



# MARKET REPORT

Dear James,

This Market Report contains detailed information about properties currently for sale or that have recently sold in your area of interest. This data will help you track and assess values and trends in that area. The report is based on current information from the regional Multiple Listing Service. If you need clarification on any of the figures or if you wish to take additional steps toward property ownership, please let me know. I am happy to help.

Sincerely,  
James Balletta



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**COLDWELL BANKER**  
AMERICAN HOMES

# MARKET SNAPSHOT

As of 01/03/2022

## FOR SALE DATA

Avg. Days on Market: 83 Days  
 Listings Currently for Sale: 15  
 Newest Listing: 01/02/2022  
 Shortest/Longest: 1 Days / 326 Days

## PENDING DATA

Avg. Days on Market: 75 Days  
 Pending Listings: 17  
 Shortest/Longest: 6 Days / 258 Days

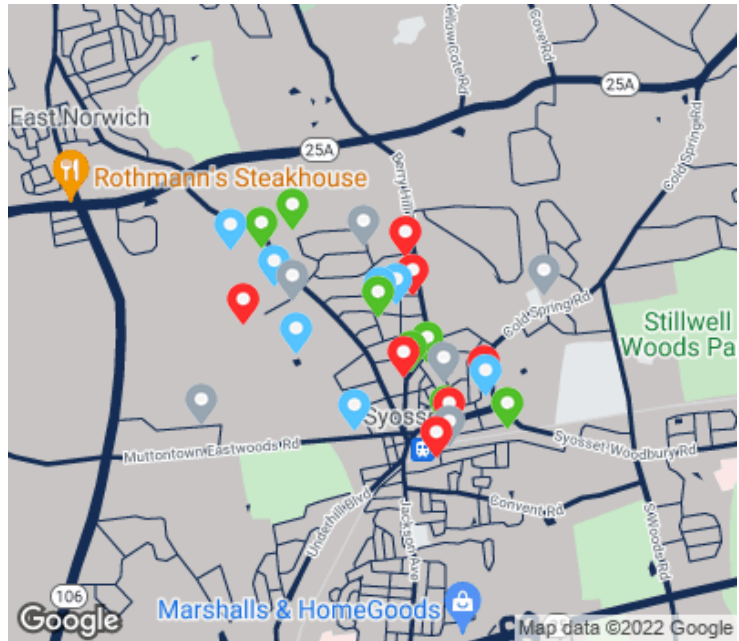
## OFF-MARKET DATA

Avg. Days on Market: 205 Days  
 Off Market Listings: 17  
 Shortest/Longest: 3 Days / 365 Days

## SOLD DATA

Avg. Days to Sell: 69 Days  
 Total Sales: 39  
 30-day Sales: 3  
 Last Sale: 12/22/2021  
 Shortest/Longest: 6 Days / 545 Days  
 Months of Supply: 5\*\*

\*\*Estimated time to sell current listing inventory.  
 6 months is considered a balanced market



Click on data points to access interactive map.

● FOR SALE DATA ● PENDING DATA ● OFF-MARKET DATA ● SOLD DATA

## ● FOR SALE DATA

	LIST PRICE	DOM
AVERAGE	\$980,313	83
HIGH	\$2,099,999	326
LOW	\$1,900	1

Includes the following property statuses: **Active, Coming Soon**

## ● OFF-MARKET DATA

	LIST PRICE	DOM
AVERAGE	\$1,379,975	205
HIGH	\$3,200,000	365
LOW	\$4,800	3

Includes the following property statuses: **Canceled, Expired, Hold, Withdrawn**

## ● PENDING DATA

	LIST PRICE	DOM
AVERAGE	\$1,484,647	75
HIGH	\$3,895,000	258
LOW	\$510,000	6

Includes the following property statuses: **Pending**

## ● SOLD DATA

	LIST PRICE	SALE PRICE	\$ DIFF	% DIFF	DOM
AVERAGE	\$1,016,458	\$1,009,238	\$-7,220	-0.72% ↓	69
HIGH	\$2,350,000	\$2,250,000	\$-100,000	-4.44% ↓	545
LOW	\$3,800	\$3,800	\$	0%	6

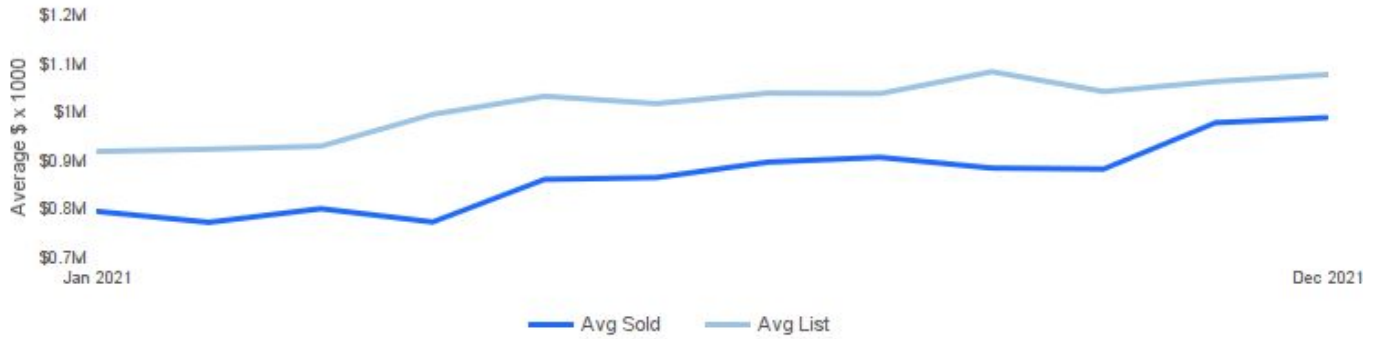
Includes following property statuses: **Closed**

For an estimated value of your property, please click here:

# MARKET SNAPSHOT

As of 01/03/2022

## MARKET PRICE TREND



## PROPERTIES ON THE MARKET



## DAYS ON MARKET



**Properties on the market** | Number of properties listed for sale  
**Average Sales Price** | Average sales price for all properties sold.  
**Average List Price** | Average sales price for all properties listed for sale.  
**Days on Market** | Average days on market for all properties sold.

# MARKET SUMMARY

As of 01/03/2022

## ● FOR SALE DATA

Status	MLS ID	Address	City	SqFt	Bed	Bath(T/F/P)*	List Price	DOM
Active	<a href="#">3357769</a>	<a href="#">221 Cold Spring Road</a>	Syosset	3,199	5	4/3/1	\$1,688,000	131
Active	<a href="#">3366487</a>	<a href="#">421 Split Rock</a>	Syosset		5	6/5/1	\$1,675,000	6
Active	<a href="#">3360196</a>	<a href="#">16 North Street</a>	Syosset		5	5/4/1	\$1,550,000	47
Active	<a href="#">3287087</a>	<a href="#">1 Baylis Place</a>	Syosset	3,560	5	4/3/1	\$1,425,000	326
Active	<a href="#">3328021</a>	<a href="#">1 Monfort Place</a>	Syosset		4	4/2/2	\$1,160,000	179
Active	<a href="#">3366522</a>	<a href="#">170 Berry Hill Road</a>	Syosset		4	3/3/0	\$998,000	6
Active	<a href="#">3363841</a>	<a href="#">26 Woodland Avenue</a>	Syosset		3	2/2/0	\$899,000	26
Active	<a href="#">3356212</a>	<a href="#">69 Arizona Avenue</a>	Syosset		4	3/2/1	\$844,999	185
Active	<a href="#">3365036</a>	<a href="#">157 Berry Hill Road</a>	Syosset	1,892	4	3/2/1	\$818,000	19
Active	<a href="#">3361790</a>	<a href="#">4 Queens Street</a>	Syosset	2,120	3	3/2/1	\$788,000	36
Active	<a href="#">3365698</a>	<a href="#">90 Cold Spring Road</a>	Syosset		4	2/2/0	\$749,000	15
Active	<a href="#">3362499</a>	<a href="#">128 Syosset Woodbury Road</a>	Syosset	1,268	3	2/2/0	\$4,200	33
Active	<a href="#">3339962</a>	<a href="#">18 Texas Court</a>	Syosset		3	2/2/0	\$3,600	136
Active	<a href="#">3348570</a>	<a href="#">69 Roosevelt Avenue #2R</a>	Syosset	600	1	1/1/0	\$1,900	99
Coming Soon	<a href="#">3366986</a>	<a href="#">80 Somerset Place</a>	Syosset	5,500	5	4/4/0	\$2,099,999	1
			<b>AVERAGE</b>	2,591	4	3/3/1	\$980,313	83
			<b>HIGH</b>	5,500	5	6/5/2	\$2,099,999	326
			<b>LOW</b>	600	1	1/1/1	\$1,900	1

## ● PENDING DATA

Status	MLS ID	Address	City	SqFt	Bed	Bath(T/F/P)*	List Price	DOM
Pending	<a href="#">3315420</a>	<a href="#">535 Split Rock Road</a>	Syosset		8	8/7/1	\$3,895,000	160
Pending	<a href="#">3344800</a>	<a href="#">1 Waterford Way</a>	Syosset		5	6/5/1	\$3,380,000	93
Pending	<a href="#">3362497</a>	<a href="#">41 Balsar Court</a>	Syosset	4,500	4	5/4/1	\$2,249,000	14
Pending	<a href="#">3332851</a>	<a href="#">77 Muttontown Eastw Road</a>	Syosset	3,800	6	5/4/1	\$1,998,000	45
Pending	<a href="#">3357514</a>	<a href="#">46 Lilac Drive</a>	Syosset		5	5/4/1	\$1,700,000	15
Pending	<a href="#">3273826</a>	<a href="#">195 Cold Spring Road</a>	Syosset	5,261	5	5/4/1	\$1,569,000	258
Pending	<a href="#">3299392</a>	<a href="#">105 Elliman Place</a>	Syosset	3,800	6	4/4/0	\$1,290,000	232
Pending	<a href="#">3361038</a>	<a href="#">33 Crestwood Street</a>	Syosset	2,304	4	3/2/1	\$1,238,000	25
Pending	<a href="#">3334275</a>	<a href="#">11 Baylis</a>	Syosset	2,426	4	3/2/1	\$1,188,000	78
Pending	<a href="#">3351188</a>	<a href="#">6 Queens Street</a>	Syosset		5	3/3/0	\$1,098,000	40
Pending	<a href="#">3354383</a>	<a href="#">25 Lisa Court</a>	Syosset	2,394	4	3/2/1	\$999,000	43
Pending	<a href="#">3360819</a>	<a href="#">90 Muttontown Eastw Road</a>	Syosset		4	4/2/2	\$949,000	21
Pending	<a href="#">3290460</a>	<a href="#">165 Cold Spring Road</a>	Syosset	3,535	4	3/3/0	\$928,000	204
Pending	<a href="#">3351519</a>	<a href="#">97 Elliman Place</a>	Syosset		3	5/3/2	\$850,000	11
Pending	<a href="#">3354210</a>	<a href="#">46 Lilac Drive</a>	Syosset	1,773	3	3/2/1	\$799,000	12
Pending	<a href="#">3361029</a>	<a href="#">46 Meadowbrook Road</a>	Syosset		2	1/1/0	\$599,000	21
Pending	<a href="#">3343871</a>	<a href="#">9 Crocus Drive</a>	Syosset	2,082	3	2/2/0	\$510,000	6
			<b>AVERAGE</b>	3,188	4	4/3/1	\$1,484,647	75
			<b>HIGH</b>	5,261	8	8/7/2	\$3,895,000	258
			<b>LOW</b>	1,773	2	1/1/1	\$510,000	6

## ● SOLD DATA

Status	MLS ID	Address	City	SqFt	Bed	Bath(T/F/P)*	List Price	Sale Price	DOM
Closed	<a href="#">3203771</a>	<a href="#">8 Calvin Avenue</a>	Syosset		5	5/4/1	\$2,350,000	\$2,250,000	545
Closed	<a href="#">3332341</a>	<a href="#">60 Belvedere Drive</a>	Syosset	4,372	5	6/5/1	\$2,050,000	\$1,870,000	80
Closed	<a href="#">3300075</a>	<a href="#">43 Narcissus Drive</a>	Syosset	4,100	6	5/4/1	\$1,769,000	\$1,680,000	59
Closed	<a href="#">3326709</a>	<a href="#">40 Lilac Drive</a>	Syosset		5	4/4/0	\$1,725,000	\$1,640,000	64
Closed	<a href="#">3294694</a>	<a href="#">160 Cold Spring Road</a>	Syosset		6	6/5/1	\$1,699,000	\$1,699,000	9
Closed	<a href="#">3270903</a>	<a href="#">67 Meadowbrook Road</a>	Syosset		5	5/4/1	\$1,688,000	\$1,579,000	77
Closed	<a href="#">3258032</a>	<a href="#">7 Hickman Street</a>	Syosset	3,800	6	5/4/1	\$1,625,000	\$1,625,000	165
Closed	<a href="#">3240056</a>	<a href="#">31 Azalea Drive</a>	Syosset	3,700	5	6/5/1	\$1,550,000	\$1,500,000	78
Closed	<a href="#">3305863</a>	<a href="#">10 Lilac Drive</a>	Syosset		7	5/4/1	\$1,488,000	\$1,488,000	49
Closed	<a href="#">3295963</a>	<a href="#">3 Whetmore Drive</a>	Syosset		5	3/3/0	\$1,349,000	\$1,380,000	12
Closed	<a href="#">3303408</a>	<a href="#">57 Meadowbrook Road</a>	Syosset	2,134	3	3/2/1	\$1,199,000	\$1,125,000	41
Closed	<a href="#">3315718</a>	<a href="#">18 Hickman Street</a>	Syosset	2,539	4	3/3/0	\$1,199,000	\$1,230,000	17
Closed	<a href="#">3327091</a>	<a href="#">161 Berry Hill Road</a>	Syosset	2,789	4	3/2/1	\$1,099,000	\$1,012,000	78
Closed	<a href="#">3307255</a>	<a href="#">19 Lawrence Court</a>	Syosset		4	3/2/1	\$1,029,000	\$1,175,000	6
Closed	<a href="#">3302149</a>	<a href="#">9 Monfort</a>	Syosset	2,950	4	3/2/1	\$999,998	\$1,080,000	6
Closed	<a href="#">3237879</a>	<a href="#">29 Woodbury Way</a>	Syosset	2,154	4	3/3/0	\$998,000	\$990,000	140
Closed	<a href="#">3303541</a>	<a href="#">22 James Court</a>	Syosset	2,252	4	3/2/1	\$988,000	\$988,000	7
Closed	<a href="#">3206637</a>	<a href="#">62 Roosevelt Avenue</a>	Syosset		4	3/2/1	\$988,000	\$985,000	249
Closed	<a href="#">3322531</a>	<a href="#">6 Wisteria Place</a>	Syosset		4	3/2/1	\$978,000	\$940,000	15
Closed	<a href="#">3320393</a>	<a href="#">188 Cold Spring Road</a>	Syosset		3	2/2/0	\$948,000	\$948,000	13
Closed	<a href="#">3312591</a>	<a href="#">12 Baylis Place</a>	Syosset		6	4/4/0	\$899,000	\$930,000	6
Closed	<a href="#">3303937</a>	<a href="#">149 Berry Hill Road</a>	Syosset		4	3/2/1	\$899,000	\$850,000	183
Closed	<a href="#">3314891</a>	<a href="#">49 School House Lane</a>	Syosset		4	3/2/1	\$838,888	\$920,000	7
Closed	<a href="#">3317924</a>	<a href="#">27 N Greenway Drive</a>	Syosset		4	2/2/0	\$828,000	\$800,000	59
Closed	<a href="#">3317278</a>	<a href="#">45 Miller Boulevard</a>	Syosset	2,100	4	4/3/1	\$799,000	\$805,000	102
Closed	<a href="#">3303346</a>	<a href="#">18 Ronald Lane</a>	Syosset		4	2/2/0	\$798,000	\$875,000	9
Closed	<a href="#">3303877</a>	<a href="#">115 Ira Road</a>	Syosset		3	3/2/1	\$798,000	\$780,000	34
Closed	<a href="#">3260187</a>	<a href="#">231 Berryhill Road</a>	Syosset	2,504	4	3/2/1	\$778,000	\$800,000	154
Closed	<a href="#">3311460</a>	<a href="#">152 Berry Hill Road</a>	Syosset		4	2/2/0	\$759,888	\$758,000	18
Closed	<a href="#">3279798</a>	<a href="#">16 North</a>	Syosset		3	3/3/0	\$719,000	\$730,000	11
Closed	<a href="#">3323734</a>	<a href="#">5 Miller Boulevard</a>	Syosset		3	2/1/1	\$718,000	\$700,000	86
Closed	<a href="#">3336334</a>	<a href="#">14 Texas Court</a>	Syosset	1,887	3	3/2/1	\$699,000	\$699,000	17
Closed	<a href="#">3317478</a>	<a href="#">128 Syosset Woodbury Road</a>	Syosset		3	2/2/0	\$666,888	\$695,000	23
Closed	<a href="#">3328114</a>	<a href="#">129 Ira Road</a>	Syosset		4	2/2/0	\$649,998	\$685,000	15
Closed	<a href="#">3319060</a>	<a href="#">114 Cold Spring Road</a>	Syosset		4	2/1/1	\$629,000	\$635,000	31
Closed	<a href="#">3326573</a>	<a href="#">37 Arizona Avenue</a>	Syosset	1,618	5	2/2/0	\$429,900	\$501,000	39
Closed	<a href="#">3334576</a>	<a href="#">165 Cold Spring Road</a>	Syosset	3,535	4	3/3/0	\$5,500	\$5,500	50
Closed	<a href="#">3351794</a>	<a href="#">114 Cold Spring Road</a>	Syosset		4	2/1/1	\$4,000	\$4,000	11
Closed	<a href="#">3297178</a>	<a href="#">74 Split Rock Road</a>	Syosset		3	3/2/1	\$3,800	\$3,800	141
			<b>AVERAGE</b>	2,829	4	3/3/1	\$1,016,458	\$1,009,238	69
			<b>HIGH</b>	4,372	7	6/5/1	\$2,350,000	\$2,250,000	545
			<b>LOW</b>	1,618	3	2/1/1	\$3,800	\$3,800	6

## ● OFF-MARKET DATA

Status	MLS ID	Address	City	SqFt	Bed	Bath(T/F/P)*	List Price	DOM
Canceled	<a href="#">3306083</a>	<a href="#">60 Belvedere Drive</a>	Syosset		5	6/5/1	\$2,099,000	91
Expired	<a href="#">3302838</a>	<a href="#">40 Hunters Drive</a>	Syosset		5	6/5/1	\$3,200,000	246
Expired	<a href="#">3264355</a>	<a href="#">60 Koenig Drive</a>	Syosset	5,500	6	6/5/1	\$3,000,000	363
Expired	<a href="#">3285421</a>	<a href="#">125 Sagamore Drive</a>	Syosset	4,594	6	6/5/1	\$2,288,000	331
Expired	<a href="#">3302058</a>	<a href="#">16 North Street</a>	Syosset		5	5/4/1	\$1,495,000	183
Expired	<a href="#">3264345</a>	<a href="#">0 Koenig Drive</a>	Syosset			-/-	\$1,300,000	363
Expired	<a href="#">3318546</a>	<a href="#">19 Narcissus Drive</a>	Syosset		4	3/2/1	\$1,188,888	92
Expired	<a href="#">3321131</a>	<a href="#">21 Ryan Street</a>	Syosset		3	2/2/0	\$1,148,000	80

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Expired	<u>3269888</u>	<u>19 Miller Boulevard</u>	Syosset		4	4/2/2	\$939,999	349
Expired	<u>3319496</u>	<u>51 Roosevelt Avenue</u>	Syosset		3	2/2/0	\$849,000	84
Expired	<u>3244804</u>	<u>62 Muttontown Road</u>	Syosset	2,416	5	3/2/1	\$825,000	365
Expired	<u>3252183</u>	<u>30 Renee Road</u>	Syosset		3	2/2/0	\$799,000	365
Expired	<u>3315728</u>	<u>94 Calvin Avenue</u>	Syosset	2,260	3	3/2/1	\$10,000	99
Expired	<u>3300894</u>	<u>1 Monfort Place</u>	Syosset		4	3/2/1	\$4,800	183
Hold	<u>3356312</u>	<u>249 Cold Spring Road</u>	Syosset	4,321	5	4/4/0	\$1,888,000	172
Withdrawn	<u>3356153</u>	<u>25 Belvedere Drive</u>	Syosset		4	3/2/1	\$1,575,000	3
Withdrawn	<u>3326686</u>	<u>69 Arizona Avenue</u>	Syosset		4	3/2/1	\$849,888	119
			<b>AVERAGE</b>	3,818	4	4/3/1	\$1,379,975	205
			<b>HIGH</b>	5,500	6	6/5/2	\$3,200,000	365
			<b>LOW</b>	2,260	3	2/2/1	\$4,800	3

\* Baths: T = Total, F = Full, P = Partial