

OneKey[®] MLS



REAL ESTATE MARKET UPDATE - DECEMBER 2023

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Long Island Housing Data for December 2023*

Category	Dec-23	Nov-23	% Change	Dec-22	% Change
Long Island Median Home Price	\$ 650,000	\$ 650,000	0.00%	\$ 600,000	8.30%
Contracted (Pending) Median Home Price	\$ 640,000	\$ 632,500	1.20%	\$ 579,000	10.50%
Monthly Closed Sales Activity	2,419	2,540	-4.80%	2,842	-14.90%
Monthly Contracted Sales Activity	2,138	2,434	-12.20%	2,057	3.90%
Available Residential Inventory	8,126	9,453	-14.00%	9,667	-15.90%

The December 2023 closed median home price for Long Island, which includes Nassau, Suffolk, and Queens housing data recorded on OneKey[®] MLS, was \$650,000, which represents an increase of 8.30% as compared to last year's reported median home price in November 2022. Nassau County reported a \$705,000 closed median home price in December, representing an increase of 8.50% as compared to the \$650,000 reported on the MLS last year. Suffolk County reported a closed median home price of \$595,000, representing an increase of 9.60% from \$543,000 reported on the MLS in December 2022. Queens reported a closed median home price of \$660,000, representing a decrease of 2.90% as compared to the closed median price reported on the MLS in December 2022 of \$680,000.

The total number of available residential listings in December 2023 on the MLS was 8,126, which is a decrease of 14.00% as compared to the reported available inventory in November 2023.

*Note that December 2023 market statistics were generated on January 8, 2024 and the numbers reported represent real-time, up-to-the-minute data. Statistics include these property types: 1 - 4 family, condo and co-op sales.

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