



The One Source Real Estate Marketplace

ZONE ACTIVITY REPORT

This report is for INTERNAL use only. The figures represent preliminary and unofficial housing data for Long Island and Out of Area sales transactions. OneKey® MLS publishes monthly MARKET UPDATE Reports for all counties represented under the OneKey® MLS geographic footprint, which are available at <https://www.onekeymlsny.com/market-statistics> where you can also access a glossary of market data terms.

February-2023 REVISED

Zn	LISTINGS				INVENTORY					Inv Value (IV)		Supply	Contract Value (CV)			Closings			Market Facts					Summary-Calendar YTD			
	# Ofcs	New ML's	New OE's	Total	Rent	Comm	Land	Res	Avg Price	Median Price	Mths Supply	Units	Avg Price	Median Price	#	Avg Price	Median Price	% Of Avg Cv to IV	% Of Med CV to IV	% CO Brk	Orig\$ Sp\$ %Dif	Lp\$ Sp\$ %Dif	Listings	Under Contract	Closed	Closing Gross Volume	
20	146	228	30	438	80	53	13	292	1,347,411	877,000	2.2	151	833,527	719,000	116	807,525	694,000	62%	82%	77%	3.5	0.9	439	248	244	203,761,348	
21	166	368	18	887	250	103	24	510	655,337	549,990	1.7	261	519,608	502,000	210	539,338	515,000	79%	91%	81%	1.6	0.2	778	474	459	245,496,414	
24	95	155	16	314	45	48	20	201	924,288	675,000	2.2	109	653,506	615,000	97	617,325	570,000	71%	91%	84%	2.2	0.6	320	212	200	122,923,941	
25	97	200	17	641	54	80	112	395	678,777	499,999	2.3	171	489,132	470,000	131	475,250	435,000	72%	94%	84%	2.8	0.7	480	303	285	138,370,094	
28	105	332	11	690	106	91	39	454	705,135	549,995	2.3	203	498,542	474,000	160	482,014	471,000	71%	86%	89%	2.7	0.8	674	399	373	180,899,248	
30	60	116	23	547	221	45	63	218	1,385,390	950,000	6.2	36	812,635	707,500	40	874,473	705,000	59%	74%	70%	4.1	1.7	251	68	81	76,038,534	
31	74	204	1	1,138	608	39	61	430	3,334,881	2,295,000	7.3	60	1,907,485	1,166,052	51	2,224,718	1,575,000	57%	51%	47%	7.5	4.2	433	98	90	183,899,103	
S	743	1,603	116	4,655	1,364	459	332	2,500	1,295,084	652,500	2.6	991	667,268	540,000	805	688,986	530,000	52%	83%	80%	2.9	0.9	3,375	1,802	1,732	1,151,388,682	
3	275	466	26	1,405	312	190	63	840	2,147,144	1,249,000	4.1	243	1,154,893	845,000	160	1,029,938	802,000	54%	68%	67%	5.0	2.9	973	430	376	397,030,688	
4	47	149	4	280	54	45	2	179	695,758	649,000	1.8	91	643,048	625,000	91	603,153	590,000	92%	96%	80%	2.5	0.8	300	166	184	116,896,161	
5	82	163	9	294	44	40	7	203	829,509	749,000	2.1	109	705,254	642,000	80	700,969	650,000	85%	86%	75%	3.5	1.5	316	185	182	128,983,754	
6	235	512	13	1,243	345	151	13	734	937,312	669,000	3.6	218	622,355	600,000	185	656,978	605,000	66%	90%	76%	3.9	2.2	1,056	385	367	241,140,046	
8	202	263	13	595	124	104	11	356	804,925	692,500	2.2	174	684,771	643,000	98	653,341	625,000	85%	93%	67%	3.0	1.3	543	294	230	156,701,714	
N	841	1,553	65	3,817	879	530	96	2,312	1,328,318	750,000	3.0	835	803,416	655,000	614	751,340	639,500	60%	87%	73%	3.8	1.9	3,188	1,460	1,339	1,040,752,363	
10	137	327	6	1,184	174	129	11	870	685,015	539,000	7.2	127	654,457	565,000	91	567,582	425,000	96%	105%	58%	6.5	3.9	674	232	199	123,157,518	
11	151	398	0	1,270	141	257	19	853	812,424	579,900	8.7	112	717,046	599,000	99	750,964	692,000	88%	103%	46%	6.5	4.5	804	212	199	147,289,136	
12	247	736	11	2,325	359	385	24	1,557	825,906	668,000	7.5	250	722,478	677,444	178	661,914	556,600	87%	101%	60%	8.7	5.7	1,477	457	450	322,721,556	
13	96	164	3	526	90	47	19	370	839,181	767,000	5.9	65	668,435	690,000	49	658,874	660,000	80%	90%	53%	6.7	2.8	330	110	104	71,562,801	
14	59	258	1	874	140	96	13	625	825,064	728,000	5.6	100	668,711	605,000	68	673,973	607,000	81%	83%	68%	5.8	1.9	578	189	130	85,067,174	
15	102	117	3	417	68	27	9	313	716,517	698,000	3.6	75	650,784	656,000	57	632,231	651,000	91%	94%	67%	5.5	3.5	278	139	102	68,498,907	
Q	792	2,000	24	6,596	972	941	95	4,588	790,177	665,000	6.8	729	690,224	645,000	542	660,458	610,000	87%	97%	58%	7.0	4.2	4,141	1,339	1,184	818,297,092	
A	2,376	5,156	205	15,068	3,215	1,930	523	9,400	1,056,820	698,000	3.9	2,555	718,312	600,000	1,961	700,625	580,000	68%	86%	72%	4.3	2.1	10,704	4,601	4,255	3,010,438,137	
O	2,150	4,468	3	12,915	2,135	1,539	1,337	7,904	1,363,149	689,900	4.5	1,821	N/A	N/A	1,450	702,680	494,500	N/A	N/A	81%	3.7	1.4	9,255	3,449	3,241	1,018,886,000	
T	4,526	9,624	208	27,983	5,350	3,469	1,860	17,304	1,196,743	695,000	4.3	4,376	N/A	N/A	3,411	701,499	551,500	N/A	N/A	76%	4.1	1.8	19,959	8,050	7,496	4,029,324,137	

S=Suffolk N= Nassau Q= Queens A= All O= Out of Area including Brooklyn, Manhattan & Hudson Valley Sales T= Total of ALL sales for OneKey MLS

LAST MONTHS ACTIVITY REPORT (January-2023)

S	742	1,772	91	4,773	1,347	448	316	2,662	1,229,930	649,000	3.0	811	604,532	515,000	927	643,748	530,000	49%	79%	82%	2.8	0.8	1,772	811	927	596,754,749
N	841	1,635	52	3,901	867	537	95	2,402	1,265,448	749,000	3.8	625	748,969	630,000	725	799,213	660,000	59%	84%	74%	4.4	2.1	1,635	625	725	579,429,492
Q	792	2,141	22	6,650	1,031	882	86	4,651	786,209	668,000	8.0	610	644,376	580,000	642	717,023	675,000	82%	87%	57%	6.4	3.9	2,141	610	642	460,328,845
A	2,375	5,548	165	15,323	3,244	1,867	497	9,715	1,026,283	689,000	4.7	2,046	660,533	565,000	2,294	713,388	600,000	64%	82%	72%	4.3	2.1	5,548	2,046	2,294	1,636,513,086
O	2,177	4,787	2	12,833	2,139	1,509	1,295	7,890	1,331,526	670,000	4.9	1,628	N/A	N/A	1,791	702,070	500,000	N/A	N/A	81%	4.3	1.6	4,787	1,628	1,791	1,257,407,370
T	4,552	10,335	167	28,156	5,383	3,376	1,792	17,605	1,163,083	679,900	4.9	3,674	N/A	N/A	4,085	708,426	575,000	N/A	N/A	76%	4.3	1.9	10,335	3,674	4,085	2,893,920,456

LAST YEARS ACTIVITY REPORT AT THIS TIME

S	754	1,945	154	3,993	947	456	341	2,249	1,309,623	620,000	2.8	1,242	666,619	550,000	1,211	672,470	527,000	51%	89%	81%	-0.3	-1.3	3,716	2,245	2,605	1,680,330,339
N	853	1,856	98	3,346	566	515	94	2,171	1,351,816	764,999	3.0	998	837,849	690,000	981	774,347	650,000	62%	90%	72%	2.0	0.7	3,304	1,878	2,191	1,688,662,019
Q	816	2,302	43	6,839	1,173	915	94	4,657	767,814	618,000	5.8	924	733,185	677,500	888	742,991	685,500	95%	110%	57%	4.4	2.6	4,746	1,697	1,842	1,343,459,220
A	2,423	5,903	295	14,178	2,686	1,886	529	9,077	1,041,737	660,000	3.7	3,164	740,017	625,000	3,080	725,251	605,000	71%	95%	71%	1.8	0.5	11,766	5,820	6,638	4,712,451,578
O	2,144	4,589	0	11,759	1,460	1,435	1,432	7,432	1,229,089	629,000	4.1	2,378	N/A	N/A	2,220	695,796	499,000	N/A	N/A	82%	-40.5	0.4	8,969	4,619	4,825	3,357,215,700
T	4,567	10,492	295	25,937	4,146	3,321	1,961	16,509	1,126,079	649,999	3.9	5,542	N/A	N/A	5,300	712,913	575,000	N/A	N/A	76%	-15.9	0.4	20,735	10,439	11,463	8,069,667,278

NOTE: Beginning with the January 2021 report, all Brooklyn and out of area listing and sales activity will be collectively reported in the new O field. This change may inadvertently affect some numbers previously reported. Beginning January 2022, the Zone Activity report will be recalculated each month to reflect the most current numbers for up to 3 months of previously reported activity.