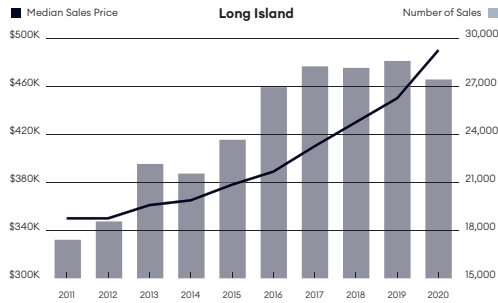
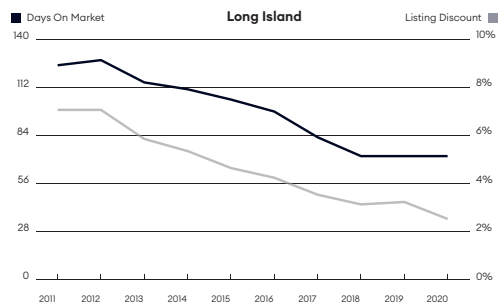


Elliman Report

2011-2020 Long Island Sales

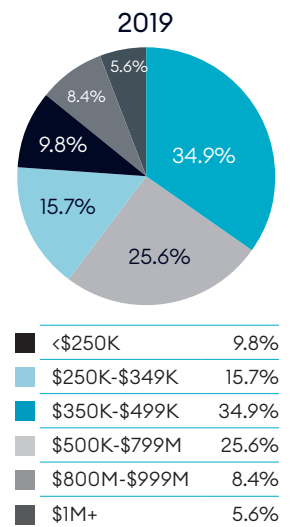
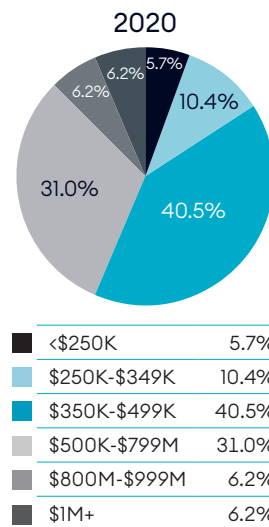


Long Island Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$575,352	9.8%	\$523,790	31.6%	\$437,257
Median Sales Price	\$490,000	8.9%	\$450,000	40.0%	\$350,000
Number of Sales (Closed)	27,417	-4.0%	28,574	57.5%	17,409
Days on Market (From Original Date)	72	0.0%	72	-42.4%	125
Listing Discount (From Original Price)	2.5%		3.2%		7.0%
Listing Inventory	6,450	-27.9%	8,944	-65.0%	18,447
Months of Supply	2.8	-26.3%	3.8	-78.0%	12.7

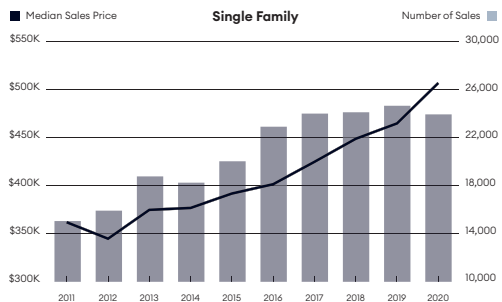


Quintiles (Median Sales Price By NOS)	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
5/5	\$895,000	8.5%	\$825,000	19.5%	\$749,000
4/5	\$600,000	8.7%	\$552,050	33.3%	\$450,000
3/5	\$490,000	8.9%	\$450,000	40.0%	\$350,000
2/5	\$410,000	10.8%	\$369,990	49.6%	\$274,000
1/5	\$290,000	16.0%	\$250,000	80.1%	\$161,000

	Average Sales Price	Median Sales Price	Number of Sales
2020	\$575,352	\$490,000	27,417
2019	\$523,790	\$450,000	28,574
2018	\$507,693	\$430,000	28,142
2017	\$491,335	\$410,000	28,236
2016	\$473,426	\$388,850	26,939
2015	\$466,972	\$378,000	23,655
2014	\$454,273	\$365,000	21,542
2013	\$448,324	\$361,000	22,145
2012	\$435,082	\$350,000	18,554
2011	\$437,257	\$350,000	17,409



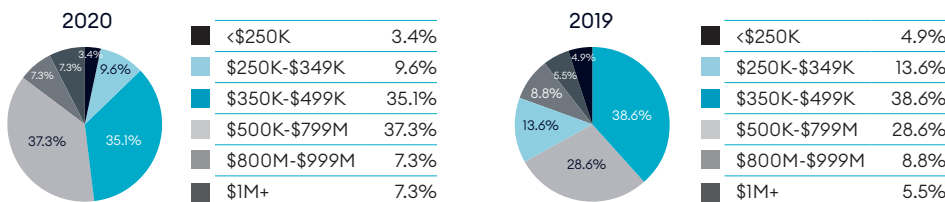
Single Family



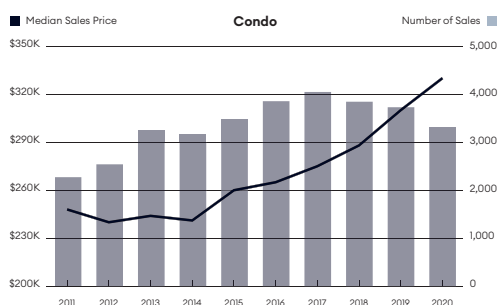
Year	Average Sales Price	Median Sales Price	Number of Sales
2020	\$598,635	\$507,000	24,085
2019	\$545,295	\$465,000	24,810
2018	\$532,150	\$449,000	24,262
2017	\$514,363	\$425,000	24,151
2016	\$493,737	\$401,700	23,048
2015	\$491,696	\$392,000	20,142
2014	\$480,445	\$377,000	18,343
2013	\$472,565	\$375,000	18,870
2012	\$456,217	\$345,000	15,990
2011	\$454,041	\$362,089	15,115

Single Family Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$598,635	9.8%	\$545,295	31.8%	\$454,041
Median Sales Price	\$507,000	9.0%	\$465,000	40.0%	\$362,089
Number of Sales (Closed)	24,085	-2.9%	24,810	59.3%	15,115
Days on Market (From Original Date)	72	0.0%	72	-40.0%	120
Listing Discount (From Original Price)	2.5%		3.3%		7.3%
Listing Inventory	6,093	-33.6%	9,180	-63.8%	16,834
Months of Supply	3.0	-31.8%	4.4	-77.6%	13.4

Quintiles (Median Sales Price By NOS)	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
5/5	\$915,000	8.3%	\$845,000	20.4%	\$760,000
4/5	\$615,000	8.1%	\$568,930	33.7%	\$460,000
3/5	\$507,000	9.0%	\$465,000	40.8%	\$360,000
2/5	\$426,000	9.5%	\$389,000	46.9%	\$290,000
1/5	\$329,900	15.8%	\$285,000	78.3%	\$185,000



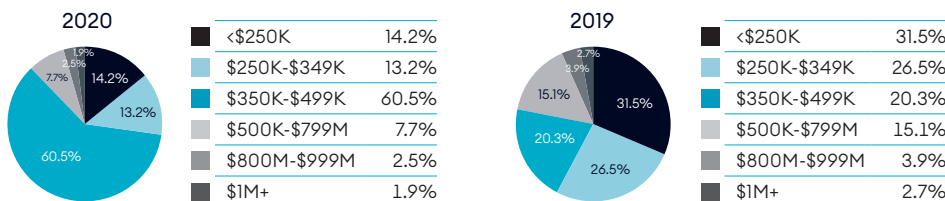
Condo



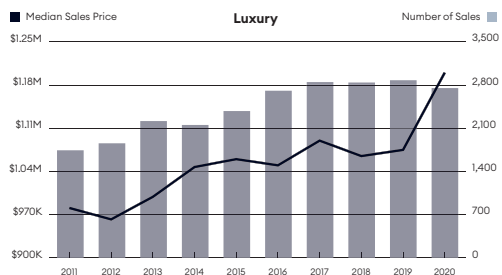
Year	Average Sales Price	Median Sales Price	Number of Sales
2020	\$407,047	\$330,000	3,332
2019	\$382,047	\$310,000	3,764
2018	\$354,762	\$288,000	3,880
2017	\$355,190	\$275,000	4,085
2016	\$353,114	\$265,000	3,891
2015	\$325,216	\$260,000	3,513
2014	\$304,955	\$241,125	3,199
2013	\$308,648	\$244,000	3,275
2012	\$303,278	\$240,000	2,564
2011	\$312,600	\$248,000	2,294

Condo Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$407,047	6.5%	\$382,047	30.2%	\$312,600
Median Sales Price	\$330,000	6.5%	\$310,000	33.1%	\$248,000
Number of Sales (Closed)	3,332	-11.5%	3,764	45.2%	2,294
Days on Market (From Original Date)	73	5.8%	69	-51.0%	149
Listing Discount (From Original Price)	2.7%		2.6%		6.9%
Listing Inventory	1,048	-0.7%	1,055	-65.5%	3,035
Months of Supply	3.8	11.8%	3.4	-76.1%	15.9

Quintiles (Median Sales Price By NOS)	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
5/5	\$707,250	4.8%	\$675,000	23.0%	\$575,000
4/5	\$440,000	6.0%	\$415,000	25.7%	\$350,000
3/5	\$330,000	6.5%	\$310,000	32.5%	\$249,000
2/5	\$256,825	9.3%	\$235,000	41.1%	\$182,000
1/5	\$162,000	13.6%	\$142,650	50.7%	\$107,500



Luxury

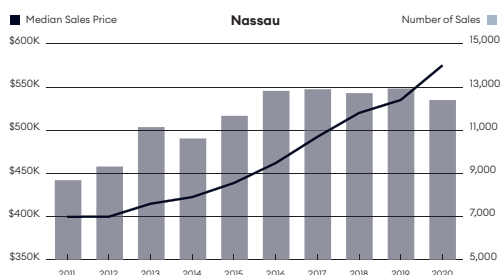


Luxury Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$1,416,508	10.5%	\$1,282,009	12.2%	\$1,262,795
Median Sales Price	\$1,200,000	11.6%	\$1,075,000	22.3%	\$980,919
Number of Sales (Closed)	2,748	-4.4%	2,875	57.8%	1,741
Days on Market (From Original Date)	111	6.7%	104	-17.2%	134
Listing Discount (From Original Price)	5.9%		6.3%		10.6%
Listing Inventory	2,039	-34.5%	3,113	-49.0%	3,995
Months of Supply	8.9	-31.5%	13.0	-67.6%	27.5

	Average Sales Price	Median Sales Price	Number of Sales
2020	\$1,416,508	\$1,200,000	2,748
2019	\$1,282,009	\$1,075,000	2,875
2018	\$1,302,826	\$1,065,000	2,838
2017	\$1,327,338	\$1,090,000	2,845
2016	\$1,329,213	\$1,050,000	2,705

	Average Sales Price	Median Sales Price	Number of Sales
2015	\$1,328,675	\$1,060,000	2,376
2014	\$1,339,097	\$1,047,250	2,151
2013	\$1,278,446	\$999,000	2,214
2012	\$1,252,852	\$962,500	1,854
2011	\$1,262,795	\$980,919	1,741

Nassau

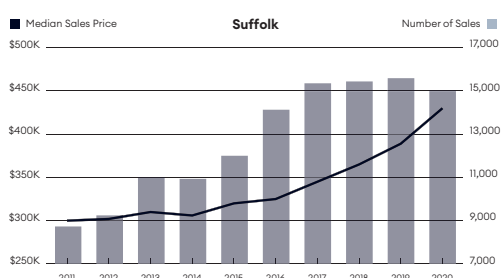


Nassau Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$699,396	9.3%	\$639,635	32.6%	\$527,530
Median Sales Price	\$575,000	7.5%	\$535,000	43.8%	\$400,000
Number of Sales (Closed)	12,389	-4.1%	12,922	42.7%	8,683
Days on Market (From Original Date)	80	6.7%	75	-33.9%	121
Listing Discount (From Original Price)	3.6%		4.0%		8.3%
Listing Inventory	1,202	-74.2%	4,664	-86.0%	8,612
Months of Supply	1.2	-72.1%	4.3	-89.9%	11.9

	Average Sales Price	Median Sales Price	Number of Sales
2020	\$699,396	\$575,000	12,389
2019	\$639,635	\$535,000	12,922
2018	\$633,895	\$520,000	12,709
2017	\$616,511	\$492,337	12,889
2016	\$593,236	\$462,000	12,814

	Average Sales Price	Median Sales Price	Number of Sales
2015	\$571,108	\$439,000	11,659
2014	\$559,732	\$422,688	10,613
2013	\$537,052	\$415,000	11,138
2012	\$520,319	\$400,000	9,315
2011	\$527,530	\$400,000	8,683

Suffolk



Suffolk Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$473,068	10.7%	\$427,210	36.2%	\$347,429
Median Sales Price	\$429,999	10.5%	\$389,000	43.3%	\$300,000
Number of Sales (Closed)	15,027	-3.6%	15,584	72.2%	8,726
Days on Market (From Original Date)	65	-5.8%	69	-49.2%	128
Listing Discount (From Original Price)	1.2%		2.2%		5.8%
Listing Inventory	2,803	-34.5%	4,280	-71.5%	9,835
Months of Supply	2.2	-33.3%	3.3	-83.7%	13.5

	Average Sales Price	Median Sales Price	Number of Sales
2020	\$473,068	\$429,999	15,027
2019	\$427,210	\$389,000	15,584
2018	\$403,767	\$365,000	15,433
2017	\$386,208	\$345,000	15,347
2016	\$364,735	\$325,000	14,125

	Average Sales Price	Median Sales Price	Number of Sales
2015	\$365,762	\$320,000	11,996
2014	\$352,033	\$306,000	10,929
2013	\$358,539	\$310,000	11,007
2012	\$349,143	\$302,000	9,239
2011	\$347,429	\$300,000	8,726

Questions or comments? Email report author Jonathan Miller at jmiller@millersamuel.com
Methodology: millersamuel.com/research-reports/methodology

Douglas Elliman Real Estate
575 Madison Avenue, New York, NY 10022
212.891.7000 • elliman.com

Miller Samuel Real Estate Appraisers & Consultants
21 West 38th Street, New York, NY 10018
212.768.8100 • millersamuel.com