

Q1 2021

Long Island Market Report

COMPASS



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SOURCES

OneKey MLS

As we leave Q1 2021 and move into the spring selling season, the housing market on Long Island has already gone into overdrive. With bidding wars becoming the norm and many homes are selling within days of coming on the market for over asking price. The second wave of frenetic sales after the surge last summer in the heat of the pandemic sums up the market in Q1 2021. This growth has been fueled by historically low mortgage rates, city dwellers desiring more indoor space and green space, coupled with remote work and very low inventory. Homeowners are holding onto their homes longer because they cannot find a new house to purchase. Demand for houses has outstripped supply since Covid began.

In the 1st quarter of 2021 Nassau County the number of sales was up 35.9% from the same time last year. The average selling price is up 13.9% with sales volume up 53.7% and days on market down -19.5%.

In Suffolk County, we see a similar pattern. Number of sales are up 26%, sales volume is up 50.5%, average selling price up 19.5% and days on market is down -32.1%. Overall on Long Island sales volume is up 52.1%. In the Luxury Market homes sales in over 3 million in Nassau County are up 31.8% and in Suffolk County the number of sales had a huge jump and are up to 60.9%.

Overall the luxury market has seen an increase in the number of sales by 46.7% and days on market decreased

-25.8% compared to the 1st quarter of 2020.

The numbers for Q1 2021 over Q1 2020 are reflected at swamped open houses, multiple offers and many homes getting over the asking price. It is a great time to be a seller and a tough competitive time to be a buyer with such low inventory of homes. Prices are surging on Long island and there doesn't seem to be an end in sight. 2021 has been a great start from a relentless 2020. I am happy to see that many Long Islanders are getting vaccinated which has allowed some restaurants and stores to open for business. Hopefully this year we can get back to some sense of normalcy even if it's just our new normal for now.

SALES MANAGER
COMPASS, LONG ISLAND

Lori B. Swift

Compass has brought a modern real estate experience to Long Island



MANHASSET

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Manhasset, NY 11030
516.517.4751

ROSLYN

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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

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Hewlett, NY 11557
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SYOSSET

485 Underhill Blvd, Suite 200
Syosset, NY 11791
516.408.2231

WOODBURY

8285 Jericho Parkway
Woodbury NY 11797
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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

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NASSAU COUNTY, Q1 2021 CLOSED SALES

Town		Q1 2020	Q1 2021	% Change
Albertson	# OF SALES	15	16	6.7%
	SALES VOLUME	\$12,368,000	\$12,078,000	-2.3%
	AVG. PRICE	\$824,533	\$754,875	-8.4%
	DAYS ON MARKET	70	89	27.1%
Baldwin	# OF SALES	72	79	9.7%
	SALES VOLUME	\$32,878,380	\$40,423,001	22.9%
	AVG. PRICE	\$456,644	\$511,684	12.1%
	DAYS ON MARKET	72	63	-12.5%
Bellmore	# OF SALES	27	68	151.9%
	SALES VOLUME	\$15,231,000	\$40,135,244	163.5%
	AVG. PRICE	\$564,111	\$590,224	4.6%
	DAYS ON MARKET	85	48	-43.5%
Bethpage	# OF SALES	43	51	18.6%
	SALES VOLUME	\$22,436,399	\$28,835,000	28.5%
	AVG. PRICE	\$521,777	\$565,392	8.4%
	DAYS ON MARKET	75	56	-25.3%
Brookville	# OF SALES	3	8	166.7%
	SALES VOLUME	\$5,650,000	\$18,440,000	226.4%
	AVG. PRICE	\$1,883,333	\$2,305,000	22.4%
	DAYS ON MARKET	243	186	-23.5%

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NASSAU COUNTY, Q1 2021 CLOSED SALES

Town		Q1 2020	Q1 2021	% Change
Cedarhurst	# OF SALES	29	51	75.9%
	SALES VOLUME	\$23,010,400	\$43,287,249	88.1%
	AVG. PRICE	\$793,462	\$848,770	7.0%
	DAYS ON MARKET	74	105	41.9%
Centre Island	# OF SALES	1	1	0.0%
	SALES VOLUME	\$600,000	\$3,200,000	433.3%
	AVG. PRICE	\$600,000	\$3,200,000	433.3%
	DAYS ON MARKET	39	637	1533.3%
Cove Neck	# OF SALES	2	0	0.0%
	SALES VOLUME	\$3,535,000	\$0	0.0%
	AVG. PRICE	\$1,767,500	\$0	0.0%
	DAYS ON MARKET	86	0	0.0%
East Hills	# OF SALES	12	16	33.3%
	SALES VOLUME	\$11,875,000	\$21,700,102	82.7%
	AVG. PRICE	\$989,583	\$1,356,256	37.1%
	DAYS ON MARKET	143	70	-51.0%
East Meadow	# OF SALES	75	86	14.7%
	SALES VOLUME	\$41,371,909	\$52,534,225	27.0%
	AVG. PRICE	\$551,625	\$610,863	10.7%
	DAYS ON MARKET	71	50	-29.6%

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NASSAU COUNTY, Q1 2021 CLOSED SALES

Town		Q1 2020	Q1 2021	% Change
Farmingdale	# OF SALES	49	54	10.2%
	SALES VOLUME	\$22,724,716	\$30,534,157	34.4%
	AVG. PRICE	\$463,770	\$565,447	21.9%
	DAYS ON MARKET	57	42	-26.3%
Freeport	# OF SALES	79	84	6.3%
	SALES VOLUME	\$32,139,401	\$40,755,490	26.8%
	AVG. PRICE	\$406,828	\$485,184	19.3%
	DAYS ON MARKET	72	63	-12.5%
Garden City	# OF SALES	43	57	32.6%
	SALES VOLUME	\$42,265,500	\$61,695,498	46.0%
	AVG. PRICE	\$982,919	\$1,082,377	10.1%
	DAYS ON MARKET	88	52	-40.9%
Glen Cove	# OF SALES	50	45	-10.0%
	SALES VOLUME	\$26,838,499	\$33,871,600	26.2%
	AVG. PRICE	\$536,770	\$752,702	40.2%
	DAYS ON MARKET	88	64	-27.3%
Glen Head	# OF SALES	9	22	144.4%
	SALES VOLUME	\$7,780,000	\$18,209,000	134.0%
	AVG. PRICE	\$864,444	\$827,682	-4.3%
	DAYS ON MARKET	131	83	-36.6%

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NASSAU COUNTY, Q1 2021 CLOSED SALES

Town		Q1 2020	Q1 2021	% Change
Great Neck	# OF SALES	34	75	120.6%
	SALES VOLUME	\$47,260,835	\$103,510,287	119.0%
	AVG. PRICE	\$1,390,025	\$1,380,137	-0.7%
	DAYS ON MARKET	109	91	-16.5%
Greenvale	# OF SALES	1	3	200.0%
	SALES VOLUME	\$410,000	\$2,432,000	493.2%
	AVG. PRICE	\$410,000	\$810,667	97.7%
	DAYS ON MARKET	25	39	56.0%
Hewlett	# OF SALES	13	16	23.1%
	SALES VOLUME	\$8,226,999	\$10,445,500	27.0%
	AVG. PRICE	\$632,846	\$652,844	3.2%
	DAYS ON MARKET	106	76	-28.3%
Hewlett Harbor	# OF SALES	4	4	0.0%
	SALES VOLUME	\$4,577,000	\$10,925,000	138.7%
	AVG. PRICE	\$1,144,250	\$2,731,250	138.7%
	DAYS ON MARKET	196	206	5.1%
Hewlett Bay Park	# OF SALES	1	3	200.0%
	SALES VOLUME	\$3,000,000	\$4,875,000	62.5%
	AVG. PRICE	\$3,000,000	\$1,625,000	-45.8%
	DAYS ON MARKET	99	24	-75.8%

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NASSAU COUNTY, Q1 2021 CLOSED SALES

Town		Q1 2020	Q1 2021	% Change
Hewlett Neck	# OF SALES	1	0	0.0%
	SALES VOLUME	\$2,325,000	\$0	0.0%
	AVG. PRICE	\$2,325,000	\$0	0.0%
	DAYS ON MARKET	33	0	0.0%
Hicksville	# OF SALES	78	103	32.1%
	SALES VOLUME	\$41,049,850	\$62,090,551	51.3%
	AVG. PRICE	\$526,280	\$602,821	14.5%
	DAYS ON MARKET	71	65	-8.5%
Island Park	# OF SALES	16	33	106.3%
	SALES VOLUME	\$7,987,500	\$19,106,000	139.2%
	AVG. PRICE	\$499,219	\$578,970	16.0%
	DAYS ON MARKET	90	72	-20.0%
Jericho	# OF SALES	23	34	47.8%
	SALES VOLUME	\$20,654,888	\$32,434,228	57.0%
	AVG. PRICE	\$898,039	\$953,948	6.2%
	DAYS ON MARKET	106	100	-5.7%
Kings Point	# OF SALES	2	0	0.0%
	SALES VOLUME	\$4,447,500	\$0	0.0%
	AVG. PRICE	\$2,223,750	\$0	0.0%
	DAYS ON MARKET	105	0	0.0%

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NASSAU COUNTY, Q1 2021 CLOSED SALES

Town		Q1 2020	Q1 2021	% Change
Lattingtown	# OF SALES	1	1	0.0%
	SALES VOLUME	\$3,680,000	\$2,545,500	-30.8%
	AVG. PRICE	\$3,680,000	\$2,545,500	-30.8%
	DAYS ON MARKET	222	15	-93.2%
Laurel Hollow	# OF SALES	5	7	40.0%
	SALES VOLUME	\$13,885,000	\$10,500,000	-24.4%
	AVG. PRICE	\$2,777,000	\$1,500,000	-46.0%
	DAYS ON MARKET	144	155	7.6%
Lawrence	# OF SALES	8	9	12.5%
	SALES VOLUME	\$12,603,000	\$13,368,000	6.1%
	AVG. PRICE	\$1,575,375	\$1,485,333	-5.7%
	DAYS ON MARKET	136	67	-50.7%
Levittown	# OF SALES	92	136	47.8%
	SALES VOLUME	\$43,366,409	\$70,271,177	62.0%
	AVG. PRICE	\$471,374	\$516,700	9.6%
	DAYS ON MARKET	71	42	-40.8%
Locust Valley	# OF SALES	5	22	340.0%
	SALES VOLUME	\$7,180,000	\$28,340,500	294.7%
	AVG. PRICE	\$1,436,000	\$1,288,205	-10.3%
	DAYS ON MARKET	89	81	-9.0%

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NASSAU COUNTY, Q1 2021 CLOSED SALES

Town		Q1 2020	Q1 2021	% Change
Long Beach	# OF SALES	43	63	46.5%
	SALES VOLUME	\$26,009,300	\$54,375,049	109.1%
	AVG. PRICE	\$604,867	\$863,096	42.7%
	DAYS ON MARKET	108	95	-12.0%
Lynbrook	# OF SALES	44	49	11.4%
	SALES VOLUME	\$24,277,290	\$28,302,151	16.6%
	AVG. PRICE	\$551,757	\$577,595	4.7%
	DAYS ON MARKET	90	44	-51.1%
Manhasset	# OF SALES	41	55	34.1%
	SALES VOLUME	\$75,842,000	\$100,744,548	32.8%
	AVG. PRICE	\$1,849,805	\$1,831,719	-1.0%
	DAYS ON MARKET	126	96	-23.8%
Manhasset Hills	# OF SALES	5	4	-20.0%
	SALES VOLUME	\$4,417,000	\$3,809,000	-13.8%
	AVG. PRICE	\$883,400	\$952,250	7.8%
	DAYS ON MARKET	63	53	-15.9%
Massapequa	# OF SALES	137	197	43.8%
	SALES VOLUME	\$73,053,020	\$120,883,019	65.5%
	AVG. PRICE	\$533,234	\$613,619	15.1%
	DAYS ON MARKET	76	52	-31.6%

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NASSAU COUNTY, Q1 2021 CLOSED SALES

Town		Q1 2020	Q1 2021	% Change
Matinecock	# OF SALES	2	0	0.0%
	SALES VOLUME	\$3,635,000	\$0	0.0%
	AVG. PRICE	\$1,817,500	\$0	0.0%
	DAYS ON MARKET	294	0	0.0%
Merrick	# OF SALES	67	101	50.7%
	SALES VOLUME	\$40,486,790	\$71,508,657	76.6%
	AVG. PRICE	\$604,280	\$708,007	17.2%
	DAYS ON MARKET	92	64	-30.4%
Mill Neck	# OF SALES	1	6	500.0%
	SALES VOLUME	\$1,850,000	\$16,690,000	802.2%
	AVG. PRICE	\$1,850,000	\$2,781,667	50.4%
	DAYS ON MARKET	176	40	-77.3%
Mineola	# OF SALES	27	33	22.2%
	SALES VOLUME	\$15,611,500	\$20,725,600	32.8%
	AVG. PRICE	\$578,204	\$628,048	8.6%
	DAYS ON MARKET	86	72	-16.3%
Muttontown	# OF SALES	10	13	30.0%
	SALES VOLUME	\$20,365,000	\$21,451,500	5.3%
	AVG. PRICE	\$2,036,500	\$1,650,115	-19.0%
	DAYS ON MARKET	202	103	-49.0%

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NASSAU COUNTY, Q1 2021 CLOSED SALES

Town		Q1 2020	Q1 2021	% Change
New Hyde Park	# OF SALES	66	92	39.4%
	SALES VOLUME	\$47,861,500	\$64,642,389	35.1%
	AVG. PRICE	\$725,174	\$702,635	-3.1%
	DAYS ON MARKET	83	80	-3.6%
North Bellmore	# OF SALES	30	43	43.3%
	SALES VOLUME	\$16,269,000	\$27,741,148	70.5%
	AVG. PRICE	\$542,300	\$645,143	19.0%
	DAYS ON MARKET	93	67	-28.0%
North Woodmere	# OF SALES	10	14	40.0%
	SALES VOLUME	\$6,987,500	\$10,719,750	53.4%
	AVG. PRICE	\$698,750	\$765,696	9.6%
	DAYS ON MARKET	81	120	48.1%
Oceanside	# OF SALES	78	91	16.7%
	SALES VOLUME	\$43,040,387	\$55,796,400	29.6%
	AVG. PRICE	\$551,800	\$613,147	11.1%
	DAYS ON MARKET	97	62	-36.1%
Old Bethpage	# OF SALES	12	12	0.0%
	SALES VOLUME	\$8,257,500	\$9,348,168	13.2%
	AVG. PRICE	\$688,125	\$779,014	13.2%
	DAYS ON MARKET	120	79	-34.2%

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NASSAU COUNTY, Q1 2021 CLOSED SALES

Town		Q1 2020	Q1 2021	% Change
Old Brookville	# OF SALES	8	15	87.5%
	SALES VOLUME	\$19,090,000	\$29,135,000	52.6%
	AVG. PRICE	\$2,386,250	\$1,942,333	-18.6%
	DAYS ON MARKET	198	158	-20.2%
Old Westbury	# OF SALES	9	16	77.8%
	SALES VOLUME	\$24,770,000	\$45,361,000	83.1%
	AVG. PRICE	\$2,752,222	\$2,835,063	3.0%
	DAYS ON MARKET	311	205	-34.1%
Oyster Bay	# OF SALES	13	20	53.8%
	SALES VOLUME	\$9,289,000	\$15,425,333	66.1%
	AVG. PRICE	\$714,538	\$771,267	7.9%
	DAYS ON MARKET	159	92	-42.1%
Oyster Bay Cove	# OF SALES	5	5	0.0%
	SALES VOLUME	\$6,345,000	\$9,562,500	50.7%
	AVG. PRICE	\$1,269,000	\$1,912,500	50.7%
	DAYS ON MARKET	73	222	204.1%
Plainview	# OF SALES	66	77	16.7%
	SALES VOLUME	\$43,720,825	\$55,887,600	27.8%
	AVG. PRICE	\$662,437	\$725,813	9.6%
	DAYS ON MARKET	78	61	-21.8%

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NASSAU COUNTY, Q1 2021 CLOSED SALES

Town		Q1 2020	Q1 2021	% Change
Point Lookout	# OF SALES	8	10	25.0%
	SALES VOLUME	\$5,874,180	\$8,243,000	40.3%
	AVG. PRICE	\$734,273	\$824,300	12.3%
	DAYS ON MARKET	78	127	62.8%
Port Washington	# OF SALES	48	48	0.0%
	SALES VOLUME	\$47,483,815	\$49,408,935	4.1%
	AVG. PRICE	\$989,246	\$1,029,353	4.1%
	DAYS ON MARKET	86	78	-9.3%
Rockville Centre	# OF SALES	35	70	100.0%
	SALES VOLUME	\$26,420,500	\$58,077,500	119.8%
	AVG. PRICE	\$754,871	\$829,679	9.9%
	DAYS ON MARKET	96	71	-26.0%
Roslyn	# OF SALES	7	14	100.0%
	SALES VOLUME	\$7,788,013	\$15,199,000	95.2%
	AVG. PRICE	\$1,112,573	\$1,085,643	-2.4%
	DAYS ON MARKET	76	109	43.4%
Roslyn Estates	# OF SALES	3	2	-33.3%
	SALES VOLUME	\$4,530,000	\$3,390,000	-25.2%
	AVG. PRICE	\$1,510,000	\$1,695,000	12.3%
	DAYS ON MARKET	59	93	57.6%

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NASSAU COUNTY, Q1 2021 CLOSED SALES

Town		Q1 2020	Q1 2021	% Change
Roslyn Harbor	# OF SALES	0	4	0.0%
	SALES VOLUME	\$0	\$5,800,000	0.0%
	AVG. PRICE	\$0	\$1,450,000	0.0%
	DAYS ON MARKET	0	141	0.0%
Roslyn Heights	# OF SALES	13	24	84.6%
	SALES VOLUME	\$13,490,000	\$26,635,500	97.4%
	AVG. PRICE	\$1,037,692	\$1,109,813	7.0%
	DAYS ON MARKET	77	121	57.1%
Sands Point	# OF SALES	10	12	20.0%
	SALES VOLUME	\$25,852,500	\$48,090,000	86.0%
	AVG. PRICE	\$2,585,250	\$4,007,500	55.0%
	DAYS ON MARKET	222	137	-38.3%
Sea Cliff	# OF SALES	15	24	60.0%
	SALES VOLUME	\$10,474,500	\$24,920,132	137.9%
	AVG. PRICE	\$698,300	\$1,038,339	48.7%
	DAYS ON MARKET	117	94	-19.7%
Seaford	# OF SALES	52	49	-5.8%
	SALES VOLUME	\$26,052,519	\$27,224,831	4.5%
	AVG. PRICE	\$501,010	\$555,609	10.9%
	DAYS ON MARKET	83	54	-34.9%

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NASSAU COUNTY, Q1 2021 CLOSED SALES

Town		Q1 2020	Q1 2021	% Change
Syosset	# OF SALES	53	79	49.1%
	SALES VOLUME	\$41,417,332	\$66,489,774	60.5%
	AVG. PRICE	\$781,459	\$841,643	7.7%
	DAYS ON MARKET	98	86	-12.2%
Upper Brookville	# OF SALES	5	6	20.0%
	SALES VOLUME	\$8,070,000	\$8,935,000	10.7%
	AVG. PRICE	\$1,614,000	\$1,489,167	-7.7%
	DAYS ON MARKET	221	53	-76.0%
Williston Park	# OF SALES	11	16	45.5%
	SALES VOLUME	\$7,045,300	\$11,248,950	59.7%
	AVG. PRICE	\$640,482	\$703,059	9.8%
	DAYS ON MARKET	42	78	85.7%
East Williston	# OF SALES	5	7	40.0%
	SALES VOLUME	\$4,463,000	\$6,577,800	47.4%
	AVG. PRICE	\$892,600	\$939,686	5.3%
	DAYS ON MARKET	92	92	0.0%
Woodbury	# OF SALES	6	13	116.7%
	SALES VOLUME	\$6,910,000	\$15,729,000	127.6%
	AVG. PRICE	\$1,151,667	\$1,209,923	5.1%
	DAYS ON MARKET	82	44	-46.3%

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SUFFOLK COUNTY, Q1 2021 CLOSED SALES

Town		Q1 2020	Q1 2021	% Change
Cold Spring Harbor	# OF SALES	6	14	133.3%
	SALES VOLUME	\$7,650,000	\$22,540,500	194.6%
	AVG. PRICE	\$1,275,000	\$1,610,036	26.3%
	DAYS ON MARKET	136	81	-40.4%
Commack	# OF SALES	54	79	46.3%
	SALES VOLUME	\$27,538,848	\$49,520,993	79.8%
	AVG. PRICE	\$509,979	\$626,848	22.9%
	DAYS ON MARKET	65	44	-32.3%
Dix Hills	# OF SALES	55	91	65.5%
	SALES VOLUME	\$43,940,715	\$78,489,001	78.6%
	AVG. PRICE	\$798,922	\$862,516	8.0%
	DAYS ON MARKET	89	78	-12.4%
Fort Salonga	# OF SALES	3	3	0.0%
	SALES VOLUME	\$2,669,000	\$2,576,221	-3.5%
	AVG. PRICE	\$889,667	\$858,740	-3.5%
	DAYS ON MARKET	112	23	-79.5%
Huntington	# OF SALES	91	130	42.9%
	SALES VOLUME	\$61,220,020	\$89,702,549	46.5%
	AVG. PRICE	\$672,747	\$690,020	2.6%
	DAYS ON MARKET	78	54	-30.8%

Long Island Market Report

SUFFOLK COUNTY, Q1 2021 CLOSED SALES

Town		Q1 2020	Q1 2021	% Change
Huntington Bay	# OF SALES	4	5	25.0%
	SALES VOLUME	\$4,189,000	\$9,222,000	120.1%
	AVG. PRICE	\$1,047,250	\$1,844,400	76.1%
	DAYS ON MARKET	69	150	117.4%
Huntington Station	# OF SALES	68	94	38.2%
	SALES VOLUME	\$29,607,437	\$46,333,711	56.5%
	AVG. PRICE	\$435,403	\$492,912	13.2%
	DAYS ON MARKET	62	48	-22.6%
Lloyd Harbor	# OF SALES	10	21	110.0%
	SALES VOLUME	\$13,999,000	\$33,950,000	142.5%
	AVG. PRICE	\$1,399,900	\$1,616,667	15.5%
	DAYS ON MARKET	138	160	15.9%
Lloyd Neck	# OF SALES	3	10	233.3%
	SALES VOLUME	\$2,930,000	\$13,475,000	359.9%
	AVG. PRICE	\$976,667	\$1,347,500	38.0%
	DAYS ON MARKET	150	122	-18.7%
Melville	# OF SALES	35	50	42.9%
	SALES VOLUME	\$24,499,499	\$38,027,498	55.2%
	AVG. PRICE	\$699,986	\$760,550	8.7%
	DAYS ON MARKET	87	64	-26.4%

Long Island Market Report

SUFFOLK COUNTY, Q1 2021 CLOSED SALES

Town		Q1 2020	Q1 2021	% Change
Moriches	# OF SALES	8	8	0.0%
	SALES VOLUME	\$3,235,500	\$4,338,500	34.1%
	AVG. PRICE	\$404,438	\$542,313	34.1%
	DAYS ON MARKET	95	77	-18.9%
Mount Sinai	# OF SALES	27	35	29.6%
	SALES VOLUME	\$12,507,800	\$19,787,987	58.2%
	AVG. PRICE	\$463,252	\$565,371	22.0%
	DAYS ON MARKET	87	61	-29.9%
Nesconset	# OF SALES	26	21	-19.2%
	SALES VOLUME	\$12,324,661	\$11,564,490	-6.2%
	AVG. PRICE	\$474,025	\$550,690	16.2%
	DAYS ON MARKET	101	42	-58.4%
Nissequogue	# OF SALES	8	4	-50.0%
	SALES VOLUME	\$9,451,996	\$4,725,000	-50.0%
	AVG. PRICE	\$1,181,500	\$1,181,250	0.0%
	DAYS ON MARKET	288	60	-79.2%
Northport	# OF SALES	41	69	68.3%
	SALES VOLUME	\$27,332,928	\$52,058,760	90.5%
	AVG. PRICE	\$666,657	\$754,475	13.2%
	DAYS ON MARKET	123	68	-44.7%

Long Island Market Report

SUFFOLK COUNTY, Q1 2021 CLOSED SALES

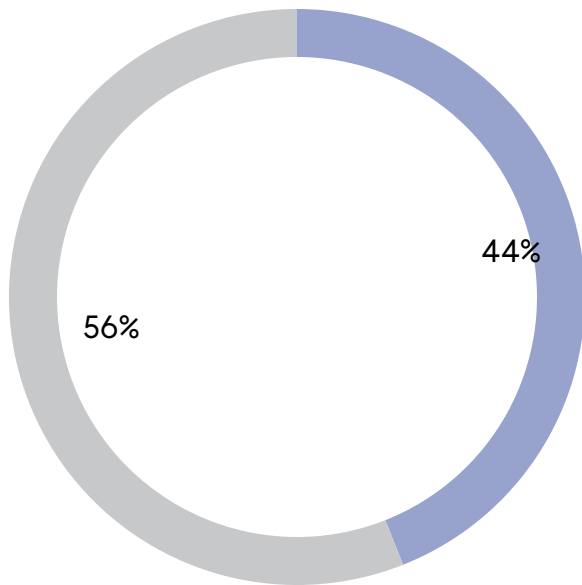
Town		Q1 2020	Q1 2021	% Change
East Northport	# OF SALES	56	89	58.9%
	SALES VOLUME	\$31,011,388	\$51,387,260	65.7%
	AVG. PRICE	\$553,775	\$577,385	4.3%
	DAYS ON MARKET	68	37	-45.6%
Patchogue	# OF SALES	83	116	39.8%
	SALES VOLUME	\$29,489,500	\$48,105,480	63.1%
	AVG. PRICE	\$355,295	\$414,702	16.7%
	DAYS ON MARKET	71	43	-39.4%
Saint James	# OF SALES	38	46	21.1%
	SALES VOLUME	\$21,290,400	\$28,695,700	34.8%
	AVG. PRICE	\$560,274	\$623,820	11.3%
	DAYS ON MARKET	108	69	-36.1%
Sayville	# OF SALES	30	48	60.0%
	SALES VOLUME	\$13,935,150	\$26,785,000	92.2%
	AVG. PRICE	\$464,505	\$558,021	20.1%
	DAYS ON MARKET	72	42	-41.7%
Setauket	# OF SALES	55	71	29.1%
	SALES VOLUME	\$27,047,600	\$41,461,590	53.3%
	AVG. PRICE	\$491,775	\$583,966	18.7%
	DAYS ON MARKET	94	63	-33.0%

Sales Volume & Closed Transactions

NASSAU, SUFFOLK, OVERALL

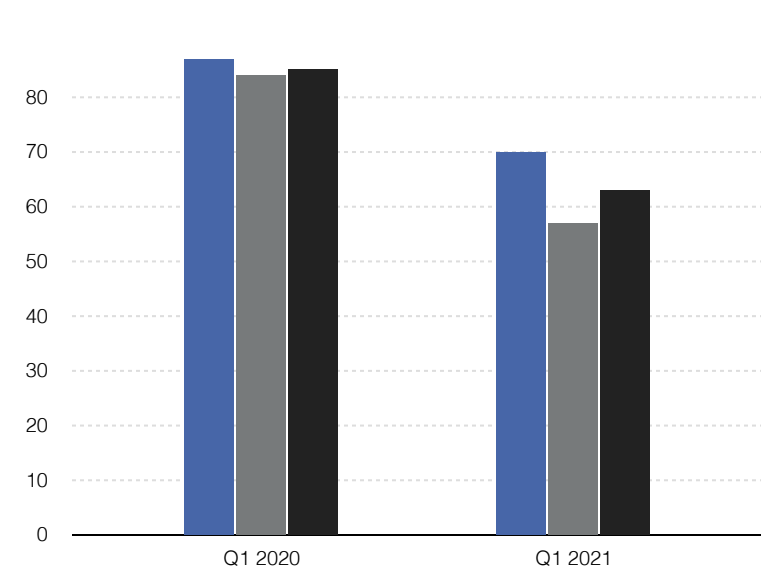
Closed Sales Volume Market Share

■ 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 October 1, 2020 and December 31, 2020.

Long Island Market Report

NASSAU, SUFFOLK, OVERALL

		Q1 2020	Q1 2021	% Change
Nassau County	# OF SALES	2,336	3,152	35.9%
	SALES VOLUME	\$1,571,365,487	\$2,415,190,241	53.7%
	AVERAGE PRICE	\$672,674	\$766,241	13.9%
	AVERAGE DOM	87	70	-19.5%
Suffolk County	# OF SALES	3,125	3,936	26%
	SALES VOLUME	\$1,604,979,018	\$2,415,598,169	50.5%
	AVERAGE PRICE	\$513,593	\$613,719	19.5%
	AVERAGE DOM	84	57	-32.1%
Overall	# OF SALES	5,461	7,088	29.8%
	SALES VOLUME	\$3,176,344,505	\$4,830,788,410	52.1%
	AVERAGE PRICE	\$581,642	\$681,545	17.2%
	AVERAGE DOM	85	63	-25.9%

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Q1 2021

Long Island Luxury Market Report

COMPASS



\$3M+ Closed Sales

NASSAU, SUFFOLK, OVERALL

		Q1 2020	Q1 2021	% Change
Nassau County	# OF SALES	22	29	31.8%
	SALES VOLUME	\$91,302,500	\$139,195,800	52.5%
	AVERAGE PRICE	\$4,150,114	\$4,799,855	15.7%
	AVERAGE DOM	174	156	-10.3%
Suffolk County	# OF SALES	23	37	60.9%
	SALES VOLUME	\$118,457,500	\$185,742,000	56.8%
	AVERAGE PRICE	\$5,150,326	\$5,020,054	-2.5%
	AVERAGE DOM	204	130	-36.3%
Overall	# OF SALES	45	66	46.7%
	SALES VOLUME	\$209,760,000	\$324,937,800	54.9%
	AVERAGE PRICE	\$4,661,333	\$4,923,300	5.6%
	AVERAGE DOM	190	141	-25.8%

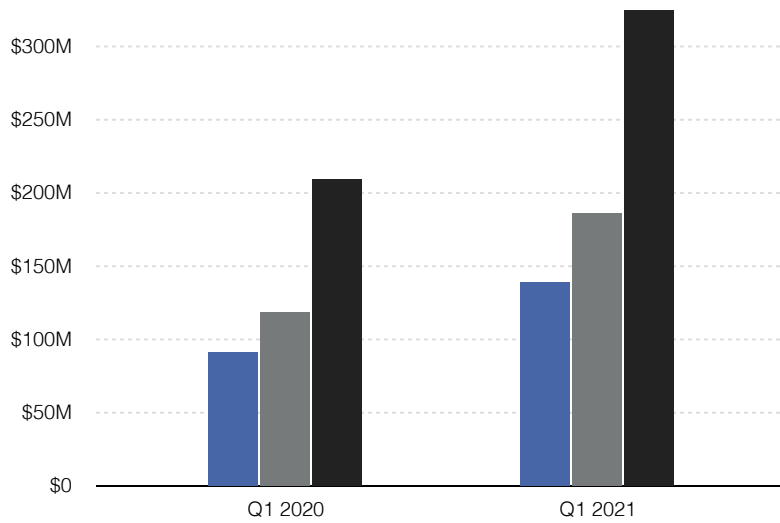
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\$3M+ Sales Volume & Closed Transactions

NASSAU, SUFFOLK, OVERALL

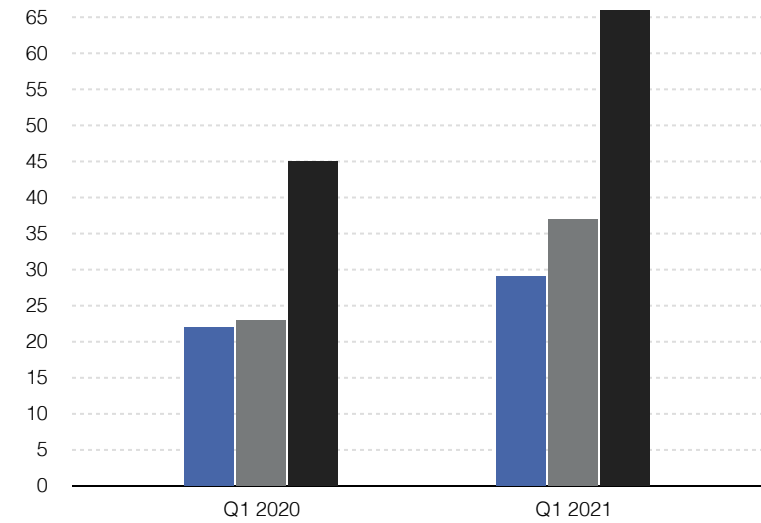
Closed Luxury Sales Volume

■ Nassau County ■ Suffolk County ■ Overall



Number of Luxury Closed Sales

■ Nassau County ■ Suffolk County ■ Overall



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INTRODUCING
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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.

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