

Q4 2020

# Long Island Market Report

COMPASS



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#### SOURCES

Proprietary database,  
OneKey MLS

Long Island was a shining star in 2020 during a very dark time of the Covid pandemic.

In the 4th quarter of 2020 the overall sales volume was up 59% in 2020 compared to 2019. Houses sold quickly with the average days on the market down -13.9%. In Nassau county the selling price rose 12.4%. The number of houses sold in the 4th quarter of 2020 was up 36%. In Suffolk county the average selling price rose 21.5%. There was a tremendous increase of 80.5 % in Sales volume for the 4th quarter of 2020. The number of sales grew to 48.6 % over the previous years. The Luxury Market in both Nassau and Suffolk county had a huge increase in sales of 83.3% in 2020 compared to the 4th

quarter of the previous year.

Long Island remains a very desirable place to live with all the amenities it has to offer. The beaches, golf courses, shopping and proximity to NYC to list a few. With more people working from home in 2020 during the pandemic, buyers are drawn to houses with lots of space. Nassau county had an overall sales increase from \$1,999,343,768 to \$3,179,572,242 in 2020 a significant increase from the previous year 2019. The last quarter of 2020 proved that Long Island maintains its place as a prime living destination. During Covid buyers have come to realize the importance of having more space with a home office and backyard for the family.

As we move ahead into the new year 2021, the housing market on Long Island remains very strong. Buyers are looking to purchase homes in Nassau and Suffolk, mortgage rates have remained low but there is a shortage of houses for sale, which will gain momentum as we enter the 2021 spring market. That being said, this winter is the perfect time for homeowners to put their houses on the market to realize the best possible price. Many houses are getting multiple offers and selling for over the asking price. With the election behind us and the vaccine being distributed we are looking forward to a continued robust real estate market on Long Island in 2021.

SALES MANAGER  
COMPASS, LONG ISLAND

Lori B. Swift

# Compass has brought a modern real estate experience to the North Shore of 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

Woodbury Commons  
(Coming Soon)

# 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, Q4 2020 CLOSED SALES

Town		Q4 2019	Q4 2020	% Change
Albertson	# OF SALES	16	24	50.0%
	SALES VOLUME	\$11,191,000	\$18,465,500	65.0%
	AVG. PRICE	\$699,438	\$769,396	10.0%
	DAYS ON MARKET	54	56	3.7%
Baldwin	# OF SALES	81	109	34.6%
	SALES VOLUME	\$36,885,198	\$54,553,517	47.9%
	AVG. PRICE	\$455,373	\$500,491	9.9%
	DAYS ON MARKET	69	71	2.9%
Bellmore	# OF SALES	55	87	58.2%
	SALES VOLUME	\$29,805,749	\$57,675,698	93.5%
	AVG. PRICE	\$541,923	\$662,939	22.3%
	DAYS ON MARKET	60	76	26.7%
Bethpage	# OF SALES	55	76	38.2%
	SALES VOLUME	\$27,775,240	\$43,317,706	56.0%
	AVG. PRICE	\$505,004	\$569,970	12.9%
	DAYS ON MARKET	49	63	28.6%
Brookville	# OF SALES	6	10	66.7%
	SALES VOLUME	\$10,832,500	\$21,873,168	101.9%
	AVG. PRICE	\$1,805,417	\$2,187,317	21.2%
	DAYS ON MARKET	240	193	-19.6%

# Long Island Market Report

NASSAU COUNTY, Q4 2020 CLOSED SALES

Town		Q4 2019	Q4 2020	% Change
Cedarhurst	# OF SALES	41	61	48.8%
	SALES VOLUME	\$33,197,250	\$56,539,498	70.3%
	AVG. PRICE	\$809,689	\$926,877	14.5%
	DAYS ON MARKET	105	93	-11.4%
Centre Island	# OF SALES	0	3	-
	SALES VOLUME	-	\$6,999,000	-
	AVG. PRICE	-	\$2,333,000	-
	DAYS ON MARKET	-	103	-
Cove Neck	# OF SALES	0	1	-
	SALES VOLUME	-	\$1,999,000	-
	AVG. PRICE	-	\$1,999,000	-
	DAYS ON MARKET	-	57	-
East Hills	# OF SALES	13	23	76.9%
	SALES VOLUME	\$14,235,000	\$28,290,425	98.7%
	AVG. PRICE	\$1,095,000	\$1,230,018	12.3%
	DAYS ON MARKET	79	87	10.1%
East Meadow	# OF SALES	68	126	85.3%
	SALES VOLUME	\$35,381,500	\$73,228,550	107.0%
	AVG. PRICE	\$520,316	\$581,179	11.7%
	DAYS ON MARKET	65	50	-23.1%

# Long Island Market Report

NASSAU COUNTY, Q4 2020 CLOSED SALES

Town		Q4 2019	Q4 2020	% Change
Farmingdale	# OF SALES	72	91	26.4%
	SALES VOLUME	\$32,414,180	\$48,839,048	50.7%
	AVG. PRICE	\$450,197	\$536,693	19.2%
	DAYS ON MARKET	52	51	-1.9%
Freeport	# OF SALES	103	110	6.8%
	SALES VOLUME	\$42,296,425	\$53,438,474	26.3%
	AVG. PRICE	\$410,645	\$485,804	18.3%
	DAYS ON MARKET	75	81	8.0%
Garden City	# OF SALES	60	92	53.3%
	SALES VOLUME	\$61,548,100	\$100,197,077	62.8%
	AVG. PRICE	\$1,025,802	\$1,089,099	6.2%
	DAYS ON MARKET	99	45	-54.5%
Glen Cove	# OF SALES	37	77	108.1%
	SALES VOLUME	\$22,795,750	\$51,255,615	124.8%
	AVG. PRICE	\$616,101	\$665,657	8.0%
	DAYS ON MARKET	70	86	22.9%
Great Neck	# OF SALES	72	102	41.7%
	SALES VOLUME	\$100,369,300	\$147,905,955	47.4%
	AVG. PRICE	\$1,394,018	\$1,450,058	4.0%
	DAYS ON MARKET	108	85	-21.3%



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NASSAU COUNTY, Q4 2020 CLOSED SALES

Town		Q4 2019	Q4 2020	% Change
Greenvale	# OF SALES	2	2	-
	SALES VOLUME	\$1,194,000	\$1,377,500	15.4%
	AVG. PRICE	\$597,000	\$688,750	15.4%
	DAYS ON MARKET	44	32	-27.3%
Hewlett Harbor	# OF SALES	28	29	3.6%
	SALES VOLUME	\$21,686,000	\$27,321,115	26.0%
	AVG. PRICE	\$774,500	\$942,107	21.6%
	DAYS ON MARKET	104	124	19.2%
Hicksville	# OF SALES	105	131	24.8%
	SALES VOLUME	\$55,868,520	\$76,480,863	36.9%
	AVG. PRICE	\$532,081	\$583,823	9.7%
	DAYS ON MARKET	58	74	27.6%
Island Park	# OF SALES	31	31	-
	SALES VOLUME	\$15,465,260	\$17,230,500	11.4%
	AVG. PRICE	\$498,879	\$555,823	11.4%
	DAYS ON MARKET	98	92	-6.1%
Jericho	# OF SALES	32	40	25.0%
	SALES VOLUME	\$30,203,850	\$38,499,888	27.5%
	AVG. PRICE	\$943,870	\$962,497	2.0%
	DAYS ON MARKET	116	110	-5.2%

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NASSAU COUNTY, Q4 2020 CLOSED SALES

Town		Q4 2019	Q4 2020	% Change
Kings Point	# OF SALES	3	2	-33.3%
	SALES VOLUME	\$5,176,000	\$4,152,000	-19.8%
	AVG. PRICE	\$1,725,333	\$2,076,000	20.3%
	DAYS ON MARKET	108	30	-72.2%
Lattingtown	# OF SALES	5	7	40.0%
	SALES VOLUME	\$9,179,500	\$10,055,000	9.5%
	AVG. PRICE	\$1,835,900	\$1,436,429	-21.8%
	DAYS ON MARKET	248	205	-17.3%
Laurel Hollow	# OF SALES	4	9	125.0%
	SALES VOLUME	\$4,695,000	\$14,926,000	217.9%
	AVG. PRICE	\$1,173,750	\$1,658,444	41.3%
	DAYS ON MARKET	79	115	45.6%
Lawrence	# OF SALES	15	5	-66.7%
	SALES VOLUME	\$16,655,500	\$7,587,000	-54.4%
	AVG. PRICE	\$1,110,367	\$1,517,400	36.7%
	DAYS ON MARKET	83	36	-56.6%
Levittown	# OF SALES	133	165	24.1%
	SALES VOLUME	\$60,304,149	\$83,528,978	38.5%
	AVG. PRICE	\$453,415	\$506,236	11.6%
	DAYS ON MARKET	58	53	-8.6%

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NASSAU COUNTY, Q4 2020 CLOSED SALES

Town		Q4 2019	Q4 2020	% Change
Locust Valley	# OF SALES	13	30	130.8%
	SALES VOLUME	\$8,067,000	\$37,947,999	370.4%
	AVG. PRICE	\$620,538	\$1,264,933	103.8%
	DAYS ON MARKET	73	86	17.8%
Long Beach	# OF SALES	75	84	12.0%
	SALES VOLUME	\$43,727,700	\$61,935,114	41.6%
	AVG. PRICE	\$583,036	\$737,323	26.5%
	DAYS ON MARKET	109	85	-22.0%
Lynbrook	# OF SALES	37	80	116.2%
	SALES VOLUME	\$20,245,650	\$46,892,634	131.6%
	AVG. PRICE	\$547,180	\$586,158	7.1%
	DAYS ON MARKET	58	53	-8.6%
Manhasset	# OF SALES	42	51	21.4%
	SALES VOLUME	\$67,913,600	\$95,078,750	40.0%
	AVG. PRICE	\$1,616,990	\$1,864,289	15.3%
	DAYS ON MARKET	97	66	-32.0%
Manhasset Hills	# OF SALES	8	15	87.5%
	SALES VOLUME	\$7,072,000	\$15,799,425	123.4%
	AVG. PRICE	\$884,000	\$1,053,295	19.2%
	DAYS ON MARKET	62	81	30.6%

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NASSAU COUNTY, Q4 2020 CLOSED SALES

Town		Q4 2019	Q4 2020	% Change
Massapequa	# OF SALES	236	267	13.1%
	SALES VOLUME	\$130,237,785	\$159,098,042	22.2%
	AVG. PRICE	\$551,855	\$595,873	8.0%
	DAYS ON MARKET	60	62	3.3%
Matinecock	# OF SALES	2	1	-50.0%
	SALES VOLUME	\$4,875,000	\$2,610,000	-46.5%
	AVG. PRICE	\$2,437,500	\$2,610,000	7.1%
	DAYS ON MARKET	473	108	-77.2%
Merrick	# OF SALES	105	183	74.3%
	SALES VOLUME	\$64,212,689	\$126,878,348	97.6%
	AVG. PRICE	\$611,549	\$693,324	13.4%
	DAYS ON MARKET	76	62	-18.4%
Mill Neck	# OF SALES	1	9	800.0%
	SALES VOLUME	\$820,000	\$16,370,000	1896.3%
	AVG. PRICE	\$820,000	\$1,818,889	121.8%
	DAYS ON MARKET	120	150	25.0%
Mineola	# OF SALES	35	32	-8.6%
	SALES VOLUME	\$20,526,000	\$21,585,088	5.2%
	AVG. PRICE	\$586,457	\$674,534	15.0%
	DAYS ON MARKET	75	52	-30.7%

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NASSAU COUNTY, Q4 2020 CLOSED SALES

Town		Q4 2019	Q4 2020	% Change
Muttontown	# OF SALES	7	15	114.3%
	SALES VOLUME	\$9,075,000	\$24,867,888	174.0%
	AVG. PRICE	\$1,296,429	\$1,657,859	27.9%
	DAYS ON MARKET	104	204	96.2%
New Hyde Park	# OF SALES	66	90	36.4%
	SALES VOLUME	\$45,050,400	\$64,810,287	43.9%
	AVG. PRICE	\$682,582	\$720,114	5.5%
	DAYS ON MARKET	81	69	-14.8%
North Bellmore	# OF SALES	36	44	22.2%
	SALES VOLUME	\$20,015,999	\$25,329,198	26.5%
	AVG. PRICE	\$556,000	\$575,664	3.5%
	DAYS ON MARKET	63	47	-25.4%
North Woodmere	# OF SALES	10	18	80.0%
	SALES VOLUME	\$7,953,000	\$14,860,500	86.9%
	AVG. PRICE	\$795,300	\$825,583	3.8%
	DAYS ON MARKET	87	106	21.8%
Oceanside	# OF SALES	91	84	-7.7%
	SALES VOLUME	\$51,207,710	\$47,762,872	-6.7%
	AVG. PRICE	\$562,722	\$568,606	1.0%
	DAYS ON MARKET	87	63	-27.6%

# Long Island Market Report

NASSAU COUNTY, Q4 2020 CLOSED SALES

Town		Q4 2019	Q4 2020	% Change
Old Bethpage	# OF SALES	20	20	-
	SALES VOLUME	\$14,208,100	\$13,466,499	-5.2%
	AVG. PRICE	\$710,405	\$673,325	-5.2%
	DAYS ON MARKET	84	52	-38.1%
Old Brookville	# OF SALES	4	6	50.0%
	SALES VOLUME	\$7,990,000	\$10,759,000	34.7%
	AVG. PRICE	\$1,997,500	\$1,793,167	-10.2%
	DAYS ON MARKET	314	73	-76.8%
Old Westbury	# OF SALES	10	16	60.0%
	SALES VOLUME	\$19,993,000	\$33,966,420	69.9%
	AVG. PRICE	\$1,999,300	\$2,122,901	6.2%
	DAYS ON MARKET	190	170	-10.5%
Oyster Bay	# OF SALES	21	41	95.2%
	SALES VOLUME	\$13,886,500	\$28,702,350	106.7%
	AVG. PRICE	\$661,262	\$700,057	5.9%
	DAYS ON MARKET	99	89	-10.1%
Oyster Bay Cove	# OF SALES	6	9	50.0%
	SALES VOLUME	\$7,424,000	\$10,177,500	37.1%
	AVG. PRICE	\$1,237,333	\$1,130,833	-8.6%
	DAYS ON MARKET	139	130	-6.5%

# Long Island Market Report

NASSAU COUNTY, Q4 2020 CLOSED SALES

Town		Q4 2019	Q4 2020	% Change
Plainview	# OF SALES	75	112	49.3%
	SALES VOLUME	\$46,320,600	\$77,206,239	66.7%
	AVG. PRICE	\$617,608	\$689,341	11.6%
	DAYS ON MARKET	85	58	-31.8%
Point Lookout	# OF SALES	15	22	46.7%
	SALES VOLUME	\$16,764,000	\$23,377,995	39.5%
	AVG. PRICE	\$1,117,600	\$1,062,636	-4.9%
	DAYS ON MARKET	163	157	-3.7%
Port Washington	# OF SALES	70	83	18.6%
	SALES VOLUME	\$61,234,298	\$80,667,999	31.7%
	AVG. PRICE	\$874,776	\$971,904	11.1%
	DAYS ON MARKET	82	61	-25.6%
Rockville Centre	# OF SALES	65	96	47.7%
	SALES VOLUME	\$44,355,373	\$80,637,670	81.8%
	AVG. PRICE	\$682,390	\$839,976	23.1%
	DAYS ON MARKET	89	64	-28.1%
Roslyn	# OF SALES	22	37	68.2%
	SALES VOLUME	\$29,768,000	\$49,325,500	65.7%
	AVG. PRICE	\$1,353,091	\$1,333,122	-1.5%
	DAYS ON MARKET	103	123	19.4%

# Long Island Market Report

NASSAU COUNTY, Q4 2020 CLOSED SALES

Town		Q4 2019	Q4 2020	% Change
Roslyn Heights	# OF SALES	16	26	62.5%
	SALES VOLUME	\$18,169,500	\$27,476,100	51.2%
	AVG. PRICE	\$1,135,594	\$1,056,773	-6.9%
	DAYS ON MARKET	102	92	-9.8%
Sands Point	# OF SALES	7	12	71.4%
	SALES VOLUME	\$21,630,000	\$37,605,000	73.9%
	AVG. PRICE	\$3,090,000	\$3,133,750	1.4%
	DAYS ON MARKET	97	172	77.3%
Sea Cliff	# OF SALES	16	27	68.8%
	SALES VOLUME	\$14,542,000	\$24,234,000	66.6%
	AVG. PRICE	\$908,875	\$897,556	-1.2%
	DAYS ON MARKET	126	67	-46.8%
Upper Brookville	# OF SALES	6	4	-33.3%
	SALES VOLUME	\$10,264,000	\$8,400,000	-18.2%
	AVG. PRICE	\$1,710,667	\$2,100,000	22.8%
	DAYS ON MARKET	159	191	20.1%
Williston Park	# OF SALES	14	26	85.7%
	SALES VOLUME	\$11,107,200	\$20,411,000	83.8%
	AVG. PRICE	\$793,371	\$785,038	-1.1%
	DAYS ON MARKET	71	53	-25.4%



# Long Island Market Report

NASSAU COUNTY, Q4 2020 CLOSED SALES

Town		Q4 2019	Q4 2020	% Change
Woodbury	# OF SALES	23	26	13.0%
	SALES VOLUME	\$30,121,755	\$30,966,005	2.8%
	AVG. PRICE	\$1,309,642	\$1,191,000	-9.1%
	DAYS ON MARKET	116	94	-19.0%

# Long Island Market Report

SUFFOLK COUNTY, Q4 2020 CLOSED SALES

Town		Q4 2019	Q4 2020	% Change
Cold Spring Harbor	# OF SALES	7	26	271.4%
	SALES VOLUME	\$8,663,500	\$46,346,500	435.0%
	AVG. PRICE	\$1,237,643	\$1,782,558	44.0%
	DAYS ON MARKET	117	110	-6.0%
Commack	# OF SALES	69	108	56.5%
	SALES VOLUME	\$37,311,210	\$62,978,498	68.8%
	AVG. PRICE	\$540,742	\$583,134	7.8%
	DAYS ON MARKET	59	36	-39.0%
Dix Hills	# OF SALES	68	134	97.1%
	SALES VOLUME	\$55,760,662	\$118,982,662	113.4%
	AVG. PRICE	\$820,010	\$887,930	8.3%
	DAYS ON MARKET	110	63	-42.7%
Fort Salonga	# OF SALES	5	11	120.0%
	SALES VOLUME	\$5,257,500	\$10,545,999	100.6%
	AVG. PRICE	\$1,051,500	\$958,727	-8.8%
	DAYS ON MARKET	116	82	-29.3%
Huntington	# OF SALES	109	192	76.1%
	SALES VOLUME	\$70,841,819	\$143,156,533	102.1%
	AVG. PRICE	\$649,925	\$745,607	14.7%
	DAYS ON MARKET	68	51	-25.0%

# Long Island Market Report

SUFFOLK COUNTY, Q4 2020 CLOSED SALES

Town		Q4 2019	Q4 2020	% Change
Huntington Bay	# OF SALES	4	11	175.0%
	SALES VOLUME	\$6,965,000	\$14,099,000	102.4%
	AVG. PRICE	\$1,741,250	\$1,281,727	-26.4%
	DAYS ON MARKET	78	82	5.1%
Huntington Station	# OF SALES	97	115	18.6%
	SALES VOLUME	\$40,327,349	\$57,919,199	43.6%
	AVG. PRICE	\$415,746	\$503,645	21.1%
	DAYS ON MARKET	60	45	-25.0%
Lloyd Harbor	# OF SALES	8	20	150.0%
	SALES VOLUME	\$12,413,175	\$34,666,941	179.3%
	AVG. PRICE	\$1,551,647	\$1,733,347	11.7%
	DAYS ON MARKET	114	91	-20.2%
Lloyd Neck	# OF SALES	2	7	250.0%
	SALES VOLUME	\$3,075,000	\$10,479,200	240.8%
	AVG. PRICE	\$1,537,500	\$1,497,029	-2.6%
	DAYS ON MARKET	121	137	13.2%
Melville	# OF SALES	45	59	31.1%
	SALES VOLUME	\$33,987,087	\$53,089,995	56.2%
	AVG. PRICE	\$755,269	\$899,830	19.1%
	DAYS ON MARKET	78	56	-28.2%

# Long Island Market Report

SUFFOLK COUNTY, Q4 2020 CLOSED SALES

Town		Q4 2019	Q4 2020	% Change
Moriches	# OF SALES	5	4	-20.0%
	SALES VOLUME	\$2,360,072	\$1,811,650	-23.2%
	AVG. PRICE	\$472,014	\$452,913	-4.0%
	DAYS ON MARKET	96	33	-65.6%
Mount Sinai	# OF SALES	38	45	18.4%
	SALES VOLUME	\$19,802,243	\$27,705,688	39.9%
	AVG. PRICE	\$521,112	\$615,682	18.1%
	DAYS ON MARKET	84	75	-10.7%
Nesconset	# OF SALES	46	51	10.9%
	SALES VOLUME	\$22,633,500	\$27,046,326	19.5%
	AVG. PRICE	\$492,033	\$530,320	7.8%
	DAYS ON MARKET	68	49	-27.9%
Nissequogue	# OF SALES	6	9	50.0%
	SALES VOLUME	\$4,430,000	\$11,648,500	162.9%
	AVG. PRICE	\$738,333	\$1,294,278	75.3%
	DAYS ON MARKET	127	58	-54.3%
Patchogue	# OF SALES	110	141	28.2%
	SALES VOLUME	\$39,032,114	\$56,506,156	44.8%
	AVG. PRICE	\$354,837	\$400,753	12.9%
	DAYS ON MARKET	57	50	-12.3%

# Long Island Market Report

SUFFOLK COUNTY, Q4 2020 CLOSED SALES

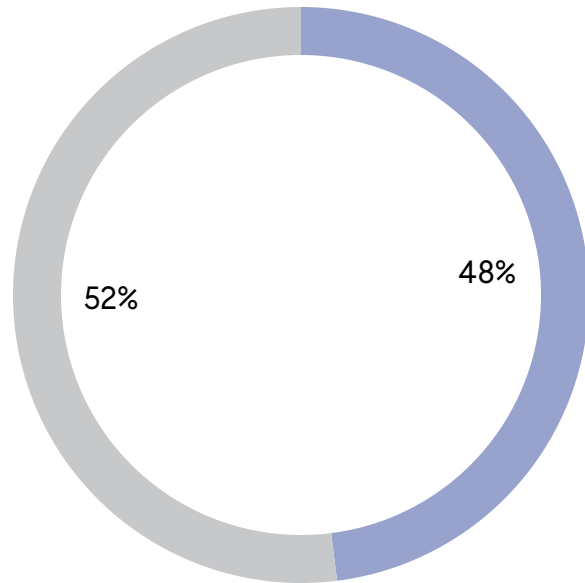
Town		Q4 2019	Q4 2020	% Change
Saint James	# OF SALES	38	62	63.2%
	SALES VOLUME	\$19,411,725	\$39,050,500	101.2%
	AVG. PRICE	\$510,835	\$629,847	23.3%
	DAYS ON MARKET	66	69	4.5%
Sayville	# OF SALES	42	53	26.2%
	SALES VOLUME	\$22,219,080	\$27,604,406	24.2%
	AVG. PRICE	\$529,026	\$520,838	-1.5%
	DAYS ON MARKET	71	43	-39.4%
Setauket	# OF SALES	81	111	37.0%
	SALES VOLUME	\$46,919,902	\$70,991,990	51.3%
	AVG. PRICE	\$579,258	\$639,567	10.4%
	DAYS ON MARKET	85	55	-35.3%

# Sales Volume & Closed Transactions

NASSAU, SUFFOLK, OVERALL

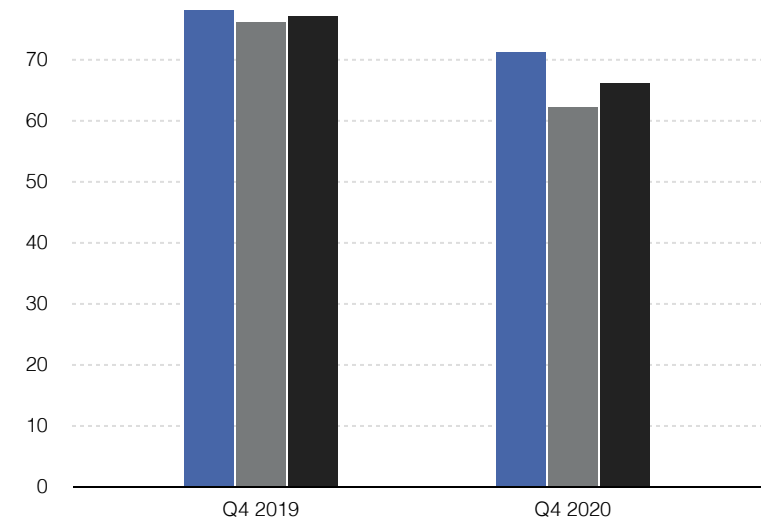
### Closed Sales Volume Market Share

■ Nassau County   ■ Suffolk County



### Closed Sales Average Days On Market

■ Nassau County   ■ Suffolk County   ■ Overall



\*Data in this section is sourced from OneKey MLS and considers all available residential data from Nassau County and Suffolk County (including the Hamptons) between October 1, 2020 and December 31, 2020.

# Long Island Market Report

NASSAU, SUFFOLK, OVERALL

		Q4 2019	Q4 2020	% Change
Nassau County	# OF SALES	3,103	4,143	33.5%
	SALES VOLUME	\$2,038,567,831	\$3,063,522,818	50.3%
	AVERAGE PRICE	\$656,967	\$739,446	12.6%
	AVERAGE DOM	78	71	-9.0%
Suffolk County	# OF SALES	4,011	5,204	29.7%
	SALES VOLUME	\$2,038,980,802	\$3,383,120,436	65.9%
	AVERAGE PRICE	\$508,347	\$650,100	27.9%
	AVERAGE DOM	76	62	18.4%
Overall	# OF SALES	7,114	9,347	31.4%
	SALES VOLUME	\$4,077,548,633	\$6,446,643,254	58.1%
	AVERAGE PRICE	\$573,172	\$689,702	20.3%
	AVERAGE DOM	77	66	-14.3%

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Q4 2020

# Long Island Luxury Market Report

COMPASS



# \$3M+ Closed Sales

NASSAU, SUFFOLK, OVERALL

		Q4 2019	Q4 2020	% Change
Nassau County	# OF SALES	16	23	43.8%
	SALES VOLUME	\$71,178,000	\$100,719,000	50.2%
	AVERAGE PRICE	\$4,448,625	\$4,379,087	-1.6%
	AVERAGE DOM	152	170	11.8%
Suffolk County	# OF SALES	18	66	266%
	SALES VOLUME	\$95,280,000	\$333,330,867	250%
	AVERAGE PRICE	\$5,293,333	\$5,050,468	-4.6%
	AVERAGE DOM	227	173	-23.8%
Overall	# OF SALES	34	89	162%
	SALES VOLUME	\$166,458,000	\$434,049,867	161%
	AVERAGE PRICE	\$4,895,824	\$4,876,965	-0.4%
	AVERAGE DOM	192	173	-9.9%

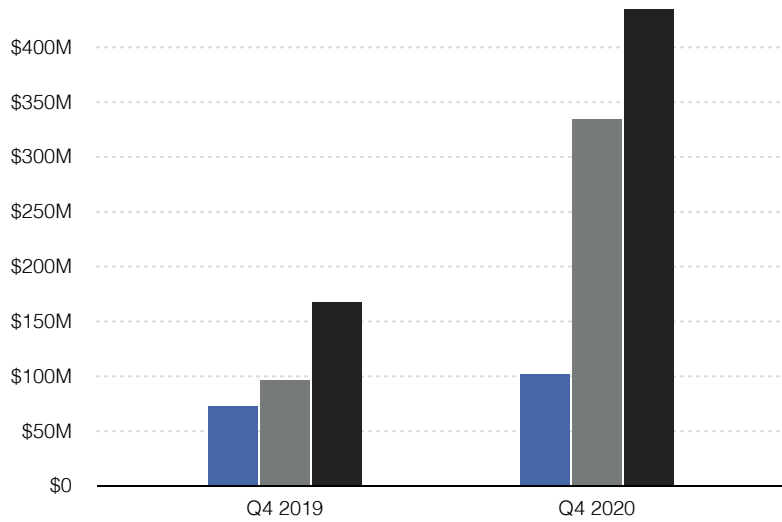
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# \$3M+ Sales Volume & Closed Transactions

NASSAU, SUFFOLK, OVERALL

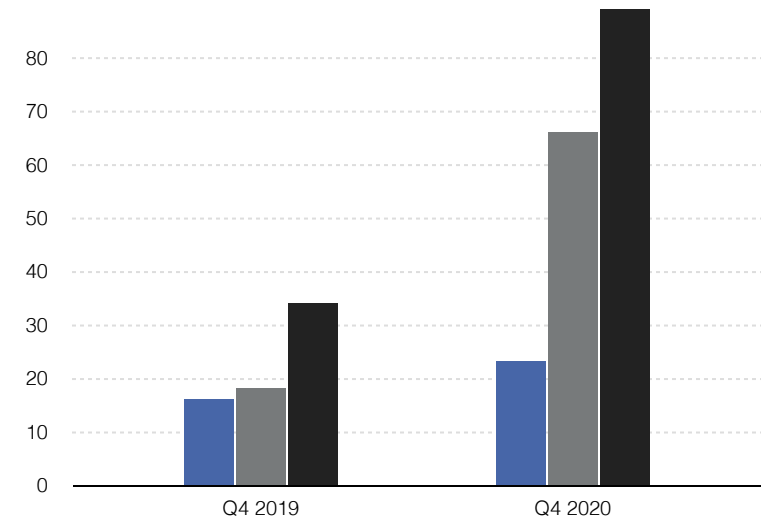
## Closed Luxury Sales Volume

■ Nassau County   ■ Suffolk County   ■ Overall



## Number of Luxury Closed Sales

■ Nassau County   ■ Suffolk County   ■ Overall



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INTRODUCING  
**COMPASS**  
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# COMPASS

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