORK	SINGLE-FAMILY AVG. PRICE	\$1,472,188	\$1,557,889	5.8%
	# CONDO/CO-OP SALES	0	1	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$500,000	-
	SALES VOLUME	\$11,777,500	\$14,520,999	23.3%
	DAYS ON MARKET	127	105	-17.3%



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