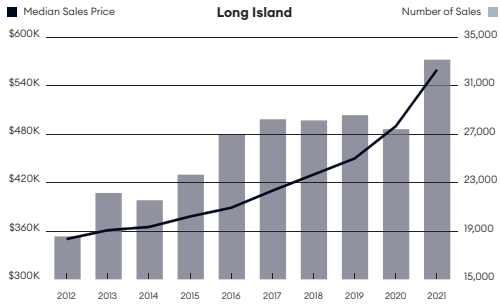
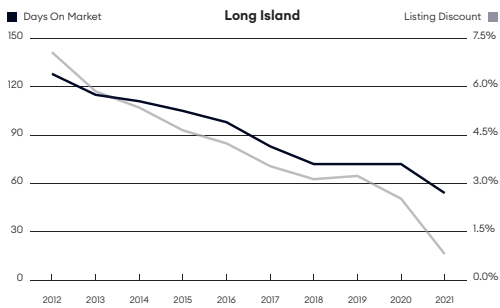


# Elliman Report

## 2012-2021 Long Island Sales

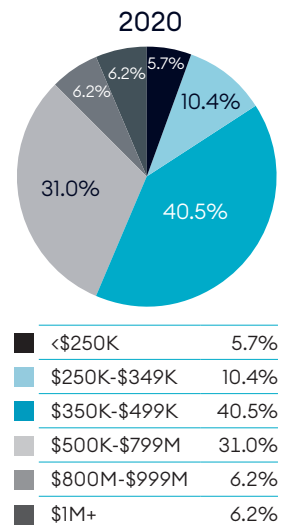
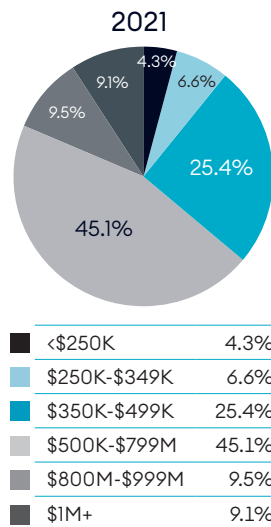


Long Island Matrix	2021	%Δ (QTR)	2020	%Δ (10-YR)	2012
Average Sales Price	\$654,566	13.8%	\$575,352	50.4%	\$435,082
Median Sales Price	\$560,000	14.3%	\$490,000	60.0%	\$350,000
Number of Sales (Closed)	33,161	21.0%	27,417	78.7%	18,554
Days on Market (From Original Date)	54	-25.0%	72	-57.8%	128
Listing Discount (From Original Price)	0.8%		2.5%		7.0%
Listing Inventory	3,862	-40.1%	6,450	-73.5%	14,574
Months of Supply	1.4	-50.0%	2.8	-85.1%	9.4

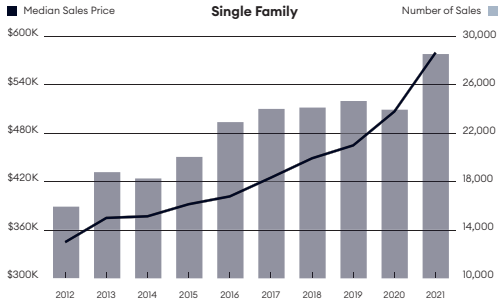


Quintiles (Median Sales Price By NOS)	2021	%Δ (QTR)	2020	%Δ (10-YR)	2012
5/5	\$985,000	10.1%	\$895,000	33.1%	\$740,000
4/5	\$675,000	12.5%	\$600,000	51.7%	\$445,000
3/5	\$560,000	14.3%	\$490,000	60.0%	\$350,000
2/5	\$465,000	13.4%	\$410,000	69.1%	\$275,000
1/5	\$338,900	16.9%	\$290,000	105.4%	\$165,000

	Average Sales Price	Median Sales Price	Number of Sales
2021	\$654,566	\$560,000	33,161
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



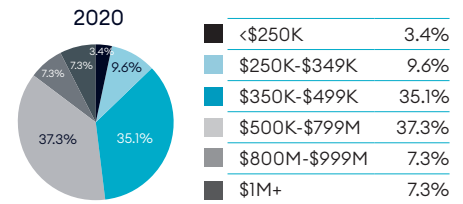
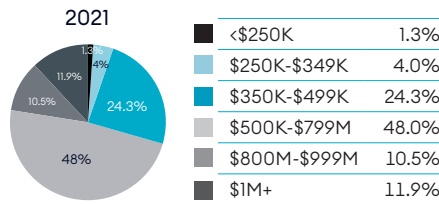
# Single Family



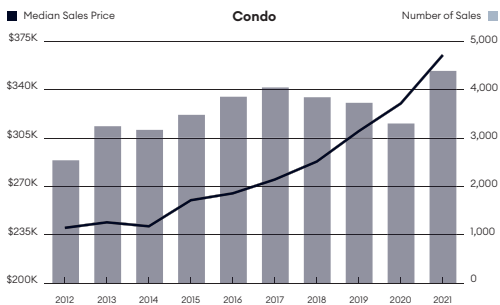
	Average Sales Price	Median Sales Price	Number of Sales
2021	\$687,461	\$580,000	28,731
2020	\$598,635	\$507,000	24,085
2019	\$545,295	\$465,000	24,810
2018	\$532,150	\$449,000	24,262
2017	\$514,363	\$425,000	24,151
2016	\$493,737	\$401,700	23,048
2015	\$491,696	\$392,000	20,142
2014	\$480,445	\$377,000	18,343
2013	\$472,565	\$375,000	18,870
2012	\$456,217	\$345,000	15,990

Single Family Matrix	2021	%Δ (QTR)	2020	%Δ (10-YR)	2012
Average Sales Price	\$687,461	14.8%	\$598,635	50.7%	\$456,217
Median Sales Price	\$580,000	14.4%	\$507,000	68.1%	\$345,000
Number of Sales (Closed)	28,731	19.3%	24,085	79.7%	15,990
Days on Market (From Original Date)	53	-26.4%	72	-57.6%	125
Listing Discount (From Original Price)	0.8%		2.5%		7.2%
Listing Inventory	3,149	-48.3%	6,093	-76.4%	13,367
Months of Supply	1.3	-56.7%	3.0	-87.0%	10.0

Quintiles (Median Sales Price By NOS)	2021	%Δ (QTR)	2020	%Δ (10-YR)	2012
5/5	\$999,999	9.3%	\$915,000	31.6%	\$760,000
4/5	\$692,000	12.5%	\$615,000	50.4%	\$460,000
3/5	\$580,000	14.4%	\$507,000	58.9%	\$365,000
2/5	\$495,000	16.2%	\$426,000	70.7%	\$290,000
1/5	\$390,000	18.2%	\$329,900	105.3%	\$190,000



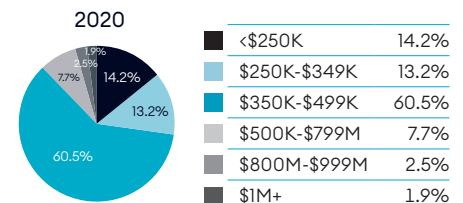
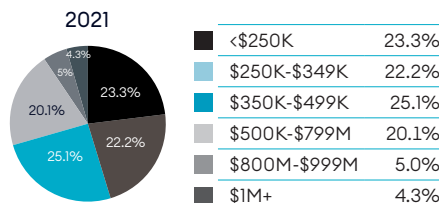
# Condo



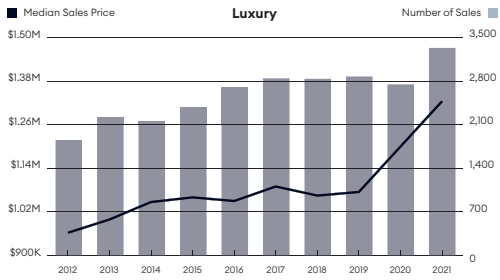
	Average Sales Price	Median Sales Price	Number of Sales
2021	\$441,218	\$365,000	4,430
2020	\$407,047	\$330,000	3,332
2019	\$382,047	\$310,000	3,764
2018	\$354,762	\$288,000	3,880
2017	\$355,190	\$275,000	4,085
2016	\$353,114	\$265,000	3,891
2015	\$325,216	\$260,000	3,513
2014	\$304,955	\$241,125	3,199
2013	\$308,648	\$244,000	3,275
2012	\$303,278	\$240,000	2,564

Condo Matrix	2021	%Δ (QTR)	2020	%Δ (10-YR)	2012
Average Sales Price	\$441,218	8.4%	\$407,047	45.5%	\$303,278
Median Sales Price	\$365,000	10.6%	\$330,000	52.1%	\$240,000
Number of Sales (Closed)	4,430	33.0%	3,332	72.8%	2,564
Days on Market (From Original Date)	63	-13.7%	73	-56.3%	144
Listing Discount (From Original Price)	1.4%		2.7%		0.0%
Listing Inventory	713	-32.0%	1,048	-70.8%	2,438
Months of Supply	1.9	-50.0%	3.8	-83.3%	11.4

Quintiles (Median Sales Price By NOS)	2021	%Δ (QTR)	2020	%Δ (10-YR)	2012
5/5	\$755,000	6.8%	\$707,250	28.4%	\$588,000
4/5	\$490,000	11.4%	\$440,000	46.3%	\$335,000
3/5	\$365,000	10.6%	\$330,000	52.1%	\$240,000
2/5	\$275,000	7.1%	\$256,825	52.8%	\$180,000
1/5	\$180,000	11.1%	\$162,000	80.0%	\$100,000



# Luxury

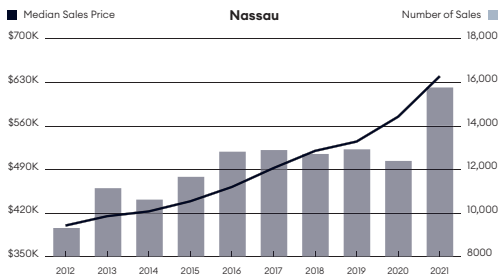


Luxury Matrix (Top 10% of Sales)	2021	%Δ (QTR)	2020	%Δ (10-YR)	2012
Average Sales Price	\$1,625,685	14.8%	\$1,416,508	29.8%	\$1,252,852
Median Sales Price	\$1,325,000	10.4%	\$1,200,000	37.7%	\$962,500
Number of Sales (Closed)	3,334	21.3%	2,748	79.8%	1,854
Days on Market (From Original Date)	89	-19.8%	111	-35.0%	137
Listing Discount (From Original Price)	4.9%		5.9%		10.3%
Listing Inventory	1,349	-33.8%	2,039	-51.4%	2,775
Months of Supply	4.9	-44.9%	8.9	-72.8%	18.0

	Average Sales Price	Median Sales Price	Number of Sales
2021	\$1,625,685	\$1,325,000	3,334
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

	Average Sales Price	Median Sales Price	Number of Sales
2016	\$1,329,213	\$1,050,000	2,705
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

# Nassau

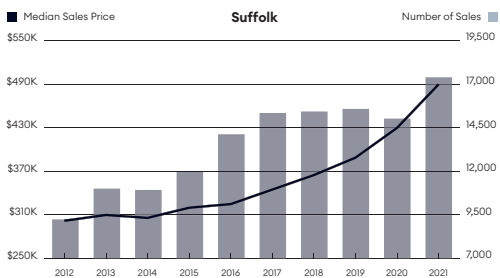


Nassau Matrix	2021	%Δ (QTR)	2020	%Δ (10-YR)	2012
Average Sales Price	\$778,426	11.3%	\$699,396	49.6%	\$520,319
Median Sales Price	\$640,000	11.3%	\$575,000	60.0%	\$400,000
Number of Sales (Closed)	15,763	27.2%	12,389	69.2%	9,315
Days on Market (From Original Date)	61	-23.8%	80	-50.0%	122
Listing Discount (From Original Price)	2.1%		3.6%		7.8%
Listing Inventory	2,290	-37.2%	3,647	-64.8%	6,498
Months of Supply	1.7	-51.4%	3.5	-79.8%	8.4

	Average Sales Price	Median Sales Price	Number of Sales
2021	\$778,426	\$640,000	15,763
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

	Average Sales Price	Median Sales Price	Number of Sales
2016	\$593,236	\$462,000	12,814
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

# Suffolk



Suffolk Matrix	2021	%Δ (QTR)	2020	%Δ (10-YR)	2012
Average Sales Price	\$542,345	14.6%	\$473,068	55.3%	\$349,143
Median Sales Price	\$490,000	14.0%	\$429,999	62.3%	\$302,000
Number of Sales (Closed)	17,398	15.8%	15,027	88.3%	9,239
Days on Market (From Original Date)	48	-26.2%	65	-63.9%	133
Listing Discount (From Original Price)	-0.9%		1.2%		6.1%
Listing Inventory	1,572	-43.9%	2,803	-80.5%	8,076
Months of Supply	1.1	-50.0%	2.2	-89.5%	10.5

	Average Sales Price	Median Sales Price	Number of Sales
2021	\$542,345	\$490,000	17,398
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

	Average Sales Price	Median Sales Price	Number of Sales
2016	\$364,735	\$325,000	14,125
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

Questions or comments? Email report author Jonathan Miller at [jmiller@millersamuel.com](mailto:jmiller@millersamuel.com)  
Methodology: [millersamuel.com/research-reports/methodology](http://millersamuel.com/research-reports/methodology)

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