

MARKET SNAPSHOT

As of 03/28/2022

FOR SALE DATA

Avg. Days on Market: 58 Days
Listings Currently for Sale: 11
Newest Listing: 03/25/2022
Shortest/Longest: 3 Days / 201 Days

PENDING DATA

Avg. Days on Market: 56 Days
Pending Listings: 20
Shortest/Longest: 2 Days / 232 Days

OFF-MARKET DATA

Avg. Days on Market: 225 Days
Off Market Listings: 19
Shortest/Longest: 3 Days / 395 Days

SOLD DATA

Avg. Days to Sell: 96 Days
Total Sales: 27
30-day Sales: 5
Last Sale: 03/22/2022
Shortest/Longest: 11 Days / 545 Days
Months of Supply: 2.2**

**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	\$930,699	58
HIGH	\$2,288,000	201
LOW	\$4,900	3

Includes the following property statuses: **Active**

● PENDING DATA

	LIST PRICE	DOM
AVERAGE	\$1,267,589	56
HIGH	\$2,099,999	232
LOW	\$749,000	2

Includes the following property statuses: **Pending**

● OFF-MARKET DATA

	LIST PRICE	DOM
AVERAGE	\$1,195,730	225
HIGH	\$3,200,000	395
LOW	\$3,600	3

Includes the following property statuses: **Canceled, Expired, Hold, Withdrawn**

● SOLD DATA

	LIST PRICE	SALE PRICE	\$ DIFF	% DIFF	DOM
AVERAGE	\$1,236,644	\$1,211,395	\$-25,249	-2.08% ↓	96
HIGH	\$3,895,000	\$3,725,000	\$-170,000	-4.56% ↓	545
LOW	\$1,900	\$1,900	\$	0%	11

Includes following property statuses: **Closed**

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

MARKET SNAPSHOT

As of 03/28/2022

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 03/28/2022

● FOR SALE DATA

Status	MLS ID	Address	City	SqFt	Bed	Bath(T/F/P)*	List Price	DOM
Active	3371649	125 Sagamore Drive	Syosset	4,594	6	6/5/1	\$2,288,000	63
Active	3370651	249 Cold Spring Road	Syosset	3,700	5	4/3/1	\$1,699,000	68
Active	3367799	46 Meadowbrook	Syosset		4	3/2/1	\$1,575,000	82
Active	3382922	34 Nassau Street	Syosset	1,101	3	2/2/0	\$930,000	20
Active	3368708	18 Baylis	Syosset		4	3/2/1	\$899,000	77
Active	3386241	159 Berry Hill Road	Syosset	1,978	4	2/2/0	\$799,888	3
Active	3380230	21 1st Street	Syosset		3	2/2/0	\$738,000	25
Active	3384851	55 Arizona Avenue	Syosset		4	3/3/0	\$699,000	7
Active	3343871	9 Crocus Drive	Syosset	2,082	3	2/2/0	\$600,000	201
Active	3374999	10 Baylis Place #A	Syosset		3	2/2/0	\$4,900	47
Active	3375028	12 Baylis Place #B	Syosset		3	2/2/0	\$4,900	47
			AVERAGE	2,691	4	3/2/1	\$930,699	58
			HIGH	4,594	6	6/5/1	\$2,288,000	201
			LOW	1,101	3	2/2/1	\$4,900	3

● PENDING DATA

Status	MLS ID	Address	City	SqFt	Bed	Bath(T/F/P)*	List Price	DOM
Pending	<u>3366986</u>	<u>80 Somerset Place</u>	Syosset	5,500	5	4/4/0	\$2,099,999	14
Pending	<u>3376014</u>	<u>5 Ryan Court</u>	Syosset	3,800	6	5/4/1	\$1,848,000	27
Pending	<u>3376860</u>	<u>60 Northgate Drive</u>	Syosset		4	4/3/1	\$1,799,900	10
Pending	<u>3357514</u>	<u>46 Lilac Drive</u>	Syosset		5	5/4/1	\$1,700,000	15
Pending	<u>3366487</u>	<u>421 Split Rock</u>	Syosset		5	6/5/1	\$1,675,000	55
Pending	<u>3357769</u>	<u>221 Cold Spring Road</u>	Syosset	3,199	5	4/3/1	\$1,560,000	170
Pending	<u>3360196</u>	<u>16 North Street</u>	Syosset		5	5/4/1	\$1,550,000	84
Pending	<u>3372029</u>	<u>2 North Street</u>	Syosset		4	5/3/2	\$1,299,888	16
Pending	<u>3299392</u>	<u>105 Elliman Place</u>	Syosset	3,800	6	4/4/0	\$1,290,000	232
Pending	<u>3378374</u>	<u>139 Cold Spring Road</u>	Syosset		5	5/4/1	\$1,250,000	7
Pending	<u>3370837</u>	<u>236 Berry Hill Road</u>	Syosset		4	3/2/1	\$1,199,000	26
Pending	<u>3328021</u>	<u>1 Monfort Place</u>	Syosset		4	4/2/2	\$1,160,000	183
Pending	<u>3351188</u>	<u>6 Queens Street</u>	Syosset		5	3/3/0	\$1,098,000	40
Pending	<u>3360819</u>	<u>90 Muttontown Eastw Road</u>	Syosset		4	4/2/2	\$949,000	21
Pending	<u>3363841</u>	<u>26 Woodland Avenue</u>	Syosset		3	2/2/0	\$899,000	96
Pending	<u>3371821</u>	<u>82 Muttontown Road</u>	Syosset	2,040	3	2/2/0	\$839,000	22
Pending	<u>3381850</u>	<u>23 4th Place</u>	Syosset	1,559	3	2/1/1	\$799,000	2
Pending	<u>3370545</u>	<u>69 Arizona Avenue</u>	Syosset		4	3/2/1	\$799,000	62
Pending	<u>3380032</u>	<u>47 Roosevelt Avenue</u>	Syosset	1,541	3	2/2/0	\$788,000	20
Pending	<u>3365698</u>	<u>90 Cold Spring Road</u>	Syosset		4	2/2/0	\$749,000	26
			AVERAGE	3,063	4	4/3/1	\$1,267,589	56
			HIGH	5,500	6	6/5/2	\$2,099,999	232
			LOW	1,541	3	2/1/1	\$749,000	2

● SOLD DATA

Status	MLS ID	Address	City	SqFt	Bed	Bath(T/F/P)*	List Price	Sale Price	DOM
Closed	3315420	535 Split Rock Road	Syosset		8	8/7/1	\$3,895,000	\$3,725,000	160
Closed	3344800	1 Waterford Way	Syosset		5	6/5/1	\$3,380,000	\$2,800,000	93
Closed	3203771	8 Calvin Avenue	Syosset		5	5/4/1	\$2,350,000	\$2,250,000	545
Closed	3362497	41 Balsar Court	Syosset	4,500	4	5/4/1	\$2,249,000	\$2,175,000	14
Closed	3332341	60 Belvedere Drive	Syosset	4,372	5	6/5/1	\$2,050,000	\$1,870,000	80
Closed	3326709	40 Lilac Drive	Syosset		5	4/4/0	\$1,725,000	\$1,640,000	64
Closed	3258032	7 Hickman Street	Syosset	3,800	6	5/4/1	\$1,625,000	\$1,625,000	165
Closed	3273826	195 Cold Spring Road	Syosset	5,261	5	5/4/1	\$1,569,000	\$1,527,500	227
Closed	3240056	31 Azalea Drive	Syosset	3,700	5	6/5/1	\$1,550,000	\$1,500,000	78
Closed	3361038	33 Crestwood Street	Syosset	2,304	4	3/2/1	\$1,238,000	\$1,200,000	25
Closed	3334275	11 Baylis	Syosset	2,426	4	3/2/1	\$1,188,000	\$1,188,000	78
Closed	3290205	50 Roosevelt Avenue	Syosset	3,200	5	3/3/0	\$1,168,000	\$1,303,668	49
Closed	3354383	25 Lisa Court	Syosset	2,394	4	3/2/1	\$999,000	\$1,300,000	37
Closed	3290460	165 Cold Spring Road	Syosset	3,535	4	3/3/0	\$928,000	\$915,000	204
Closed	3303937	149 Berry Hill Road	Syosset		4	3/2/1	\$899,000	\$850,000	183
Closed	3351519	97 Elliman Place	Syosset		3	5/3/2	\$850,000	\$865,000	11
Closed	3365036	157 Berry Hill Road	Syosset	1,892	4	3/2/1	\$818,000	\$835,000	29
Closed	3354210	46 Lilac Drive	Syosset	1,773	3	3/2/1	\$799,000	\$840,000	12
Closed	3361790	4 Queens Street	Syosset	2,120	3	3/2/1	\$788,000	\$810,000	66
Closed	3323734	5 Miller Boulevard	Syosset		3	2/1/1	\$718,000	\$700,000	86
Closed	3336334	14 Texas Court	Syosset	1,887	3	3/2/1	\$699,000	\$699,000	17
Closed	3317478	128 Syosset Woodbury Road	Syosset		3	2/2/0	\$666,888	\$695,000	23
Closed	3319060	114 Cold Spring Road	Syosset		4	2/1/1	\$629,000	\$635,000	31
Closed	3361029	46 Meadowbrook Road	Syosset		2	1/1/0	\$599,000	\$750,000	21
Closed	3351794	114 Cold Spring Road	Syosset		4	2/1/1	\$4,000	\$4,000	11
Closed	3368563	18 Texas Court	Syosset		3	2/2/0	\$3,600	\$3,600	159
Closed	3348570	69 Roosevelt Avenue #2R	Syosset	600	1	1/1/0	\$1,900	\$1,900	128
			AVERAGE	2,918	4	4/3/1	\$1,236,644	\$1,211,395	96
			HIGH	5,261	8	8/7/2	\$3,895,000	\$3,725,000	545
			LOW	600	1	1/1/1	\$1,900	\$1,900	11

● OFF-MARKET DATA

Status	MLS ID	Address	City	SqFt	Bed	Bath(T/F/P)*	List Price	DOM
Canceled	<u>3369613</u>	<u>159 Berry Hill Road</u>	Syosset	1,978	4	2/2/0	\$870,000	13
Canceled	<u>3356212</u>	<u>69 Arizona Avenue</u>	Syosset		4	3/2/1	\$844,999	195
Expired	<u>3302838</u>	<u>40 Hunters Drive</u>	Syosset		5	6/5/1	\$3,200,000	246
Expired	<u>3264355</u>	<u>60 Koenig Drive</u>	Syosset	5,500	6	6/5/1	\$3,000,000	363
Expired	<u>3285421</u>	<u>125 Sagamore Drive</u>	Syosset	4,594	6	6/5/1	\$2,288,000	331
Expired	<u>3356312</u>	<u>249 Cold Spring Road</u>	Syosset	3,700	5	4/4/0	\$1,888,000	172
Expired	<u>3302058</u>	<u>16 North Street</u>	Syosset		5	5/4/1	\$1,495,000	183
Expired	<u>3287087</u>	<u>1 Baylis Place</u>	Syosset	3,560	5	4/3/1	\$1,425,000	361
Expired	<u>3264345</u>	<u>0 Koenig Drive</u>	Syosset			-/-	\$1,300,000	363
Expired	<u>3318546</u>	<u>19 Narcissus Drive</u>	Syosset		4	3/2/1	\$1,188,888	92
Expired	<u>3269888</u>	<u>19 Miller Boulevard</u>	Syosset		4	4/2/2	\$939,999	349
Expired	<u>3283908</u>	<u>47 Sherman Drive</u>	Syosset		3	2/2/0	\$838,000	365
Expired	<u>3290708</u>	<u>165 Cold Spring Road</u>	Syosset	3,535	4	3/3/0	\$5,500	364
Expired	<u>3300894</u>	<u>1 Monfort Place</u>	Syosset		4	3/2/1	\$4,800	183
Hold	<u>3362499</u>	<u>128 Syosset Woodbury Road</u>	Syosset	1,268	3	2/2/0	\$4,200	395
Withdrawn	<u>3356153</u>	<u>25 Belvedere Drive</u>	Syosset		4	3/2/1	\$1,575,000	3
Withdrawn	<u>3366522</u>	<u>170 Berry Hill Road</u>	Syosset		4	3/3/0	\$998,000	42
Withdrawn	<u>3326686</u>	<u>69 Arizona Avenue</u>	Syosset		4	3/2/1	\$849,888	119
Withdrawn	<u>3339962</u>	<u>18 Texas Court</u>	Syosset		3	2/2/0	\$3,600	144
			AVERAGE	3,448	4	4/3/1	\$1,195,730	225
			HIGH	5,500	6	6/5/2	\$3,200,000	395
			LOW	1,268	3	2/2/1	\$3,600	3

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