

Recent Sales

Palniview 120 Terminal Drive Industrial 20,000 2,500 1,17 \$167.50 77,12/2021 Massapequa 566 Broadway Office Medical 3,300 2,600 3265.15 7/14/2021 Freeport 215 Bulfalo Avenue Industrial 40,000 2,66 \$147.00 7/14/2021 Freeport 215 Bulfalo Avenue Industrial 31,000 1,04 \$120.97 7/14/2021 Bohemia 160 Wilbur Place Industrial 62,710 3,50 \$79.09 6/22/2021 Bohemia 160 Wilbur Place Industrial 62,710 3,50 \$79.09 6/22/2021 Bohemia 100 Wilbur Place Industrial 11,054 3,30 3,30 1,30 6/3/2021 Huntington Station 198 West Jericho Tumpike Industrial 11,054 6.3 3,339.91 6/3/2021 Hauppauge 295 Oser Avenue Industrial 11,054 6.3 3,339.91 6/3/2021 Bay Shore 31 Saxon Avenue Industrial 11,054 6.3 3,339.91 6/3/2021 Bay Shore 31 Saxon Avenue Industrial 14,000 700 1 \$100.00 6/1/2021 Bay Shore 215 Candlewood Road Industrial Flex 53,530 4,000 2,5 \$127.50 5/26/2021 Hauppauge 45 Engineers Road Industrial 20,000 2,00 2,00 5/18/2021 Hauppauge 45 Engineers Road Industrial 20,000 2,00 2,00 5/18/2021 Farmingdale 303 Smith Street Industrial 26,900 1,700 3,6 \$142.34 4/30/2021 Hauppauge 55 Marcus Bouleward Industrial 56,44 3 \$113.68 4/30/2021 Heidswille 147 West Cherry Street Industrial 49,000 3,000 1,37 \$118.02 4/16/2021 Freeport 225 Bulfalo Avenue Industrial 49,000 3,000 1,37 \$148.02 4/16/2021 Freeport 225 Bulfalo Avenue Industrial 49,000 3,000 3,000 3,000 4/16/2021 Freeport 37 Hanse Avenue Industrial 49,000 3,000 3,000 3,000 3,000 4/16/2021 Freeport 37 Hanse Avenue Industrial 49,000 3,0	City	Address	Property Type	Size SF	Office SF	Acres Total	Sold Price/SF	Sold Date
Commack 66-70 Austin Boulevard Industrial 40,000 2.66 \$147.00 7/14/2021	Plainview	120 Terminal Drive			2,500	1.17	\$167.50	7/22/2021
Freeport	Massapequa	566 Broadway	Office Medical	3,300		.50	\$265.15	7/14/2021
Hickswille	Commack	66-70 Austin Boulevard	Industrial	40,000		2.66	\$147.00	7/14/2021
Bohemia 160 Wilbur Place Industrial 62,710 3.50 \$79.09 6/22/201	Freeport	215 Buffalo Avenue	Industrial	31,000		1.04	\$120.97	7/12/2021
Woodbury 180-210 Crossways Park Office 24,000 1.86 \$152.08 6/18/2021 Port Washington 14 Maple Street Office 4,772 23 \$337.91 6/18/2021 Huntington Station 198 West Jerich Turnpike Industrial 11,004 .63 \$199.98 6/2/2021 Bay Shore 81 Saxon Avenue Industrial Flex 15,000 3,000 1.20 \$176.67 6/2/2021 Bay Shore 215 Candlewood Road Industrial Flex 53,530 4,000 2.5 \$127.50 5/28/2021 Plainview 206 Terminal Drive Industrial Clifice 17,720 7,500 1 \$158.00 5/28/2021 Hauppauge 45 Engineers Road Industrial 20,000 2.20 \$230.00 5/18/2021 Port Washington 36 Harbor Park Drive Industrial 24,300 1.93 3102.88 5/77/2021 Framingdale 303 Smith Street Industrial 25,604 3 5142.34 4/30/2021 Hauppauge 155 Marcus Boulevard	Hicksville	501-505 South Broadway	Office	9,292		.47	\$269.05	6/23/2021
Port Washington	Bohemia	160 Wilbur Place	Industrial	62,710		3.50	\$79.09	6/22/2021
Huntington Station	Woodbury	180-210 Crossways Park	Office	24,000		1.86	\$152.08	6/18/2021
Hauppauge	Port Washington	14 Maple Street	Office	4,772		.23	\$337.91	6/3/2021
Bay Shore 81 Saxon Avenue Industrial Flex 53,530 4,000 2.5 \$127,50 5/26/2021 Bay Shore 215 Candlewood Road Industrial Flex 53,530 4,000 2.5 \$127,50 5/26/2021 Plainview 206 Terminal Drive Industrial 20,000 2.20 \$230,00 5/18/2021 Hauppauge 45 Engineers Road Industrial 20,000 2.20 \$230,00 5/13/2021 Farmingdale 303 Smith Street Industrial 24,300 1,93 \$102.88 5/7/2021 Fort Washington 36 Harbor Park Drive Industrial 25,5484 3 \$156.80 4/30/2021 Hauppauge 155 Marcus Boulevard Industrial 25,900 2 \$126.55 4/30/2021 Roslyn Heights 71 Jane Street Office 6,485 22 \$138.78 4/21/2021 Freeport 225 Buffalo Avenue Industrial 43,000 3,400 1.37 \$248.00 4/16/2021 Hauppauge 503 Route 111 Office <t< td=""><td>Huntington Station</td><td>198 West Jericho Turnpike</td><td>Industrial</td><td>11,054</td><td></td><td>.63</td><td>\$189.98</td><td>6/2/2021</td></t<>	Huntington Station	198 West Jericho Turnpike	Industrial	11,054		.63	\$189.98	6/2/2021
Bay Shore 215 Candlewood Road Industrial Flex 53,530 4,000 2.5 \$127,50 5/26/2021 Plainview 206 Terminal Drive Industrial 20,000 1 \$158,01 5/18/2021 Hauppauge 45 Engineers Road Industrial 20,000 2.20 \$230,00 5/13/2021 Oid Bethpage 311 Winding Road Industrial 24,300 1,700 3.6 \$142,34 4/30/2021 Farmingdale 303 Smith Street Industrial 56,484 3 \$166,80 4/30/2021 Hauppauge 155 Marcus Boulevard Industrial 25,900 2 \$126,45 4/30/2021 Hicksville 147 West Cherry Street Office 6,485 22 \$138,78 4/21/2021 Freeport 225 Buffalo Avenue Industrial 13,000 3,400 1.37 \$118,02 4/16/2021 Hauppauge 503 Route 111 Office 4,80 2,000 .54 \$164,58 4/6/2021 Farmingdale 115 Allen Boulevard Industrial </td <td>Hauppauge</td> <td>295 Oser Avenue</td> <td>Industrial Flex</td> <td>15,000</td> <td>3,000</td> <td>1.20</td> <td>\$176.67</td> <td>6/2/2021</td>	Hauppauge	295 Oser Avenue	Industrial Flex	15,000	3,000	1.20	\$176.67	6/2/2021
Plainview 206 Terminal Drive Industrial Office 17,720 7,500 1 \$158.01 5/18/2021 Hauppauge 45 Engineers Road Industrial 20,000 2,20 \$230.00 5/13/2021 Farmingdale 303 Smith Street Industrial 24,300 1,93 \$102.88 5/7/2021 Farmingdale 303 Smith Street Industrial 55,484 3 \$102.84 4/30/2021 Fort Washington 36 Harbor Park Drive Industrial 55,484 3 \$156.80 4/30/2021 Hauppauge 165 Marcus Boulevard Industrial 25,900 2 \$126.45 4/30/2021 Roslyn Heights 71 Jane Street Industrial 30,000 10,000 1.32 \$113.33 4/29/2021 Freeport 225 Buffalo Avenue Industrial 43,000 3,400 1.37 \$118.02 4/16/2021 Mineola 99 Cottage Place Industrial 43,000 3,400 1.37 \$118.02 4/16/2021 Farmingdale 115 Allen Boulevard Industrial 43,000 3,000 .77 \$248.00 4/16/2021 Farmingdale 115 Allen Boulevard Industrial 9,600 2,000 .54 \$164.58 4/6/2021 Freeport 37 Hanse Avenue Industrial 15,947 .14 \$65.22 3/26/2021 Freeport 37 Hanse Avenue Industrial 15,947 .14 \$65.22 3/26/2021 Freeport 37 Hanse Avenue Industrial 15,947 .14 \$65.22 3/26/2021 Freeport 37 Hanse Avenue Industrial 15,947 .14 \$65.22 3/26/2021 Freeport 37 Hanse Avenue Industrial 38,956 .173 \$79.58 3/24/2021 Freeport 351 Larkfield Road Industrial 38,956 .173 \$79.58 3/24/2021 Freeport 351 Larkfield Road Industrial 38,956 .173 \$79.58 3/24/2021 Freeport 361 Larkfield Road Industrial 33,540 7,893 2.45 \$163.69 3/16/2021 Freeport 37 Larkfield Road Office Roslyn 45 Lumber Road Office 3,720 .137 \$1070.80 3/11/2021 Freeport 300 Vindsor Place Industrial 33,540 7,893 2.45 \$163.69 3/16/2021 Freeport 300 Vindsor Place Industrial 30,500 .381 \$342.08 3/16/2021 Freeport 300 Vindsor Place Industrial 30,500 .381 \$342.08 3/16/2021 Freeport 300 Vindsor Place Industrial 30,500 .381	Bay Shore	81 Saxon Avenue	Industrial	14,000	700	1	\$100.00	6/1/2021
Hauppauge	Bay Shore	215 Candlewood Road	Industrial Flex	53,530	4,000	2.5	\$127.50	5/26/2021
Did Bethpage 311 Winding Road Industrial 24,300 1,93 \$102.88 5/7/2021 Farmingdale 303 Smith Street Industrial Office 96,600 1,700 3.6 \$142.34 4/30/2021 Augustrial Office 96,600 1,700 3.6 \$142.34 4/30/2021 Augustrial 25,900 2 \$126.45 4/30/2021 Augustrial 25,900 2 \$138.78 4/21/2021 Augustrial 43,000 3,000 1,32 \$113.33 4/29/2021 Augustrial 43,000 3,400 1,37 \$118.02 4/16/2021 Augustrial 43,000 3,400 1,37 \$118.02 4/16/2021 Augustrial 43,000 3,000 .77 \$248.00 4/16/2021 Augustrial 43,000 2,000 .54 \$184.58 4/6/2021 Augustrial 43,000 2,000 .54 \$184.58 4/6/2021 Augustrial 40,000 3,000 .77 \$306.45 3/26/2021 Augustrial 40,000 3,000	Plainview	206 Terminal Drive	Industrial Office	17,720	7,500	1	\$158.01	5/18/2021
Farmingdale 303 Smith Street Industrial Office 96,600 1,700 3.6 \$142.34 4/30/2021	Hauppauge	45 Engineers Road	Industrial	20,000		2.20	\$230.00	5/13/2021
Port Washington 36 Harbor Park Drive Industrial 55,484 3 \$156.80 4/30/2021 Hauppauge 155 Marcus Boulevard Industrial 25,900 2 \$126.45 4/30/2021 Roslyn Heights 71 Jane Street Industrial 30,000 10,000 1.32 \$113.33 4/29/2021 Hicksville 147 West Cherry Street Office 6,485 .22 \$138.78 4/21/2021 Freeport 225 Buffalo Avenue Industrial 43,000 3,400 1.37 \$118.02 4/16/2021 Mineola 99 Cottage Place Industrial 13,000 3,000 .77 \$248.00 4/16/2021 Farmingdale 115 Allen Boulevard Industrial 9,600 2,000 .54 \$164.58 4/6/2021 Hauppauge 503 Route 111 Office 3,100 1.07 \$306.45 3/26/2021 Freeport 37 Hanse Avenue Industrial 15,947 .14 \$65.22 3/25/2021 Mineola 80 East Old Country Road Office <td>Old Bethpage</td> <td>311 Winding Road</td> <td>Industrial</td> <td>24,300</td> <td></td> <td>1.93</td> <td>\$102.88</td> <td>5/7/2021</td>	Old Bethpage	311 Winding Road	Industrial	24,300		1.93	\$102.88	5/7/2021
Hauppauge	Farmingdale	303 Smith Street	Industrial Office	96,600	1,700	3.6	\$142.34	4/30/2021
Roslyn Heights 71 Jane Street Industrial 30,000 10,000 1.32 \$113.33 4/29/2021 Hicksville 147 West Cherry Street Office 6,485 .22 \$138.78 4/21/2021 Freeport 225 Buffalo Avenue Industrial 43,000 3,400 1.37 \$118.02 4/16/2021 Mineola 99 Cottage Place Industrial 13,000 3,000 .77 \$248.00 4/16/2021 Farmingdale 115 Allen Boulevard Industrial 9,600 2,000 .54 \$164.58 4/6/2021 Hauppauge 503 Route 111 Office 3,100 1.07 \$306.45 3/26/2021 Freeport 37 Hanse Avenue Industrial 15,947 1.14 \$66.22 3/25/2021 Mineola 80 East Old Country Road Office 4,800 .09 \$322.92 3/25/2021 Hempstead 129 Jackson Street Office 8,600 .11 \$116.28 3/24/2021 Glen Head 180 Glen Head Road Industrial	Port Washington	36 Harbor Park Drive	Industrial	55,484		3	\$156.80	4/30/2021
Hicksville	Hauppauge	155 Marcus Boulevard	Industrial	25,900		2	\$126.45	4/30/2021
Freeport 225 Buffalo Avenue Industrial 43,000 3,400 1.37 \$118.02 4/16/2021 Mineola 99 Cottage Place Industrial 13,000 3,000 .77 \$248.00 4/16/2021 Farmingdale 115 Allen Boulevard Industrial 9,600 2,000 .54 \$164.58 4/6/2021 Hauppauge 503 Route 111 Office 3,100 .00 .54 \$164.58 4/6/2021 Freeport 37 Hanse Avenue Industrial 15,947 .14 \$65.22 3/25/2021 Mineola 80 East Old Country Road Office 4,800 .09 \$322.92 3/25/2021 Hempstead 129 Jackson Street Office 8,600 .11 \$116.28 3/24/2021 Glen Head 180 Glen Head Road Industrial 38,956 .173 \$79.58 3/24/2021 East Northport 351 Larkfield Road Office Retail 10,700 .67 \$89.72 3/19/2021 Central Islip 100 Windsor Place Industrial	Roslyn Heights	71 Jane Street	Industrial	30,000	10,000	1.32	\$113.33	4/29/2021
Mineola 99 Cottage Place Industrial 13,000 3,000 .77 \$248.00 4/16/2021 Farmingdale 115 Allen Boulevard Industrial 9,600 2,000 .54 \$164.58 4/6/2021 Hauppauge 503 Route 111 Office 3,100 1.07 \$306.45 3/26/2021 Freeport 37 Hanse Avenue Industrial 15,947 .14 \$65.22 3/25/2021 Mineola 80 East Old Country Road Office 4,800 .09 \$322.92 3/25/2021 Hempstead 129 Jackson Street Office 8,600 .11 \$116.28 3/24/2021 Glen Head 180 Glen Head Road Industrial 38,956 1.73 \$79.58 3/24/2021 East Northport 351 Larkfield Road Office Retail 10,700 .67 \$89.72 3/18/2021 Central Islip 100 Windsor Place Industrial 36,352 3.22 \$314.22 3/18/2021 Roslyn 45 Lumber Road Office 5,720 1.37 \$	Hicksville	147 West Cherry Street	Office	6,485		.22	\$138.78	4/21/2021
Farmingdale 115 Allen Boulevard Industrial 9,600 2,000 .54 \$164.58 4/6/2021 Hauppauge 503 Route 111 Office 3,100 1.07 \$306.45 3/26/2021 Freeport 37 Hanse Avenue Industrial 15,947 .14 \$65.22 3/25/2021 Mineola 80 East Old Country Road Office 4,800 .09 \$322.92 3/25/2021 Hempstead 129 Jackson Street Office 8,600 .11 \$116.28 3/24/2021 Glen Head 180 Glen Head Road Industrial 38,956 1.73 \$79.58 3/24/2021 East Northport 351 Larkfield Road Office Retail 10,700 .67 \$89.72 3/19/2021 Central Islip 100 Windsor Place Industrial 7,638 3.22 \$314.22 3/18/2021 Roslyn 45 Lumber Road Office 5,720 1.37 \$1070.80 3/11/2021 Roslyn 45 Lumber Road Office 5,720 1.34 \$342.08 3/10/2	Freeport	225 Buffalo Avenue	Industrial	43,000	3,400	1.37	\$118.02	4/16/2021
Hauppauge 503 Route 111 Office 3,100 1.07 \$306.45 3/26/2021 Freeport 37 Hanse Avenue Industrial 15,947 .14 \$65.22 3/25/2021 Mineola 80 East Old Country Road Office 4,800 .09 \$322.92 3/25/2021 Hempstead 129 Jackson Street Office 8,600 .11 \$116.28 3/24/2021 Glen Head 180 Glen Head Road Industrial 38,956 1.73 \$79.58 3/24/2021 East Northport 351 Larkfield Road Office Retail 10,700 .67 \$89.72 3/19/2021 Central Islip 100 Windsor Place Industrial 7,638 3.22 \$314.22 3/18/2021 Hauppauge 10 Commerce Drive Industrial 33,540 7,893 2.45 \$163.69 3/16/2021 Roslyn 45 Lumber Road Office 5,720 1.37 \$1070.80 3/11/2021 Bohemia 3040 Veterans Memorial Industrial 16,500 1,650 3.81	Mineola	99 Cottage Place	Industrial	13,000	3,000	.77	\$248.00	4/16/2021
Freeport 37 Hanse Avenue Industrial 15,947 .14 \$65.22 3/25/2021 Mineola 80 East Old Country Road Office 4,800 .09 \$322.92 3/25/2021 Hempstead 129 Jackson Street Office 8,600 .11 \$116.28 3/24/2021 Glen Head 180 Glen Head Road Industrial 38,956 1.73 \$79.58 3/24/2021 East Northport 351 Larkfield Road Office Retail 10,700 .67 \$89.72 3/19/2021 Central Islip 100 Windsor Place Industrial 7,638 3.22 \$314.22 3/18/2021 Hauppauge 10 Commerce Drive Industrial 7,638 3.22 \$314.22 3/18/2021 Roslyn 45 Lumber Road Office 5,720 1.37 \$1070.80 3/11/2021 Bohemia 3040 Veterans Memorial Industrial 7,016 3.81 \$342.08 3/10/2021 West Babylon 121-125 Nancy Street Industrial 16,500 1,650 .83 \$114.8	Farmingdale	115 Allen Boulevard	Industrial	9,600	2,000	.54	\$164.58	4/6/2021
Mineola 80 East Old Country Road Office 4,800 .09 \$322.92 3/25/2021 Hempstead 129 Jackson Street Office 8,600 .11 \$116.28 3/24/2021 Glen Head 180 Glen Head Road Industrial 38,956 1.73 \$79.58 3/24/2021 East Northport 351 Larkfield Road Office Retail 10,700 .67 \$89.72 3/19/2021 Central Islip 100 Windsor Place Industrial 7,638 3.22 \$314.22 3/18/2021 Hauppauge 10 Commerce Drive Industrial 33,540 7,893 2.45 \$163.69 3/16/2021 Roslyn 45 Lumber Road Office 5,720 1.37 \$1070.80 3/11/2021 Bohemia 3040 Veterans Memorial Industrial 7,016 3.81 \$342.08 3/10/2021 West Babylon 121-125 Nancy Street Industrial 16,500 1,650 .83 \$114.85 3/9/2021 Syosset 87 Cold Spring Road Office 3,720 .48 </td <td>Hauppauge</td> <td>503 Route 111</td> <td>Office</td> <td>3,100</td> <td></td> <td>1.07</td> <td>\$306.45</td> <td>3/26/2021</td>	Hauppauge	503 Route 111	Office	3,100		1.07	\$306.45	3/26/2021
Hempstead 129 Jackson Street Office 8,600 .11 \$116.28 3/24/2021 Glen Head 180 Glen Head Road Industrial 38,956 1.73 \$79.58 3/24/2021 East Northport 351 Larkfield Road Office Retail 10,700 .67 \$89.72 3/19/2021 Central Islip 100 Windsor Place Industrial 7,638 3.22 \$314.22 3/18/2021 Hauppauge 10 Commerce Drive Industrial 7,638 2.45 \$163.69 3/16/2021 Roslyn 45 Lumber Road Office 5,720 1.37 \$1070.80 3/11/2021 Bohemia 3040 Veterans Memorial Industrial 7,016 3.81 \$342.08 3/10/2021 Plainview 1 Ames Court Office 36,852 1.34 \$57.66 3/10/2021 West Babylon 121-125 Nancy Street Industrial 16,500 1,650 83 \$114.85 3/9/2021 Syosset 87 Cold Spring Road Office 3,720 48 \$389.78	Freeport	37 Hanse Avenue	Industrial	15,947		.14	\$65.22	3/25/2021
Glen Head 180 Glen Head Road Industrial 38,956 1.73 \$79.58 3/24/2021 East Northport 351 Larkfield Road Office Retail 10,700 .67 \$89.72 3/19/2021 Central Islip 100 Windsor Place Industrial 7,638 3.22 \$314.22 3/18/2021 Hauppauge 10 Commerce Drive Industrial 33,540 7,893 2.45 \$163.69 3/16/2021 Roslyn 45 Lumber Road Office 5,720 1.37 \$1070.80 3/11/2021 Bohemia 3040 Veterans Memorial Industrial 7,016 3.81 \$342.08 3/10/2021 Plainview 1 Ames Court Office 36,852 1.34 \$57.66 3/10/2021 West Babylon 121-125 Nancy Street Industrial 16,500 1,650 .83 \$114.85 3/9/2021 Syosset 87 Cold Spring Road Office 3,720 .48 \$389.78 3/5/2021 Ronkonkoma 3355 Veterans Highway Office 20,000 1.93	Mineola	80 East Old Country Road	Office	4,800		.09	\$322.92	3/25/2021
East Northport 351 Larkfield Road Office Retail 10,700 .67 \$89.72 3/19/2021 Central Islip 100 Windsor Place Industrial 7,638 3.22 \$314.22 3/18/2021 Hauppauge 10 Commerce Drive Industrial 33,540 7,893 2.45 \$163.69 3/16/2021 Roslyn 45 Lumber Road Office 5,720 1.37 \$1070.80 3/11/2021 Bohemia 3040 Veterans Memorial Industrial 7,016 3.81 \$342.08 3/10/2021 Plainview 1 Ames Court Office 36,852 1.34 \$57.66 3/10/2021 West Babylon 121-125 Nancy Street Industrial 16,500 1,650 .83 \$114.85 3/9/2021 Syosset 87 Cold Spring Road Office 3,720 .48 \$389.78 3/5/2021 Ronkonkoma 3355 Veterans Highway Office 20,000 1.93 \$112.50 2/25/2021 Garden City 585 Commercial Avenue Industrial 11,900 3,50	Hempstead	129 Jackson Street	Office	8,600		.11	\$116.28	3/24/2021
Central Islip 100 Windsor Place Industrial 7,638 3.22 \$314.22 3/18/2021 Hauppauge 10 Commerce Drive Industrial 33,540 7,893 2.45 \$163.69 3/16/2021 Roslyn 45 Lumber Road Office 5,720 1.37 \$1070.80 3/11/2021 Bohemia 3040 Veterans Memorial Industrial 7,016 3.81 \$342.08 3/10/2021 Plainview 1 Ames Court Office 36,852 1.34 \$57.66 3/10/2021 West Babylon 121-125 Nancy Street Industrial 16,500 1,650 .83 \$114.85 3/9/2021 Syosset 87 Cold Spring Road Office 3,720 .48 \$389.78 3/5/2021 Ronkonkoma 3355 Veterans Highway Office 20,000 1.93 \$112.50 2/25/2021 Garden City 585 Commercial Avenue Industrial 11,900 3,500 .37 \$222.69 2/24/2021 Farmingdale 75 Broadhollow Road Industrial 21,392 <td>Glen Head</td> <td>180 Glen Head Road</td> <td>Industrial</td> <td>38,956</td> <td></td> <td>1.73</td> <td>\$79.58</td> <td>3/24/2021</td>	Glen Head	180 Glen Head Road	Industrial	38,956		1.73	\$79.58	3/24/2021
Hauppauge 10 Commerce Drive Industrial 33,540 7,893 2.45 \$163.69 3/16/2021 Roslyn 45 Lumber Road Office 5,720 1.37 \$1070.80 3/11/2021 Bohemia 3040 Veterans Memorial Industrial 7,016 3.81 \$342.08 3/10/2021 Plainview 1 Ames Court Office 36,852 1.34 \$57.66 3/10/2021 West Babylon 121-125 Nancy Street Industrial 16,500 1,650 .83 \$114.85 3/9/2021 Syosset 87 Cold Spring Road Office 3,720 .48 \$389.78 3/5/2021 Ronkonkoma 3355 Veterans Highway Office 20,000 1.93 \$112.50 2/225/2021 Garden City 585 Commercial Avenue Industrial 11,900 3,500 .37 \$222.69 2/24/2021 Hempstead 226 Clinton Street Office 20,131 1.32 \$134.12 2/23/2021 Farmingdale 75 Broadhollow Road Industrial 4,840	East Northport	351 Larkfield Road	Office Retail	10,700		.67	\$89.72	3/19/2021
Roslyn 45 Lumber Road Office 5,720 1.37 \$1070.80 3/11/2021 Bohemia 3040 Veterans Memorial Industrial 7,016 3.81 \$342.08 3/10/2021 Plainview 1 Ames Court Office 36,852 1.34 \$57.66 3/10/2021 West Babylon 121-125 Nancy Street Industrial 16,500 1,650 .83 \$114.85 3/9/2021 Syosset 87 Cold Spring Road Office 3,720 .48 \$389.78 3/5/2021 Ronkonkoma 3355 Veterans Highway Office 20,000 1.93 \$112.50 2/25/2021 Garden City 585 Commercial Avenue Industrial 11,900 3,500 .37 \$222.69 2/24/2021 Hempstead 226 Clinton Street Office 20,131 1.32 \$134.12 2/23/2021 Farmingdale 75 Broadhollow Road Industrial Retail 21,392 .97 \$161.28 2/5/2021 Amityville 70 Mill Street Industrial 4,840 1,200	Central Islip	100 Windsor Place	Industrial	7,638		3.22	\$314.22	3/18/2021
Bohemia 3040 Veterans Memorial Industrial 7,016 3.81 \$342.08 3/10/2021 Plainview 1 Ames Court Office 36,852 1.34 \$57.66 3/10/2021 West Babylon 121-125 Nancy Street Industrial 16,500 1,650 .83 \$114.85 3/9/2021 Syosset 87 Cold Spring Road Office 3,720 .48 \$389.78 3/5/2021 Ronkonkoma 3355 Veterans Highway Office 20,000 1.93 \$112.50 2/25/2021 Garden City 585 Commercial Avenue Industrial 11,900 3,500 .37 \$222.69 2/24/2021 Hempstead 226 Clinton Street Office 20,131 1.32 \$134.12 2/23/2021 Farmingdale 75 Broadhollow Road Industrial Retail 21,392 .97 \$161.28 2/5/2021 Amityville 70 Mill Street Industrial 4,840 1,200 \$146.69 2/3/2021 Melville 126 Spagnoli Road Industrial 43,560 21,	Hauppauge	10 Commerce Drive	Industrial	33,540	7,893	2.45	\$163.69	3/16/2021
Plainview 1 Ames Court Office 36,852 1.34 \$57.66 3/10/2021 West Babylon 121-125 Nancy Street Industrial 16,500 1,650 .83 \$114.85 3/9/2021 Syosset 87 Cold Spring Road Office 3,720 .48 \$389.78 3/5/2021 Ronkonkoma 3355 Veterans Highway Office 20,000 1.93 \$112.50 2/25/2021 Garden City 585 Commercial Avenue Industrial 11,900 3,500 .37 \$222.69 2/24/2021 Hempstead 226 Clinton Street Office 20,131 1.32 \$134.12 2/23/2021 Farmingdale 75 Broadhollow Road Industrial Retail 21,392 .97 \$161.28 2/5/2021 Amityville 70 Mill Street Industrial 4,840 1,200 \$146.69 2/3/2021 Melville 126 Spagnoli Road Industrial 43,560 21,000 3 \$185.95 1/28/2021 Huntington 155 West Carver Street Office 4,000<	Roslyn	45 Lumber Road	Office	5,720		1.37	\$1070.80	3/11/2021
West Babylon 121-125 Nancy Street Industrial 16,500 1,650 .83 \$114.85 3/9/2021 Syosset 87 Cold Spring Road Office 3,720 .48 \$389.78 3/5/2021 Ronkonkoma 3355 Veterans Highway Office 20,000 1.93 \$112.50 2/25/2021 Garden City 585 Commercial Avenue Industrial 11,900 3,500 .37 \$222.69 2/24/2021 Hempstead 226 Clinton Street Office 20,131 1.32 \$134.12 2/23/2021 Farmingdale 75 Broadhollow Road Industrial Retail 21,392 .97 \$161.28 2/5/2021 Amityville 70 Mill Street Industrial 4,840 1,200 \$146.69 2/3/2021 Melville 126 Spagnoli Road Industrial 43,560 21,000 3 \$185.95 1/28/2021 Huntington 155 West Carver Street Office 4,000 .06 \$300.00 1/28/2021	Bohemia	3040 Veterans Memorial	Industrial	7,016		3.81	\$342.08	3/10/2021
Syosset 87 Cold Spring Road Office 3,720 .48 \$389.78 3/5/2021 Ronkonkoma 3355 Veterans Highway Office 20,000 1.93 \$112.50 2/25/2021 Garden City 585 Commercial Avenue Industrial 11,900 3,500 .37 \$222.69 2/24/2021 Hempstead 226 Clinton Street Office 20,131 1.32 \$134.12 2/23/2021 Farmingdale 75 Broadhollow Road Industrial Retail 21,392 .97 \$161.28 2/5/2021 Amityville 70 Mill Street Industrial 4,840 1,200 \$146.69 2/3/2021 Melville 126 Spagnoli Road Industrial 43,560 21,000 3 \$185.95 1/28/2021 Huntington 155 West Carver Street Office 4,000 .06 \$300.00 1/28/2021	Plainview	1 Ames Court	Office	36,852		1.34	\$57.66	3/10/2021
Ronkonkoma 3355 Veterans Highway Office 20,000 1.93 \$112.50 2/25/2021 Garden City 585 Commercial Avenue Industrial 11,900 3,500 .37 \$222.69 2/24/2021 Hempstead 226 Clinton Street Office 20,131 1.32 \$134.12 2/23/2021 Farmingdale 75 Broadhollow Road Industrial Retail 21,392 .97 \$161.28 2/5/2021 Amityville 70 Mill Street Industrial 4,840 1,200 \$146.69 2/3/2021 Melville 126 Spagnoli Road Industrial 43,560 21,000 3 \$185.95 1/28/2021 Huntington 155 West Carver Street Office 4,000 .06 \$300.00 1/28/2021	West Babylon	121-125 Nancy Street	Industrial	16,500	1,650	.83	\$114.85	3/9/2021
Garden City 585 Commercial Avenue Industrial 11,900 3,500 .37 \$222.69 2/24/2021 Hempstead 226 Clinton Street Office 20,131 1.32 \$134.12 2/23/2021 Farmingdale 75 Broadhollow Road Industrial Retail 21,392 .97 \$161.28 2/5/2021 Amityville 70 Mill Street Industrial 4,840 1,200 \$146.69 2/3/2021 Melville 126 Spagnoli Road Industrial 43,560 21,000 3 \$185.95 1/28/2021 Huntington 155 West Carver Street Office 4,000 .06 \$300.00 1/28/2021	Syosset	87 Cold Spring Road	Office	3,720		.48	\$389.78	3/5/2021
Hempstead 226 Clinton Street Office 20,131 1.32 \$134.12 2/23/2021 Farmingdale 75 Broadhollow Road Industrial Retail 21,392 .97 \$161.28 2/5/2021 Amityville 70 Mill Street Industrial 4,840 1,200 \$146.69 2/3/2021 Melville 126 Spagnoli Road Industrial 43,560 21,000 3 \$185.95 1/28/2021 Huntington 155 West Carver Street Office 4,000 .06 \$300.00 1/28/2021	Ronkonkoma	3355 Veterans Highway	Office	20,000		1.93	\$112.50	2/25/2021
Farmingdale 75 Broadhollow Road Industrial Retail 21,392 .97 \$161.28 2/5/2021 Amityville 70 Mill Street Industrial 4,840 1,200 \$146.69 2/3/2021 Melville 126 Spagnoli Road Industrial 43,560 21,000 3 \$185.95 1/28/2021 Huntington 155 West Carver Street Office 4,000 .06 \$300.00 1/28/2021	Garden City	585 Commercial Avenue	Industrial	11,900	3,500	.37	\$222.69	2/24/2021
Amityville 70 Mill Street Industrial 4,840 1,200 \$146.69 2/3/2021 Melville 126 Spagnoli Road Industrial 43,560 21,000 3 \$185.95 1/28/2021 Huntington 155 West Carver Street Office 4,000 .06 \$300.00 1/28/2021	Hempstead	226 Clinton Street	Office	20,131		1.32	\$134.12	2/23/2021
Melville 126 Spagnoli Road Industrial 43,560 21,000 3 \$185.95 1/28/2021 Huntington 155 West Carver Street Office 4,000 .06 \$300.00 1/28/2021	Farmingdale	75 Broadhollow Road	Industrial Retail	21,392		.97	\$161.28	2/5/2021
Huntington 155 West Carver Street Office 4,000 .06 \$300.00 1/28/2021	Amityville	70 Mill Street	Industrial	4,840	1,200		\$146.69	2/3/2021
	Melville	126 Spagnoli Road	Industrial	43,560	21,000	3	\$185.95	1/28/2021
Holtsville 700 Furrows Road Industrial 125,000 15,000 11.25 \$128.20 1/21/2021	Huntington	155 West Carver Street	Office	4,000		.06	\$300.00	1/28/2021
	Holtsville	700 Furrows Road	Industrial	125,000	15,000	11.25	\$128.20	1/21/2021



Recent Sales

City	Address	Property Type	Size SF	Office SF	Acres Total	Sold Price/SF	Sold Date
Huntington	158 East Main Street	Office	8,600		.60	\$270.35	1/19/2021
West Babylon	41 Otis Street	Industrial	7,000	700	.44	\$172.86	1/6/2021
Port Washington	40 Seaview Boulevard	Industrial	33,000		1.88	\$189.39	1/6/2021
Plainview	111 Express Street	Office	15,000		1.05	\$230.00	1/5/2021
Floral Park	199 Jericho Turnpike	Office	28,440		.53	\$174.05	12/30/2020
Bohemia	116 Wilbur Place	Industrial	90,371	14,000	6.11	\$156.00	12/30/2020
Deer Park	1 Burt Drive	Industrial	65,000		2.70	\$161.54	12/30/2020
Garden City	1461 Franklin Avenue	Office	10,106		.46	\$336.43	12/29/2020
Plainview	175 Sunnyside Boulevard	Office	21,018		1.67	\$233.13	12/28/2020
Deer Park	91 North Industry Court	Industrial	70,231		4	\$133.45	12/23/2020
Great Neck	1010 Northern Boulevard	Office	154,425		2.75	\$494.74	12/22/2020
Woodbury	250 Crossways Park Drive	Office	60,000		5.5	\$208.33	12/22/2020
Plainview	121 Express Street	Industrial	25,902	8,063	1.48	\$183.38	12/16/2020
Deer Park	95 Brook Avenue	Industrial	10,000		.57	\$160.00	12/9/2020
Plainview	111 East Ames Court	Industrial Office	17,954		1.01	\$151.78	11/24/2020
New Hyde Park	117 South Fourth Street	Industrial	22,498		.47	\$122.59	11/19/2020
Hicksville	311 - 313 West Old Country	Office	10,000		.16	\$244.00	11/17/2020
West Babylon	115 Otis Street	Industrial	4,256		100	\$176.22	11/16/2020
Farmingdale	550 Smith Street	Industrial	20,000	1,650	1	\$140.00	11/6/2020
Farmingdale	2045 Wellwood Avenue	Industrial	20,020	3,469	1	\$157.34	11/6/2020
Glen Head	1 Underhill Road	Office	14,500		.97	\$111.72	11/2/2020
East Meadow	1617 Front Street	Office	2,604		.18	\$115.21	10/30/2020
Farmingdale	270 Route 109	Industrial	6,290	600	.26	\$166.14	10/30/2020
Lake Success	1979 Marcus Avenue	Office	348,500		8.64	\$174.32	10/29/2020
Hauppauge	300 New Highway	Industrial	111,734	65,987	12.8	\$219.27	10/20/2020
Bethpage	120 Hicksville Road	Office Medical	12,500		0.85	\$190.00	10/15/2020
Carle Place	346 Westbury Avenue	Office	15,645		0.69	\$159.80	10/15/2020
Islandia	11 Oval Drive	Office	61,968		5.8	\$81.49	10/14/2020
East Meadow	1640 Hempstead Turnpike	Office	150,000		2.54	\$98.33	10/12/2020
Port Washington	26 Valley Road	Industrial	9,800		.397	\$127.55	10/10/2020
Amityville	10 Edison Street	Industrial	34,600		1.4	\$43.36	10/1/2020
Copiague	132 Lincoln Street	Industrial	18,500	3,711	.679	\$98.02	10/1/2020
Amityville	13 Edison Street East	Industrial	61,585		2.54	\$101.49	10/1/2020
Amityville	369 Bayview Avenue	Industrial	38,752		1.84	\$75.51	10/1/2020
Mineola	70 East Second Street	Industrial	9,240	3,049	.127	\$151.52	9/30/2020
Mineola	100 East Old Country Road	Office	25,000		.23	\$170.00	9/17/2020
Freeport	101 Albany Avenue	Industrial	8,642		.36	\$115.71	9/16/2020
Bellmore	2558 North Jerusalem	Industrial	14,692	3,569	.49	\$149.74	9/11/2020
Bay Shore	71-73 Cleveland Avenue	Industrial	8,000	1,200	.46	\$137.50	9/10/2020
Bohemia	4875 Sunrise Highway	Office	26,294		4.01	\$157.83	9/10/2020
Bay Shore	260 Montauk Highway	Office	11,312		.38	\$128.18	9/10/2020
Port Washington	7 Carey Place	Industrial	6,500	1,500	.30	\$230.77	9/3/2020
Lindenhurst	180 South Travis Street	Industrial	7,440		.45	\$94.09	8/31/2020
West Hempstead	300 Hempstead Turnpike	Office Retail	31,710		0.75	\$126.14	8/27/2020



Recent Sales

City	Address	Property Type	Size SF	Office SF	Acres Total	Sold Price/SF	Sold Date
Ronkonkoma	2153 Pond Road	Industrial	10,000	1,000	.79	\$127.50	8/25/2020
Freeport	155 West Merrick Road	Office Medical	16,000		.75	\$177.19	8/19/2020
Hauppauge	350 Kennedy Drive	Industrial	47,517	17,581	4.489	\$157.84	8/6/2020
Melville	135 Maxess Road	Office	30,000		1.28	\$158.33	8/5/2020