

Q2 2021

# Long Island Market Report

COMPASS



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SOURCES

OneKey MLS

The long awaited Summer of 2021 is here and with it comes throngs of crowds to our sunny shores and lush parks reminding us all why Long Island always remains a top destination for the discerning buyer. Like our rising summer temperatures the Long Island real estate market continues to soar! Sales are up 59.6% year-over-year and sales volume is up an incredible 83% from Q2 of 2020.

Multiple bid situations resulting in highest and best and minimal days on market are the new norm in 2021. The healthy growth of the market remains fueled by low mortgage rates, urban buyers moving East to the suburbs and record low inventory.

In the 2nd Quarter of 2021 Nassau County saw 92.7% increase in number of sales, 10% increase in average

selling price and 23.5% decrease in days on market year over year.

Further to the East in the 2nd Quarter of 2021 Suffolk County saw 39.4% increase in number of sales, 19% increase in average selling price and 25% decrease in days on market year of year.

Long Island's luxury market remains robust. \$3 Million + listings have seen a 15% decrease in days on market across both Nassau and Suffolk Counties. The increase in the number of sales in the luxury market is staggering with a 126% increase in Nassau and a 108% increase in Suffolk. There has been a bit of a market correction here, while transactions are up and days on market are down, the average price of the luxury product is down 15%

across Nassau and Suffolk year over year.

As we settle into healthier and normal times both socially and in real estate we will continue to see what seasonal factors may do to our Summer and Early Fall markets on Long Island. Regardless, Our Q2 Market Report shows that the Long island market remains a healthy one that has certainly bounced back year over year. This is not unique to real estate as our cultural, entertainment, dining and educational institutions are continuing to have a resurgence of their own - thankfully, as these thriving institutions coupled with beautiful surroundings help make Long Island the beautiful place we call home.

SENIOR MANAGING DIRECTOR

Dennis McCarthy

# Compass has brought a modern real estate experience to Long Island



## MANHASSET

1695 Northern Blvd  
Manhasset, NY 11030  
516.517.4751

## ROSLYN

69 Roslyn Road  
Roslyn, NY 11576  
516.200.1098

## OCEANSIDE

2800 Long Beach Road  
Oceanside, NY 11572  
516.764.6060

## LOCUST VALLEY

41 The Plaza  
Locust Valley, NY 11560  
516.500.8271

## HUNTINGTON

16A Wall Street  
Huntington, NY 11743  
631.629.7719

## GARDEN CITY

182 Seventh Street  
Garden City, NY 11530  
516.764.6060

## FIVE TOWNS

1208 Broadway  
Hewlett, NY 11557  
516.791.1313

## SYOSSET

485 Underhill Blvd, Suite 200  
Syosset, NY 11791  
516.408.2231

## WOODBURY

8285 Jericho Parkway  
Woodbury, NY 11797  
516.703.3360

## ROCKVILLE CENTRE

100 Merrick Rd, Suite 430W  
Rockville Centre, NY 11570  
516.703.3378

# 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, Q2 2021 CLOSED SALES

Town		Q2 2020	Q2 2021	% Change
Albertson	# OF SALES	10	11	10.0%
	SALES VOLUME	\$8,354,000	\$8,328,000	-0.3%
	AVG. PRICE	\$835,400	\$757,091	-9.4%
	DAYS ON MARKET	93	54	-41.9%
Baldwin	# OF SALES	36	70	94.4%
	SALES VOLUME	\$17,608,000	\$39,838,800	126.3%
	AVG. PRICE	\$489,111	\$569,126	16.4%
	DAYS ON MARKET	66	46	-30.3%
Bellmore	# OF SALES	22	55	150.0%
	SALES VOLUME	\$13,755,400	\$35,070,266	155.0%
	AVG. PRICE	\$625,245	\$637,641	2.0%
	DAYS ON MARKET	61	61	0.0%
Bethpage	# OF SALES	27	60	122.2%
	SALES VOLUME	\$13,335,290	\$37,039,000	177.8%
	AVG. PRICE	\$493,900	\$617,317	25.0%
	DAYS ON MARKET	72	44	-38.9%
Brookville	# OF SALES	1	6	500.0%
	SALES VOLUME	\$1,200,000	\$13,600,000	1,033.3%
	AVG. PRICE	\$1,200,000	\$2,266,667	88.9%
	DAYS ON MARKET	316	221	-30.1%

# Long Island Market Report

NASSAU COUNTY, Q2 2021 CLOSED SALES

Town		Q2 2020	Q2 2021	% Change
Cedarhurst	# OF SALES	18	39	116.7%
	SALES VOLUME	\$15,178,780	\$35,717,250	135.3%
	AVG. PRICE	\$843,266	\$915,827	8.6%
	DAYS ON MARKET	111	68	-38.7%
Centre Island	# OF SALES	2	1	-50.0%
	SALES VOLUME	\$7,700,000	\$7,500,000	-2.6%
	AVG. PRICE	\$3,850,000	\$7,500,000	94.8%
	DAYS ON MARKET	396	183	-53.8%
Cove Neck	# OF SALES	0	1	0.0%
	SALES VOLUME	\$0	\$1,600,000	-
	AVG. PRICE	\$0	\$1,600,000	-
	DAYS ON MARKET	0	671	
East Hills	# OF SALES	14	26	85.7%
	SALES VOLUME	\$22,573,000	\$34,489,500	52.8%
	AVG. PRICE	\$1,612,357	\$1,326,519	-17.7%
	DAYS ON MARKET	119	86	-27.7%
East Meadow	# OF SALES	43	92	114.0%
	SALES VOLUME	\$25,213,888	\$59,490,137	135.9%
	AVG. PRICE	\$586,369	\$646,632	10.3%
	DAYS ON MARKET	56	61	8.9%

# Long Island Market Report

NASSAU COUNTY, Q2 2021 CLOSED SALES

Town		Q2 2020	Q2 2021	% Change
Farmingdale	# OF SALES	40	72	80.0%
	SALES VOLUME	\$20,618,009	\$40,611,680	97.0%
	AVG. PRICE	\$515,450	\$564,051	9.4%
	DAYS ON MARKET	94	58	-38.3%
Freeport	# OF SALES	47	74	57.4%
	SALES VOLUME	\$19,727,299	\$41,221,300	109.0%
	AVG. PRICE	\$419,730	\$557,045	32.7%
	DAYS ON MARKET	88	53	-39.8%
Garden City	# OF SALES	42	73	73.8%
	SALES VOLUME	\$42,455,200	\$82,299,830	93.9%
	AVG. PRICE	\$1,010,838	\$1,127,395	11.5%
	DAYS ON MARKET	87	54	-37.9%
Glen Cove	# OF SALES	23	58	152.2%
	SALES VOLUME	\$13,981,500	\$43,266,875	209.5%
	AVG. PRICE	\$607,891	\$745,981	22.7%
	DAYS ON MARKET	149	78	-47.7%
Glen Head	# OF SALES	24	9	-62.5%
	SALES VOLUME	\$20,251,000	\$8,182,000	-59.6%
	AVG. PRICE	\$843,792	\$909,111	7.7%
	DAYS ON MARKET	111	26	-76.6%



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NASSAU COUNTY, Q2 2021 CLOSED SALES

Town		Q2 2020	Q2 2021	% Change
Great Neck	# OF SALES	43	106	146.5%
	SALES VOLUME	\$63,754,000	\$180,577,499	183.2%
	AVG. PRICE	\$1,482,651	\$1,703,561	14.9%
	DAYS ON MARKET	117	91	-22.2%
Greenvale	# OF SALES	1	3	200.0%
	SALES VOLUME	\$620,000	\$2,823,000	355.3%
	AVG. PRICE	\$620,000	\$941,000	51.8%
	DAYS ON MARKET	145	13	-91.0%
Hewlett	# OF SALES	11	14	27.3%
	SALES VOLUME	\$7,771,000	\$9,447,887	21.6%
	AVG. PRICE	\$706,455	\$674,849	-4.5%
	DAYS ON MARKET	55	110	100.0%
Hewlett Harbor	# OF SALES	4	6	50.0%
	SALES VOLUME	\$5,684,500	\$7,275,000	28.0%
	AVG. PRICE	\$1,421,125	\$1,212,500	-14.7%
	DAYS ON MARKET	70	321	358.6%
Hewlett Bay Park	# OF SALES	3	0	0.0%
	SALES VOLUME	\$6,069,000	\$0	-
	AVG. PRICE	\$2,023,000	\$0	-
	DAYS ON MARKET	146	0	

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NASSAU COUNTY, Q2 2021 CLOSED SALES

Town		Q2 2020	Q2 2021	% Change
Hewlett Neck	# OF SALES	0	0	0.0%
	SALES VOLUME	\$0	\$0	-
	AVG. PRICE	\$0	\$0	-
	DAYS ON MARKET	0	0	
Hicksville	# OF SALES	45	102	126.7%
	SALES VOLUME	\$23,767,990	\$61,884,850	160.4%
	AVG. PRICE	\$528,178	\$606,714	14.9%
	DAYS ON MARKET	61	48	-21.3%
Island Park	# OF SALES	7	28	300.0%
	SALES VOLUME	\$4,331,500	\$16,332,500	277.1%
	AVG. PRICE	\$618,786	\$583,304	-5.7%
	DAYS ON MARKET	76	76	0.0%
Jericho	# OF SALES	13	42	223.1%
	SALES VOLUME	\$11,038,500	\$45,246,908	309.9%
	AVG. PRICE	\$849,115	\$1,077,307	26.9%
	DAYS ON MARKET	102	72	-29.4%
Kings Point	# OF SALES	0	0	0.0%
	SALES VOLUME	\$0	\$0	-
	AVG. PRICE	\$0	\$0	-
	DAYS ON MARKET	0	0	

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NASSAU COUNTY, Q2 2021 CLOSED SALES

Town		Q2 2020	Q2 2021	% Change
Lattingtown	# OF SALES	6	5	-16.7%
	SALES VOLUME	\$7,517,000	\$12,545,000	66.9%
	AVG. PRICE	\$1,252,833	\$2,509,000	100.3%
	DAYS ON MARKET	193	142	-26.4%
Laurel Hollow	# OF SALES	8	8	0.0%
	SALES VOLUME	\$11,983,916	\$16,823,000	40.4%
	AVG. PRICE	\$1,497,990	\$2,102,875	40.4%
	DAYS ON MARKET	101	103	2.0%
Lawrence	# OF SALES	2	2	0.0%
	SALES VOLUME	\$2,045,000	\$2,595,000	26.9%
	AVG. PRICE	\$1,022,500	\$1,297,500	26.9%
	DAYS ON MARKET	156	42	-73.1%
Levittown	# OF SALES	79	118	49.4%
	SALES VOLUME	\$38,153,300	\$66,837,830	75.2%
	AVG. PRICE	\$482,953	\$566,422	17.3%
	DAYS ON MARKET	73	47	-35.6%
Locust Valley	# OF SALES	8	20	150.0%
	SALES VOLUME	\$6,987,555	\$20,039,000	186.8%
	AVG. PRICE	\$873,444	\$1,001,950	14.7%
	DAYS ON MARKET	111	46	-58.6%

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NASSAU COUNTY, Q2 2021 CLOSED SALES

Town		Q2 2020	Q2 2021	% Change
Long Beach	# OF SALES	39	68	74.4%
	SALES VOLUME	\$27,180,484	\$51,898,510	90.9%
	AVG. PRICE	\$696,935	\$763,213	9.5%
	DAYS ON MARKET	76	75	-1.3%
Lynbrook	# OF SALES	17	62	264.7%
	SALES VOLUME	\$9,511,400	\$37,924,250	298.7%
	AVG. PRICE	\$559,494	\$611,681	9.3%
	DAYS ON MARKET	72	54	-25.0%
Manhasset	# OF SALES	40	47	17.5%
	SALES VOLUME	\$71,822,875	\$84,528,398	17.7%
	AVG. PRICE	\$1,795,572	\$1,798,477	0.2%
	DAYS ON MARKET	105	83	-21.0%
Manhasset Hills	# OF SALES	0	8	0.0%
	SALES VOLUME	\$0	\$8,161,000	-
	AVG. PRICE	\$0	\$1,020,125	-
	DAYS ON MARKET	0	33	
Massapequa	# OF SALES	129	208	61.2%
	SALES VOLUME	\$77,018,198	\$134,249,183	74.3%
	AVG. PRICE	\$597,040	\$645,429	8.1%
	DAYS ON MARKET	65	55	-15.4%

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NASSAU COUNTY, Q2 2021 CLOSED SALES

Town		Q2 2020	Q2 2021	% Change
Matinecock	# OF SALES	2	1	-50.0%
	SALES VOLUME	\$2,925,000	\$2,750,000	-6.0%
	AVG. PRICE	\$1,462,500	\$2,750,000	88.0%
	DAYS ON MARKET	137	142	3.6%
Merrick	# OF SALES	63	105	66.7%
	SALES VOLUME	\$42,360,100	\$78,110,006	84.4%
	AVG. PRICE	\$672,383	\$743,905	10.6%
	DAYS ON MARKET	74	64	-13.5%
Mill Neck	# OF SALES	2	2	0.0%
	SALES VOLUME	\$2,080,000	\$2,490,000	19.7%
	AVG. PRICE	\$1,040,000	\$1,245,000	19.7%
	DAYS ON MARKET	297	110	-63.0%
Mineola	# OF SALES	17	33	94.1%
	SALES VOLUME	\$10,526,300	\$21,689,388	106.0%
	AVG. PRICE	\$619,194	\$657,254	6.1%
	DAYS ON MARKET	89	64	-28.1%
Muttontown	# OF SALES	4	10	150.0%
	SALES VOLUME	\$5,034,000	\$16,974,000	237.2%
	AVG. PRICE	\$1,258,500	\$1,697,400	34.9%
	DAYS ON MARKET	173	161	-6.9%

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NASSAU COUNTY, Q2 2021 CLOSED SALES

Town		Q2 2020	Q2 2021	% Change
New Hyde Park	# OF SALES	27	96	255.6%
	SALES VOLUME	\$19,462,188	\$71,970,806	269.8%
	AVG. PRICE	\$720,822	\$749,696	4.0%
	DAYS ON MARKET	73	60	-17.8%
North Bellmore	# OF SALES	17	30	76.5%
	SALES VOLUME	\$10,224,500	\$18,617,214	82.1%
	AVG. PRICE	\$601,441	\$620,574	3.2%
	DAYS ON MARKET	59	26	-55.9%
North Woodmere	# OF SALES	6	14	133.3%
	SALES VOLUME	\$4,600,000	\$12,556,000	173.0%
	AVG. PRICE	\$766,667	\$896,857	17.0%
	DAYS ON MARKET	134	78	-41.8%
Oceanside	# OF SALES	47	82	74.5%
	SALES VOLUME	\$25,508,097	\$52,085,125	104.2%
	AVG. PRICE	\$542,725	\$635,184	17.0%
	DAYS ON MARKET	76	54	-28.9%
Old Bethpage	# OF SALES	6	8	33.3%
	SALES VOLUME	\$3,235,000	\$6,241,000	92.9%
	AVG. PRICE	\$539,167	\$780,125	44.7%
	DAYS ON MARKET	54	23	-57.4%

# Long Island Market Report

NASSAU COUNTY, Q2 2021 CLOSED SALES

Town		Q2 2020	Q2 2021	% Change
Old Brookville	# OF SALES	2	10	400.0%
	SALES VOLUME	\$7,900,000	\$21,727,500	175.0%
	AVG. PRICE	\$3,950,000	\$2,172,750	-45.0%
	DAYS ON MARKET	178	170	-4.5%
Old Westbury	# OF SALES	7	9	28.6%
	SALES VOLUME	\$17,115,000	\$19,179,499	12.1%
	AVG. PRICE	\$2,445,000	\$2,131,055	-12.8%
	DAYS ON MARKET	214	183	-14.5%
Oyster Bay	# OF SALES	10	25	150.0%
	SALES VOLUME	\$8,531,000	\$20,074,500	135.3%
	AVG. PRICE	\$853,100	\$802,980	-5.9%
	DAYS ON MARKET	110	58	-47.3%
Oyster Bay Cove	# OF SALES	5	10	100.0%
	SALES VOLUME	\$7,733,000	\$22,324,000	188.7%
	AVG. PRICE	\$1,546,600	\$2,232,400	44.3%
	DAYS ON MARKET	88	140	59.1%
Plainview	# OF SALES	58	98	69.0%
	SALES VOLUME	\$40,622,619	\$73,600,027	81.2%
	AVG. PRICE	\$700,390	\$751,021	7.2%
	DAYS ON MARKET	82	60	-26.8%

# Long Island Market Report

NASSAU COUNTY, Q2 2021 CLOSED SALES

Town		Q2 2020	Q2 2021	% Change
Point Lookout	# OF SALES	5	20	300.0%
	SALES VOLUME	\$4,434,000	\$25,899,000	484.1%
	AVG. PRICE	\$886,800	\$1,294,950	46.0%
	DAYS ON MARKET	131	66	-49.6%
Port Washington	# OF SALES	39	65	66.7%
	SALES VOLUME	\$40,184,900	\$63,378,500	57.7%
	AVG. PRICE	\$1,030,382	\$975,054	-5.4%
	DAYS ON MARKET	75	61	-18.7%
Rockville Centre	# OF SALES	62	59	-4.8%
	SALES VOLUME	\$46,618,499	\$45,766,408	-1.8%
	AVG. PRICE	\$751,911	\$775,702	3.2%
	DAYS ON MARKET	77	66	-14.3%
Roslyn	# OF SALES	5	18	260.0%
	SALES VOLUME	\$4,715,000	\$21,167,077	348.9%
	AVG. PRICE	\$943,000	\$1,175,949	24.7%
	DAYS ON MARKET	106	37	-65.1%
Roslyn Estates	# OF SALES	0	1	0.0%
	SALES VOLUME	\$0	\$1,220,000	-
	AVG. PRICE	\$0	\$1,220,000	-
	DAYS ON MARKET	0	47	



# Long Island Market Report

NASSAU COUNTY, Q2 2021 CLOSED SALES

Town		Q2 2020	Q2 2021	% Change
Roslyn Harbor	# OF SALES	3	4	33.3%
	SALES VOLUME	\$2,500,000	\$8,459,999	238.4%
	AVG. PRICE	\$833,333	\$2,115,000	153.8%
	DAYS ON MARKET	212	124	-41.5%
Roslyn Heights	# OF SALES	15	18	20.0%
	SALES VOLUME	\$20,797,750	\$18,476,000	-11.2%
	AVG. PRICE	\$1,386,517	\$1,026,444	-26.0%
	DAYS ON MARKET	121	92	-24.0%
Sands Point	# OF SALES	7	20	185.7%
	SALES VOLUME	\$22,252,000	\$54,385,777	144.4%
	AVG. PRICE	\$3,178,857	\$2,719,289	-14.5%
	DAYS ON MARKET	185	167	-9.7%
Sea Cliff	# OF SALES	10	17	70.0%
	SALES VOLUME	\$8,868,888	\$14,470,000	63.2%
	AVG. PRICE	\$886,889	\$851,176	-4.0%
	DAYS ON MARKET	94	140	48.9%
Seaford	# OF SALES	30	52	73.3%
	SALES VOLUME	\$15,230,995	\$31,173,577	104.7%
	AVG. PRICE	\$507,700	\$599,492	18.1%
	DAYS ON MARKET	67	49	-26.9%

# Long Island Market Report

NASSAU COUNTY, Q2 2021 CLOSED SALES

Town		Q2 2020	Q2 2021	% Change
Syosset	# OF SALES	34	78	129.4%
	SALES VOLUME	\$28,509,747	\$74,692,688	162.0%
	AVG. PRICE	\$838,522	\$957,599	14.2%
	DAYS ON MARKET	80	58	-27.5%
Upper Brookville	# OF SALES	2	7	250.0%
	SALES VOLUME	\$2,874,000	\$18,415,000	540.7%
	AVG. PRICE	\$1,437,000	\$2,630,714	83.1%
	DAYS ON MARKET	155	212	36.8%
Williston Park	# OF SALES	8	16	100.0%
	SALES VOLUME	\$5,324,900	\$12,317,000	131.3%
	AVG. PRICE	\$665,613	\$769,813	15.7%
	DAYS ON MARKET	84	53	-36.9%
East Williston	# OF SALES	3	6	100.0%
	SALES VOLUME	\$2,834,000	\$6,510,000	129.7%
	AVG. PRICE	\$944,667	\$1,085,000	14.9%
	DAYS ON MARKET	193	135	-30.1%
Woodbury	# OF SALES	6	17	183.3%
	SALES VOLUME	\$5,690,000	\$23,421,000	311.6%
	AVG. PRICE	\$948,333	\$1,377,706	45.3%
	DAYS ON MARKET	206	133	-35.4%

# Long Island Market Report

SUFFOLK COUNTY, Q2 2021 CLOSED SALES

Town		Q2 2020	Q2 2021	% Change
Cold Spring Harbor	# OF SALES	5	8	60.0%
	SALES VOLUME	\$5,935,470	\$11,464,000	93.1%
	AVG. PRICE	\$1,187,094	\$1,433,000	20.7%
	DAYS ON MARKET	64	90	40.6%
Commack	# OF SALES	50	73	46.0%
	SALES VOLUME	\$26,696,250	\$48,189,628	80.5%
	AVG. PRICE	\$533,925	\$660,132	23.6%
	DAYS ON MARKET	57	38	-33.3%
Dix Hills	# OF SALES	58	81	39.7%
	SALES VOLUME	\$42,427,405	\$78,529,943	85.1%
	AVG. PRICE	\$731,507	\$969,505	32.5%
	DAYS ON MARKET	85	54	-36.5%
Fort Salonga	# OF SALES	2	5	150.0%
	SALES VOLUME	\$1,345,000	\$5,795,000	330.9%
	AVG. PRICE	\$672,500	\$1,159,000	72.3%
	DAYS ON MARKET	164	44	-73.2%
Huntington	# OF SALES	75	125	66.7%
	SALES VOLUME	\$46,509,682	\$89,926,067	93.3%
	AVG. PRICE	\$620,129	\$719,409	16.0%
	DAYS ON MARKET	73	59	-19.2%

# Long Island Market Report

SUFFOLK COUNTY, Q2 2021 CLOSED SALES

Town		Q2 2020	Q2 2021	% Change
Huntington Bay	# OF SALES	3	6	100.0%
	SALES VOLUME	\$2,992,000	\$10,760,000	259.6%
	AVG. PRICE	\$997,333	\$1,793,333	79.8%
	DAYS ON MARKET	149	61	-59.1%
Huntington Station	# OF SALES	59	86	45.8%
	SALES VOLUME	\$29,248,875	\$45,312,180	54.9%
	AVG. PRICE	\$495,744	\$526,886	6.3%
	DAYS ON MARKET	58	40	-31.0%
Lloyd Harbor	# OF SALES	5	25	400.0%
	SALES VOLUME	\$8,794,138	\$49,907,500	467.5%
	AVG. PRICE	\$1,758,828	\$1,996,300	13.5%
	DAYS ON MARKET	187	99	-47.1%
Lloyd Neck	# OF SALES	0	5	0.0%
	SALES VOLUME	\$0	\$5,944,000	-
	AVG. PRICE	\$0	\$1,188,800	-
	DAYS ON MARKET	0	143	
Melville	# OF SALES	25	34	36.0%
	SALES VOLUME	\$18,692,900	\$29,051,599	55.4%
	AVG. PRICE	\$747,716	\$854,459	14.3%
	DAYS ON MARKET	69	74	7.2%

# Long Island Market Report

SUFFOLK COUNTY, Q2 2021 CLOSED SALES

Town		Q2 2020	Q2 2021	% Change
Moriches	# OF SALES	2	3	50.0%
	SALES VOLUME	\$684,999	\$1,654,000	141.5%
	AVG. PRICE	\$342,500	\$551,333	61.0%
	DAYS ON MARKET	30	141	370.0%
Mount Sinai	# OF SALES	22	29	31.8%
	SALES VOLUME	\$10,585,251	\$18,149,000	71.5%
	AVG. PRICE	\$481,148	\$625,828	30.1%
	DAYS ON MARKET	72	92	27.8%
Nesconset	# OF SALES	24	27	12.5%
	SALES VOLUME	\$12,715,565	\$16,443,900	29.3%
	AVG. PRICE	\$529,815	\$609,033	15.0%
	DAYS ON MARKET	59	45	-23.7%
Nissequogue	# OF SALES	2	8	300.0%
	SALES VOLUME	\$2,085,000	\$9,655,000	363.1%
	AVG. PRICE	\$1,042,500	\$1,206,875	15.8%
	DAYS ON MARKET	191	118	-38.2%
Northport	# OF SALES	46	67	45.7%
	SALES VOLUME	\$33,162,894	\$62,167,940	87.5%
	AVG. PRICE	\$720,932	\$927,880	28.7%
	DAYS ON MARKET	82	82	0.0%

# Long Island Market Report

SUFFOLK COUNTY, Q2 2021 CLOSED SALES

Town		Q2 2020	Q2 2021	% Change
East Northport	# OF SALES	55	64	16.4%
	SALES VOLUME	\$29,425,900	\$38,569,900	31.1%
	AVG. PRICE	\$535,016	\$602,655	12.6%
	DAYS ON MARKET	62	31	-50.0%
Patchogue	# OF SALES	68	104	52.9%
	SALES VOLUME	\$26,036,350	\$44,663,995	71.5%
	AVG. PRICE	\$382,888	\$429,461	12.2%
	DAYS ON MARKET	87	51	-41.4%
Saint James	# OF SALES	24	44	83.3%
	SALES VOLUME	\$13,703,320	\$32,985,399	140.7%
	AVG. PRICE	\$570,972	\$749,668	31.3%
	DAYS ON MARKET	77	55	-28.6%
Sayville	# OF SALES	26	32	23.1%
	SALES VOLUME	\$13,081,400	\$17,104,650	30.8%
	AVG. PRICE	\$503,131	\$534,520	6.2%
	DAYS ON MARKET	107	51	-52.3%
Setauket	# OF SALES	51	69	35.3%
	SALES VOLUME	\$29,034,396	\$45,667,217	57.3%
	AVG. PRICE	\$569,302	\$661,844	16.3%
	DAYS ON MARKET	90	64	-28.9%

# Long Island Market Report

## NORTH FORK, Q2 2021 CLOSED SALES

Town		Q2 2020	Q2 2021	% Change
Aquebogue	# OF SALES	7	13	85.7%
	SALES VOLUME	\$4,222,000	\$8,605,500	103.8%
	AVG. PRICE	\$603,143	\$661,962	9.8%
	DAYS ON MARKET	143	69	-51.7%
Jamesport	# OF SALES	8	12	50.0%
	SALES VOLUME	\$4,380,250	\$13,595,000	210.4%
	AVG. PRICE	\$547,531	\$1,132,917	106.9%
	DAYS ON MARKET	100	98	-2.0%
Laurel	# OF SALES	4	1	-75.0%
	SALES VOLUME	\$2,412,500	\$1,112,000	-53.9%
	AVG. PRICE	\$603,125	\$1,112,000	84.4%
	DAYS ON MARKET	90	7	-92.2%
Mattituck	# OF SALES	11	15	36.4%
	SALES VOLUME	\$13,569,000	\$16,647,499	22.7%
	AVG. PRICE	\$1,233,545	\$1,109,833	-10.0%
	DAYS ON MARKET	169	74	-56.2%
Cutchogue	# OF SALES	10	13	30.0%
	SALES VOLUME	\$11,675,500	\$13,766,500	17.9%
	AVG. PRICE	\$1,167,550	\$1,058,962	-9.3%
	DAYS ON MARKET	156	40	-74.4%

# Long Island Market Report

## NORTH FORK, Q2 2021 CLOSED SALES

Town		Q2 2020	Q2 2021	% Change
New Suffolk	# OF SALES	0	4	0.0%
	SALES VOLUME	\$0	\$4,765,000	-
	AVG. PRICE	\$0	\$1,191,250	-
	DAYS ON MARKET	0	27	
Peconic	# OF SALES	4	2	-50.0%
	SALES VOLUME	\$3,799,000	\$1,992,000	-47.6%
	AVG. PRICE	\$949,750	\$996,000	4.9%
	DAYS ON MARKET	191	12	-93.7%
Southold	# OF SALES	24	33	37.5%
	SALES VOLUME	\$15,880,999	\$41,126,500	159.0%
	AVG. PRICE	\$661,708	\$1,246,258	88.3%
	DAYS ON MARKET	89	88	-1.1%
Greenport	# OF SALES	12	12	0.0%
	SALES VOLUME	\$7,790,200	\$9,290,500	19.3%
	AVG. PRICE	\$649,183	\$774,208	19.3%
	DAYS ON MARKET	158	113	-28.5%
East Marion	# OF SALES	4	3	-25.0%
	SALES VOLUME	\$2,383,000	\$2,316,000	-2.8%
	AVG. PRICE	\$595,750	\$772,000	29.6%
	DAYS ON MARKET	121	461	281.0%



# Long Island Market Report

NORTH FORK, Q2 2021 CLOSED SALES

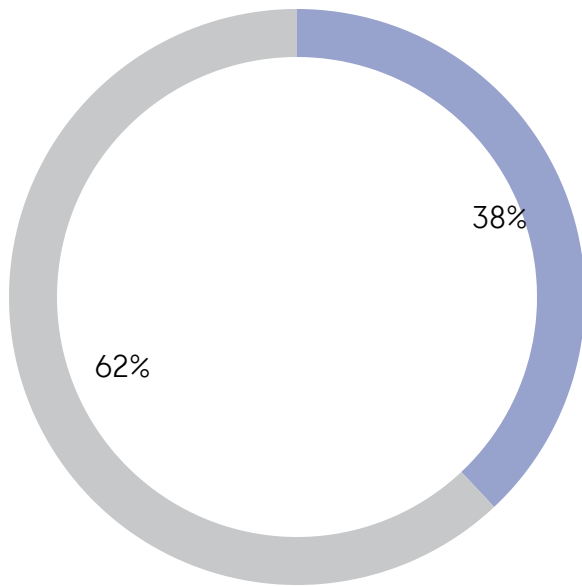
Town		Q2 2020	Q2 2021	% Change
Orient	# OF SALES	4	5	25.0%
	SALES VOLUME	\$5,015,000	\$11,650,500	132.3%
	AVG. PRICE	\$1,253,750	\$2,330,100	85.9%
	DAYS ON MARKET	191	170	-11.0%
Baiting Hollow	# OF SALES	11	16	45.5%
	SALES VOLUME	\$3,341,000	\$10,999,000	229.2%
	AVG. PRICE	\$303,727	\$687,438	126.3%
	DAYS ON MARKET	220	128	-41.8%

# Sales Volume & Closed Transactions

NASSAU, SUFFOLK, OVERALL

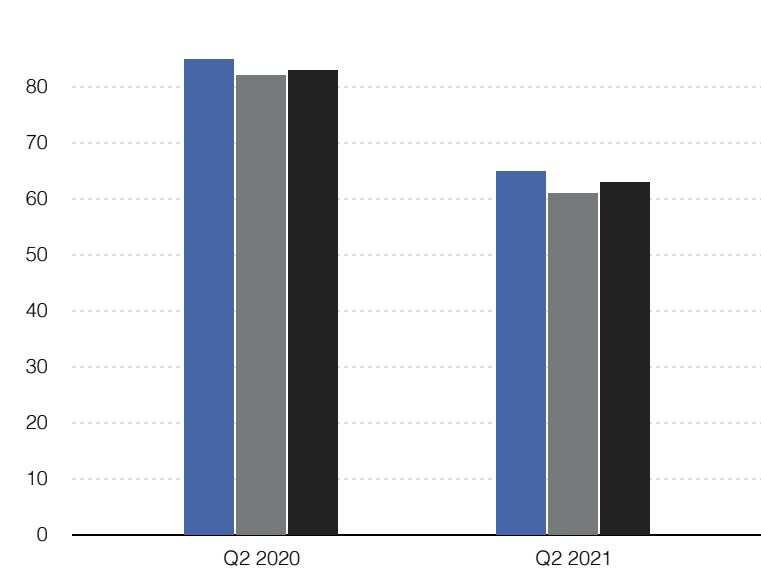
### Closed Sales Volume Market Share

■ 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 Q2 2020 and Q2 2021.

# Long Island Market Report

NASSAU, SUFFOLK, OVERALL

		Q2 2020	Q2 2021	% Change
Nassau County	# OF SALES	1,662	3,203	92.7%
	SALES VOLUME	\$1,221,874,031	\$2,590,208,789	112.0%
	AVERAGE PRICE	\$735,183	\$808,682	10.0%
	AVERAGE DOM	85	65	-23.5%
Suffolk County	# OF SALES	2,712	3,780	39.4%
	SALES VOLUME	\$1,521,677,309	\$2,541,083,622	67.0%
	AVERAGE PRICE	\$561,090	\$672,244	19.8%
	AVERAGE DOM	82	61	-25.6%
Overall	# OF SALES	4,374	6,983	59.6%
	SALES VOLUME	\$2,743,551,340	\$5,131,292,411	87.0%
	AVERAGE PRICE	\$627,241	\$734,826	17.2%
	AVERAGE DOM	83	63	-24.1%

\*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 2021.

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Q2 2021

# Long Island Luxury Market Report

COMPASS



272 Heather Lane

# \$3M+ Closed Sales

NASSAU, SUFFOLK, OVERALL

		Q2 2020	Q2 2021	% Change
Nassau County	# OF SALES	15	34	126.7%
	SALES VOLUME	\$61,070,000	\$157,328,277	157.6%
	AVERAGE PRICE	\$4,071,333	\$4,627,302	13.7%
	AVERAGE DOM	208	200	-3.8%
Suffolk County	# OF SALES	24	50	108.3%
	SALES VOLUME	\$147,865,000	\$225,294,500	52.4%
	AVERAGE PRICE	\$6,161,042	\$4,505,890	-26.9%
	AVERAGE DOM	234	182	-22.2%
Overall	# OF SALES	39	84	115.4%
	SALES VOLUME	\$208,935,000	\$382,622,777	83.1%
	AVERAGE PRICE	\$5,357,308	\$4,555,033	-15.0%
	AVERAGE DOM	224	189	-15.6%

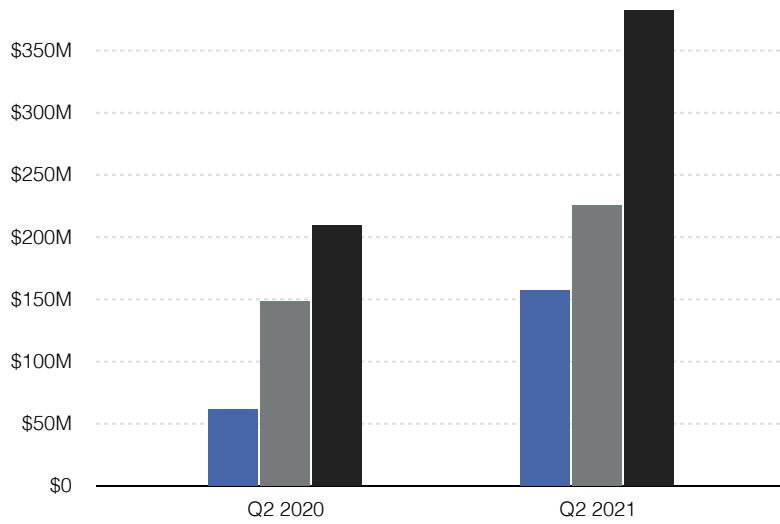
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# \$3M+ Sales Volume & Closed Transactions

NASSAU, SUFFOLK, OVERALL

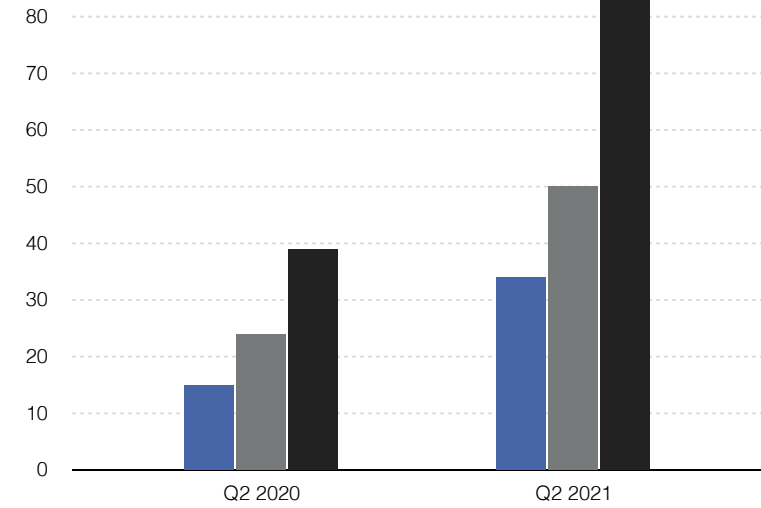
### Closed Luxury Sales Volume

■ Nassau County   ■ Suffolk County   ■ Overall



### Number of Luxury Closed Sales

■ Nassau County   ■ Suffolk County   ■ Overall



\*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.

INTRODUCING  
**COMPASS**  
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