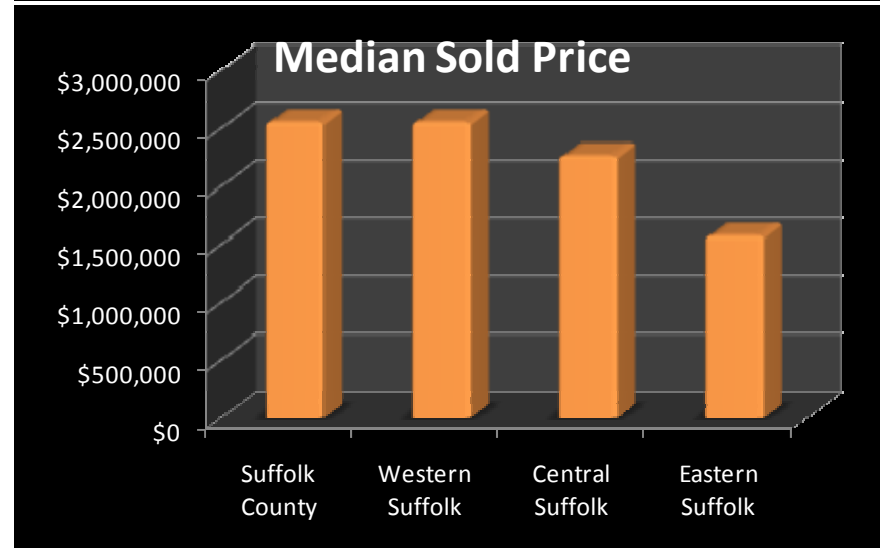
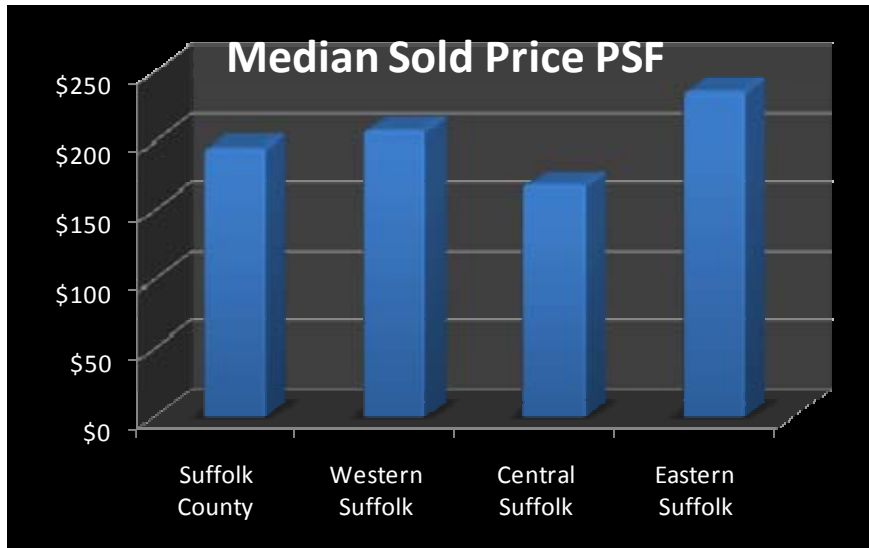
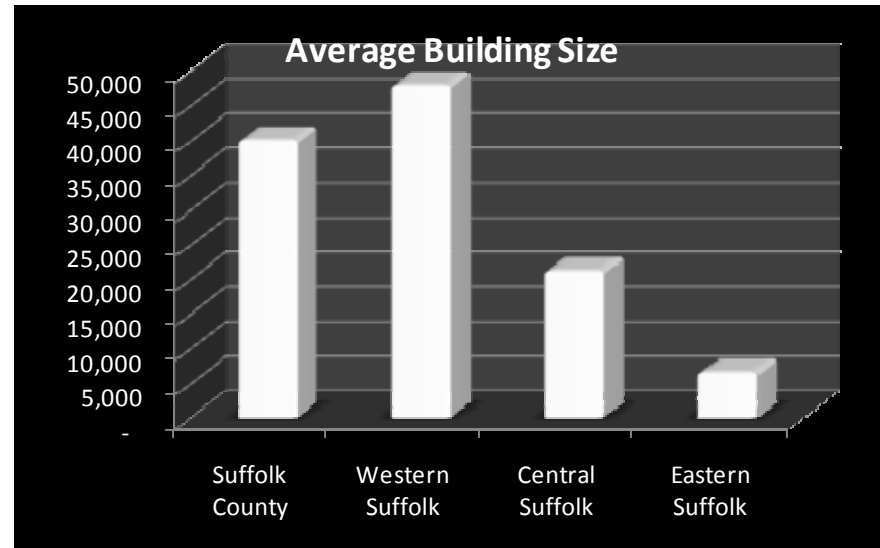
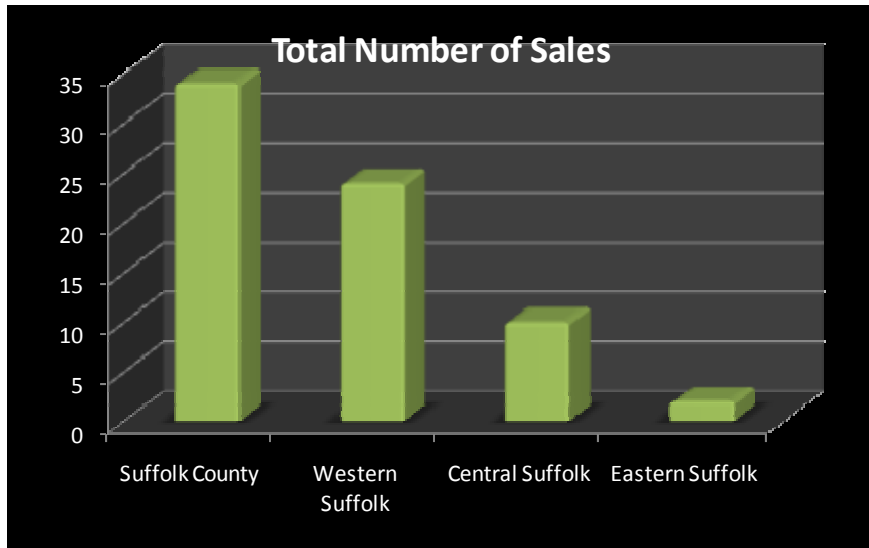




# OFFICE SALES REPORT SUFFOLK COUNTY LATEST TWELVE MONTHS

## Buildings Sold by Submarket



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# Buildings Sold by City

Babylon	Total Number of Sales	1
	Square Foot Range - Min	25,000
	Square Foot Range - Max	25,000
	Average Building Size	25,000
	Median Building Size	25,000
	Median Sold Price PSF	\$ 159.00
	Median Sold Price \$	\$ 3,980,000

Bay Shore	Total Number of Sales	2
	Square Foot Range - Min	15,000
	Square Foot Range - Max	40,000
	Average Building Size	27,500
	Median Building Size	27,500
	Median Sold Price PSF	\$ 167.00
	Median Sold Price \$	\$ 4,400,000

Central Islip	Total Number of Sales	1
	Square Foot Range - Min	48,000
	Square Foot Range - Max	48,000
	Average Building Size	48,000
	Median Building Size	48,000
	Median Sold Price PSF	\$ 138.00
	Median Sold Price \$	\$ 6,600,000

Coram	Total Number of Sales	1
	Square Foot Range - Min	8,776
	Square Foot Range - Max	8,776
	Average Building Size	8,776
	Median Building Size	8,776
	Median Sold Price PSF	\$ 122.00
	Median Sold Price \$	\$ 1,075,000

Deer Park	Total Number of Sales	3
	Square Foot Range - Min	9,522
	Square Foot Range - Max	40,000
	Average Building Size	20,891
	Median Building Size	13,150
	Median Sold Price PSF	\$ 178.00
	Median Sold Price \$	\$ 1,700,000

East Northport	Total Number of Sales	1
	Square Foot Range - Min	5,456
	Square Foot Range - Max	5,456
	Average Building Size	5,456
	Median Building Size	5,456
	Median Sold Price PSF	\$ 247.00
	Median Sold Price \$	\$ 1,350,000

Farmingdale	Total Number of Sales	1
	Square Foot Range - Min	7,987
	Square Foot Range - Max	7,987
	Average Building Size	7,987
	Median Building Size	7,987
	Median Sold Price PSF	\$ 225.00
	Median Sold Price \$	\$ 1,800,000

Hampton Bays	Total Number of Sales	1
	Square Foot Range - Min	7,550
	Square Foot Range - Max	7,550
	Average Building Size	7,550
	Median Building Size	7,550
	Median Sold Price PSF	\$ 331.00
	Median Sold Price \$	\$ 2,500,000

Hauppague	Total Number of Sales	3
	Square Foot Range - Min	6,743
	Square Foot Range - Max	8,500
	Average Building Size	7,581
	Median Building Size	7,499
	Median Sold Price PSF	\$ 194.00
	Median Sold Price \$	\$ 1,310,000

Holbrook	Total Number of Sales	2
	Square Foot Range - Min	6,200
	Square Foot Range - Max	23,850
	Average Building Size	15,025
	Median Building Size	15,025
	Median Sold Price PSF	\$ 156.00
	Median Sold Price \$	\$ 1,975,000

Holtsville	Total Number of Sales	1
	Square Foot Range - Min	8,000
	Square Foot Range - Max	8,000
	Average Building Size	8,000
	Median Building Size	8,000
	Median Sold Price PSF	\$ 250.00
	Median Sold Price \$	\$ 2,000,000

Huntington	Total Number of Sales	7
	Square Foot Range - Min	6,712
	Square Foot Range - Max	28,695
	Average Building Size	13,449
	Median Building Size	12,538
	Median Sold Price PSF	\$ 164.00
	Median Sold Price \$	\$ 2,120,000



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# Buildings Sold by City

Melville	Total Number of Sales	3
	Square Foot Range - Min	8,100
	Square Foot Range - Max	70,000
	Average Building Size	30,653
	Median Building Size	13,860
	Median Sold Price PSF	\$ 259.00
	Median Sold Price \$	\$ 2,950,000

Patchogue	Total Number of Sales	1
	Square Foot Range - Min	6,000
	Square Foot Range - Max	6,000
	Average Building Size	6,000
	Median Building Size	6,000
	Median Sold Price PSF	\$ 435.00
	Median Sold Price \$	\$ 2,612,092

Port Jefferson	Total Number of Sales	2
	Square Foot Range - Min	27,819
	Square Foot Range - Max	300,000
	Average Building Size	163,910
	Median Building Size	163,910
	Median Sold Price PSF	\$ 286.50
	Median Sold Price \$	\$ 23,749,010

Riverhead	Total Number of Sales	1
	Square Foot Range - Min	407,731
	Square Foot Range - Max	407,731
	Average Building Size	407,731
	Median Building Size	407,731
	Median Sold Price PSF	\$ 214.00
	Median Sold Price \$	\$ 87,000,000

Selden	Total Number of Sales	1
	Square Foot Range - Min	115,000
	Square Foot Range - Max	115,000
	Average Building Size	115,000
	Median Building Size	115,000
	Median Sold Price PSF	\$ 215.00
	Median Sold Price \$	\$ 24,750,000

Smithtown	Total Number of Sales	2
	Square Foot Range - Min	17,000
	Square Foot Range - Max	25,000
	Average Building Size	21,000
	Median Building Size	21,000
	Median Sold Price PSF	\$ 205.50
	Median Sold Price \$	\$ 4,450,000

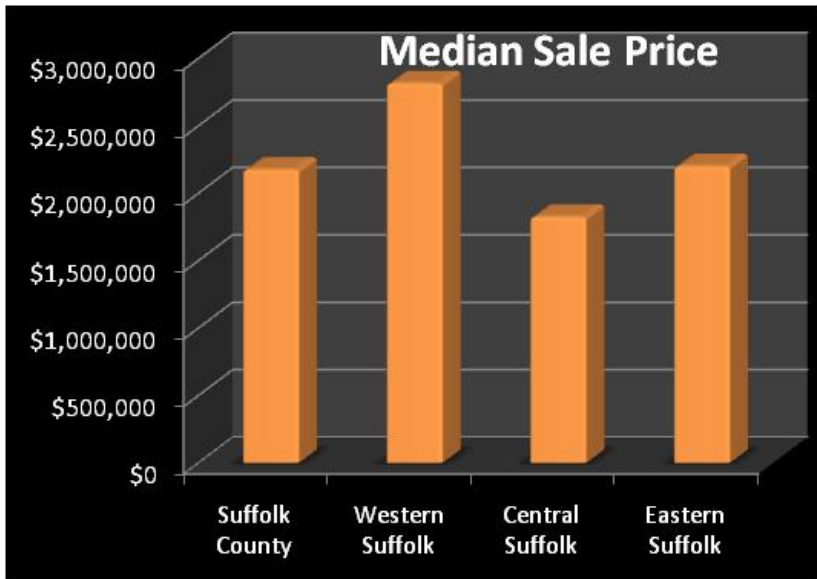
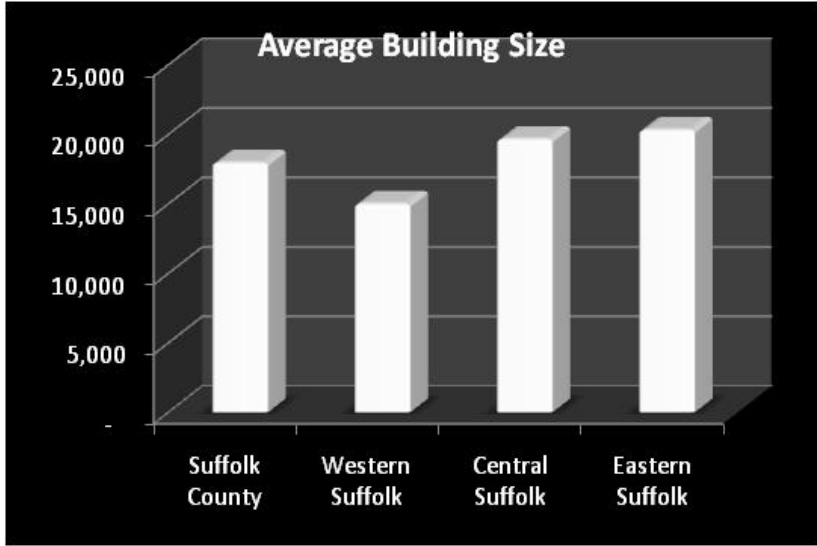
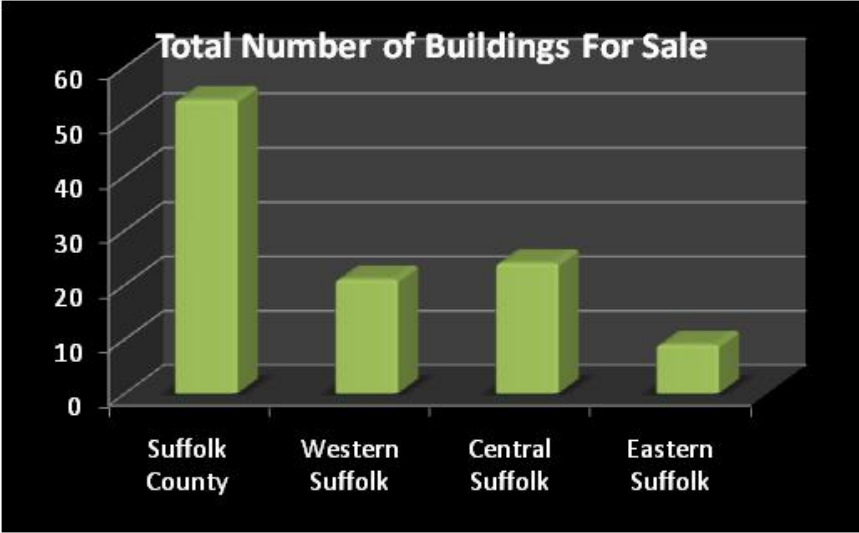


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# Buildings For Sale by Submarket



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# Buildings For Sale by City

<p><b>Amityville</b></p> <p>Total Number of Sales 1</p> <p>Square Foot Range - Min 10,000</p> <p>Square Foot Range - Max 10,000</p> <p>Average Building Size 10,000</p> <p>Median Building Size 10,000</p> <p>Median Sale Price PSF \$ 195.00</p> <p>Median Sale Price \$ \$ 1,950,000</p>
<p><b>Bayshore</b></p> <p>Total Number of Sales 2</p> <p>Square Foot Range - Min 5,700</p> <p>Square Foot Range - Max 7,688</p> <p>Average Building Size 6,694</p> <p>Median Building Size 6,694</p> <p>Median Sale Price PSF \$ 229.78</p> <p>Median Sale Price \$ \$ 1,487,495</p>
<p><b>Bohemia</b></p> <p>Total Number of Sales 5</p> <p>Square Foot Range - Min 5,000</p> <p>Square Foot Range - Max 25,000</p> <p>Average Building Size 14,650</p> <p>Median Building Size 14,500</p> <p>Median Sale Price PSF \$ 199.00</p> <p>Median Sale Price \$ \$ 2,150,000</p>
<p><b>Calverton</b></p> <p>Total Number of Sales 1</p> <p>Square Foot Range - Min 5,800</p> <p>Square Foot Range - Max 5,800</p> <p>Average Building Size 5,800</p> <p>Median Building Size 5,800</p> <p>Median Sale Price PSF \$ 256.90</p> <p>Median Sale Price \$ \$ 1,490,000</p>

<p><b>Centereach</b></p> <p>Total Number of Sales 2</p> <p>Square Foot Range - Min 11,200</p> <p>Square Foot Range - Max 14,000</p> <p>Average Building Size 12,600</p> <p>Median Building Size 12,600</p> <p>Median Sale Price PSF \$ 229.02</p> <p>Median Sale Price \$ \$ 2,875,000</p>
<p><b>Commack</b></p> <p>Total Number of Sales 1</p> <p>Square Foot Range - Min 108,000</p> <p>Square Foot Range - Max 108,000</p> <p>Average Building Size 108,000</p> <p>Median Building Size 108,000</p> <p>Median Sale Price PSF \$ 250.00</p> <p>Median Sale Price \$ \$ 27,000,000</p>
<p><b>Copiague</b></p> <p>Total Number of Sales 1</p> <p>Square Foot Range - Min 9,240</p> <p>Square Foot Range - Max 9,240</p> <p>Average Building Size 9,240</p> <p>Median Building Size 9,240</p> <p>Median Sale Price PSF \$ 59.42</p> <p>Median Sale Price \$ \$ 549,000</p>
<p><b>Coram</b></p> <p>Total Number of Sales 2</p> <p>Square Foot Range - Min 5,527</p> <p>Square Foot Range - Max 10,600</p> <p>Average Building Size 8,064</p> <p>Median Building Size 8,064</p> <p>Median Sale Price PSF \$ 147.42</p> <p>Median Sale Price \$ \$ 1,257,500</p>

<p><b>Cutchogue</b></p> <p>Total Number of Sales 1</p> <p>Square Foot Range - Min 11,700</p> <p>Square Foot Range - Max 11,700</p> <p>Average Building Size 11,700</p> <p>Median Building Size 11,700</p> <p>Median Sale Price PSF \$ 136.75</p> <p>Median Sale Price \$ \$ 1,600,000</p>
<p><b>East Northport</b></p> <p>Total Number of Sales 1</p> <p>Square Foot Range - Min 14,000</p> <p>Square Foot Range - Max 14,000</p> <p>Average Building Size 14,000</p> <p>Median Building Size 14,000</p> <p>Median Sale Price PSF \$ 315.00</p> <p>Median Sale Price \$ \$ 4,410,000</p>
<p><b>East Setauket</b></p> <p>Total Number of Sales 2</p> <p>Square Foot Range - Min 6,000</p> <p>Square Foot Range - Max 21,000</p> <p>Average Building Size 13,500</p> <p>Median Building Size 13,500</p> <p>Median Sale Price PSF \$ 191.67</p> <p>Median Sale Price \$ \$ 2,400,000</p>
<p><b>Hauppauge</b></p> <p>Total Number of Sales 0</p> <p>Square Foot Range - Min 78,000</p> <p>Square Foot Range - Max 78,000</p> <p>Average Building Size 78,000</p> <p>Median Building Size 78,000</p> <p>Median Sale Price PSF \$ 7.50</p> <p>Median Sale Price \$ \$ 585,000</p>



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# Buildings For Sale by City

Huntington	Total Number of Sales	1
	Square Foot Range - Min	14,000
	Square Foot Range - Max	14,000
	Average Building Size	14,000
	Median Building Size	14,000
	Median Sale Price PSF	\$ 85.71
	Median Sale Price \$	\$ 1,200,000
Huntington Station	Total Number of Sales	3
	Square Foot Range - Min	5,000
	Square Foot Range - Max	52,400
	Average Building Size	22,045
	Median Building Size	8,736
	Median Sale Price PSF	\$ 275.00
	Median Sale Price \$	\$ 2,600,000
Islandia	Total Number of Sales	2
	Square Foot Range - Min	10,890
	Square Foot Range - Max	114,400
	Average Building Size	62,645
	Median Building Size	62,645
	Median Sale Price PSF	\$ 57.11
	Median Sale Price \$	\$ 4,015,000
Lindenhurst	Total Number of Sales	2
	Square Foot Range - Min	5,000
	Square Foot Range - Max	15,000
	Average Building Size	10,000
	Median Building Size	10,000
	Median Sale Price PSF	\$ 221.67
	Median Sale Price \$	\$ 2,375,000

Melville	Total Number of Sales	2
	Square Foot Range - Min	6,118
	Square Foot Range - Max	9,000
	Average Building Size	7,559
	Median Building Size	7,559
	Median Sale Price PSF	\$ 168.56
	Median Sale Price \$	\$ 1,399,500
Northport	Total Number of Sales	1
	Square Foot Range - Min	6,000
	Square Foot Range - Max	6,000
	Average Building Size	6,000
	Median Building Size	6,000
	Median Sale Price PSF	\$ 367
	Median Sale Price \$	\$ 2,200,000
Patchogue	Total Number of Sales	3
	Square Foot Range - Min	6,000
	Square Foot Range - Max	10,020
	Average Building Size	7,507
	Median Building Size	6,500
	Median Sale Price PSF	\$ 292.31
	Median Sale Price \$	\$ 1,900,000
Port Jefferson	Total Number of Sales	2
	Square Foot Range - Min	11,312
	Square Foot Range - Max	18,700
	Average Building Size	15,006
	Median Building Size	15,006
	Median Sale Price PSF	\$ 195.00
	Median Sale Price \$	\$ 3,075,000

Port Jefferson Station	Total Number of Sales	2
	Square Foot Range - Min	6,000
	Square Foot Range - Max	13,500
	Average Building Size	9,750
	Median Building Size	9,750
	Median Sale Price PSF	\$ 131.48
	Median Sale Price \$	\$ 1,400,000
Riverhead	Total Number of Sales	4
	Square Foot Range - Min	13,524
	Square Foot Range - Max	22,000
	Average Building Size	17,369
	Median Building Size	16,975
	Median Sale Price PSF	\$ 231.60
	Median Sale Price \$	\$ 3,425,000
Ronkonkoma	Total Number of Sales	2
	Square Foot Range - Min	9,000
	Square Foot Range - Max	30,000
	Average Building Size	19,500
	Median Building Size	19,500
	Median Sale Price PSF	\$ 244.44
	Median Sale Price \$	\$ 5,350,000
Selden	Total Number of Sales	1
	Square Foot Range - Min	12,000
	Square Foot Range - Max	12,000
	Average Building Size	12,000
	Median Building Size	12,000
	Median Sale Price PSF	\$ 229.17
	Median Sale Price \$	\$ 2,750,000



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# Buildings For Sale by City

Setauket	Total Number of Sales	1
	Square Foot Range - Min	30,000
	Square Foot Range - Max	30,000
	Average Building Size	30,000
	Median Building Size	30,000
	Median Sale Price PSF	\$ 198.33
	Median Sale Price \$	\$ 5,950,000
Shirley	Total Number of Sales	2
	Square Foot Range - Min	5,000
	Square Foot Range - Max	11,262
	Average Building Size	8,131
	Median Building Size	8,131
	Median Sale Price PSF	\$ 199.98
	Median Sale Price \$	\$ 1,782,500
Smithtown	Total Number of Sales	3
	Square Foot Range - Min	12,538
	Square Foot Range - Max	24,338
	Average Building Size	18,225
	Median Building Size	17,800
	Median Sale Price PSF	\$ 283.51
	Median Sale Price \$	\$ 3,600,000
Southampton	Total Number of Sales	1
	Square Foot Range - Min	8,000
	Square Foot Range - Max	8,000
	Average Building Size	8,000
	Median Building Size	8,000
	Median Sale Price PSF	\$ 106.25
	Median Sale Price \$	\$ 850,000

Stony Brook	Total Number of Sales	1
	Square Foot Range - Min	22,500
	Square Foot Range - Max	22,500
	Average Building Size	22,500
	Median Building Size	22,500
	Median Sale Price PSF	\$ 144.44
	Median Sale Price \$	\$ 3,250,000
West Babylon	Total Number of Sales	1
	Square Foot Range - Min	7,800
	Square Foot Range - Max	7,800
	Average Building Size	7,800
	Median Building Size	7,800
	Median Sale Price PSF	\$ 217.82
	Median Sale Price \$	\$ 1,699,000



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