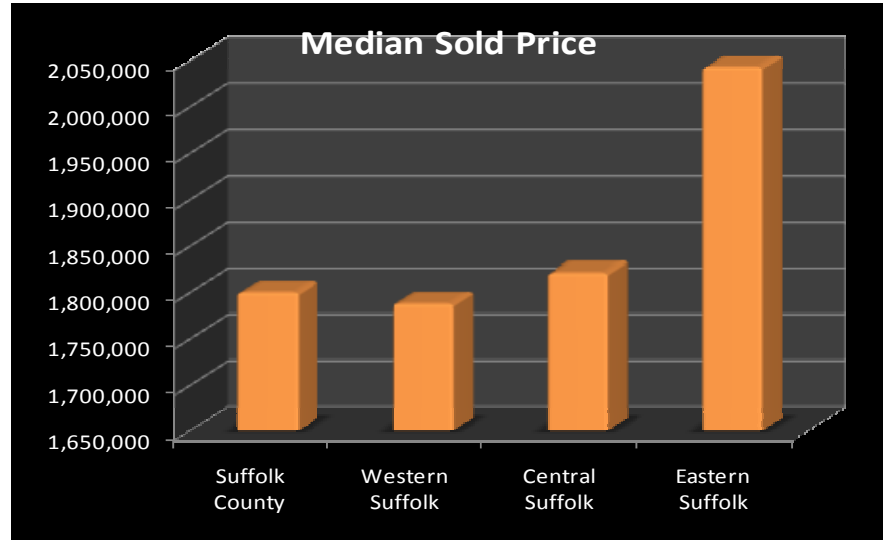
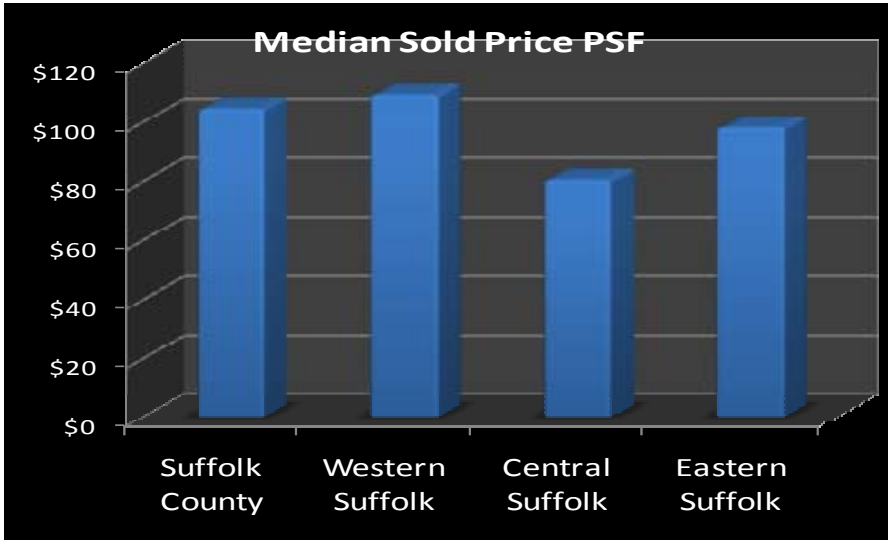
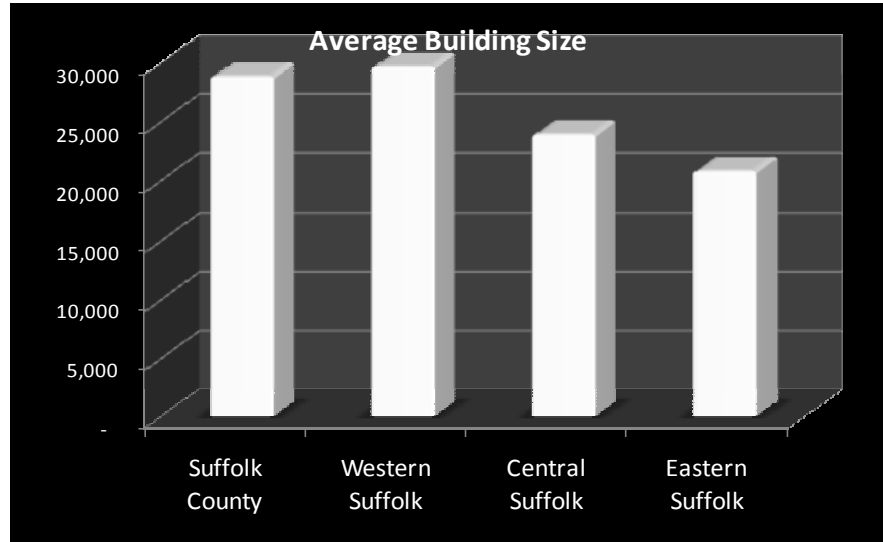
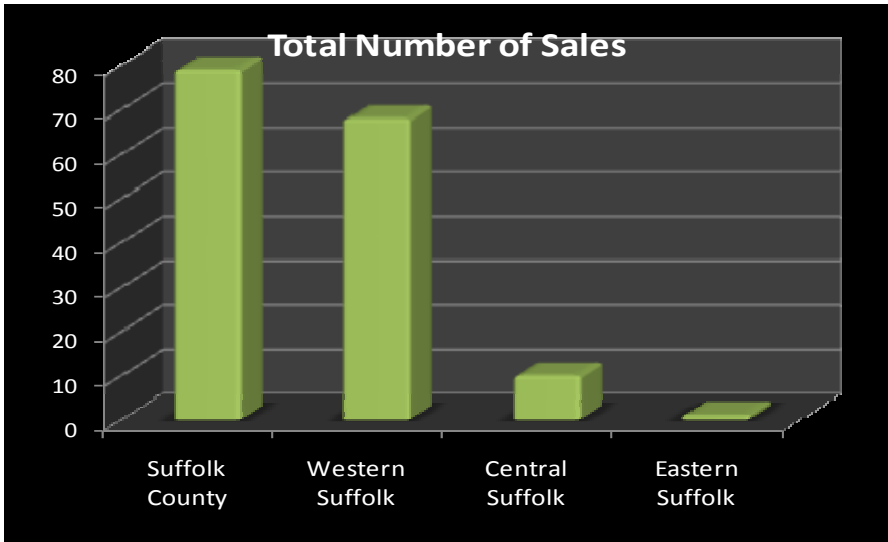




# INDUSTRIAL SALES REPORT SUFFOLK COUNTY LATEST TWELVE MONTHS

## Buildings Sold by Submarket



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# Buildings Sold by City

<b>Amityville</b>	Total Number of Sales	5	<b>Central Islip</b>	Total Number of Sales	2	<b>East Northport</b>	Total Number of Sales	1
	Square Foot Range - Min	10,970		Square Foot Range - Min	40,000		Square Foot Range - Min	10,100
	Square Foot Range - Max	46,465		Square Foot Range - Max	100,000		Square Foot Range - Max	10,100
	Average Building Size	26,163		Average Building Size	70,000		Average Building Size	10,100
	Median Building Size	22,628		Median Building Size	70,000		Median Building Size	10,100
	Median Sold Price PSF	\$ 81.97		Median Sold Price PSF	\$ 79.31		Median Sold Price PSF	\$ 146.04
	Median Sold Price \$	\$ 2,060,000		Median Sold Price \$	\$ 5,456,000		Median Sold Price \$	\$ 1,475,000
<b>Babylon</b>	Total Number of Sales	1	<b>Commack</b>	Total Number of Sales	3	<b>Farmingdale</b>	Total Number of Sales	4
	Square Foot Range - Min	40,000		Square Foot Range - Min	20,000		Square Foot Range - Min	10,000
	Square Foot Range - Max	40,000		Square Foot Range - Max	26,603		Square Foot Range - Max	17,338
	Average Building Size	40,000		Average Building Size	23,034		Average Building Size	14,600
	Median Building Size	40,000		Median Building Size	22,500		Median Building Size	15,530
	Median Sold Price PSF	\$ 58.13		Median Sold Price PSF	\$ 62.50		Median Sold Price PSF	\$ 101.14
	Median Sold Price \$	\$ 2,325,000		Median Sold Price \$	\$ 1,250,000		Median Sold Price \$	\$ 1,425,000
<b>Bay Shore</b>	Total Number of Sales	8	<b>Copiapue</b>	Total Number of Sales	7	<b>Hauppague</b>	Total Number of Sales	11
	Square Foot Range - Min	8,000		Square Foot Range - Min	5,600		Square Foot Range - Min	10,140
	Square Foot Range - Max	45,060		Square Foot Range - Max	15,000		Square Foot Range - Max	140,000
	Average Building Size	23,626		Average Building Size	9,460		Average Building Size	40,292
	Median Building Size	23,889		Median Building Size	9,607		Median Building Size	30,000
	Median Sold Price PSF	\$ 95.92		Median Sold Price PSF	\$ 108.18		Median Sold Price PSF	\$ 126.67
	Median Sold Price \$	\$ 2,008,571		Median Sold Price \$	\$ 889,000		Median Sold Price \$	\$ 4,000,000
<b>Bohemia</b>	Total Number of Sales	1	<b>Deer Park</b>	Total Number of Sales	9	<b>Holtsville</b>	Total Number of Sales	1
	Square Foot Range - Min	30,000		Square Foot Range - Min	7,200		Square Foot Range - Min	12,444
	Square Foot Range - Max	30,000		Square Foot Range - Max	46,500		Square Foot Range - Max	12,444
	Average Building Size	30,000		Average Building Size	20,037		Average Building Size	12,444
	Median Building Size	30,000		Median Building Size	17,500		Median Building Size	12,444
	Median Sold Price PSF	\$ 99.33		Median Sold Price PSF	\$ 116.39		Median Sold Price PSF	\$ 116.52
	Median Sold Price \$	\$ 2,980,000		Median Sold Price \$	\$ 1,590,000		Median Sold Price \$	\$ 1,450,000



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# Buildings Sold by City

<b>Huntington</b>	Total Number of Sales	1	<b>Melville</b>	Total Number of Sales	3	<b>Sayville</b>	Total Number of Sales	1
	Square Foot Range - Min	5,791		Square Foot Range - Min	129,574		Square Foot Range - Min	38,655
	Square Foot Range - Max	5,791		Square Foot Range - Max	186,000		Square Foot Range - Max	38,655
	Average Building Size	5,791		Average Building Size	155,191		Average Building Size	38,655
	Median Building Size	5,791		Median Building Size	150,000		Median Building Size	38,655
	Median Sold Price PSF	\$ 181.32		Median Sold Price PSF	\$ 59.97		Median Sold Price PSF	\$ 77.61
	Median Sold Price \$	\$ 1,050,000		Median Sold Price \$	\$ 9,371,842		Median Sold Price \$	\$ 3,000,000
<b>Lindenhurst</b>	Total Number of Sales	3	<b>Patchogue</b>	Total Number of Sales	1	<b>Smithtown</b>	Total Number of Sales	2
	Square Foot Range - Min	75		Square Foot Range - Min	50,208		Square Foot Range - Min	10,456
	Square Foot Range - Max	12,000		Square Foot Range - Max	50,208		Square Foot Range - Max	40,000
	Average Building Size	12,000		Average Building Size	50,208		Average Building Size	25,228
	Median Building Size	12,000		Median Building Size	50,208		Median Building Size	25,228
	Median Sold Price PSF	\$ 79.17		Median Sold Price PSF	\$ 104.57		Median Sold Price PSF	\$ 132.47
	Median Sold Price \$	\$ 950,000		Median Sold Price \$	\$ 5,250,000		Median Sold Price \$	\$ 2,650,000
<b>Mastic</b>	Total Number of Sales	1	<b>Quogue</b>	Total Number of Sales	1	<b>West Babylon</b>	Total Number of Sales	8
	Square Foot Range - Min	19,000		Square Foot Range - Min	7,398		Square Foot Range - Min	7,003
	Square Foot Range - Max	19,000		Square Foot Range - Max	7,398		Square Foot Range - Max	39,640
	Average Building Size	19,000		Average Building Size	7,398		Average Building Size	16,467
	Median Building Size	19,000		Median Building Size	7,398		Median Building Size	12,475
	Median Sold Price PSF	\$ 80.26		Median Sold Price PSF	\$ 162.21		Median Sold Price PSF	\$ 118.62
	Median Sold Price \$	\$ 1,525,000		Median Sold Price \$	\$ 1,200,000		Median Sold Price \$	\$ 1,200,000
<b>Medford</b>	Total Number of Sales	1	<b>Ronkonkoma</b>	Total Number of Sales	3	<b>Yaphank</b>	Total Number of Sales	1
	Square Foot Range - Min	5,529		Square Foot Range - Min	20,500		Square Foot Range - Min	26,365
	Square Foot Range - Max	5,529		Square Foot Range - Max	28,000		Square Foot Range - Max	26,365
	Average Building Size	5,529		Average Building Size	23,833		Average Building Size	26,365
	Median Building Size	5,529		Median Building Size	23,000		Median Building Size	26,365
	Median Sold Price PSF	\$ 149.21		Median Sold Price PSF	\$ 105.00		Median Sold Price PSF	\$ 102.41
	Median Sold Price \$	\$ 825,000		Median Sold Price \$	\$ 2,152,500		Median Sold Price \$	\$ 2,700,000

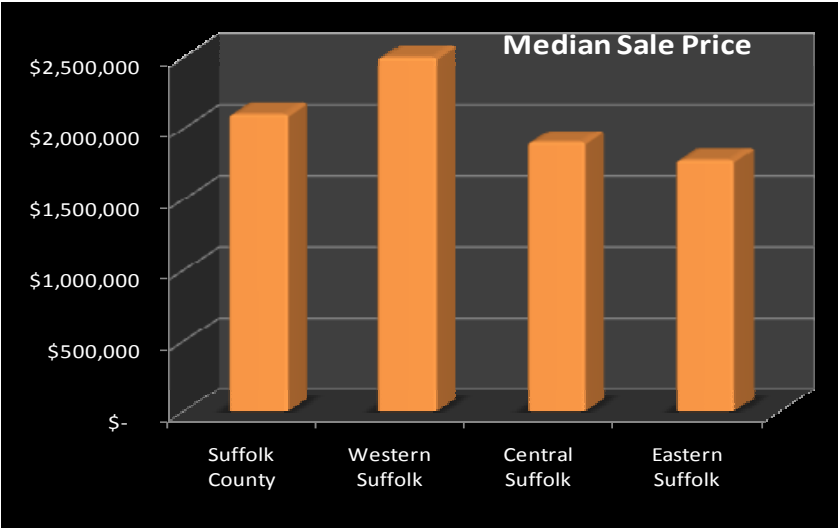
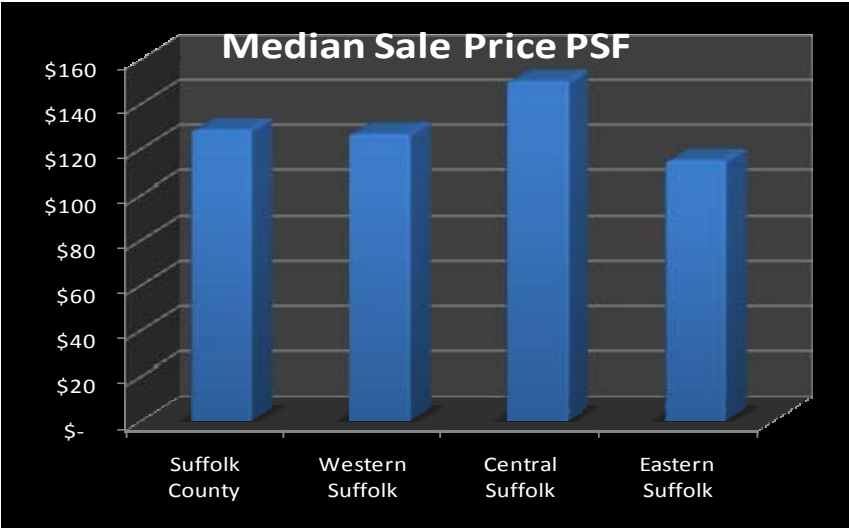
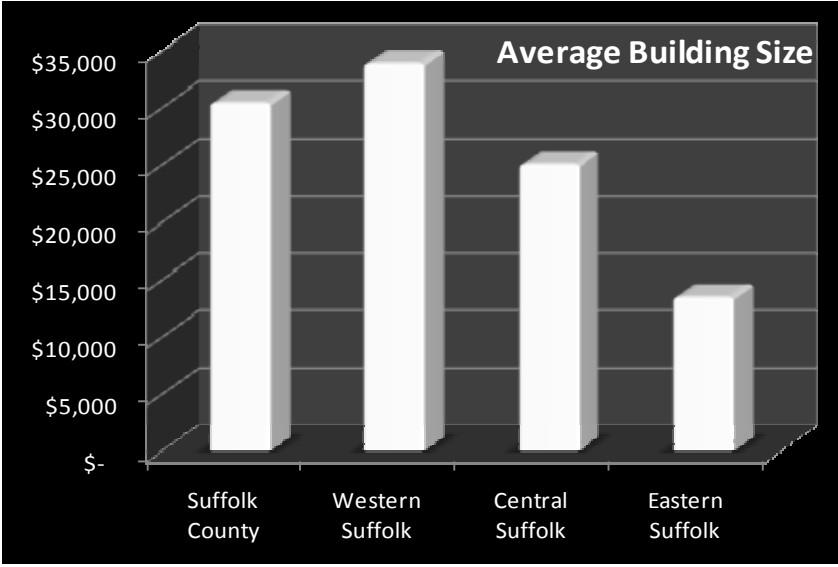
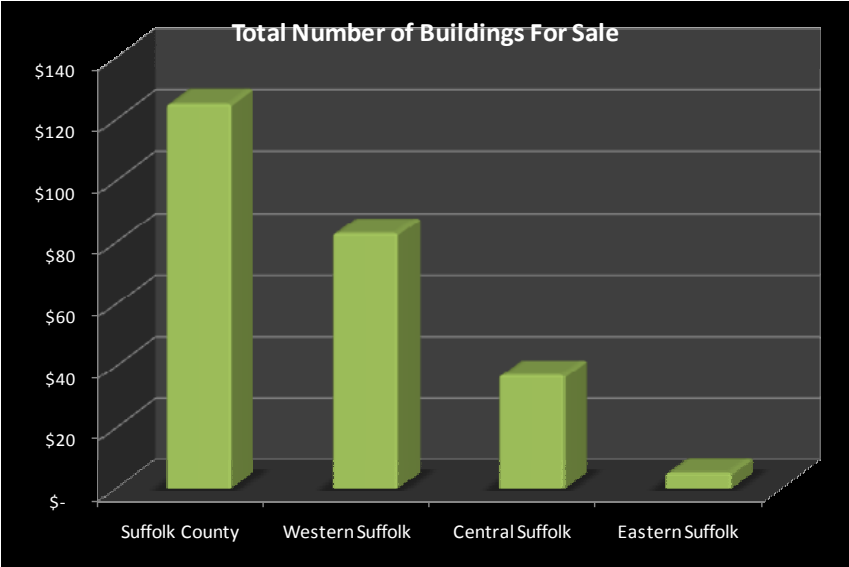


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# Buildings Available by Submarket



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# Buildings Available by City

<b>Amityville</b>	Total Number of Buildings For Sale	3	<b>Bellport</b>	Total Number of Buildings For Sale	5	<b>Brookhaven</b>	Total Number of Buildings For Sale	1
	Square Foot Range - Min	7,200		Square Foot Range - Min	6,000		Square Foot Range - Min	8,000
	Square Foot Range - Max	200,000		Square Foot Range - Max	20,000		Square Foot Range - Max	8,000
	Average Building Size	72,967		Average Building Size	12,092		Average Building Size	8,000
	Median Building Size	11,700		Median Building Size	11,700		Median Building Size	8,000
	Median Sale Price PSF	\$ 90		Median Sale Price PSF	\$ 227		Median Sale Price PSF	\$ 163
	Median Sale Price \$	\$ 1,400,000		Median Sale Price \$	\$ 1,950,000		Median Sale Price \$	\$ 1,300,000
<b>Babylon</b>	Total Number of Buildings For Sale	2	<b>Blue Point</b>	Total Number of Buildings For Sale	1	<b>Copliague</b>	Total Number of Buildings For Sale	3
	Square Foot Range - Min	5,480		Square Foot Range - Min	12,220		Square Foot Range - Min	18,639
	Square Foot Range - Max	5,880		Square Foot Range - Max	12,220		Square Foot Range - Max	95,000
	Average Building Size	5,680		Average Building Size	12,220		Average Building Size	68,546
	Median Building Size	5,680		Median Building Size	12,220		Median Building Size	92,000
	Median Sale Price PSF	\$ 123		Median Sale Price PSF	\$ 155		Median Sale Price PSF	\$ 116
	Median Sale Price \$	\$ 695,000		Median Sale Price \$	\$ 1,900,000		Median Sale Price \$	\$ 10,985,000
<b>Bay Shore</b>	Total Number of Buildings For Sale	10	<b>Bohemia</b>	Total Number of Buildings For Sale	4	<b>Deer Park</b>	Total Number of Buildings For Sale	11
	Square Foot Range - Min	5,100		Square Foot Range - Min	5,000		Square Foot Range - Min	5,445
	Square Foot Range - Max	44,500		Square Foot Range - Max	60,000		Square Foot Range - Max	40,000
	Average Building Size	16,929		Average Building Size	22,750		Average Building Size	15,377
	Median Building Size	13,950		Median Building Size	13,000		Median Building Size	14,500
	Median Sale Price PSF	\$ 163		Median Sale Price PSF	\$ 148		Median Sale Price PSF	\$ 128
	Median Sale Price \$	\$ 2,225,000		Median Sale Price \$	\$ 1,797,500		Median Sale Price \$	\$ 1,950,000
<b>Bayport</b>	Total Number of Buildings For Sale	1	<b>Brightwaters</b>	Total Number of Buildings For Sale	1	<b>East Setauket</b>	Total Number of Buildings For Sale	1
	Square Foot Range - Min	16,080		Square Foot Range - Min	8,960		Square Foot Range - Min	50,000
	Square Foot Range - Max	16,080		Square Foot Range - Max	8,960		Square Foot Range - Max	50,000
	Average Building Size	16,080		Average Building Size	8,960		Average Building Size	50,000
	Median Building Size	16,080		Median Building Size	8,960		Median Building Size	50,000
	Median Sale Price PSF	\$ 112		Median Sale Price PSF	\$ 123		Median Sale Price PSF	\$ 100
	Median Sale Price \$	\$ 1,795,000		Median Sale Price \$	\$ 1,100,000		Median Sale Price \$	\$ 4,975,000



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# Buildings Available by City

<b>Edgewood</b>	Total Number of Buildings For Sale	2	<b>Holbrook</b>	Total Number of Buildings For Sale	2	<b>Kings Park</b>	Total Number of Buildings For Sale	1
	Square Foot Range - Min	11,000		Square Foot Range - Min	8,508		Square Foot Range - Min	28,860
	Square Foot Range - Max	20,000		Square Foot Range - Max	14,000		Square Foot Range - Max	28,860
	Average Building Size	15,500		Average Building Size	11,254		Average Building Size	28,860
	Median Building Size	133		Median Building Size	11,254		Median Building Size	28,860
	Median Sale Price \$	\$ 2,047,500		Median Sale Price PSF	\$ 163		Median Sale Price PSF	\$ 135
				Median Sale Price \$	\$ 1,700,000		Median Sale Price \$	\$ 3,896,100
<b>Farmingdale</b>	Total Number of Buildings For Sale	18	<b>Holtsville</b>	Total Number of Buildings For Sale	3	<b>Lake Ronkonkoma</b>	Total Number of Buildings For Sale	1
	Square Foot Range - Min	5,000		Square Foot Range - Min	5,800		Square Foot Range - Min	6,290
	Square Foot Range - Max	248,000		Square Foot Range - Max	10,000		Square Foot Range - Max	6,290
	Average Building Size	40,316		Average Building Size	7,267		Average Building Size	6,290
	Median Building Size	18,600		Median Building Size	6,000		Median Building Size	6,290
	Median Sale Price PSF	\$ 112		Median Sale Price PSF	\$ 150		Median Sale Price PSF	\$ 131
	Median Sale Price \$	\$ 1,990,000		Median Sale Price \$	\$ 870,000		Median Sale Price \$	\$ 825,000
<b>Hampton Bays</b>	Total Number of Buildings For Sale	1	<b>Islandia</b>	Total Number of Buildings For Sale	1	<b>Lindenhurst</b>	Total Number of Buildings For Sale	4
	Square Foot Range - Min	39,922		Square Foot Range - Min	21,700		Square Foot Range - Min	6,000
	Square Foot Range - Max	39,922		Square Foot Range - Max	21,700		Square Foot Range - Max	149,330
	Average Building Size	39,922		Average Building Size	21,700		Average Building Size	80,333
	Median Building Size	39,922		Median Building Size	21,700		Median Building Size	83,000
	Median Sale Price PSF	\$ 103		Median Sale Price PSF	\$ 134		Median Sale Price PSF	\$ 128
	Median Sale Price \$	\$ 4,100,000		Median Sale Price \$	\$ 2,900,000		Median Sale Price \$	\$ 8,937,000
<b>Hauppague</b>	Total Number of Buildings For Sale	10	<b>Islip</b>	Total Number of Buildings For Sale	2	<b>Medford</b>	Total Number of Buildings For Sale	3
	Square Foot Range - Min	5,390		Square Foot Range - Min	57,000		Square Foot Range - Min	6,000
	Square Foot Range - Max	81,250		Square Foot Range - Max	156,000		Square Foot Range - Max	20,000
	Average Building Size	26,042		Average Building Size	106,500		Average Building Size	12,000
	Median Building Size	18,650		Median Building Size	106,500		Median Building Size	10,000
	Median Sale Price PSF	\$ 126		Median Sale Price PSF	\$ 142		Median Sale Price PSF	\$ 135
	Median Sale Price \$	\$ 2,075,000		Median Sale Price \$	\$ 14,450,000		Median Sale Price \$	\$ 1,350,000



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# Buildings Available by City

<b>Riverhead</b>	Total Number of Buildings For Sale	4	<b>Smithtown</b>	Total Number of Buildings For Sale	1	<b>Yaphank</b>	Total Number of Buildings For Sale	3
	Square Foot Range - Min	19,000		Square Foot Range - Min	13,085		Square Foot Range - Min	8,600
	Square Foot Range - Max	100,000		Square Foot Range - Max	13,085		Square Foot Range - Max	43,785
	Average Building Size	46,469		Average Building Size	13,085		Average Building Size	22,795
	Median Building Size	33,437		Median Building Size	13,085		Median Building Size	16,000
	Median Sale Price PSF	\$ 108		Median Sale Price PSF	\$ 99		Median Sale Price PSF	\$ 110
	Median Sale Price \$	\$ 3,000,000		Median Sale Price \$	\$ 1,300,000		Median Sale Price \$	\$ 1,800,000
<b>Ronkonkoma</b>	Total Number of Buildings For Sale	9	<b>West Babylon</b>	Total Number of Buildings For Sale	8			
	Square Foot Range - Min	17,916		Square Foot Range - Min	7,000			
	Square Foot Range - Max	82,835		Square Foot Range - Max	24,720			
	Average Building Size	52,681		Average Building Size	13,060			
	Median Building Size	58,900		Median Building Size	11,690			
	Median Sale Price PSF	\$ 105		Median Sale Price PSF	\$ 132			
	Median Sale Price \$	\$ 5,495,000		Median Sale Price \$	\$ 1,500,000			
<b>Saint James</b>	Total Number of Buildings For Sale	1	<b>West Islip</b>	Total Number of Buildings For Sale	1			
	Square Foot Range - Min	30,000		Square Foot Range - Min	8,000			
	Square Foot Range - Max	30,000		Square Foot Range - Max	31,101			
	Average Building Size	30,000		Average Building Size	31,101			
	Median Building Size	30,000		Median Building Size	31,101			
	Median Sale Price PSF	\$ 138		Median Sale Price PSF	\$ 128			
	Median Sale Price \$	\$ 4,150,000		Median Sale Price \$	\$ 3,995,000			
<b>Setauket</b>	Total Number of Buildings For Sale	1	<b>Wyandanch</b>	Total Number of Buildings For Sale	1			
	Square Foot Range - Min	31,101		Square Foot Range - Min	26,422			
	Square Foot Range - Max	31,101		Square Foot Range - Max	26,422			
	Average Building Size	31,101		Average Building Size	26,422			
	Median Building Size	31,101		Median Building Size	26,422			
	Median Sale Price PSF	\$ 128		Median Sale Price PSF	\$ 94			
	Median Sale Price \$	\$ 3,995,000		Median Sale Price \$	\$ 2,495,000			



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