

MARKET SNAPSHOT

As of 07/02/2022

FOR SALE

Avg. Days on Market: 42 Days
Listings Currently for Sale: 35
Newest Listing: 06/30/2022
Shortest/Longest: 2 Days / 258 Days

PENDING

Avg. Days on Market: 22 Days
Pending Listings: 19
Shortest/Longest: 8 Days / 88 Days

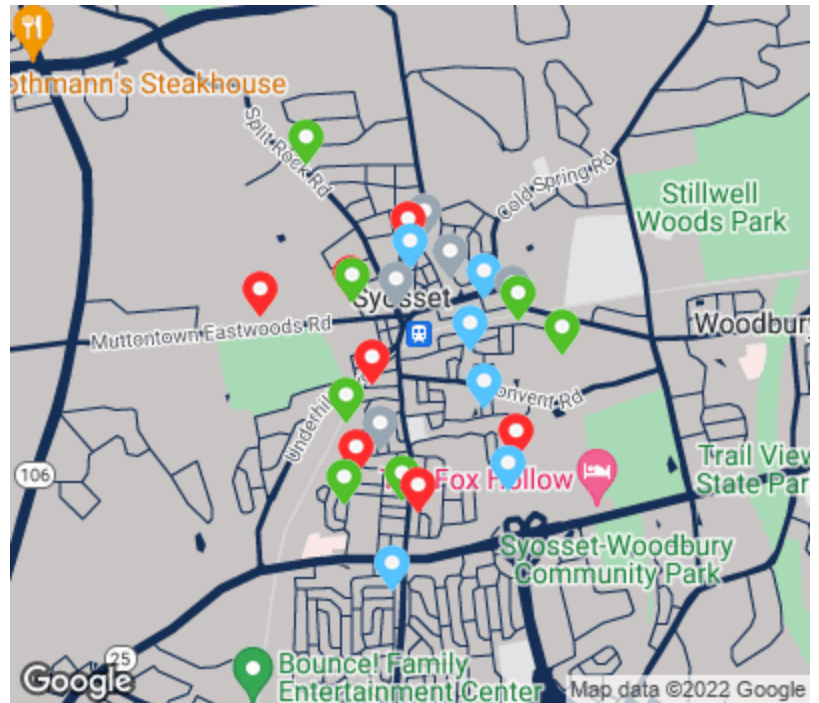
OFF-MARKET

Avg. Days on Market: 160 Days
Off Market Listings: 14
Shortest/Longest: 11 Days / 361 Days

SOLD

Avg. Days to Sell: 49 Days
Total Sales: 32
30-day Sales: 19
Last Sale: 06/30/2022
Shortest/Longest: 1 Days / 372 Days
Months of Supply: 1.84**

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



Click on data points to access interactive map.

● FOR SALE ● PENDING ● OFF-MARKET ● SOLD

● FOR SALE

	LIST PRICE	DOM
AVERAGE	\$972,028	42
HIGH	\$1,748,000	258
LOW	\$3,800	2

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

● PENDING

	LIST PRICE	DOM
AVERAGE	\$914,579	22
HIGH	\$1,400,000	88
LOW	\$649,000	8

Includes the following property statuses: **Pending**

● OFF-MARKET

	LIST PRICE	DOM
AVERAGE	\$882,648	160
HIGH	\$2,950,000	361
LOW	\$3,700	11

Includes the following property statuses: **Canceled, Expired, Hold, Withdrawn**

● SOLD

	LIST PRICE	SALE PRICE	\$ DIFF	% DIFF	DOM
AVERAGE	\$770,398	\$779,308	\$8,910	1.14% ↑	49
HIGH	\$3,699,000	\$3,320,000	-\$379,000	-11.42% ↔	372
LOW	\$2,600	\$2,600	\$	0%	1

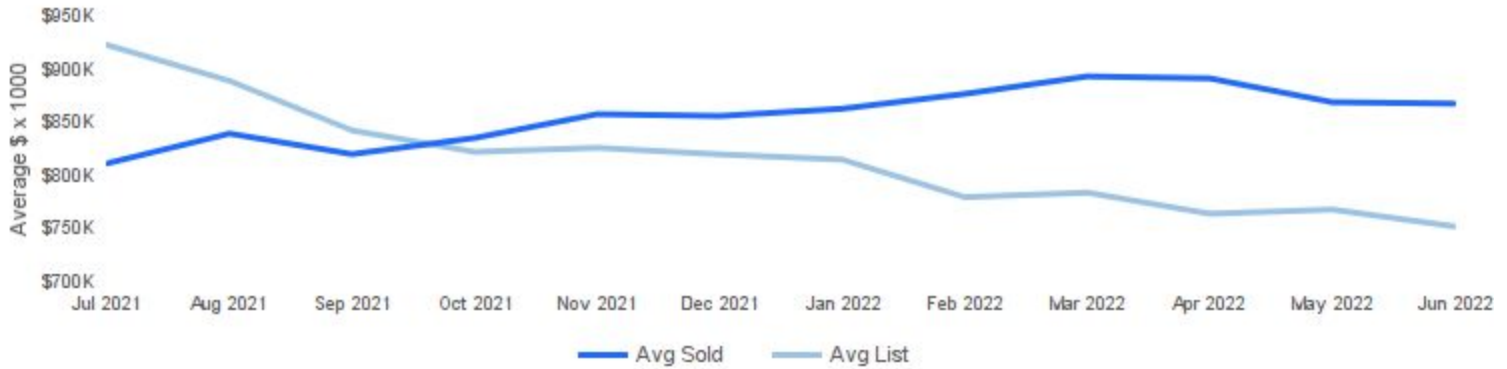
Includes following property statuses: **Closed**

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

MARKET SNAPSHOT

As of 07/02/2022

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 07/02/2022

● FOR SALE

Status	MLS ID	Address	City	SqFt	Bed	Bath(T/F/P)*	List Price	DOM
Active	3403404	10 Cedar Street	Syosset		5	5/4/1	\$1,748,000	35
Active	3409029	8 Crocus Drive	Syosset		5	5/4/1	\$1,595,000	15
Active	3403118	260 Split Rock Road	Syosset	2,847	4	3/2/1	\$1,499,999	37
Active	3401051	27 Lewis Lane	Syosset	3,000	5	4/3/1	\$1,488,000	44
Active	3406911	40 Willis Lane	Syosset	3,400	6	4/3/1	\$1,475,000	23
Active	3411653	17A Willets Drive	Syosset	3,200	5	4/4/0	\$1,475,000	4
Active	3401651	155 Split Rock Road	Syosset	3,421	4	3/3/0	\$1,418,888	42
Active	3403261	12 1/2 Raynham Drive	Syosset	2,500	4	3/3/0	\$1,325,000	36
Active	3399536	28 E Park Drive	Syosset	2,078	4	3/2/1	\$1,280,000	50
Active	3405437	19 Baylis Place	Syosset		4	3/2/1	\$1,249,000	27
Active	3403873	28 Fieldstone Drive	Syosset	2,440	5	3/3/0	\$1,228,000	32
Active	3405180	13 Raynham Drive	Syosset		4	4/3/1	\$1,190,000	29
Active	3406939	85 Calvin Avenue	Syosset		4	3/2/1	\$1,150,000	22
Active	3409395	22 Hemlock Drive	Syosset	2,436	4	3/3/0	\$1,090,000	12
Active	3406237	26 Jerome Road	Syosset	2,000	5	3/3/0	\$1,049,000	24
Active	3395122	9 Old Oak Court	Syosset		4	2/2/0	\$949,000	65
Active	3400142	101 Hillside Lane	Syosset	1,865	5	3/2/1	\$949,000	46
Active	3399315	211 Syosset Woodbury Road	Syosset	2,175	4	3/3/0	\$929,000	50
Active	3405205	62 Muttontown Road	Syosset	2,716	5	3/2/1	\$900,000	29
Active	3411991	14 Edna Drive	Syosset		3	3/2/1	\$899,000	3
Active	3400552	163 Cold Spring Road	Syosset	2,250	3	3/2/1	\$898,000	45
Active	3391623	6A Pine Road	Syosset	2,600	5	2/2/0	\$888,000	78
Active	3382922	34 Nassau Street	Syosset	1,101	3	2/2/0	\$788,000	116
Active	3411244	10 Robert Circle	Syosset		3	2/2/0	\$775,000	6
Active	3396582	23 Donna Lane	Syosset		4	2/1/1	\$750,000	59
Active	3410706	46 Fieldstone Drive	Syosset		4	2/2/0	\$739,999	9
Active	3402279	2 Clarissa Drive	Syosset	1,310	4	2/2/0	\$699,000	39
Active	3353337	138 The Knoll #138	Syosset	2,000	3	3/2/1	\$698,000	258
Active	3398929	108 Glen Way #108	Syosset	1,996	3	3/2/1	\$659,000	51
Active	3411603	19 1st Street	Syosset	1,438	2	1/1/0	\$649,000	5
Active	3411311	65 Miller Blvd	Syosset		4	2/2/0	\$588,000	6
Active	3388875	29 Azalea Dr	Syosset		4	3/2/1	\$5,800	89
Active	3399132	33 Ava Drive	Syosset		3	3/3/0	\$4,500	61
Active	3409020	18 Texas	Syosset		3	2/2/0	\$3,800	15
Coming Soon	3412503	7 Dawes Avenue	Syosset	1,940	4	3/3/0	\$988,000	2
			AVERAGE	2,320	4	3/2/1	\$972,028	42
			HIGH	3,421	6	5/4/1	\$1,748,000	258
			LOW	1,101	2	1/1/1	\$3,800	2

● PENDING

Status	MLS ID	Address	City	SqFt	Bed	Bath(T/F/P)*	List Price	DOM
Pending	<u>3402449</u>	<u>19 Tammys Lane</u>	Syosset		3	2/2/0	\$1,400,000	10
Pending	<u>3401463</u>	<u>180 E Coachman Place</u>	Muttontown		3	4/3/1	\$1,355,000	10
Pending	<u>3395726</u>	<u>105 Elliman Place</u>	Syosset		6	4/4/0	\$1,350,000	16
Pending	<u>3393182</u>	<u>4 Nevada Street</u>	Syosset		4	3/3/0	\$1,248,000	49
Pending	<u>3394602</u>	<u>8 Crocus Drive</u>	Syosset	2,087	3	2/2/0	\$949,000	20
Pending	<u>3403079</u>	<u>1 Sherman Drive</u>	Syosset		4	2/1/1	\$929,000	8
Pending	<u>3404548</u>	<u>64 The Glade #64</u>	Syosset	1,997	3	3/2/1	\$928,000	19
Pending	<u>3394516</u>	<u>46 Sherman Drive</u>	Syosset	1,397	3	2/2/0	\$865,000	26
Pending	<u>3406856</u>	<u>126 Greenway Drive S</u>	Syosset		6	3/3/0	\$849,000	15
Pending	<u>3396353</u>	<u>10 Albert Avenue</u>	Syosset	1,445	3	2/2/0	\$825,000	10
Pending	<u>3406756</u>	<u>2 Sherman Drive</u>	Syosset	1,792	4	2/2/0	\$825,000	13
Pending	<u>3398119</u>	<u>18 Baylis</u>	Syosset		4	3/2/1	\$808,000	16
Pending	<u>3405653</u>	<u>108 Candy Lane</u>	Syosset	2,178	4	2/2/0	\$799,000	16
Pending	<u>3404011</u>	<u>20 Church Street</u>	Syosset	1,871	4	3/2/1	\$775,000	12
Pending	<u>3394050</u>	<u>36 Lewis Lane</u>	Syosset		4	2/2/0	\$749,000	18
Pending	<u>3376688</u>	<u>41 The Mews #41</u>	Syosset	2,000	2	3/2/1	\$749,000	88
Pending	<u>3404182</u>	<u>17 Willets Drive</u>	Syosset		3	1/1/0	\$675,000	15
Pending	<u>3398294</u>	<u>11 Meadow Lane</u>	Syosset	1,159	4	1/1/0	\$650,000	28
Pending	<u>3398444</u>	<u>79 Convent Road</u>	Syosset		5	2/1/1	\$649,000	21
			AVERAGE	1,770	4	2/2/1	\$914,579	22
			HIGH	2,178	6	4/4/1	\$1,400,000	88
			LOW	1,159	2	1/1/1	\$649,000	8

● SOLD

Status	MLS ID	Address	City	SqFt	Bed	Bath(T/F/P)*	List Price	Sale Price	DOM
Closed	3368019	224 Muttontown Road	Muttontown		6	6/5/1	\$3,699,000	\$3,320,000	64
Closed	3302838	40 Hunters Drive	Syosset		5	6/5/1	\$3,200,000	\$3,268,000	372
Closed	3353595	111 Convent Road	Syosset	4,000	5	5/4/1	\$1,725,000	\$1,665,000	104
Closed	3335380	2010 Midlane Road S	Muttontown	2,012	4	2/2/0	\$1,200,000	\$1,150,000	116
Closed	3351277	8 Queens	Syosset	2,600	5	3/3/0	\$1,098,000	\$1,098,000	69
Closed	3367539	7 Humphrey Drive	Syosset	2,864	4	3/2/1	\$1,090,000	\$1,150,000	34
Closed	3380308	2 Old Oak Court	Syosset	2,805	4	4/4/0	\$1,090,000	\$1,200,000	18
Closed	3350607	15 Pine Road	Syosset		4	3/3/0	\$950,000	\$830,000	134
Closed	3381100	10 Dawes Avenue	Syosset	1,900	3	3/2/1	\$949,000	\$1,050,000	10
Closed	3386241	159 Berry Hill Road	Syosset	1,978	4	2/2/0	\$799,888	\$790,000	73
Closed	3381850	23 4th Place	Syosset	1,559	3	2/1/1	\$799,000	\$900,000	2
Closed	3385559	12 Dawes Avenue	Syosset		3	2/2/0	\$799,000	\$860,000	13
Closed	3370545	69 Arizona Avenue	Syosset		4	3/2/1	\$799,000	\$799,000	62
Closed	3388528	58 Oregon	Syosset	1,300	4	2/2/0	\$799,000	\$858,000	15
Closed	3394232	38 Willets Drive	Syosset		4	2/2/0	\$799,000	\$843,000	13
Closed	3380032	47 Roosevelt Avenue	Syosset	1,541	3	2/2/0	\$788,000	\$840,000	20
Closed	3380230	21 1st Street	Syosset		3	2/2/0	\$738,000	\$720,000	33
Closed	3384851	55 Arizona Avenue	Syosset		4	3/3/0	\$699,000	\$750,000	11
Closed	3394180	79 Hidden Ridge Drive #79	Syosset	1,886	3	3/2/1	\$699,000	\$680,000	3
Closed	3375594	2 Willets Drive	Syosset	1,440	4	2/2/0	\$690,000	\$710,000	22
Closed	3343871	9 Crocus Drive	Syosset	2,082	3	2/2/0	\$600,000	\$769,000	195
Closed	3389514	8 Willets Drive	Syosset		4	3/1/2	\$599,999	\$645,000	11
Closed	3408757	63 Calvin Avenue	Syosset		3	3/2/1	\$5,800	\$5,800	1
Closed	3396067	4 Pell Lane	Syosset		3	2/2/0	\$5,500	\$5,500	16
Closed	3398014	1 Apple Street	Syosset		3	2/2/0	\$5,000	\$5,100	15
Closed	3399124	205 Fen Way	Syosset	1,826	3	3/2/1	\$4,900	\$4,900	13
Closed	3396153	35 Willis Avenue	Syosset		4	4/3/1	\$4,500	\$4,550	29
Closed	3407580	44 Fieldstone Drive	Syosset	1,403	3	2/2/0	\$4,300	\$4,350	9
Closed	3396673	10 Lewis Lane	Syosset		4	2/2/0	\$4,200	\$4,000	16
Closed	3399230	17 Oak Drive	Syosset		4	2/2/0	\$3,100	\$3,100	10
Closed	3393646	37 Walters Ave Avenue #2	Syosset		3	1/1/0	\$2,950	\$2,950	48
Closed	3408187	32 Walters Avenue	Syosset		2	1/1/0	\$2,600	\$2,600	13
			AVERAGE	2,080	4	3/2/1	\$770,398	\$779,308	49
			HIGH	4,000	6	6/5/2	\$3,699,000	\$3,320,000	372
			LOW	1,300	2	1/1/1	\$2,600	\$2,600	1

● OFF-MARKET

Status	MLS ID	Address	City	SqFt	Bed	Bath(T/F/P)*	List Price	DOM
Canceled	<u>3401608</u>	<u>7 Beatrice Avenue</u>	Syosset		5	2/2/0	\$4,800	23
Expired	<u>3367060</u>	<u>6 Florence Avenue</u>	Syosset			-/-	\$1,899,999	149
Expired	<u>3366522</u>	<u>170 Berry Hill Road</u>	Syosset		4	3/3/0	\$998,000	182
Expired	<u>3368708</u>	<u>18 Baylis</u>	Syosset	1,844	4	3/2/1	\$875,000	141
Expired	<u>3369613</u>	<u>159 Berry Hill Road</u>	Syosset	1,978	4	2/2/0	\$870,000	167
Expired	<u>3326686</u>	<u>69 Arizona Avenue</u>	Syosset		4	3/2/1	\$849,888	354
Expired	<u>3353406</u>	<u>277 Jackson Avenue</u>	Syosset		4	3/3/0	\$699,000	225
Expired	<u>3367208</u>	<u>102 Glen Way</u>	Syosset	1,826	3	3/2/1	\$5,300	178
Expired	<u>3365740</u>	<u>11 Berry Hill Road</u>	Syosset			-/-	\$4,500	181
Expired	<u>3371043</u>	<u>25 Barbara Drive</u>	Syosset		3	2/2/0	\$3,700	151
Hold	<u>3331861</u>	<u>25 Coachman Place</u>	Muttontown		5	5/4/1	\$2,950,000	361
Withdrawn	<u>3390734</u>	<u>7 Narcissus Drive</u>	Syosset	4,029	5	5/4/1	\$1,548,888	75
Withdrawn	<u>3401465</u>	<u>16 Townsend Pl</u>	Syosset	1,475	3	2/1/1	\$849,000	11
Withdrawn	<u>3392703</u>	<u>7 Fieldstone Drive</u>	Syosset		4	2/2/0	\$799,000	37
			AVERAGE	2,230	4	3/2/1	\$882,648	160
			HIGH	4,029	5	5/4/1	\$2,950,000	361
			LOW	1,475	3	2/1/1	\$3,700	11

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

LOCAL INVENTORY

As of 07/02/2022



10 CEDAR STREET, SYOSSET, NY 11791

MLS #: 3403404 | **Status:** Active ●

List Price: \$1,748,000 | **Days on Market:** 35 | **Property Type:** Residential

Beds: 5 | **Bath(T/F/P)*:** 5/4/1 | **Year Built:** 2019

Beautiful 5 Bedroom, 4.5 Bathroom Colonial in Syosset! 2 Story Entry, 9 FT Ceilings, Formal LR & DR W/Coffered Ceiling, Den W/Fireplace, Oversized Eat In Custom Kitchen W/ Center Island And Butlers Pantry, Quartz Counters, Radia...

Listing courtesy of Douglas Elliman Real Estate



8 CROCUS DRIVE, SYOSSET, NY 11791

MLS #: 3409029 | **Status:** Active ●

List Price: \$1,595,000 | **Days on Market:** 15 | **Property Type:** Residential

Beds: 5 | **Bath(T/F/P)*:** 5/4/1 | **Year Built:** 2022

TO BE BUILT ~ Stunning New Construction in Desirable Syosset Flower Section!! This Home Features 5 Bedrooms, 4.5 Bath, Bright Open Floor Plan, Gourmet Eat In Kitchen, Hardwood Floors, CAC, Over-sized Master Suite w/ WIC. 9' Base...

Listing courtesy of Signature Premier Properties



260 SPLIT ROCK ROAD, SYOSSET, NY 11791

MLS #: 3403118 | **Status:** Active ●

List Price: \$1,499,999 | **Days on Market:** 37 | **Property Type:** Residential

Beds: 4 | **Bath(T/F/P)*:** 3/2/1 | **SqFt:** 2,847 | **Year Built:** 1948

Magnificent Fully Updated Farm Ranch on approx. 3/4 Ac. Property in Syosset SD. Main Floor Boasts Living Room w/Stone Fireplace, Formal Dining Room, Spectacular Eat In Kitchen w/Granite Countertops & Radiant Heated Floors; Fam...

Listing courtesy of Keller Williams Realty Greater



27 LEWIS LANE, SYOSSET, NY 11791

MLS #: 3401051 | **Status:** Active ●

List Price: \$1,488,000 | **Days on Market:** 44 | **Property Type:** Residential

Beds: 5 | **Bath(T/F/P)*:** 4/3/1 | **SqFt:** 3,000 | **Year Built:** 2022

To be built: 3000 sq.ft. Center Hall Colonial nestled on a quiet street in the heart of Syosset. No Detail Left Out: Spacious entertainment spaces, Each room is generous in size and offers amenities that balance style and function...

Listing courtesy of Douglas Elliman Real Estate



40 WILLIS LANE, SYOSSET, NY 11791

MLS #: 3406911 | **Status:** Active ●

List Price: \$1,475,000 | **Days on Market:** 23 | **Property Type:** Residential

Beds: 6 | **Bath(T/F/P)*:** 4/3/1 | **SqFt:** 3,400 | **Year Built:** 1987

6 bedroom/3.5 bath contemporary in the sought after Muttontown Knolls! Blue Ribbon Syosset schools with LOW TAXES!! Totally private country club backyard, in-ground pool with new liner, huge flag stone patio, mature plantings/hed...

Listing courtesy of Pinnacle R E Consulting Inc



17A WILLETS DRIVE, SYOSSET, NY 11791

MLS #: 3411653 | **Status:** Active ●

List Price: \$1,475,000 | **Days on Market:** 4 | **Property Type:** Residential

Beds: 5 | **Bath(T/F/P)*:** 4/4/0 | **SqFt:** 3,200 | **Year Built:** 2023

TO-BE-BUILT-TIME TO CUSTOMIZE-MID-BLOCK NEW CONSTRUCTION in heart of North Syosset by prominent builder-Syosset Schools! A spacious 5 bedroom 4 bath colonial with impressive open floor plan & high ceilings. Enjoy the gourmet eat...

Listing courtesy of Coldwell Banker American Homes



155 SPLIT ROCK ROAD, SYOSSET, NY 11791

MLS #: 3401651 | **Status:** Active ●

List Price: \$1,418,888 | **Days on Market:** 42 | **Property Type:** Residential

Beds: 4 | **Bath(T/F/P)*:** 3/3/0 | **SqFt:** 3,421 | **Year Built:** 1954

A modern, expanded 3421Sqft Ranch Nestled in Prestigious North Syosset with a Rare find 1 Acre Park-like Yard. the picturesque property boasts a spacious Chef's Kitchen with Radiant Heat and Wolf Appliances like a Six-Burner gas...

Listing courtesy of Douglas Elliman Real Estate



12 1/2 RAYNHAM DRIVE, SYOSSET, NY 11791

MLS #: 3403261 | **Status:** Active ●

List Price: \$1,325,000 | **Days on Market:** 36 | **Property Type:** Residential

Beds: 4 | **Bath(T/F/P)*:** 3/3/0 | **SqFt:** 2,500 | **Year Built:** 1958

Beautifully renovated colonial is completely turnkey and ready for you to move right in. This Colonial features a bedroom and full bath the first floor. A large foyer, living room, formal dining room, and a vaulted ceiling great r...

Listing courtesy of Fave Realty Inc
