



2019 Annual Report
MARKET REPORT
January 1st through December 31st

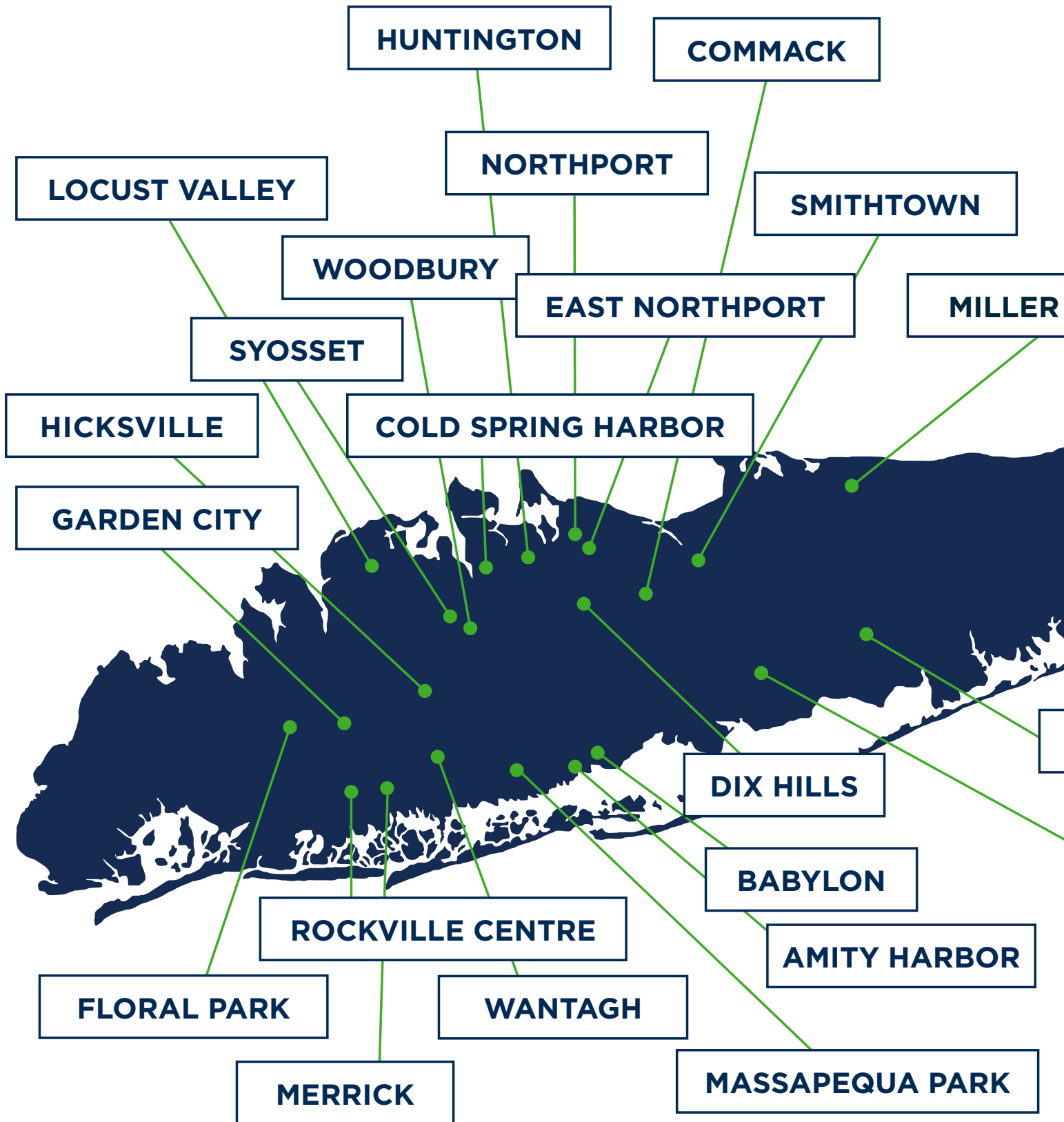
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22 Offices Located
Throughout Long Island



PLACE



MEDFORD

SAYVILLE

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**THINKING OF MAKING A
MOVE? NOW IS THE TIME!
CALL 877.273.3750**

The background of the page is a vertical stack of cut logs, showing various wood grain patterns and textures. The logs are arranged in a slightly irregular, natural-looking pattern.

Annual Report

IT'S A NEW DECADE

The 2019 housing market was one of low-interest rates, high demand, and limited supply of inventory, particularly in the lower end of the market. It was said that over 45% of all the homes sold in 2019 were purchased by first-time homebuyers born between 1980 and 2000 (the millennial generation). All indications point towards the 2020 market continuing down that same path. It will be a competitive 2020 with bidding wars continuing for the best homes in the entry-level sector. According to several industry analysts, the 30-year fixed-rate mortgage will remain low, resulting in high demand for inventory.

As we close in on the longest economic expansion this country has ever seen, we are continuing to see home values appreciate across most of Long Island. Many analysts are predicting prices to rise between 3% and 5% in 2020. The Long Island housing market has recovered in most towns from the 2008/2009 financial crisis, with home prices exceeding the pre-collapsed valuation in many areas.

Housing inventory is going to remain tight because people are spending more time living in a house than they did in the past. The average homeowner is staying in their home 13 years, up from just eight years in 2010. Inventory at the lower price point is limited because builders tend to focus on constructing more expensive higher profit houses.

Millennials are the driver of the market. They rank homeownership as one of their top goals in life, and with interest rates low and incomes up, for many, it is the right time to buy a home!

In a world driven by technology, where information is available at your fingertips, it's still so important to work with your local agent. They can help you make sense of the overabundance of information that is thrown at you daily, and they will help to ensure a smooth transaction.

So, if you want to reach your next destination with peace of mind, be sure to contact your local Signature Premier Properties Real Estate Professional.



BABYLON TOWNSHIP MARKET REPORT

2019 Annual Report • January 1st - December 31st



Town



Average Sales Price 2018



Average Sales Price 2019



Year Over Year Change



No. Homes Sold 2018



No. Homes Sold 2019



No. Days on Market 2018



No. Days on Market 2019

Town	Average Sales Price 2018	Average Sales Price 2019	Year Over Year Change	No. Homes Sold 2018	No. Homes Sold 2019	No. Days on Market 2018	No. Days on Market 2019
Amity Harbor	\$374,208	\$372,385	-0.5%	21	18	80	87
Amityville	\$363,155	\$389,136	7.2%	187	155	71	59
Babylon	\$531,316	\$506,017	-4.8%	135	155	79	66
Copiague	\$351,803	\$369,339	5.0%	165	167	71	66
Deer Park	\$387,607	\$406,120	4.8%	285	245	54	56
Lindenhurst	\$362,048	\$387,914	7.1%	449	455	65	64
North Babylon	\$367,252	\$395,843	7.8%	147	167	60	48
West Babylon	\$364,557	\$390,389	7.1%	303	339	54	55
Wheatley Heights	\$386,018	\$403,262	4.5%	42	49	57	65
Wyandanch	\$212,434	\$270,335	27.3%	97	98	64	59

BROOKHAVEN TOWNSHIP MARKET REPORT

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Town	Average Sales Price 2018	Average Sales Price 2019	Year Over Year Change	No. Homes Sold 2018	No. Homes Sold 2019	No. Days on Market 2018	No. Days on Market 2019
Belle Terre	\$994,523	\$1,066,400	7.2%	11	10	158	144
Bellport	\$242,710	\$280,087	15.4%	92	66	58	78
Blue Point	\$462,526	\$515,989	11.6%	56	46	67	89
Brookhaven	\$359,856	\$414,747	15.3%	45	27	103	76
Center Moriches	\$424,740	\$457,431	7.7%	116	117	114	109
Centereach	\$336,356	\$354,684	5.4%	246	253	62	68
Coram	\$320,756	\$338,010	5.4%	245	228	80	74
East Moriches	\$443,469	\$462,035	4.2%	62	64	111	113
East Setauket	\$421,458	\$459,647	9.1%	73	85	77	70
Farmingville	\$337,561	\$361,949	7.2%	167	159	64	63
Holbrook	\$386,302	\$409,288	6.0%	197	209	61	54
Holtsville	\$387,875	\$431,360	11.2%	92	116	57	59
Lake Grove	\$403,314	\$444,940	10.3%	123	127	80	62
Lake Ronkonkoma	\$340,280	\$359,298	5.6%	138	80	52	53
Manorville	\$470,950	\$451,523	-4.1%	114	89	98	133
Mastic	\$214,060	\$240,039	12.1%	207	213	67	64
Medford	\$317,735	\$344,699	8.5%	309	347	72	80



BROOKHAVEN TOWNSHIP MARKET REPORT

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Town	Average Sales Price 2018	Average Sales Price 2019	Year Over Year Change	No. Homes Sold 2018	No. Homes Sold 2019	No. Days on Market 2018	No. Days on Market 2019
Middle Island	\$298,776	\$303,620	1.6%	99	83	70	77
Miller Place	\$442,196	\$440,632	-0.4%	142	154	83	104
Moriches	\$386,761	\$383,333	-0.9%	23	23	133	82
Mt Sinai	\$489,234	\$516,948	5.7%	127	133	80	76
Patchogue	\$318,605	\$346,777	8.8%	294	271	58	58
Port Jefferson	\$484,653	\$552,415	14.0%	77	85	114	91
Pt Jefferson Station	\$353,744	\$369,817	4.5%	232	266	65	72
Ridge	\$314,076	\$330,217	5.1%	109	121	88	73
Rocky Point	\$281,779	\$302,579	7.4%	203	121	66	73
Selden	\$315,041	\$331,807	5.3%	292	297	63	62
Setauket	\$638,402	\$656,944	2.9%	151	153	89	103
South Setauket	\$424,372	\$418,294	-1.4%	63	65	88	77
Shirley	\$240,012	\$272,981	13.7%	409	378	81	67
Shoreham	\$452,333	\$452,425	0.0%	78	83	104	92
Sound Beach	\$273,587	\$286,608	4.8%	140	125	68	62
Stony Brook	\$483,674	\$490,183	1.3%	161	162	80	68
Yaphank	\$305,533	\$319,561	4.6%	61	56	60	65



HEMPSTEAD TOWNSHIP MARKET REPORT

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Town	Average Sales Price 2018	Average Sales Price 2019	Year Over Year Change	No. Homes Sold 2018	No. Homes Sold 2019	No. Days on Market 2018	No. Days on Market 2019
Atlantic Beach	\$1,025,425	\$943,906	-7.9%	29	32	155	87
Baldwin	\$452,549	\$455,628	0.7%	256	260	74	73
Baldwin Harbor	\$513,358	\$496,545	-3.3%	19	11	97	107
Bellerose	\$661,114	\$644,929	-2.4%	110	82	64	82
Bellmore	\$562,769	\$551,176	-2.1%	182	173	89	72
Cedarhurst	\$768,139	\$799,590	4.1%	36	39	58	91
East Meadow	\$527,554	\$553,658	4.9%	310	279	55	63
East Rockaway	\$461,568	\$498,806	8.1%	90	106	89	83
Elmont	\$429,613	\$472,541	10.0%	260	297	73	69
Floral Park	\$636,624	\$645,281	1.4%	228	220	64	73
Franklin Square	\$546,875	\$560,570	2.5%	175	196	59	63
Freeport	\$376,372	\$397,781	5.7%	338	336	82	79
Garden City	\$1,017,798	\$1,025,784	0.8%	229	215	58	76
Garden City South	\$613,109	\$659,182	7.5%	23	22	52	58
Hewlett	\$611,988	\$647,384	5.8%	61	65	98	82
Hewlett Harbor	\$1,114,636	\$1,167,370	4.7%	11	21	110	83

HEMPSTEAD TOWNSHIP MARKET REPORT

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Town	Average Sales Price 2018	Average Sales Price 2019	Year Over Year Change	No. Homes Sold 2018	No. Homes Sold 2019	No. Days on Market 2018	No. Days on Market 2019
Hewlett Neck	\$1,169,907	\$1,150,000	-1.7%	7	2	251	180
Inwood	\$423,391	\$432,788	2.2%	34	25	82	76
Island Park	\$417,213	\$482,528	15.7%	86	82	83	92
Lawrence	\$1,130,930	\$1,188,882	5.1%	30	38	79	91
Levittown	\$443,391	\$456,806	3.0%	430	479	56	54
Lido Beach	\$932,304	\$908,724	-2.5%	28	29	145	117
Long Beach	\$642,187	\$610,657	-4.9%	205	224	95	98
Lynbrook	\$521,709	\$531,788	1.9%	179	157	54	65
Malverne	\$540,656	\$538,528	-0.4%	88	102	60	72
Merrick	\$628,099	\$612,281	-2.5%	284	343	74	64
Mineola	\$613,013	\$581,513	-5.1%	102	99	53	62
New Hyde Park	\$684,857	\$680,097	-0.7%	216	261	58	76
North Baldwin	\$418,083	\$395,843	-5.3%	77	75	69	68
North Bellmore	\$532,290	\$535,059	0.5%	145	149	56	66
North Merrick	\$520,930	\$558,956	7.3%	82	50	61	80
Oceanside	\$527,763	\$542,690	2.8%	282	313	77	78
Pt Lookout	\$1,007,008	\$1,139,808	13.2%	24	13	139	159
Rockville Centre	\$726,595	\$726,748	0.0%	228	209	79	83
Roosevelt	\$345,838	\$386,551	11.8%	142	148	66	58
S. Hempstead	\$464,542	\$393,076	-15.4%	24	17	46	83
Stewart Manor	\$628,336	\$625,594	-0.4%	11	18	43	81
Uniondale	\$375,609	\$413,724	10.1%	147	110	69	58
Valley Stream	\$488,694	\$504,369	3.2%	467	435	63	69
Wantagh	\$533,595	\$561,517	5.2%	296	304	58	60
West Hempstead	\$512,834	\$516,040	0.6%	205	220	64	79
Woodmere	\$826,978	\$865,450	4.7%	89	90	79	86





HUNTINGTON TOWNSHIP MARKET REPORT

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Town	Average Sales Price 2018	Average Sales Price 2019	Year Over Year Change	No. Homes Sold 2018	No. Homes Sold 2019	No. Days on Market 2018	No. Days on Market 2019
Centerport	\$650,059	\$701,281	7.9%	90	99	69	71
Cold Spring Harbor	\$1,452,643	\$1,369,192	-5.7%	56	43	125	97
Commack	\$523,516	\$528,394	0.9%	273	331	57	64
Dix Hills	\$738,201	\$784,267	6.2%	290	335	76	91
East Northport	\$512,273	\$523,817	2.3%	294	305	55	58
Ft Salonga	\$777,500	\$812,368	4.5%	23	19	94	124
Greenlawn	\$618,073	\$621,393	0.5%	102	116	68	82
Huntington	\$629,106	\$636,430	1.2%	468	415	75	72
Huntington Bay	\$1,099,061	\$1,351,420	23.0%	23	25	112	97
Huntington Station	\$381,907	\$401,626	5.2%	330	282	56	62
Lloyd Harbor	\$1,997,637	\$1,627,096	-18.5%	27	41	120	128
Lloyd Neck	\$1,149,225	\$1,259,765	9.6%	20	17	93	154
Melville	\$736,060	\$771,251	4.8%	151	149	83	80
Northport	\$708,489	\$726,108	2.5%	226	243	82	88
South Huntington	\$493,894	\$525,267	6.4%	71	64	97	71



ISLIP TOWNSHIP MARKET REPORT

2019 Annual Report • January 1st - December 31st



Town	Avg. Sales Price 2018	Avg. Sales Price 2019	YoY Change	Homes Sold 2018	Homes Sold 2019	Days On Market 2018	Days On Market 2019
Bay Shore	\$327,855	\$378,519	15.5%	514	523	74	71
Bayport	\$520,873	\$522,621	0.3%	55	80	63	75
Bohemia	\$415,597	\$401,395	-3.4%	92	96	68	77
Brentwood	\$314,797	\$347,758	10.5%	361	361	76	61
Brightwaters	\$579,224	\$584,923	1.0%	33	52	59	50
Central Islip	\$285,696	\$319,160	11.7%	298	285	79	79
East Islip	\$460,249	\$521,163	13.2%	126	155	71	75
Great River	\$586,679	\$730,111	24.4%	14	9	70	51
Holbrook	\$386,302	\$409,288	6.0%	197	209	61	54
Holtsville	\$387,875	\$431,360	11.2%	92	116	57	59
Islandia	\$310,055	\$332,387	7.2%	21	31	63	64
Islip	\$419,470	\$426,705	1.7%	124	132	77	52
Islip Terrace	\$366,980	\$394,393	7.5%	91	94	62	54
Lake Ronkonkoma	\$340,280	\$359,298	5.6%	138	80	52	53
Oakdale	\$450,723	\$504,194	11.9%	105	79	79	75
Ronkokoma	\$349,078	\$373,789	7.1%	264	290	62	58
Sayville	\$479,009	\$493,820	3.1%	133	130	70	66
South Sayville	\$588,616	\$623,025	5.8%	30	20	90	107
West Islip	\$479,665	\$520,516	8.5%	240	251	66	57



NORTH HEMPSTEAD TOWNSHIP MARKET REPORT

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Town	Average Sales Price 2018	Average Sales Price 2019	Year Over Year Change	No. Homes Sold 2018	No. Homes Sold 2019	No. Days on Market 2018	No. Days on Market 2019
Albertson	\$741,963	\$765,051	3.1%	58	53	64	69
Carle Place	\$540,019	\$571,642	5.9%	27	31	50	64
East Hills	\$1,299,088	\$1,177,347	-9.4%	89	72	81	82
East Williston	\$924,909	\$1,004,737	8.6%	22	19	86	66
Floral Park	\$636,624	\$645,281	1.4%	228	220	64	73
Great Neck	\$1,440,445	\$1,389,123	-3.6%	304	285	96	99
Manhasset	\$1,821,549	\$1,760,066	-3.4%	172	183	85	100
Manhasset Hills	\$971,366	\$899,177	-7.4%	35	31	66	67
Port Washington	\$929,357	\$953,182	2.6%	213	248	67	83
Roslyn	\$1,060,658	\$1,124,959	6.1%	62	51	216	94
Roslyn Estates	\$1,393,333	\$1,489,944	6.9%	12	18	47	122
Roslyn Harbor	\$1,680,467	\$1,565,000	-6.9%	15	13	109	140
Rosyn Heights	\$1,089,156	\$1,086,729	-0.2%	75	70	87	88
Sands Point	\$2,314,946	\$2,594,313	12.1%	28	22	209	145
Searingtown	\$1,195,346	\$1,073,800	-10.2%	13	15	82	95
Westbury	\$493,809	\$494,674	0.2%	295	328	68	72
Williston Park	\$623,421	\$642,826	3.1%	54	64	52	55

AT THE TOP OF OUR GAME

In a 2019 final year comparison of the top real estate companies on Long Island, Signature is proud to come out on top.

Take a look at the numbers below:

Company	% Change in Under Contract 2018 vs 2019		% Change in Closed 2018 vs 2019	
	Units	Volume	Units	Volume
Signature Premier Properties	25%	29%	23%	26%
Realty Connect	8%	13%	3%	9%
Daniel Gale	1%	-4%	-1%	-4%
Coldwell Banker	6%	7%	-1%	2%
Coach	-1%	-3%	-2%	3%
Douglas Elliman	1%	5%	-4%	-0.25%

*Information gathered from MLS for residential, co-op/condo, land, and commercial listings in Nassau, Suffolk, Brooklyn, and Queens from 1/1/2018-12/31/2018 vs 1/1/2019-12/31/2019.



OYSTER BAY TOWNSHIP MARKET REPORT

2019 Annual Report • January 1st - December 31st



Town	Average Sales Price 2018	Average Sales Price 2019	Year Over Year Change	No. Homes Sold 2018	No. Homes Sold 2019	No. Days on Market 2018	No. Days on Market 2019
Bayville	\$586,012	\$632,436	7.9%	72	72	96	145
Bethpage	\$484,753	\$500,279	3.2%	182	190	54	55
Brookville	\$2,072,700	\$1,951,500	-5.8%	20	26	211	192
Centre Island	\$2,064,167	\$1,621,667	-21.4%	6	3	199	129
Cove Neck	\$1,333,333	\$1,040,000	-22.0%	3	2	150	265
East Norwich	\$650,389	\$669,603	3.0%	36	34	76	76
Farmingdale	\$454,937	\$461,899	1.5%	249	265	63	51
Glen Cove	\$609,220	\$611,139	0.3%	167	155	100	89
Glen Head	\$778,340	\$793,895	2.0%	74	59	75	79
Glenwood Landing	\$549,556	\$557,386	1.4%	9	11	138	57
Greenvale	\$627,857	\$917,429	46.1%	7	7	62	69
Hicksville	\$503,265	\$524,060	4.1%	346	375	48	56
Jericho	\$965,413	\$950,172	-1.6%	136	154	84	84
Lattingtown	\$1,615,824	\$1,479,119	-8.5%	17	21	97	192
Laurel Hollow	\$1,482,604	\$1,289,938	-13.0%	24	16	165	128
Locust Valley	\$724,098	\$770,594	6.4%	52	53	92	85
Massapequa	\$547,529	\$558,987	2.1%	457	527	68	67



OYSTER BAY TOWNSHIP MARKET REPORT

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Town	Average Sales Price 2018	Average Sales Price 2019	Year Over Year Change	No. Homes Sold 2018	No. Homes Sold 2019	No. Days on Market 2018	No. Days on Market 2019
Massapequa Park	\$534,786	\$558,073	4.4%	184	221	60	60
Muttontown	\$1,857,956	\$1,365,596	-26.5%	34	26	128	122
North Massapequa	\$480,205	\$504,445	5.0%	60	53	64	70
Old Bethpage	\$646,472	\$670,464	3.7%	46	50	66	53
Old Brookville	\$2,343,224	\$1,948,125	-16.9%	24	16	120	154
Old Westbury	\$2,096,064	\$1,795,053	-14.4%	35	36	171	170
Oyster Bay	\$679,298	\$673,639	-0.8%	46	61	97	84
Oyster Bay Cove	\$1,723,321	\$1,964,593	14.0%	28	27	119	156
Plainview	\$635,633	\$648,373	2.0%	343	325	60	67
Sea Cliff	\$725,068	\$842,537	16.2%	44	58	70	91
Seaford	\$502,563	\$501,961	-0.1%	195	222	60	68
Syosset	\$832,252	\$867,863	4.3%	249	238	60	81
Upper Brookville	\$2,398,750	\$1,756,429	-26.8%	20	21	224	157
Westbury	\$493,098	\$494,674	0.3%	295	328	68	72
Woodbury	\$1,153,900	\$1,199,975	4.0%	60	79	91	106



SMITHTOWN TOWNSHIP MARKET REPORT

2019 Annual Report • January 1st - December 31st



Town	Average Sales Price 2018	Average Sales Price 2019	Year Over Year Change	No. Homes Sold 2018	No. Homes Sold 2019	No. Days on Market 2018	No. Days on Market 2019
Commack	\$523,516	\$528,394	0.9%	273	331	57	64
Hauppauge	\$503,788	\$504,500	0.1%	108	120	76	69
Head of the Harbor	\$1,294,000	\$867,167	-33.0%	12	9	91	92
Kings Park	\$471,517	\$479,264	1.6%	166	178	57	55
Lake Ronkonkoma	\$340,280	\$359,298	5.6%	138	80	52	53
Nesconset	\$477,548	\$465,275	-2.6%	124	146	63	77
Nissequogue	\$950,971	\$1,182,025	24.3%	17	20	126	138
Smithtown	\$512,369	\$533,261	4.1%	329	347	75	74
St James	\$563,107	\$530,252	-5.8%	120	116	95	78





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- Afrikaans
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- Dutch
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- Farsi
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- Ukrainian
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- Zulu

Speak with one of our hand-picked professionals today for any of your real estate needs.

SIGNATURE
PREMIER PROPERTIES 



AMITY HARBOR

90 Montauk Highway
Amity Harbor, NY 11701
Office: 631.842.8400

BABYLON

126 W Main Street
Babylon, NY 11702
Office: 631.422.3100

COLD SPRING HARBOR

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Cold Spring Harbor, NY 11724
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COMMACK

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DIX HILLS

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Dix Hills, NY 11746
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EAST NORTHPORT

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East Northport, NY 11731
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FLORAL PARK

142 Plainfield Avenue
Floral Park, NY 11001
Office: 516.492.3210

GARDEN CITY

730 Franklin Avenue
Garden City, NY 11530
Office: 516.741.4333

HICKSVILLE

111 Levittown Parkway
Hicksville, NY 11801
Office: 516.935.0700

HUNTINGTON

157 East Main Street
Huntington, NY 11743
Office: 631.673.3700

LOCUST VALLEY

41 The Plaza
Locust Valley, NY 11560
Office: 516.759.4400

MASSAPEQUA PARK

4863 Merrick Road
Massapequa NY, 11762
Office: 516.799.7100

MEDFORD

3080 Route 112
Medford NY 11763
Office: 631.512.4520

MERRICK

324 Merrick Avenue
Merrick, NY 11566
Office: 516.546.6300

MILLER PLACE

275 Route 25A
Miller Place, NY 11764
Office: 631.642.2300

NORTHPORT

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ROCKVILLE CENTRE

75 Seaman Avenue
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Office: 516.766.7900

SAYVILLE

95 Main Street
Sayville, NY 11782
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SMITHTOWN

7 West Main Street
Smithtown, NY 11787
Office: 631.360.2800

SYOSSET

33 Jackson Avenue
Syosset, NY 11791
Office: 516.921.1400

WANTAGH

1867 Wantagh Avenue
Wantagh, NY 11793
Office: 516.785.0100

WOODBURY

7952 Jericho Turnpike
Woodbury, NY 11797
Office: 516.496.0300



MAIN:
877.273.3750