



# AREA REPORT

## SYOSSET

OCTOBER 2021 | ALL PROPERTY TYPES

Dear James,

Welcome to Area Report, an exclusive Coldwell Banker report that informs you of residential real estate sales activity and regional trends. It gives you a broad look at the real estate market. The Market Summary below offers a look at sales activity for the prior month and year, along with current year-to-date statistics. The graphs depict different aspects of the real estate market for the specific market area. Please contact us at any point, if you would like more information on current market trends.



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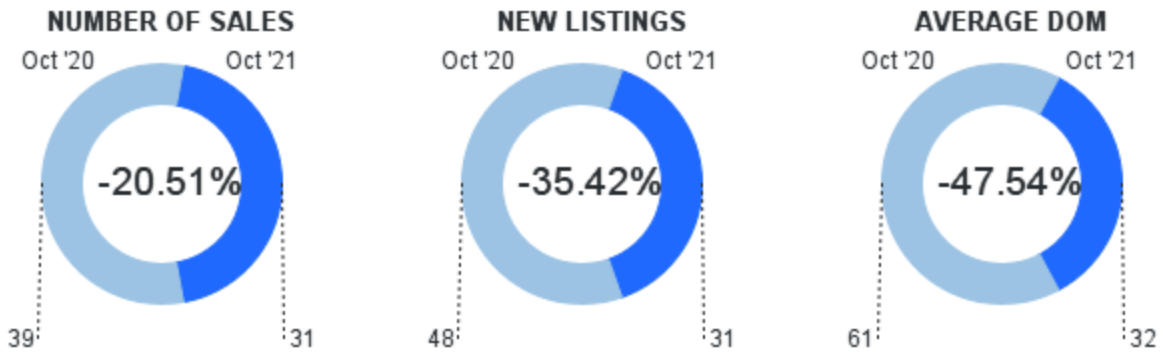


**COLDWELL BANKER**  
AMERICAN HOMES

# SYOSSET | October 2021

## REAL ESTATE SNAPSHOT - Change since this time last year

### All Property Types



6.37%

**MEDIAN SALES PRICE**  
ALL PROPERTY TYPES

9.85%

**AVERAGE SALES PRICE**  
ALL PROPERTY TYPES

10.54%

**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
ALL PROPERTY TYPES

7.63%

**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
ALL PROPERTY TYPES

Oct '20

Oct '21

# AREA REPORT

## SYOSSET

### FULL MARKET SUMMARY

October 2021 | All Property Types ?

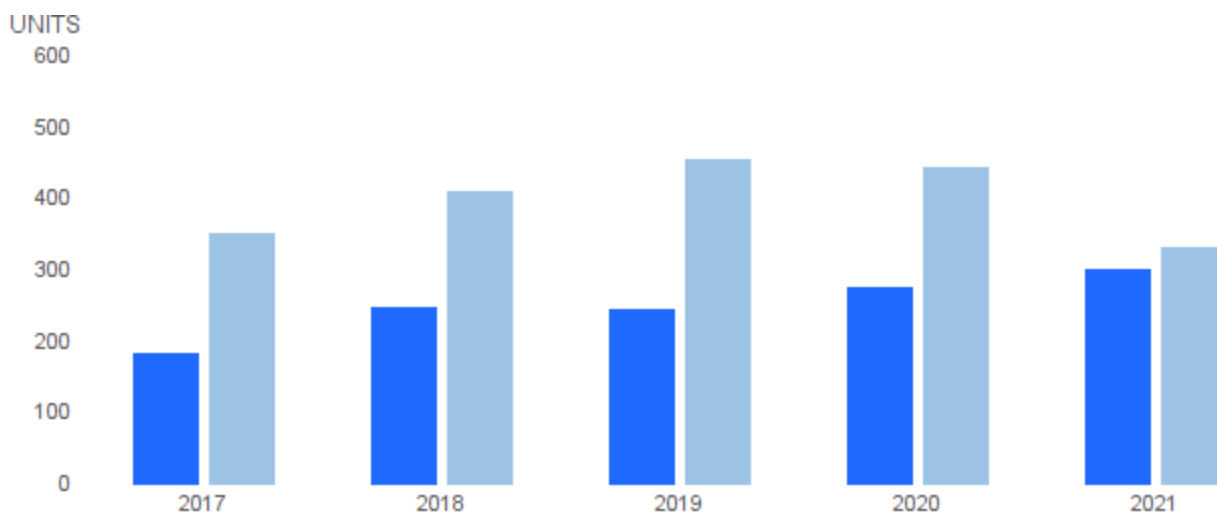
	Month to Date			Year to Date		
	October 2021	October 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	31	48	-35.42% ↓	332	403	-17.62% ↓
Sold Listings	31	39	-20.51% ↓	300	208	44.23% ↑
Median List Price (Solds)	\$839,000	\$759,000	10.54% ↑	\$849,000	\$758,500	11.93% ↑
Median Sold Price	\$835,000	\$785,000	6.37% ↑	\$859,000	\$745,000	15.3% ↑
Median Days on Market	21	44	-52.27% ↓	28	49	-42.86% ↓
Average List Price (Solds)	\$933,660	\$867,435	7.63% ↑	\$925,340	\$858,038	7.84% ↑
Average Sold Price	\$931,274	\$847,753	9.85% ↑	\$916,618	\$829,452	10.51% ↑
Average Days on Market	32	61	-47.54% ↓	56	81	-30.86% ↓
List/Sold Price Ratio	100.1%	98.2%	1.92% ↑	99.4%	96.8%	2.64% ↑

### SOLD AND NEW PROPERTIES (UNITS)

October 2021 | All Property Types ?

**Sold Properties** | Number of properties sold during the year

**New Properties** | Number of properties listed during the year.



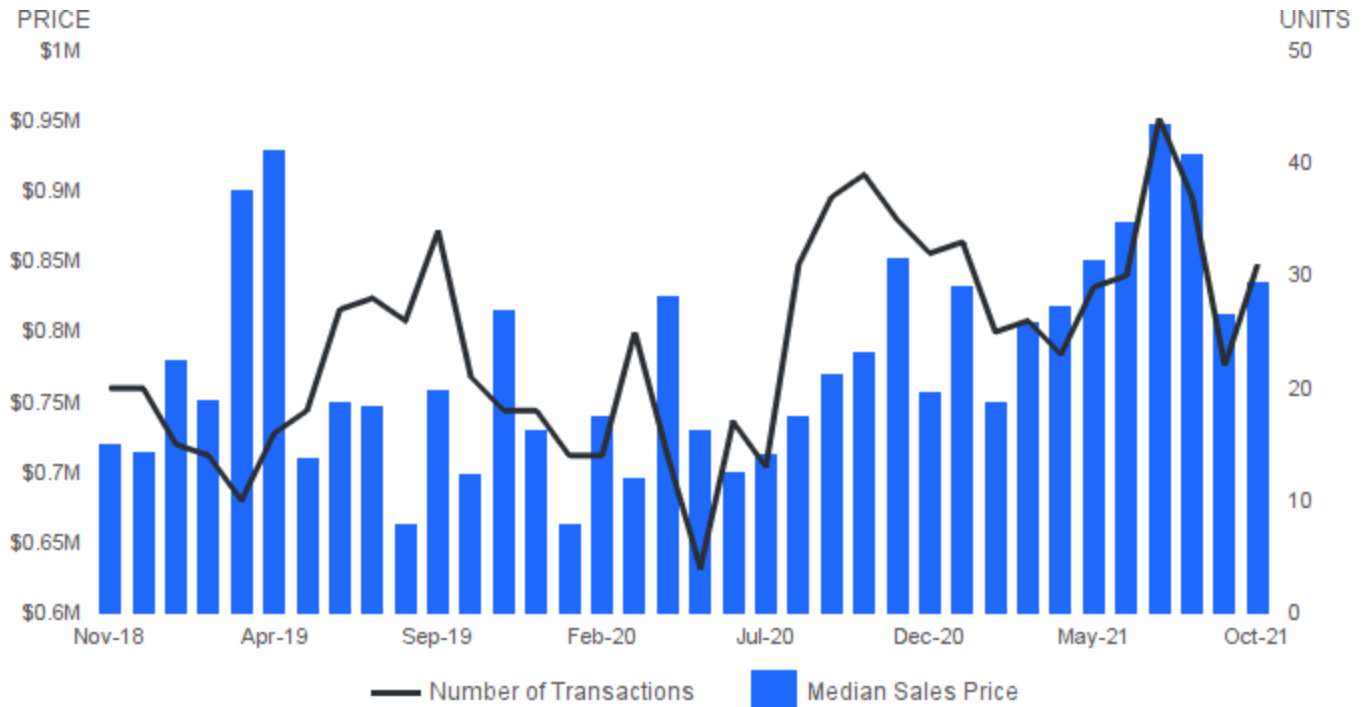
Sold Properties	181	248	245	275	300
New Properties	350	408	453	444	332
Sold Volume	\$140.38M	\$202.44M	\$209.46M	\$231.04M	\$274.99M
Listing Volume	\$309.94M	\$374.38M	\$408.22M	\$409.17M	\$346.25M
Median Sale Price	\$699K	\$727K	\$749K	\$760K	\$859K

## MEDIAN SALES PRICE AND NUMBER OF SALES

October 2021 | All Property Types ?

**Median Sales Price** | Price of the "middle" property sold -an equal number of sales were above and below this price.

**Number of Sales** | Number of properties sold.

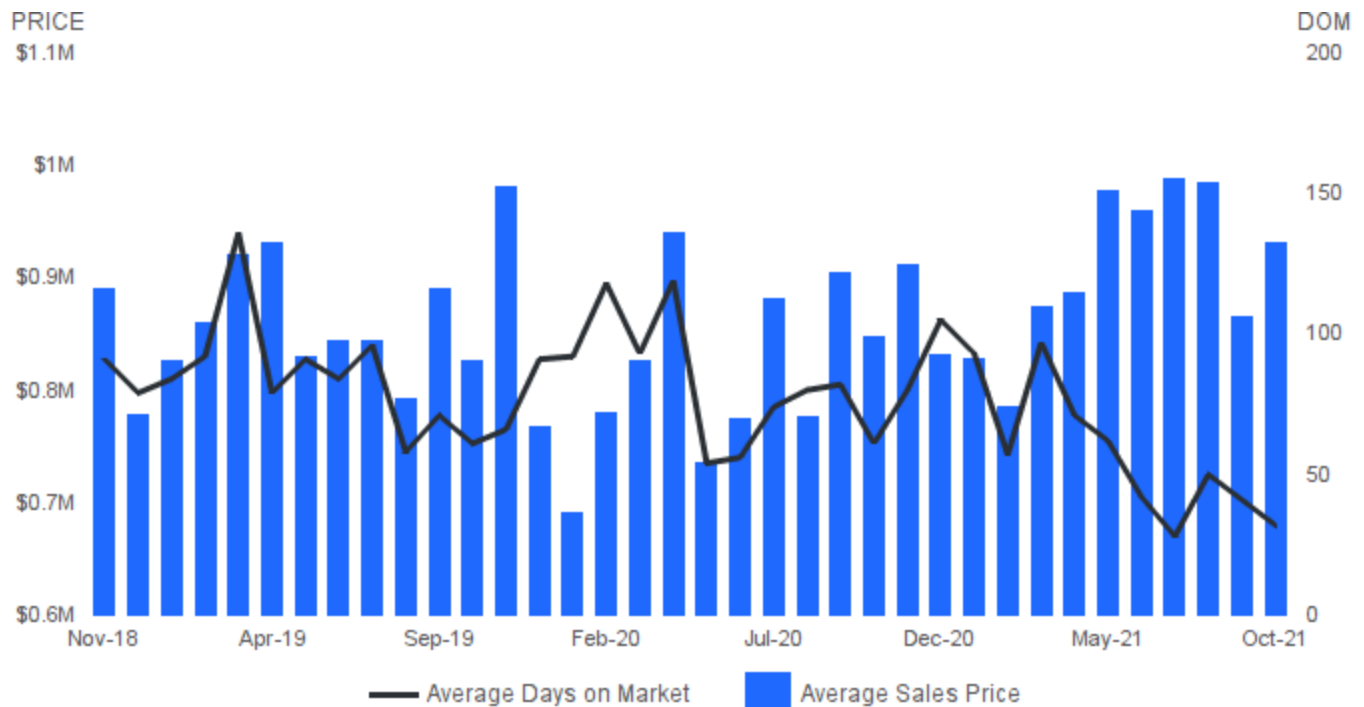


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

October 2021 | All Property Types ?

**Average Sales Price** | Average sales price for all properties sold.

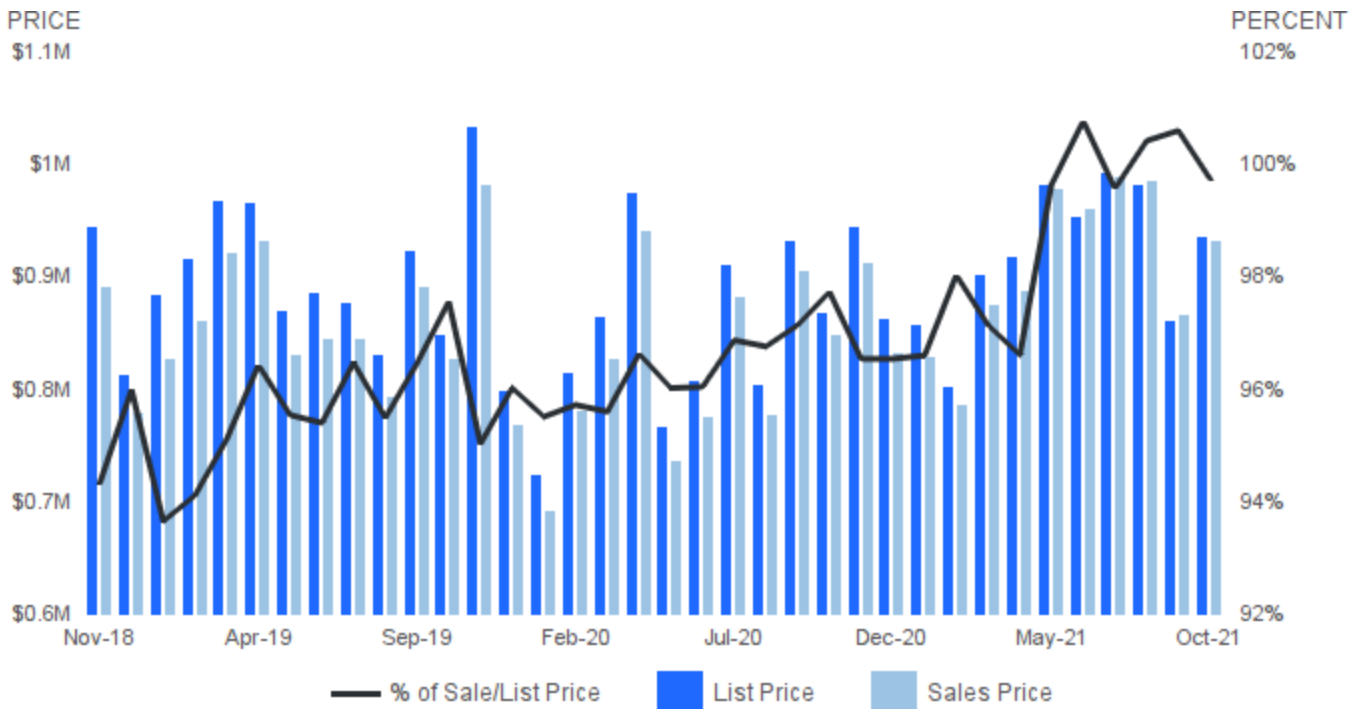
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 2021 | All Property Types ?

Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.

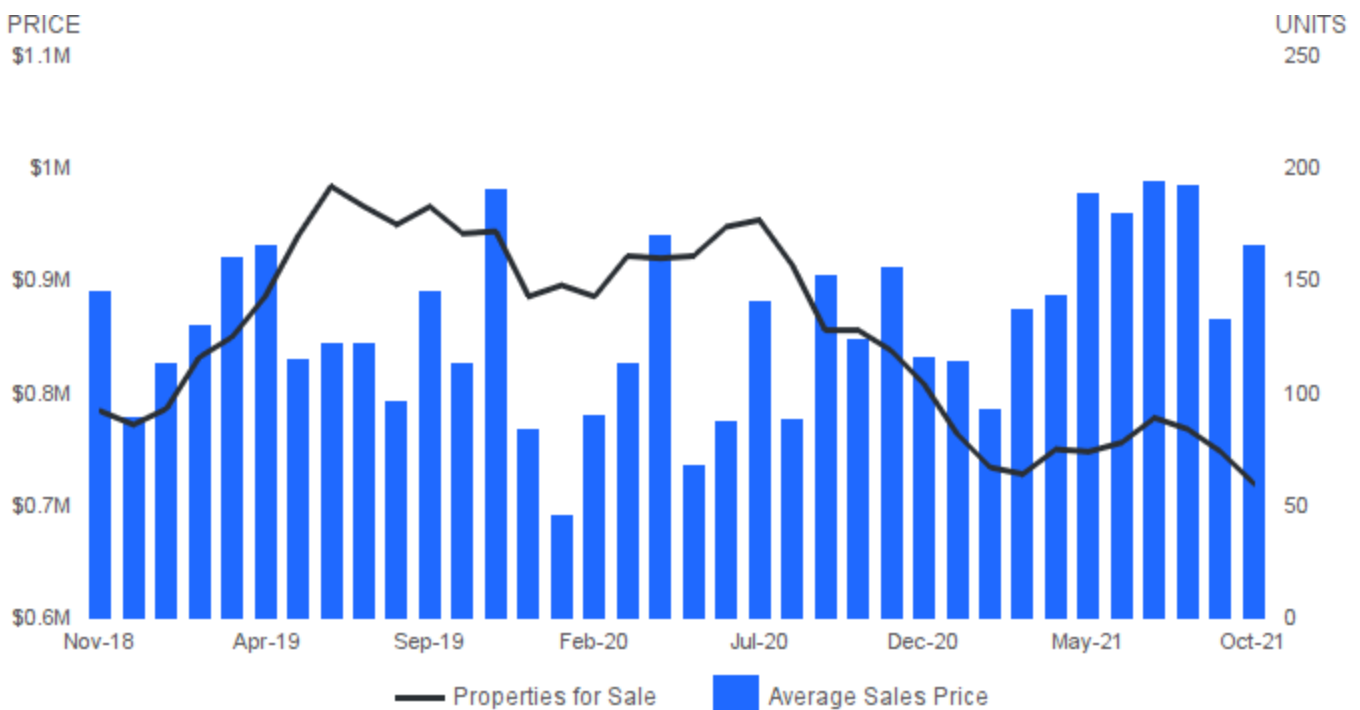


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

October 2021 | All Property Types ?

Average Sales Price | Average sales price for all properties sold.

Properties for Sale | Number of properties listed for sale at the end of month.

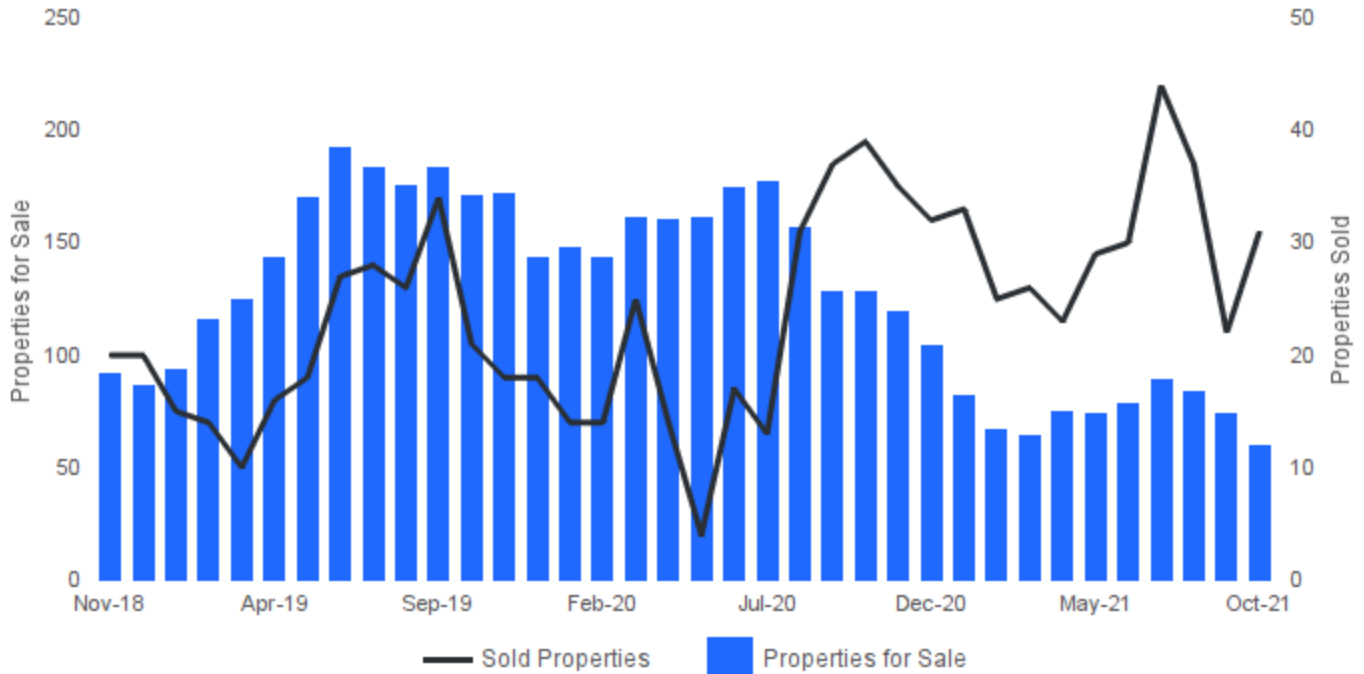


# PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2021 | All Property Types ?

**Properties for Sale** | Number of properties listed for sale at the end of month.

**Sold Properties** | Number of properties sold.



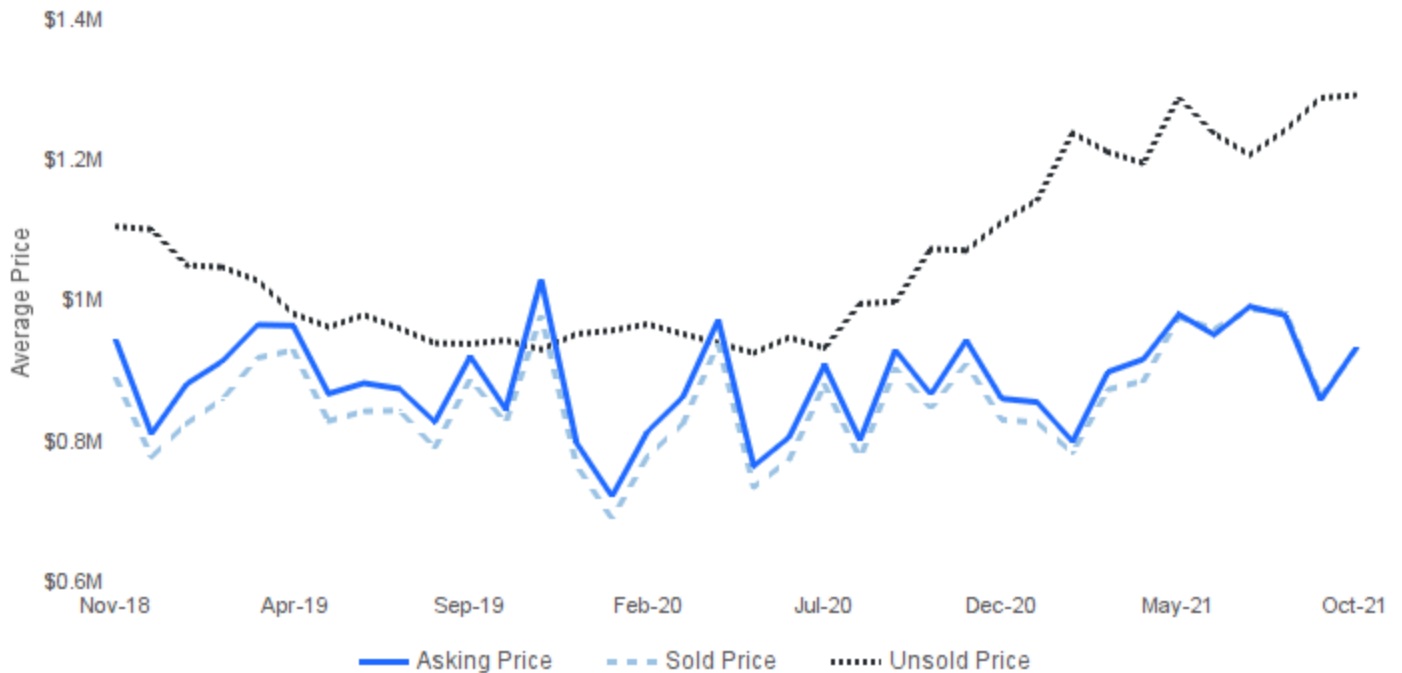
# AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2021 | All Property Types ?

**Unsold Price** | the average active list price

**Asking Price** | the average asking price of sold properties

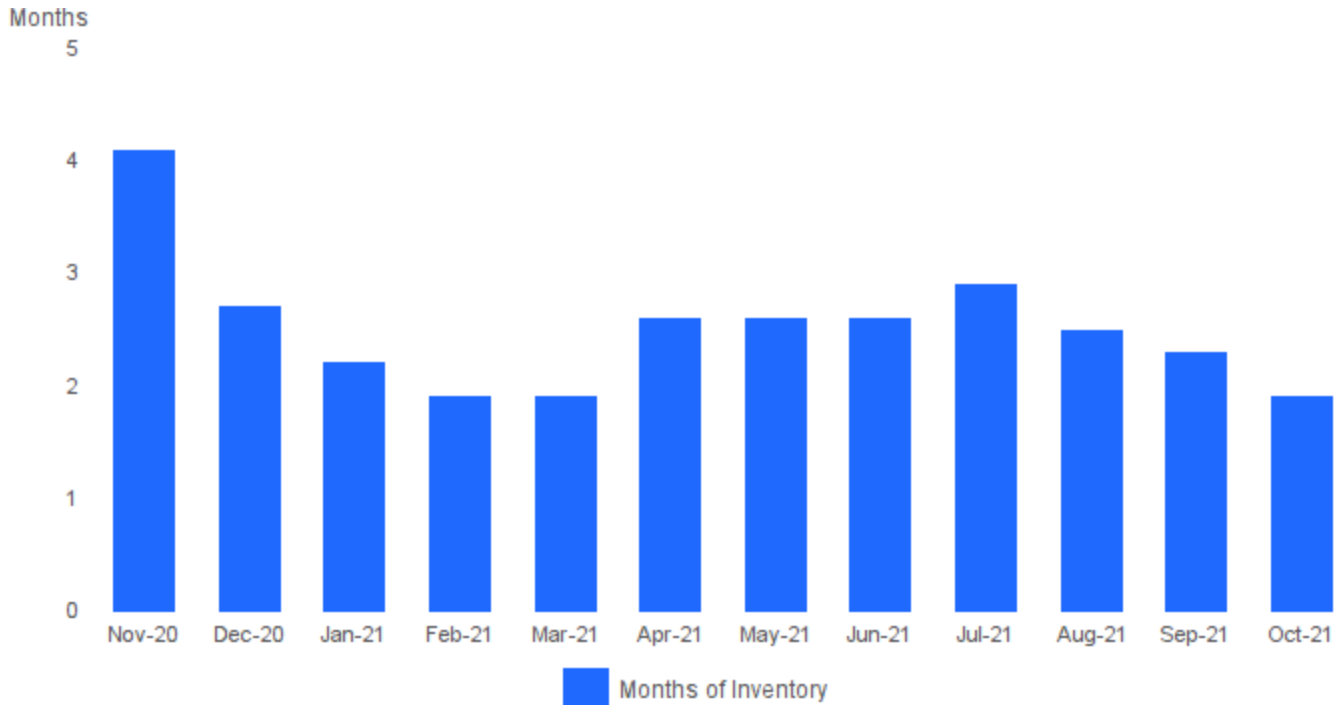
**Sold Price** | the average selling price



# ABSORPTION RATE

October 2021 | All Property Types ?

**Absorption Rate** | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



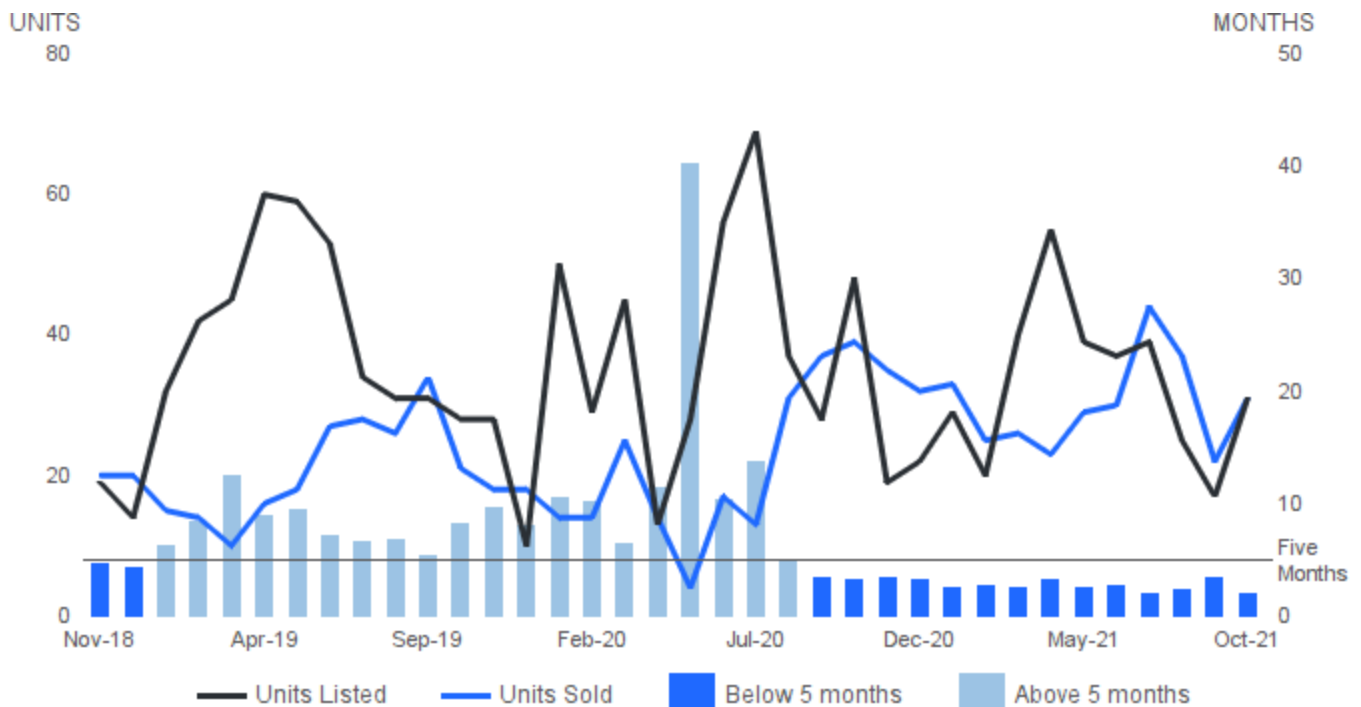
# MONTHS SUPPLY OF INVENTORY

October 2021 | All Property Types ?

**Months Supply of Inventory** | Properties for sale divided by number of properties sold.

**Units Listed** | Number of properties listed for sale at the end of month.

**Units Sold** | Number of properties sold.



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