

3 Q 2 0 2 2 I N R E V I E W

LONG ISLAND

Real Estate Update

by **BRAD WILSON, Broker**

Jones Hollow Realty Group Inc.



Should You Sell or Wait?

Federal funds rate, now at the 3.75%-4% range, may cause further slow downs in the housing market

Amid a surprisingly strong U.S. economic performance and persistent inflation, the Federal Reserve has raised the federal funds rate by another 75 basis points, to 3.75%-4%, launching it to the highest level since December 2007.

The decision, expected by most Fed observers and the financial markets, is intended to further slow down the housing market.

The Fed is hiking rates to rein in still-hot inflation, which hit 8.2% over the last 12 months, rising by 0.4% in September and 0.1% in August, according to an October 13 report by the Bureau of Labor Statistics (BLS).

Increases in the shelter, food and medical care indexes were the largest contributors to the monthly seasonally adjusted all items growth. According to the BLS, shelter increased by 0.7% monthly and 6.6% in 12 months.

The Fed is also looking at the overall U.S. economic performance. GDP in the third quarter grew at a rate of 2.6%, breaking the negative GDP streak from the past two quarters.

According to the Federal Open Market Committee (FOMC) statement, despite recent indicators pointing to modest growth in spending and production, job gains have been robust, and the unemployment rate has remained low.

Long Island Housing Data for September 2022*

Category	Sep-22	Aug-22	% Change	Sep-21	% Change
Long Island Median Home Price	\$ 625,000	\$ 639,900	-2.30%	\$ 600,000	4.20%
Contracted (Pending) Median Home Price	\$ 605,000	\$ 601,000	<1.00%	\$ 590,000	2.50%
Monthly Closed Sales Activity	3,207	4,011	-20.00%	3,996	-19.70%
Monthly Contracted Sales Activity	3,058	3,765	-18.80%	3,748	-18.40%
Available Residential Inventory	12,217	12,287	<-1.00%	12,860	-5.00%

With Further Increases Expected What Impact Should We Expect on the Housing Market?

The Fed's monetary policy has had a significant impact on the housing market in recent months, pushing mortgage rates to the 7% level and sending home sales on a downward spiral.

In the mortgage market, consumers who may otherwise be considering buying a home may choose to continue to hold onto their down payments, waiting to see if interest rates and/or home prices decline in the not-too-distant future.

Fed Chairman Jerome Powell said during a recent press conference that the housing market has been significantly affected by higher rates, which are back where they were before the global financial crisis.

However, it's important to keep in mind that the housing market was overheated and nonstop for a couple of years during the pandemic due to low rates. So, it's only natural the housing market once again finds balance between supply and demand and return to more traditional seasonality.

Sell or Wait?

Your Situation Should Determine Your Answer

Home sellers are getting anxious. They feel like they missed the height of the market and these shifts aren't sitting well with those seeking top-dollar for their homes. We are seeing less people out there looking to buy because they are priced out of the market and they have lost buying power with the recent run on interest rates.

Additionally, we are starting to see price reductions but most of those price improvements are on properties that were priced too aggressively to begin with. The latest wave of sellers include certain late-to-the-party home owners who tried to capitalize on the the housing boom only to find out that the recent string of rate hikes has abruptly altered the housing market trajectory.

That said, each house serves a different purpose in our lives. Some houses are meant to be our home base for a lifetime, and others are meant only to serve us and keep us cozy for a few years, and that's okay too. Sometimes life plans change, opportunities take us in different directions than we envisioned, or we simply outgrow the space and crave different scenery. Whatever the case may be, if your lifestyle has changed recently and you're ready to make a move, taking advantage of today's home values might be just the answer.

For those who are considering putting their home on the market in the near future, pricing your home properly is going to be the difference between selling your home fast and at value or having your home sit on the market.

And here's the thing – you need an expert on your side to ensure you make all the right moves when you do, especially when it comes to pricing your house. You can't stick just any price tag on your home and get the deal you want - that's not how it works, not anymore. A key piece of the puzzle is setting the right asking price so you can help buyers notice your home (and get excited about it) from the very first time they view the listing. That's where our real estate professionals come in.

We Realtors often struggle with getting the homeowners to understand and accept the real value of their home because many times emotional attachment and sentiment play a significant role. We also often hear from sellers about a neighborhood house that sold for X-dollars so homeowners automatically assume that their home should be worth the same or more. What they lack to understand is that timing, style, and condition can have a massive effect on the value. And just because a home goes on the market at a certain price, it does not mean it sells at that price.

Instead, attempt to detach yourself on an emotional level when evaluating and comparing your home to others. Also, if you are comparing homes that have sold nearby, make sure the sale was recent within the last 6 months and learn what the final sale price was.

Why Choosing the Right Realtor Really Matters Now More Than Ever

No one finds dishonesty among agents more upsetting than a reputable Realtor. As with any profession, there are always a few bad apples—even among agents. There are some agents out there who will stretch the truth or even lie outright to get a listing or make a sale. It's unfortunate, but it's true.

Believe it or not, most people spend more time picking a restaurant than they do picking a real estate agent. Because it's not immediately apparent who's a great agent or a bad agent, people fall back on choosing Aunt Marie's daughter because she just got into the business, and Aunt Marie is really applying the pressure.

The majority of agents out there are reasonably competent, but an experienced agent can help you identify the little things you need to do to make the best possible offer or to get the best deal when selling a home. It's our job as your local agent identify the right price for your home and the right marketing strategy in order to sell your home within the timeframe you need.

Call now to learn more about Jones Hollow Realty Group's next-level marketing and find out why Jones Hollow is quickly becoming Long Island's premier choice when it comes to having your home sold.

"Buying or selling a home involves a series of requirements and variables, and it's important to have someone in your corner from start to finish to make the process as smooth as possible... and objectivity to deliver trusted expertise across all areas."

September 2022 Monthly Indicators

The U.S. real estate market continues to slow as we move into fall, as rising consumer prices and higher mortgage interest rates squeeze homebuyer budgets and cool activity. With inflation showing little sign of abating, the Federal Reserve implemented another 75-basis-point hike in September, marking the third such rate increase this year. The cost of borrowing has reached multi-year highs on everything from credit cards to auto loans in 2022 as mortgage interest rates topped 6% for the first time since 2008, causing existing home sales to decline for the seventh consecutive month

New Listings were down 11.8 percent to 4,213. Pending Sales decreased 3.6 percent to 3,578. Inventory shrank 11.9 percent to 12,218 units.

Prices moved higher as the Median Sales Price was up 4.2 percent to \$625,000. Average Sales Price increased 2.9 percent to \$748,490. Months Supply of Inventory was down 8.3 percent to 3.3 months.

Affordability challenges have priced many buyers out of the market this year, and buyers who do succeed in purchasing a home are finding that the costs of homeownership have increased significantly, with monthly mortgage payments more than 55% higher than a year ago, according to the National Association of REALTORS®. Inventory remains lower than normal, and as the market continues to shift, experts project homes will begin to spend more days on market and price growth will slow in the months ahead.

Historical Housing Affordability Index by Month



Suffolk County Recap

SUMMARY (MORE DETAILS ATTACHED)

- Median Price Sold in September was \$550,000 vs \$525,000 September 2021. (Up 4.80%)
- Pending Sales Median Price in September was \$550,000 vs \$525,000 September 2021. (Up 4.8%)
- Number of Homes sold (closed) in September was 1,335 down from 1,683 September 2021 (Down 20.7%)
- There are currently 3,613 homes for sale in Suffolk County with median list price of \$645,820

Nassau County Recap

SUMMARY (MORE DETAILS ATTACHED)

- Median Price Sold in September was \$695,000 vs \$660,500 September 2021. (Up 5.20%)
- Pending Sales Median Price in September was \$655,500 vs \$640,000 September 2021. (Up 2.4%)
- Number of Homes sold (closed) in September was 1,055 down from 1,382 September 2021 (Down 23.7%)
- There are currently 3,135 homes for sale in Nassau County with a median list price of \$749,000.

September Indicators

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Monthly Indicators



September 2022

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Activity Snapshot

- 19.6% **+ 4.2%** **- 11.9%**

One-Year Change in Closed Sales One-Year Change in Median Sales Price One-Year Change in Homes for Sale

Residential activity in Nassau, Queens, Suffolk counties, and Out of Area, composed of single-family homes, townhomes and co-ops combined. Percent changes are calculated using rounded figures.

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Inventory of Homes for Sale	9
Months Supply of Inventory	10



Activity Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	9-2021	9-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		4,775	4,213	- 11.8%	48,511	44,110	- 9.1%
Closed Sales		3,969	3,191	- 19.6%	34,218	30,988	- 9.4%
Median Sales Price		\$600,000	\$625,000	+ 4.2%	\$579,000	\$620,000	+ 7.1%
Avg. Sales Price		\$727,289	\$748,490	+ 2.9%	\$690,938	\$736,100	+ 6.5%
Pending Sales		3,713	3,578	- 3.6%	35,241	33,146	- 5.9%
Affordability Index		93	71	- 23.7%	97	71	- 26.8%
Homes for Sale		13,872	12,218	- 11.9%	--	--	--
Months Supply		3.6	3.3	- 8.3%	--	--	--

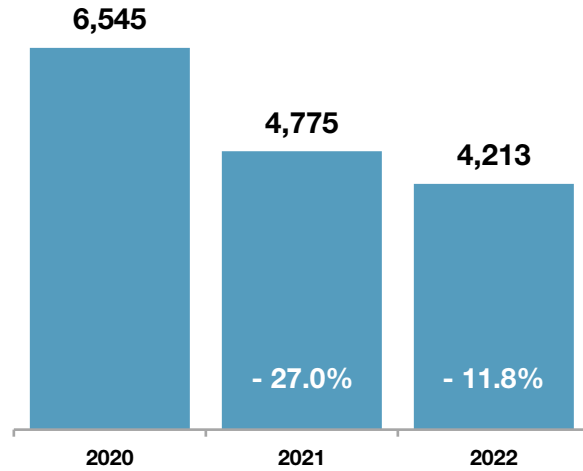
New Listings

A count of the properties that have been newly listed on the market in a given month.

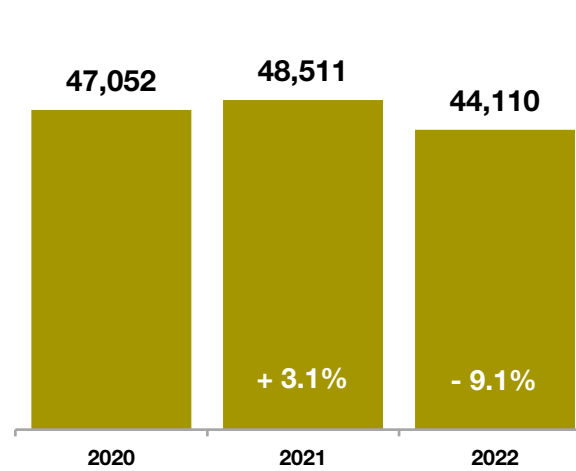


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September

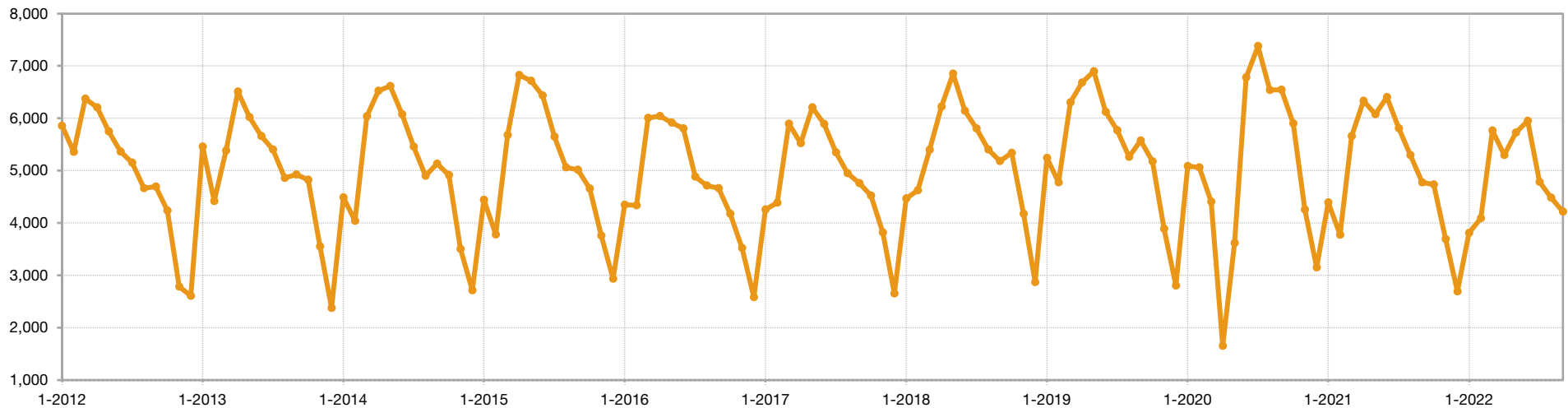


Year to Date



	New Listings	Prior Year	Percent Change
October 2021	4,731	5,900	-19.8%
November 2021	3,694	4,256	-13.2%
December 2021	2,689	3,147	-14.6%
January 2022	3,809	4,393	-13.3%
February 2022	4,091	3,773	+8.4%
March 2022	5,761	5,658	+1.8%
April 2022	5,298	6,331	-16.3%
May 2022	5,722	6,074	-5.8%
June 2022	5,949	6,404	-7.1%
July 2022	4,784	5,809	-17.6%
August 2022	4,483	5,294	-15.3%
September 2022	4,213	4,775	-11.8%
12-Month Avg	4,602	5,151	-10.7%

Historical New Listings by Month

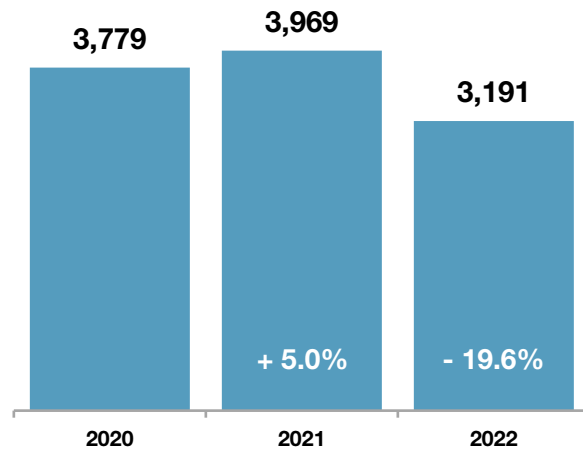


Closed Sales

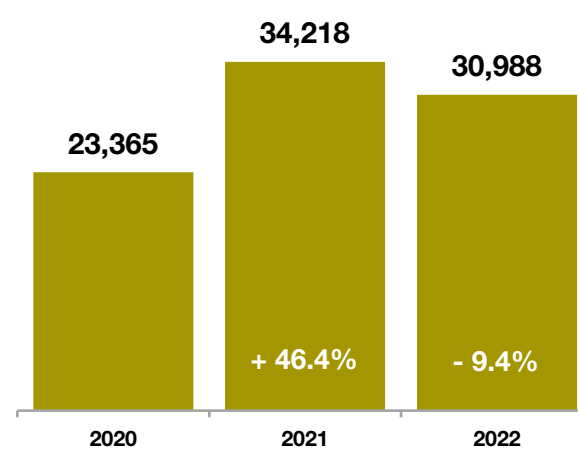
A count of the actual sales that closed in a given month.



September

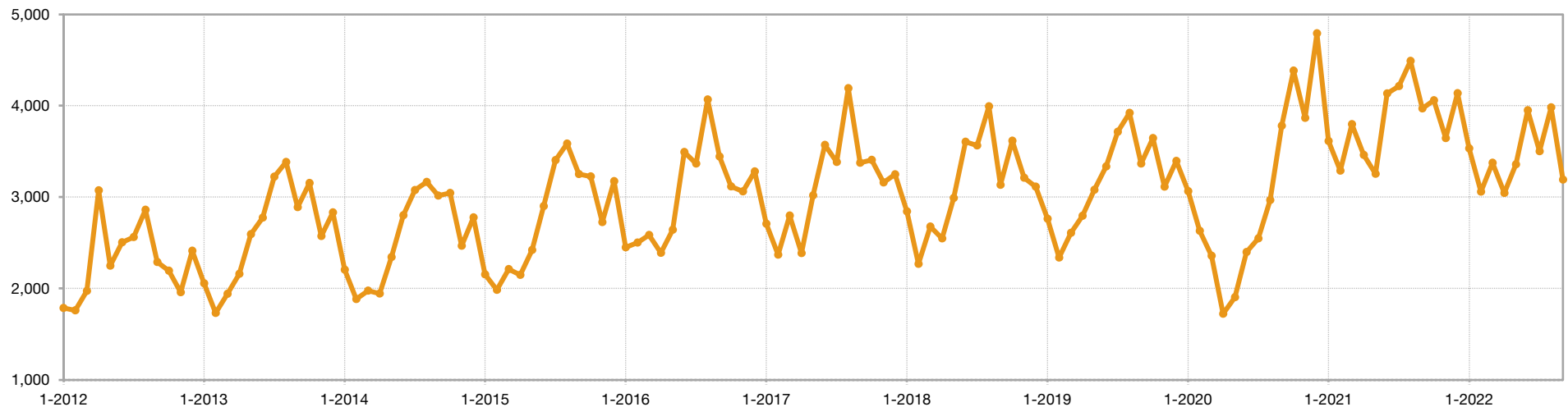


Year to Date



	Closed Sales	Prior Year	Percent Change
October 2021	4,057	4,383	-7.4%
November 2021	3,645	3,866	-5.7%
December 2021	4,137	4,792	-13.7%
January 2022	3,532	3,614	-2.3%
February 2022	3,058	3,288	-7.0%
March 2022	3,373	3,796	-11.1%
April 2022	3,044	3,460	-12.0%
May 2022	3,358	3,255	+3.2%
June 2022	3,950	4,132	-4.4%
July 2022	3,502	4,214	-16.9%
August 2022	3,980	4,490	-11.4%
September 2022	3,191	3,969	-19.6%
12-Month Avg	3,569	3,938	-9.4%

Historical Closed Sales by Month

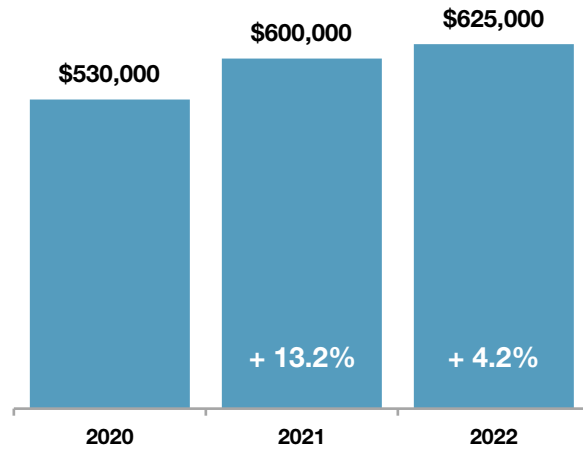


Median Sales Price

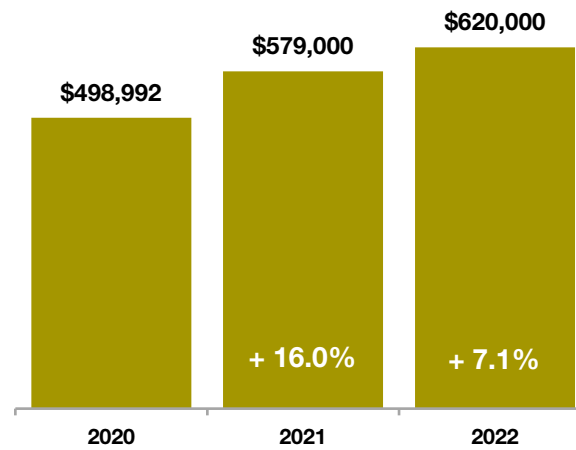
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



September



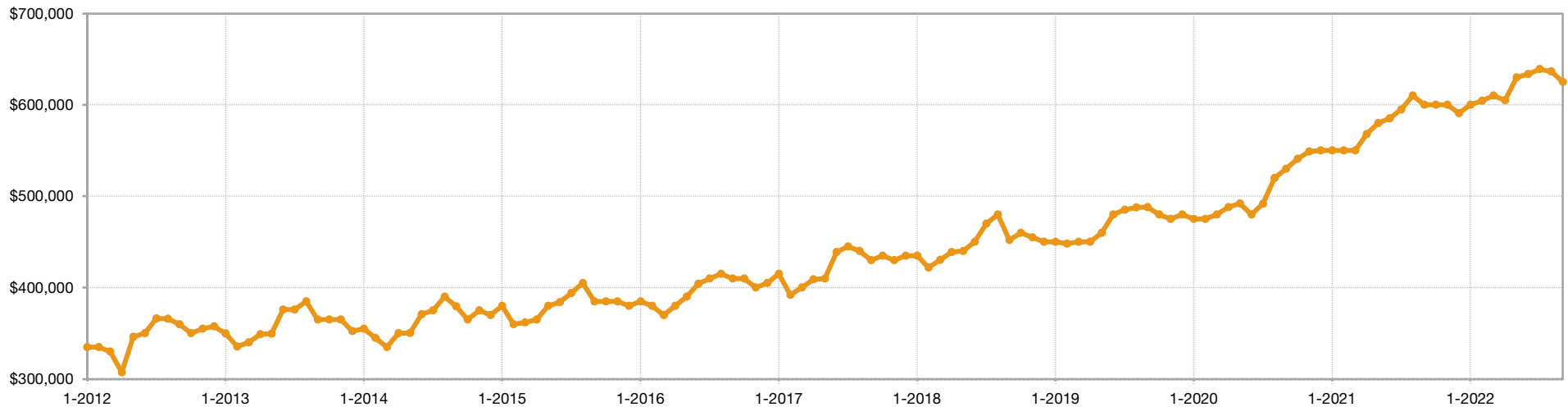
Year to Date



	Median Sales Price	Prior Year	Percent Change
October 2021	\$600,000	\$541,000	+10.9%
November 2021	\$600,000	\$549,000	+9.3%
December 2021	\$591,000	\$550,000	+7.5%
January 2022	\$600,000	\$550,000	+9.1%
February 2022	\$604,300	\$550,000	+9.9%
March 2022	\$610,000	\$550,000	+10.9%
April 2022	\$605,000	\$568,000	+6.5%
May 2022	\$630,000	\$580,000	+8.6%
June 2022	\$633,667	\$585,000	+8.3%
July 2022	\$639,000	\$595,000	+7.4%
August 2022	\$636,500	\$610,000	+4.3%
September 2022	\$625,000	\$600,000	+4.2%
12-Month Avg	\$615,000	\$570,000	+7.9%

* Median Sales Price for all properties from October 2021 through September 2022. This is not the average of the individual figures above.

Historical Median Sales Price by Month

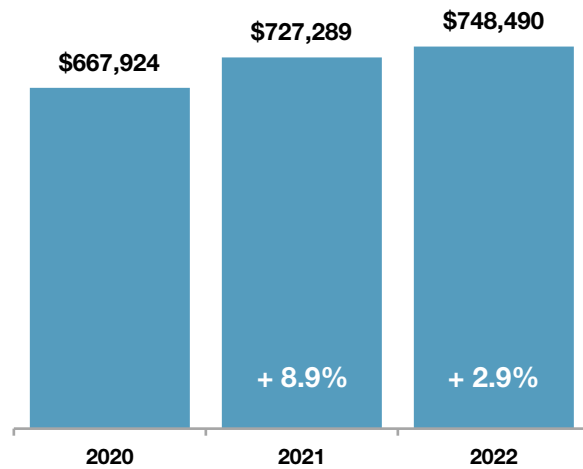


Average Sales Price

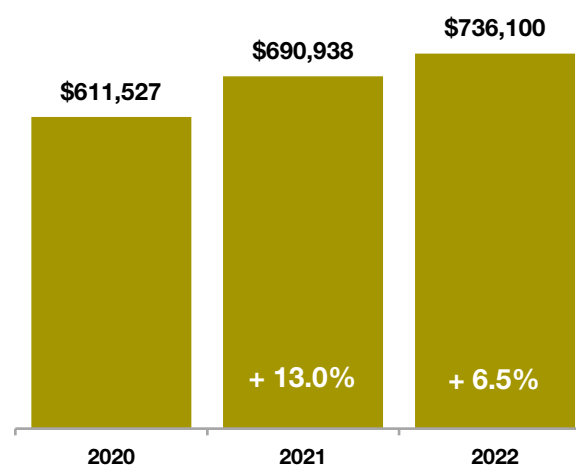
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



September



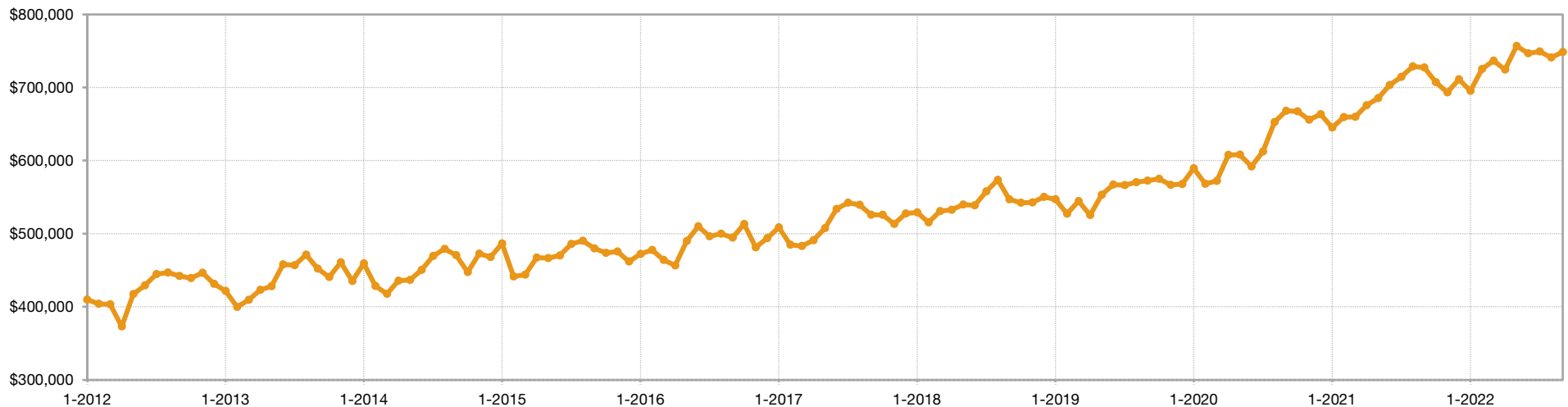
Year to Date



	Avg. Sales Price	Prior Year	Percent Change
October 2021	\$706,908	\$667,191	+6.0%
November 2021	\$693,053	\$655,662	+5.7%
December 2021	\$711,100	\$663,068	+7.2%
January 2022	\$695,051	\$644,828	+7.8%
February 2022	\$724,870	\$659,146	+10.0%
March 2022	\$736,424	\$659,633	+11.6%
April 2022	\$724,244	\$675,539	+7.2%
May 2022	\$756,675	\$685,133	+10.4%
June 2022	\$746,656	\$703,172	+6.2%
July 2022	\$749,089	\$714,095	+4.9%
August 2022	\$740,761	\$728,745	+1.6%
September 2022	\$748,490	\$727,289	+2.9%
12-Month Avg*	\$727,256	\$683,023	+6.5%

* Average Avg. Sales Price of all properties from October 2021 through September 2022. This is not the average of the individual figures above.

Historical Average Sales Price by Month

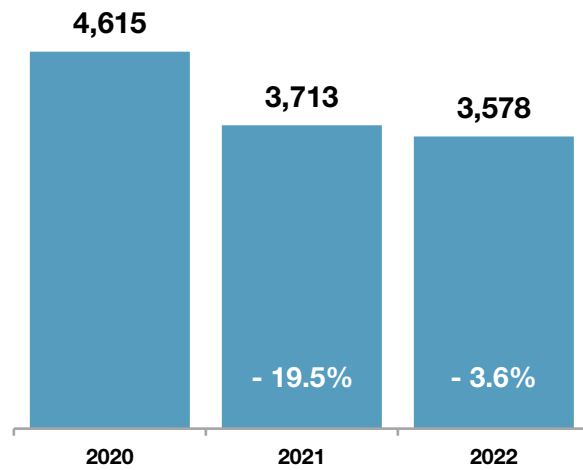


Pending Sales

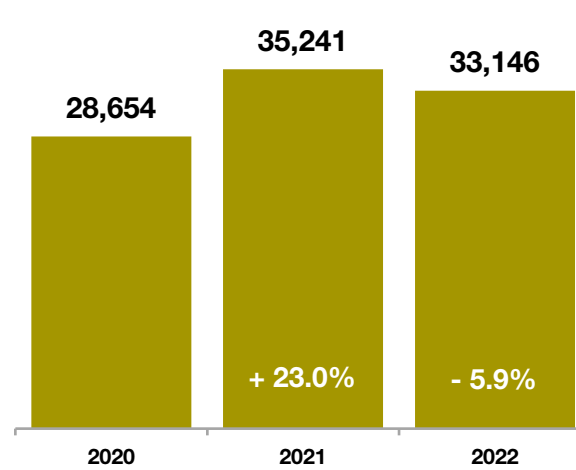
A count of the properties on which offers have been accepted in a given month.



September

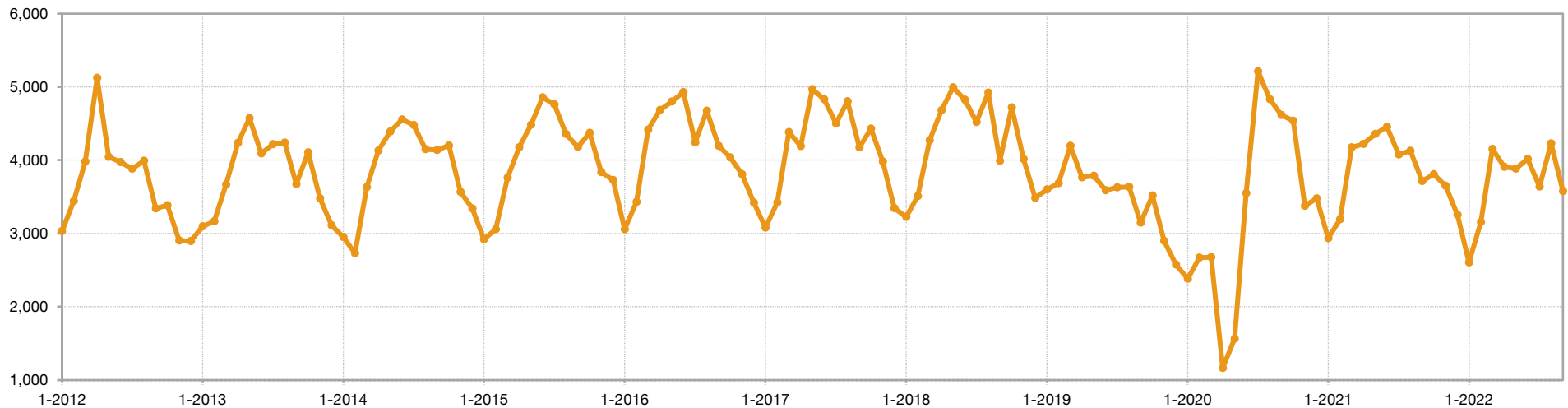


Year to Date



Pending Sales	Prior Year	Percent Change
October 2021	3,807	4,537 -16.1%
November 2021	3,647	3,377 +8.0%
December 2021	3,253	3,476 -6.4%
January 2022	2,603	2,934 -11.3%
February 2022	3,151	3,193 -1.3%
March 2022	4,150	4,173 -0.6%
April 2022	3,907	4,219 -7.4%
May 2022	3,880	4,354 -10.9%
June 2022	4,015	4,454 -9.9%
July 2022	3,637	4,075 -10.7%
August 2022	4,225	4,126 +2.4%
September 2022	3,578	3,713 -3.6%
12-Month Med	3,654	3,886 -6.0%

Historical Pending Sales by Month



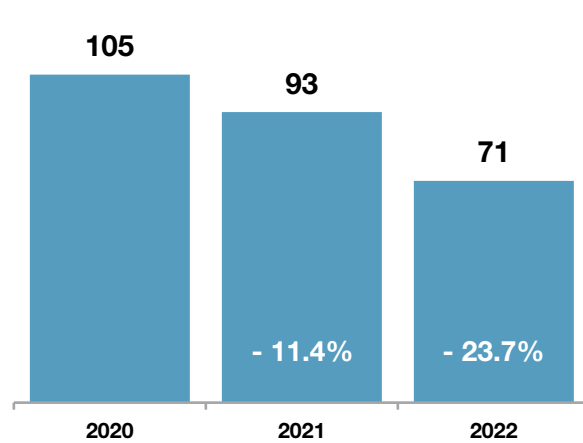
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

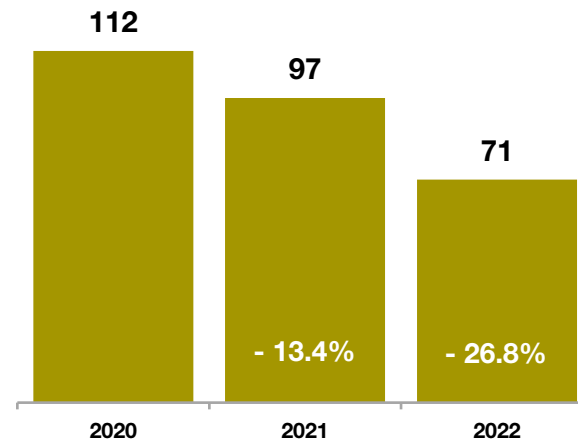


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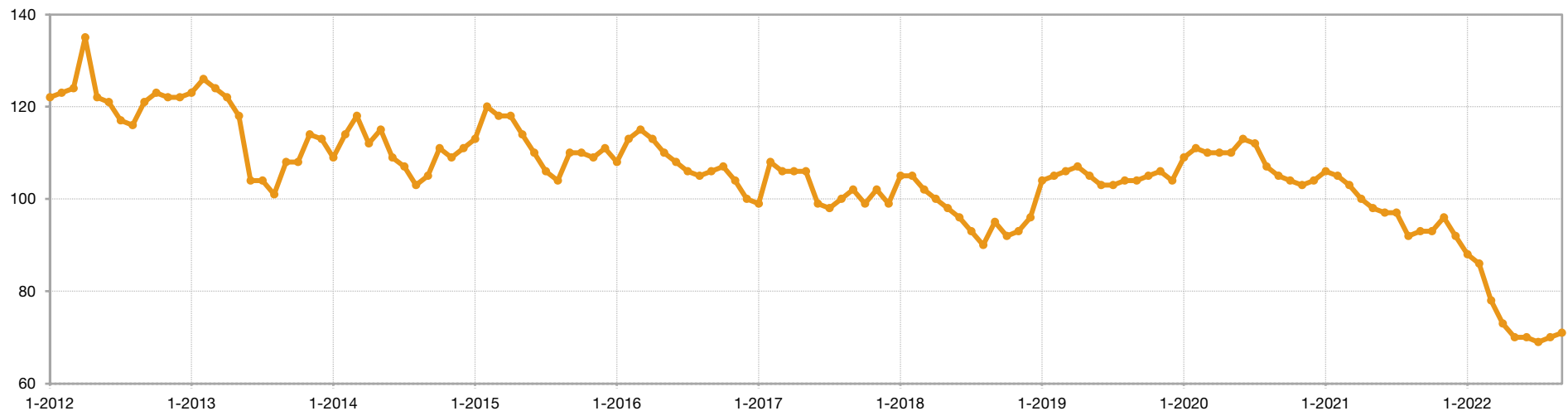


Year to Date



Affordability Index	Prior Year	Percent Change	
October 2021	93	104	-10.6%
November 2021	96	103	-6.8%
December 2021	92	104	-11.5%
January 2022	88	106	-17.0%
February 2022	86	105	-18.1%
March 2022	78	103	-24.3%
April 2022	73	100	-27.0%
May 2022	70	98	-28.6%
June 2022	70	97	-27.8%
July 2022	69	97	-28.9%
August 2022	70	92	-23.9%
September 2022	71	93	-23.7%
12-Month Avg	80	100	-20.5%

Historical Housing Affordability Index by Month



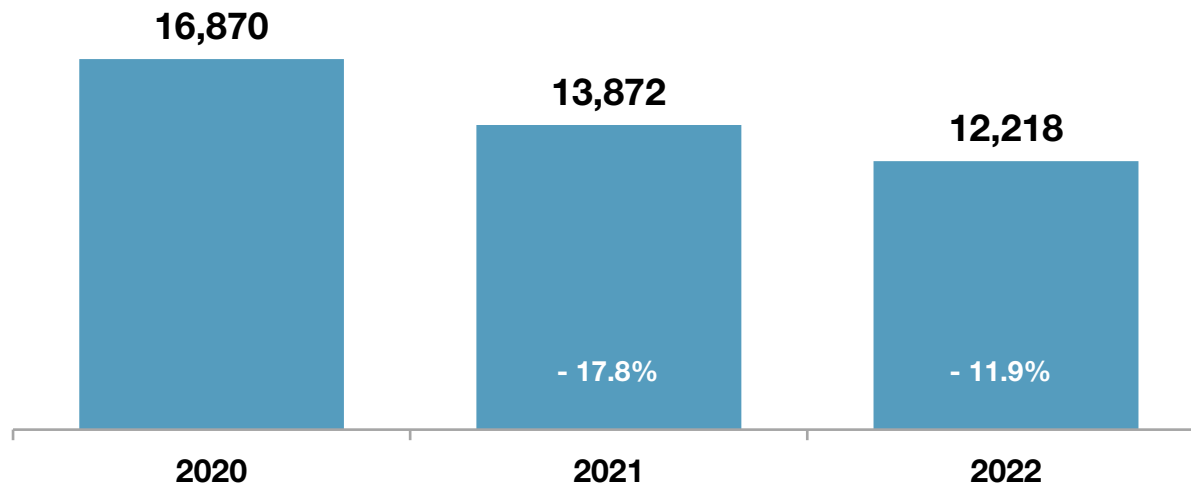
Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.



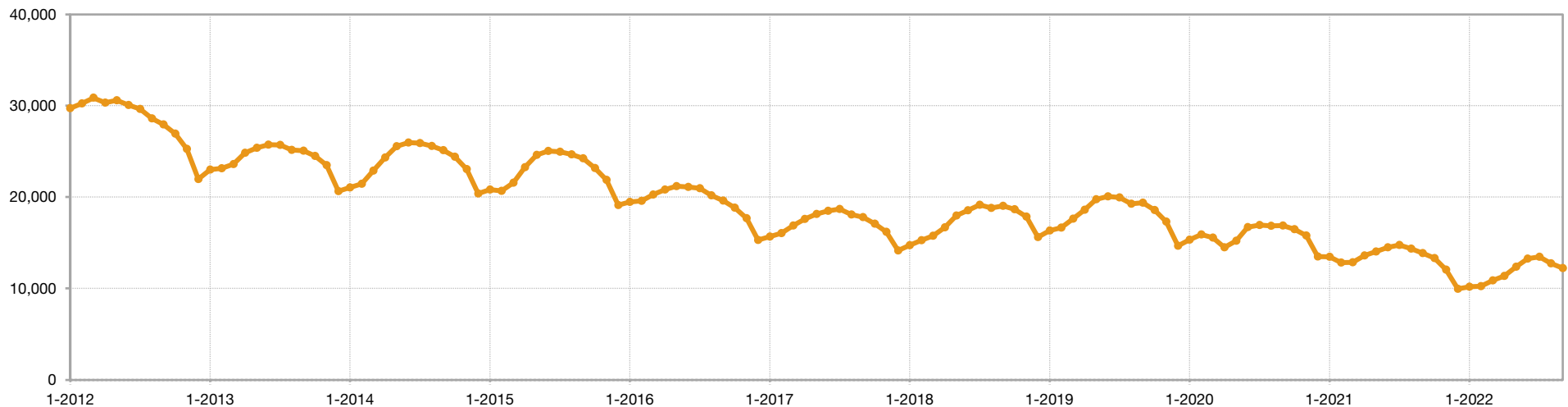
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Homes for Sale		Prior Year	Percent Change
October 2021	13,328	16,460	-19.0%
November 2021	12,055	15,785	-23.6%
December 2021	9,954	13,477	-26.1%
January 2022	10,176	13,454	-24.4%
February 2022	10,249	12,818	-20.0%
March 2022	10,870	12,865	-15.5%
April 2022	11,354	13,608	-16.6%
May 2022	12,358	14,023	-11.9%
June 2022	13,268	14,479	-8.4%
July 2022	13,461	14,741	-8.7%
August 2022	12,740	14,362	-11.3%
September 2022	12,218	13,872	-11.9%
12-Month Avg	11,836	14,162	-16.4%

Historical Inventory of Homes for Sale by Month

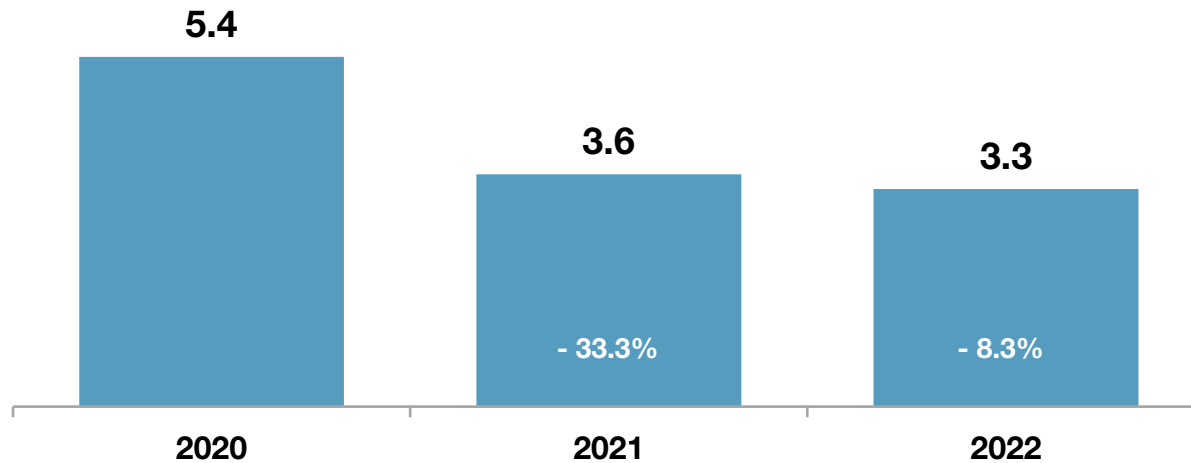


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

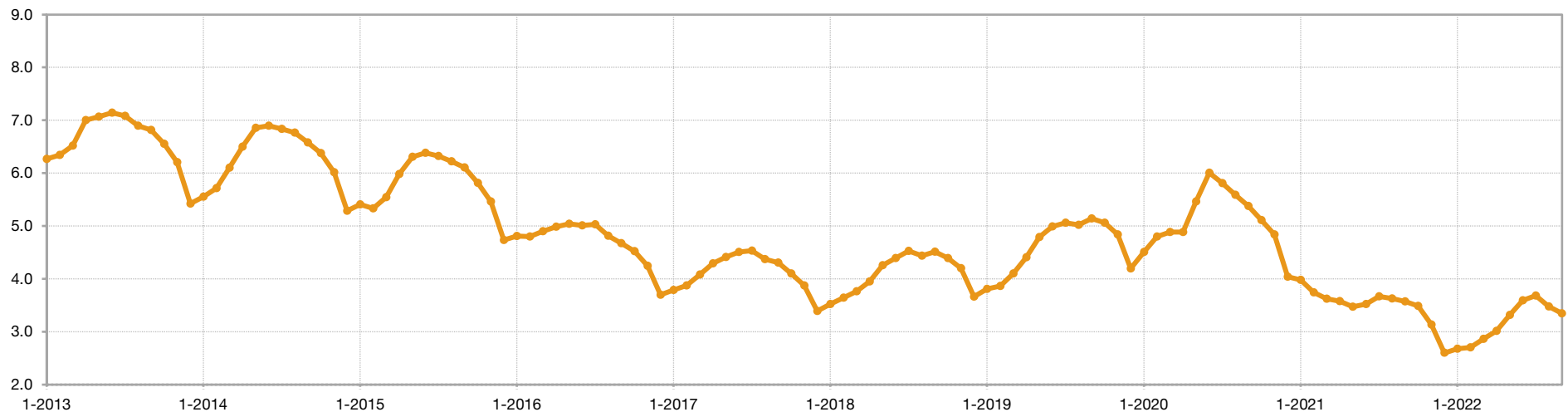


September



Months Supply		Prior Year	Percent Change
October 2021	3.5	5.1	-31.4%
November 2021	3.1	4.8	-35.4%
December 2021	2.6	4.0	-35.0%
January 2022	2.7	4.0	-32.5%
February 2022	2.7	3.7	-27.0%
March 2022	2.9	3.6	-19.4%
April 2022	3.0	3.6	-16.7%
May 2022	3.3	3.5	-5.7%
June 2022	3.6	3.5	+2.9%
July 2022	3.7	3.7	0.0%
August 2022	3.5	3.6	-2.8%
September 2022	3.3	3.6	-8.3%
12-Month Avg	3.2	3.9	-17.9%

Historical Months Supply of Inventory by Month

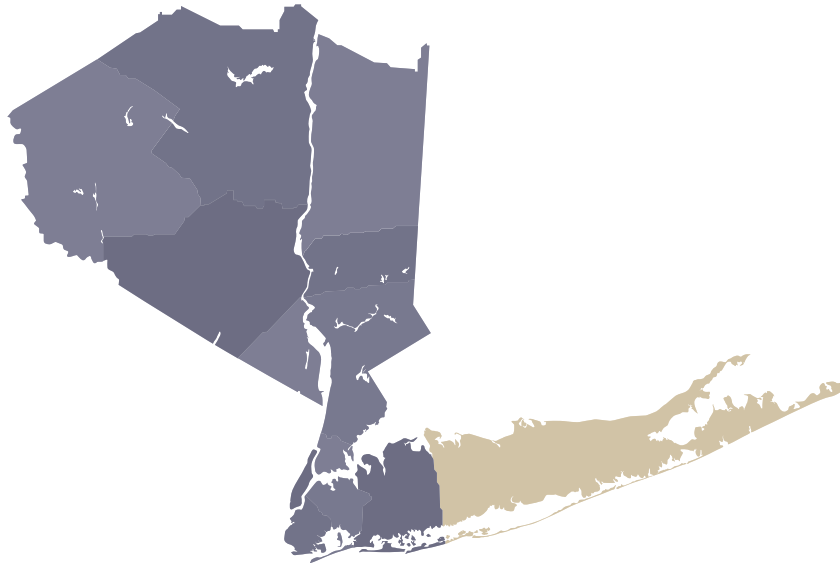




September 2022

Suffolk County reported a residential closed median sale price of \$550,000 in September 2022, which represents a 4.70% increase from the \$525,000 reported the prior year in September 2021. There were 1,335 closed sales transactions and 1,272 pending transactions reported in September 2022, following 1,686 closed and 1,632 pending transactions reported in the prior month.

The OneKey MLS Regional Area reported a closed median sale price of \$599,900 in September 2022, representing a 4.3% increase as compared to the reported \$575,000 in September 2021. Across the regional coverage area, there were 5,241 closed residential sales reported in September 2022, which is 15.80% fewer than the closed transactions reported in September 2021.



Closed Median Sale Price	.....	2
Pending Median Sale Price	.....	3
Closed Transactions	.....	4
Pending Transactions	.....	5

*Note that Condo Sales reflected in the bar graphs include listings with HOA fees.

Suffolk, easternmost in NY, offers diverse suburban and rural housing options, like rustic farmhouses, modest homes, beach bungalows, and modern apartments. Locals suggest the Walt Whitman Historic Site, Wertheim National Wildlife Refuge, Fire Island National Seashore, and numerous wineries, gourmet restaurants, and bustling downtown districts.

Sold Property Median Price for:

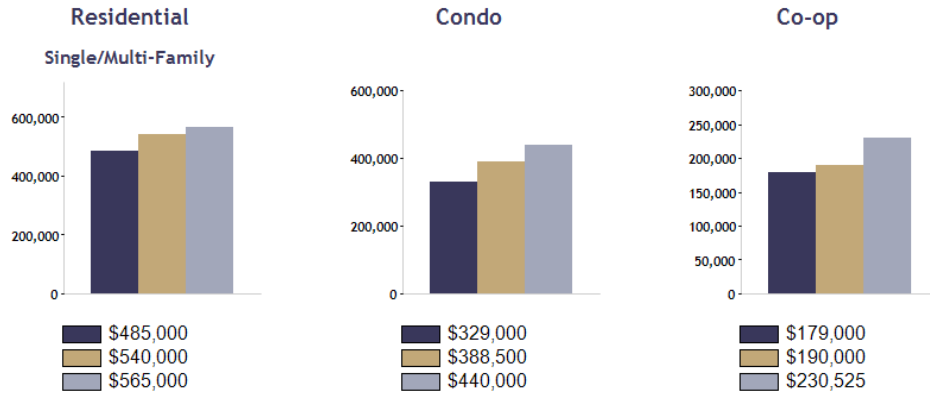
Location: Suffolk (County)

Date Range

Sep 2020	Sep 2021	Sep 2022
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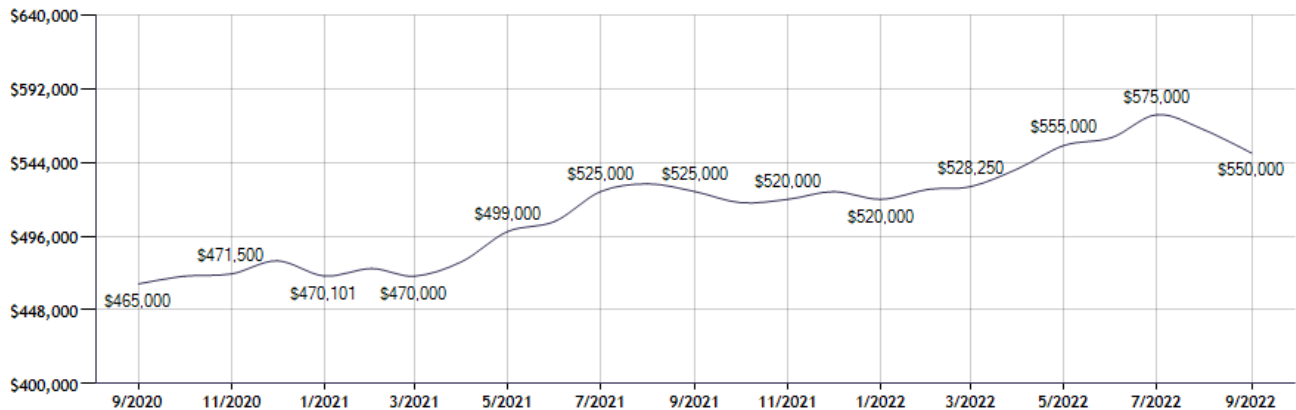
Current Available Inventory - 3,612
Current Median List Price - \$647,160

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Sep-2022	\$550,000	\$525,000	4.8
Aug-2022	\$565,000	\$530,000	6.6
Jul-2022	\$575,000	\$525,000	9.5
Jun-2022	\$560,000	\$505,585	10.8
May-2022	\$555,000	\$499,000	11.2
Apr-2022	\$540,000	\$479,450	12.6
Mar-2022	\$528,250	\$470,000	12.4
Feb-2022	\$526,500	\$475,000	10.8
Jan-2022	\$520,000	\$470,101	10.6
Dec-2021	\$525,000	\$480,000	9.4
Nov-2021	\$520,000	\$471,500	10.3
Oct-2021	\$517,750	\$470,000	10.2

Sold Property Median Price for: Location: Suffolk (County) (Last 24 Months - Residential, Condo, Co-op Properties)



Note: Information displayed in the data table is compiled by OneKey® MLS and represents a combined total of Residential, Condo, Co-op Properties sales for the selected time frame. Only available data will be displayed. Please note that small data samples will skew the % of change year to year. This information is intended for marketing purposes only. To access more detailed market reports visit <https://www.onekeymls.com/market-statistics>

Pending Sales Median Price for:

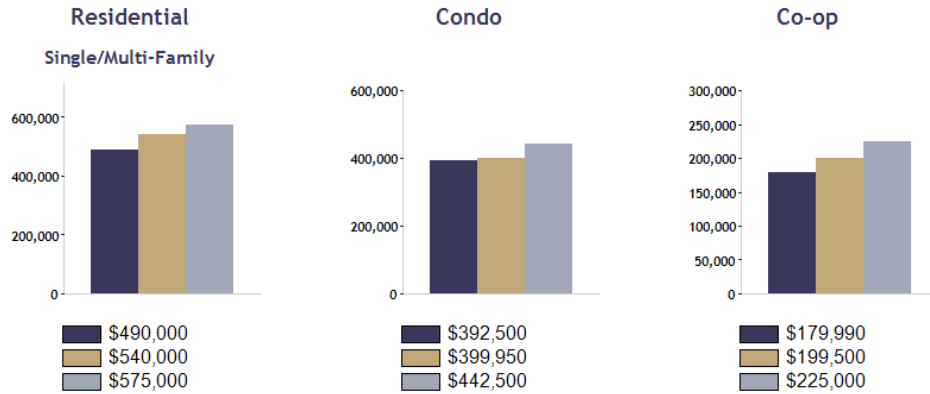
Location: Suffolk (County)

Date Range

Sep 2020	Sep 2021	Sep 2022
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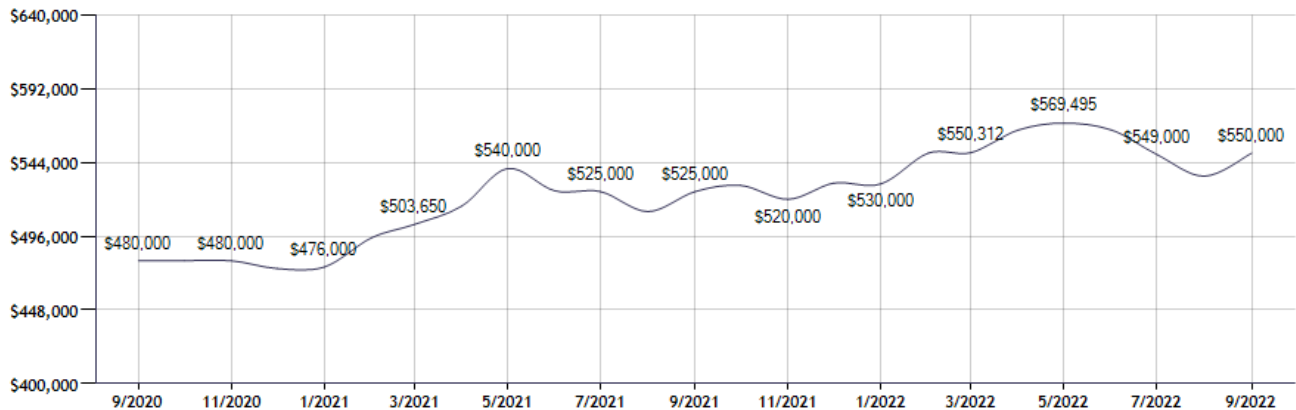
Current Available Inventory - 3,613
Current Median List Price - \$645,820

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Sep-2022	\$550,000	\$525,000	4.8
Aug-2022	\$535,000	\$512,000	4.5
Jul-2022	\$549,000	\$525,000	4.6
Jun-2022	\$565,000	\$525,500	7.5
May-2022	\$569,495	\$540,000	5.5
Apr-2022	\$565,000	\$515,550	9.6
Mar-2022	\$550,312	\$503,650	9.3
Feb-2022	\$550,000	\$495,000	11.1
Jan-2022	\$530,000	\$476,000	11.3
Dec-2021	\$530,500	\$475,000	11.7
Nov-2021	\$520,000	\$480,000	8.3
Oct-2021	\$529,000	\$480,000	10.2

Pending Sales Median Price for: Location: Suffolk (County) (Last 24 Months - Residential, Condo, Co-op Properties)



Note: Information displayed in the data table is compiled by OneKey® MLS and represents a combined total of Residential, Condo, Co-op Properties sales for the selected time frame. Only available data will be displayed. Please note that small data samples will skew the % of change year to year. This information is intended for marketing purposes only. To access more detailed market reports visit <https://www.onekeymls.com/market-statistics>

Sold Property Counts for:

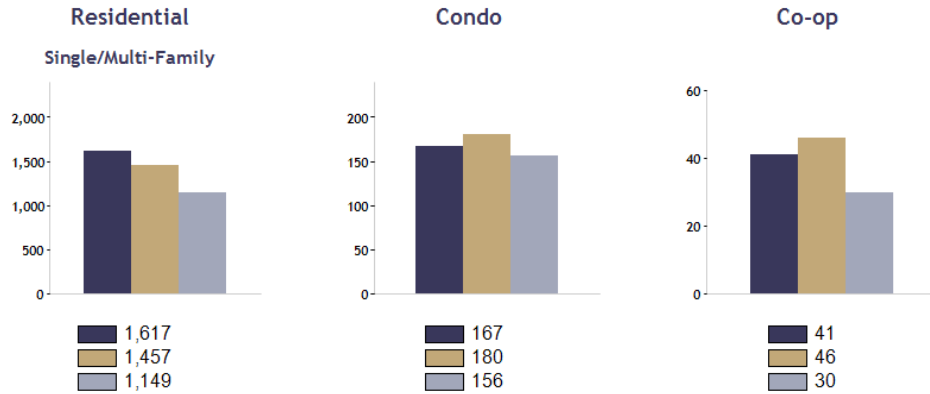
Location: Suffolk (County)

Date Range

Sep 2020	Sep 2021	Sep 2022
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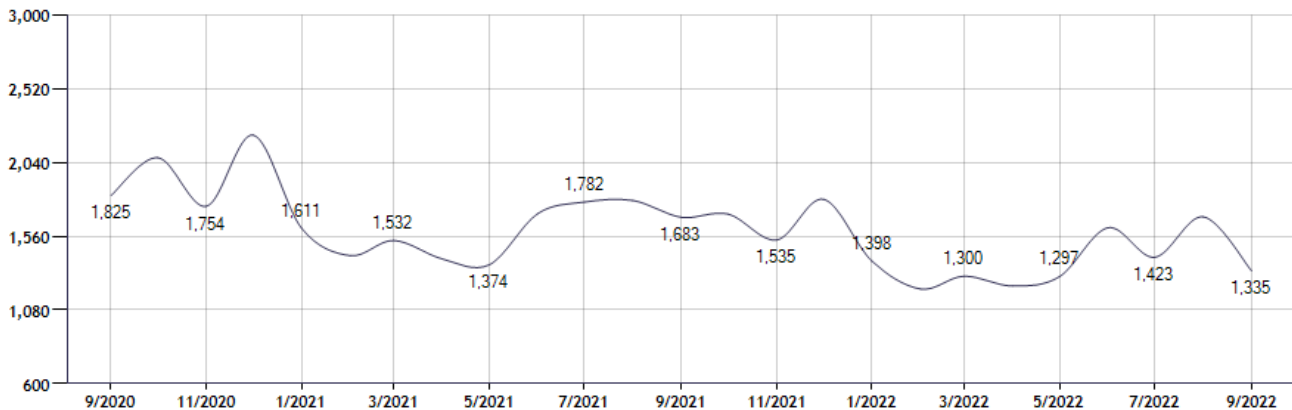
Current Available Inventory - 3,612
Current Median List Price - \$647,160

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Sep-2022	1,335	1,683	-20.7
Aug-2022	1,686	1,792	-5.9
Jul-2022	1,423	1,782	-20.1
Jun-2022	1,615	1,706	-5.3
May-2022	1,297	1,374	-5.6
Apr-2022	1,236	1,412	-12.5
Mar-2022	1,300	1,532	-15.1
Feb-2022	1,217	1,434	-15.1
Jan-2022	1,398	1,611	-13.2
Dec-2021	1,800	2,217	-18.8
Nov-2021	1,535	1,754	-12.5
Oct-2021	1,704	2,070	-17.7

Sold Property Counts for: Location: Suffolk (County) (Last 24 Months - Residential, Condo, Co-op Properties)



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Pending Sales Counts for:

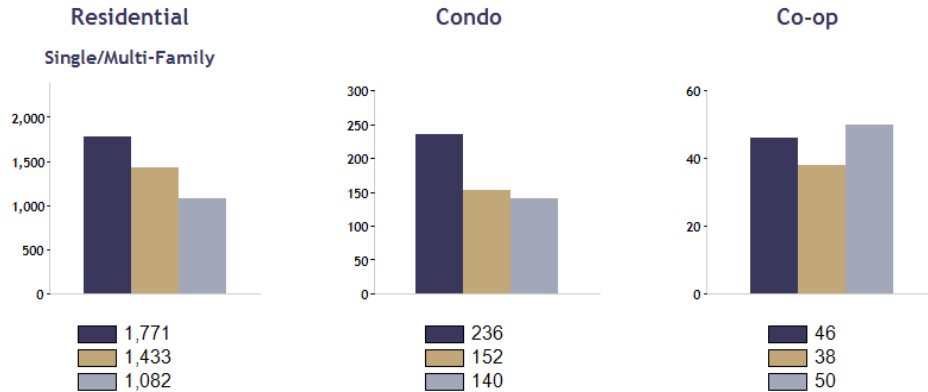
Location: Suffolk (County)

Date Range



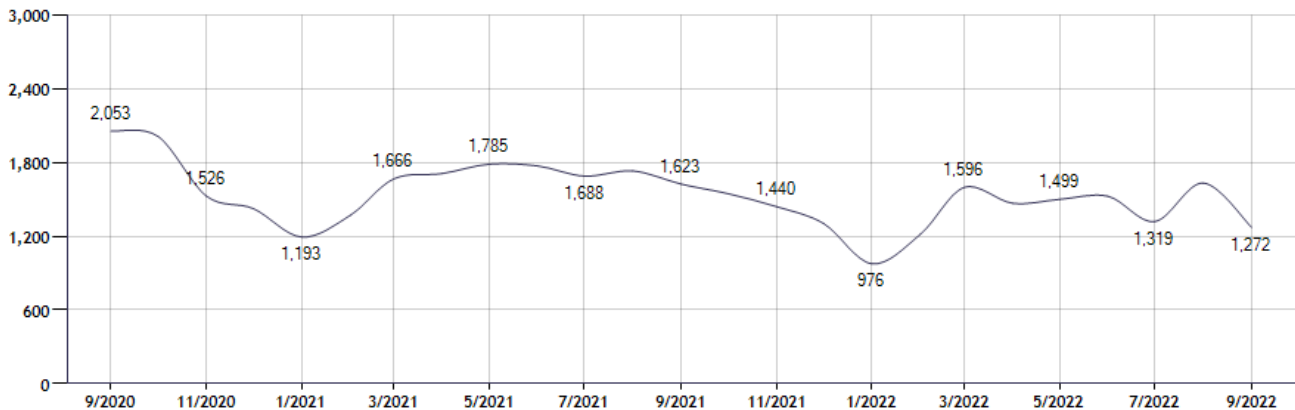
Current Available Inventory - 3,613
Current Median List Price - \$645,820

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Sep-2022	1,272	1,623	-21.6
Aug-2022	1,632	1,730	-5.7
Jul-2022	1,319	1,688	-21.9
Jun-2022	1,525	1,771	-13.9
May-2022	1,499	1,785	-16.0
Apr-2022	1,468	1,709	-14.1
Mar-2022	1,596	1,666	-4.2
Feb-2022	1,216	1,369	-11.2
Jan-2022	976	1,193	-18.2
Dec-2021	1,303	1,424	-8.5
Nov-2021	1,440	1,526	-5.6
Oct-2021	1,545	2,011	-23.2

Pending Sales Counts for: Location: Suffolk (County) (Last 24 Months - Residential, Condo, Co-op Properties)



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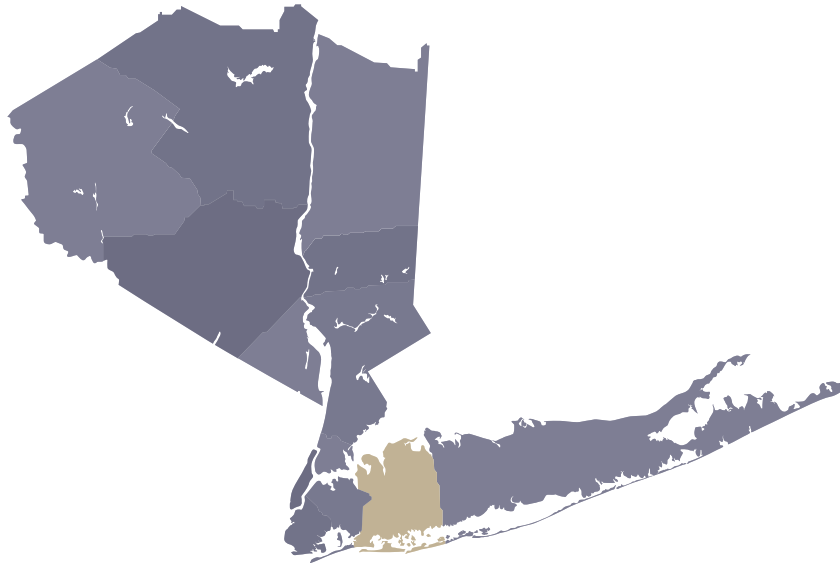
**JONES
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® Nassau County Market Update

September 2022

Nassau County reported a residential closed median sale price of \$695,000 in September 2022, which is an increase of 5.20% from the reported figure of \$660,500 the prior year in September 2021. There were 1,055 closed sales transactions and 1,382 pending transactions reported in September 2022, following 1,381 closed and 1,169 pending transactions reported in August 2022.

The OneKey MLS Regional Area reported a closed median sale price of \$599,900 in September 2022, representing a 4.3% increase as compared to the reported \$575,000 in September 2021. Across the regional coverage area, there were 5,241 closed residential sales reported in September 2022, which is 15.80% fewer than the closed transactions reported in September 2021.



Closed Median Sale Price	.....	2
Pending Median Sale Price	.....	3
Closed Transactions	.....	4
Pending Transactions	.....	5

*Note that Condo Sales reflected in the bar graphs include listings with HOA fees.

Nassau is home to world-renowned beaches and tight-knit communities taking great pride in their towns. Thanks to its proximity to NYC, many families and young professionals have put down roots here. Residents enjoy a mix of big-name stores and family-owned boutiques, as well as gourmet restaurants, art galleries, theaters, and beautiful outdoor spaces.

Sold Property Median Price for:

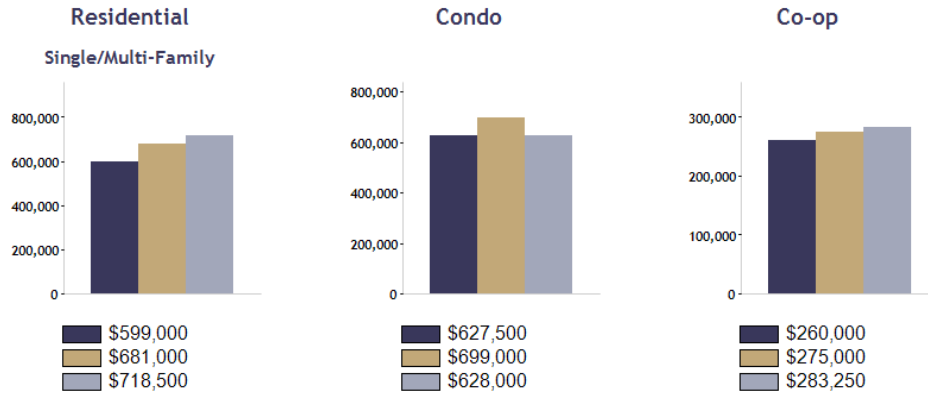
Location: Nassau (County)

Date Range



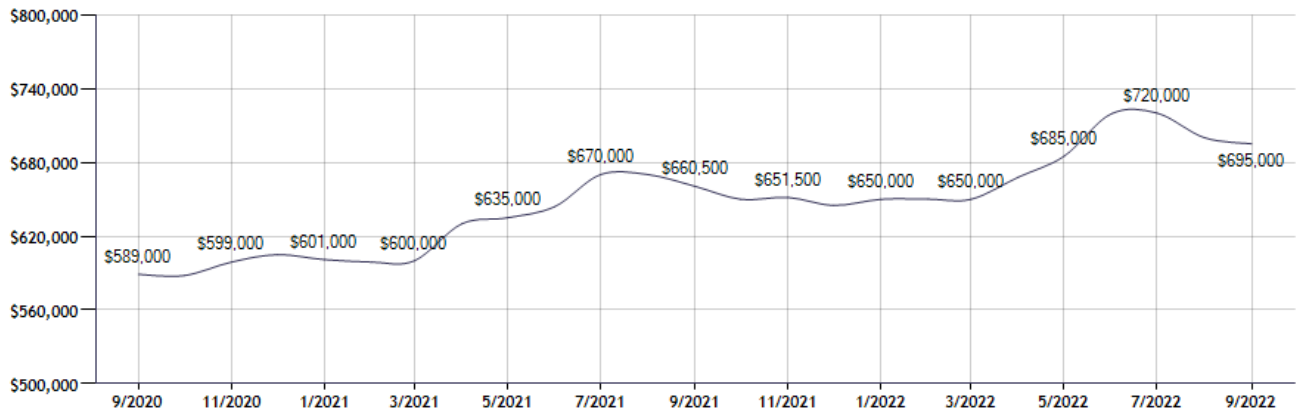
Current Available Inventory - 3,136
Current Median List Price - \$749,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Sep-2022	\$695,000	\$660,500	5.2
Aug-2022	\$700,000	\$670,000	4.5
Jul-2022	\$720,000	\$670,000	7.5
Jun-2022	\$719,500	\$644,000	11.7
May-2022	\$685,000	\$635,000	7.9
Apr-2022	\$668,000	\$630,000	6.0
Mar-2022	\$650,000	\$600,000	8.3
Feb-2022	\$650,000	\$599,000	8.5
Jan-2022	\$650,000	\$601,000	8.2
Dec-2021	\$645,000	\$605,000	6.6
Nov-2021	\$651,500	\$599,000	8.8
Oct-2021	\$650,000	\$588,000	10.5

Sold Property Median Price for: Location: Nassau (County) (Last 24 Months - Residential, Condo, Co-op Properties)



Note: Information displayed in the data table is compiled by OneKey® MLS and represents a combined total of Residential, Condo, Co-op Properties sales for the selected time frame. Only available data will be displayed. Please note that small data samples will skew the % of change year to year. This information is intended for marketing purposes only. To access more detailed market reports visit <https://www.onekeymls.com/market-statistics>

Pending Sales Median Price for:

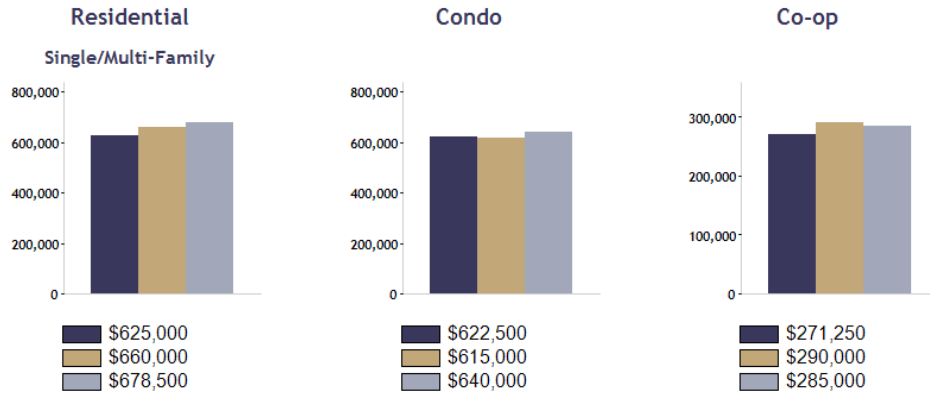
Location: Nassau (County)

Date Range

Sep 2020	Sep 2021	Sep 2022
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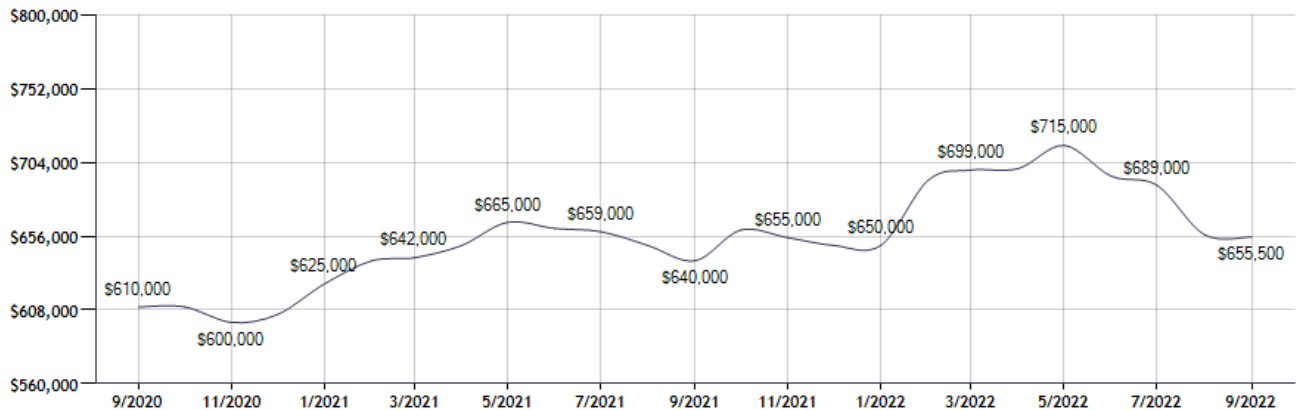
Current Available Inventory - 3,135
Current Median List Price - \$749,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Sep-2022	\$655,500	\$640,000	2.4
Aug-2022	\$657,000	\$650,000	1.1
Jul-2022	\$689,000	\$659,000	4.6
Jun-2022	\$695,000	\$661,000	5.1
May-2022	\$715,000	\$665,000	7.5
Apr-2022	\$700,000	\$650,000	7.7
Mar-2022	\$699,000	\$642,000	8.9
Feb-2022	\$692,500	\$640,000	8.2
Jan-2022	\$650,000	\$625,000	4.0
Dec-2021	\$650,000	\$605,000	7.4
Nov-2021	\$655,000	\$600,000	9.2
Oct-2021	\$660,000	\$610,000	8.2

Pending Sales Median Price for: Location: Nassau (County) (Last 24 Months - Residential, Condo, Co-op Properties)



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Sold Property Counts for:

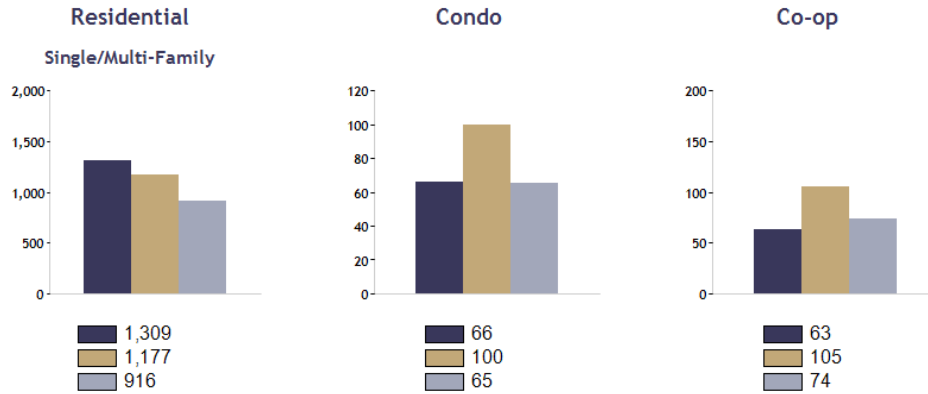
Location: Nassau (County)

Date Range



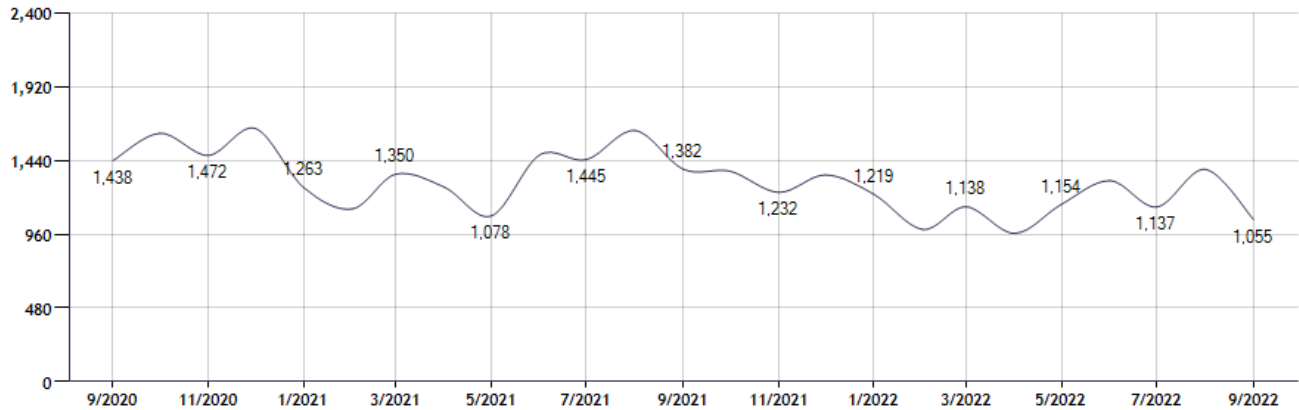
Current Available Inventory - 3,135
Current Median List Price - \$749,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Sep-2022	1,055	1,382	-23.7
Aug-2022	1,381	1,634	-15.5
Jul-2022	1,137	1,445	-21.3
Jun-2022	1,308	1,475	-11.3
May-2022	1,154	1,078	7.1
Apr-2022	965	1,266	-23.8
Mar-2022	1,138	1,350	-15.7
Feb-2022	991	1,124	-11.8
Jan-2022	1,219	1,263	-3.5
Dec-2021	1,345	1,647	-18.3
Nov-2021	1,232	1,472	-16.3
Oct-2021	1,369	1,616	-15.3

Sold Property Counts for: Location: Nassau (County) (Last 24 Months - Residential, Condo, Co-op Properties)



Note: Information displayed in the data table is compiled by OneKey® MLS and represents a combined total of Residential, Condo, Co-op Properties sales for the selected time frame. Only available data will be displayed. Please note that small data samples will skew the % of change year to year. This information is intended for marketing purposes only. To access more detailed market reports visit <https://www.onekeymls.com/market-statistics>

Pending Sales Counts for:

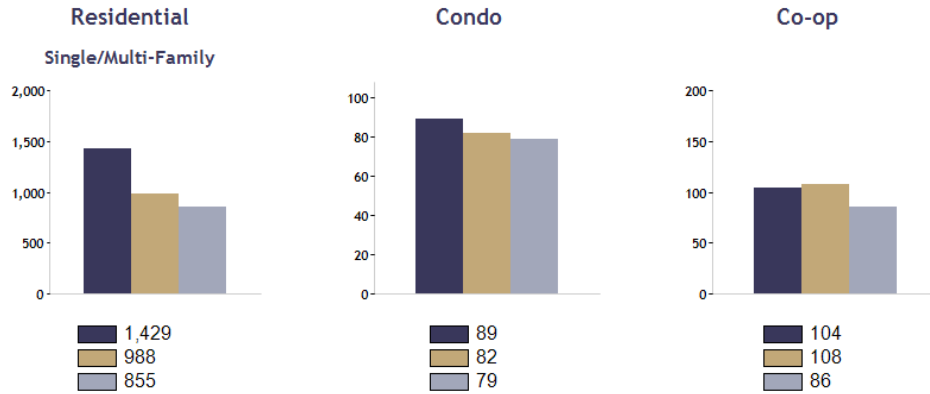
Location: Nassau (County)

Date Range



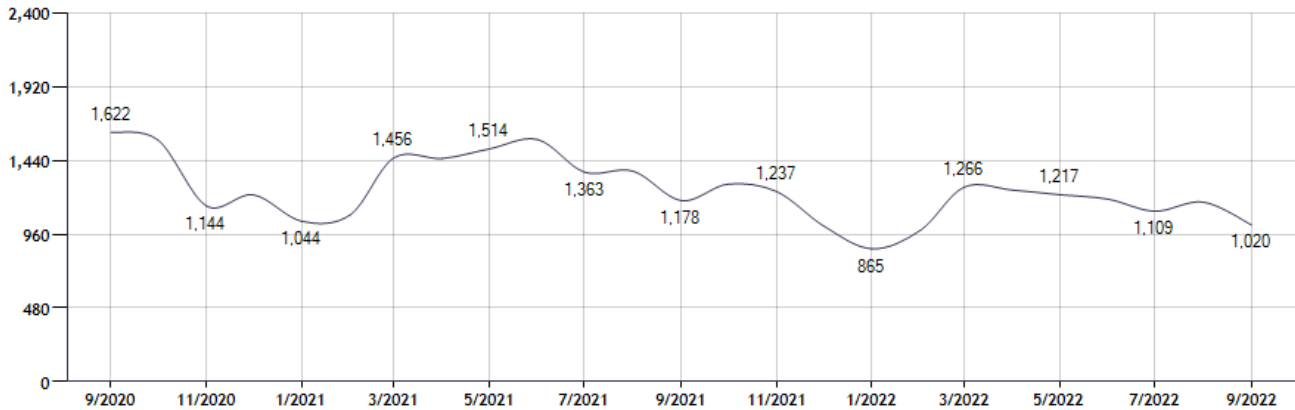
Current Available Inventory - 3,135
Current Median List Price - \$749,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Sep-2022	1,020	1,178	-13.4
Aug-2022	1,169	1,370	-14.7
Jul-2022	1,109	1,363	-18.6
Jun-2022	1,188	1,575	-24.6
May-2022	1,217	1,514	-19.6
Apr-2022	1,247	1,452	-14.1
Mar-2022	1,266	1,456	-13.0
Feb-2022	985	1,085	-9.2
Jan-2022	865	1,044	-17.1
Dec-2021	1,014	1,216	-16.6
Nov-2021	1,237	1,144	8.1
Oct-2021	1,286	1,572	-18.2

Pending Sales Counts for: Location: Nassau (County) (Last 24 Months - Residential, Condo, Co-op Properties)



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Our focus is meeting the needs of your lifestyle. In an industry dominated by franchises, Jones Hollow Realty Group, sets itself apart through our personalized delivery of services, unparalleled attention to detail, beautiful marketing, & local knowledge of the area.

The Jones Hollow difference is our commitment to you, the client, and our community. We have been called “client-centric” and that’s just fine with us!

Jones Hollow Realty Group is a boutique agency which allows us to take a much more personal approach to real estate, one that offers you the most value, flexibility, and insight into the Long Island market.

The word “boutique,” when applied to a local real estate agency, means that as a client you’ll receive attention customized to your specific goals and needs, with the benefit of a deep, micro-level knowledge of the local market, neighborhood by neighborhood.



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