MARKETBEAT
LONG ISLAND
CAPITAL MARKETS H1 2026

CUSHMAN & WAKEFIELD

NASSAU H1 2026 VOLUME

Property Type	$ Volume	Properties Sold
Retail	$154,099,600	65
Industrial	$124,677,500	29
Office	$151,333,257	41
Development	$14,019,250	3
Multifamily	$53,110,000	8
Mixed Use	$32,205,400	18
Hotel	$0	0
Specialty Use	$137,013,325	12
Nassau County	**$666,458,332**	**176**

SUFFOLK H1 2026 VOLUME

Property Type	$ Volume	Properties Sold
Retail	$266,260,333	55
Industrial	$290,509,498	52
Office	$232,226,567	41
Development	$60,278,500	14
Multifamily	$258,875,000	9
Mixed Use	$25,449,000	16
Hotel	$11,250,000	1
Specialty Use	$19,795,000	6
Suffolk County	**$1,164,643,898**	**194**

LONG ISLAND CAPITAL MARKETS: DEAL VOLUME MAINTAINS STRONG MOMENTUM AS CORE ASSET INVESTMENT SURGES

The Long Island investment sales market maintained strong momentum in H1 2026, supported by continued economic expansion. Although interest rates remained elevated through midyear, investors continued to deploy capital across both traditional and alternative assets. Aggregate sales volume on Long Island totaled $1.8 billion in H1 2026, a notable 21.2% year-over-year (YOY) increase. Institutional groups focused heavily on core asset classes, including retail, industrial, office, and multifamily—fueling $1.5 billion in total deal volume and comprising eight of the top 10 transactions year-to-date (YTD). The office sector registered one of the biggest comebacks, with end-users and investors purchasing nearly $400 million in office properties—a 94.1% YOY increase. Meanwhile, retail continued to dominate the market, with $420.4 million in aggregate sales volume.

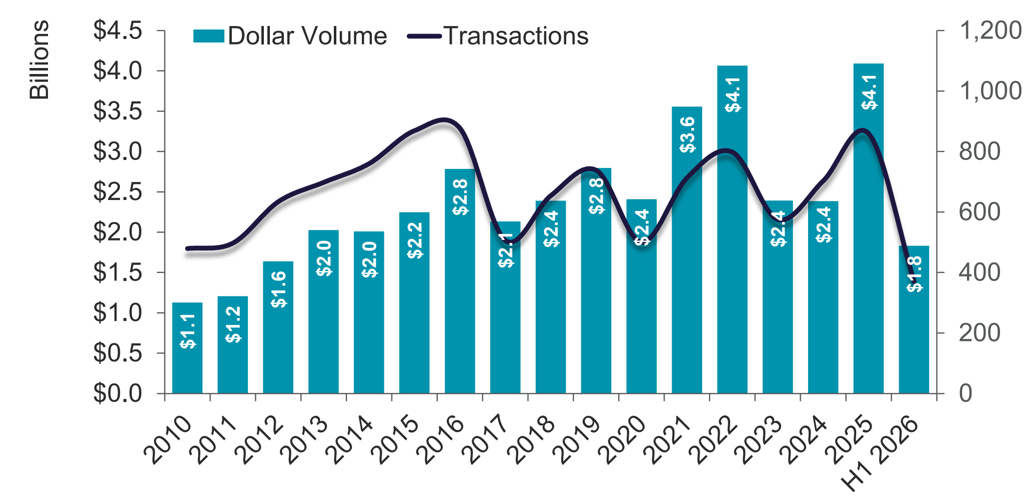
Nassau: In H1 2026, Nassau County recorded $666.5 million in sales volume, an 11.4% surge YOY. The county completed 176 transactions, 26 fewer than in H1 2025. Retail assets led the market, accounting for 23.1% of the total sales volume. Office and specialty-use properties followed, at 22.7% and 20.6%, respectively. The standout deal was Investcorp's $49.1-million acquisition of 9 Gerhard Road in Plainview, a 116-unit assisted living facility from Capitol Seniors Housing. Additionally, Nassau secured the top industrial user-sale YTD, with H&M USA, Inc. purchasing 3 Seaview Boulevard in Port Washington from Venture One Real Estate for $27.5 million or $332.85 per square foot.

Suffolk: Suffolk County reported nearly $1.2 billion in sales volume, a significant 35.3% jump YOY. The county also posted 194 transactions, a slight 1.5% decrease from H1 2025. Suffolk accounted for 63.6% of Long Island's total deal volume, including seven of the top 10 transactions YTD. Industrial assets outperformed other property types, generating $290.5 million in sales across 52 transactions—highlighting the continued demand for well-positioned warehouse and manufacturing facilities. The largest transaction was Inland RE Group's acquisition of 510 Horseblock Road in Farmingville from BRP Companies and BlackRock. The newly constructed 240-unit multifamily property sold for $190.0 million, equating to $788,382 per unit.

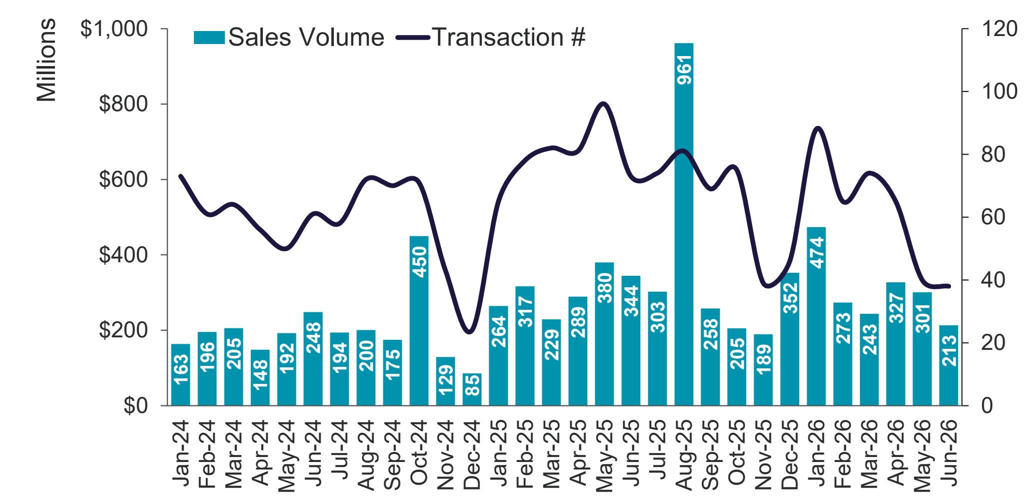
OUTLOOK: RESILIENT SALES ACTIVITY IS EXPECTED TO PERSIST DESPITE ELEVATED INTEREST RATES

Nationwide sales activity continued to pick up speed in H1 2026 after a historic year in 2025, with institutional capital and bank lending persisting. The federal reserve has maintained its target rate so far this year and is expected to remain unchanged for the remainder of 2026, supporting investor confidence through a more predictable borrowing environment. While deal activity accelerated across most asset classes on Long Island, several categories dominated, including retail, industrial, and office properties. The top sales contained a mix of well-performing, institutional-grade properties and end-user sales as Long Island's favorable demographics and strong fundamentals continued to attract investment. Robust momentum is expected to extend into the second half of the year.

LONG ISLAND DOLLAR VOLUME & TRANSACTIONS



LONG ISLAND MONTHLY VOLUME COMPARISON



MARKET STATISTICS

PRIMARY PROPERTY TYPE	# OF TRANSACTIONS	YOY % CHANGE	DOLLAR VOLUME	YOY % CHANGE	AVERAGE PRICE PSF/LAND PPSF
Office	82	-3.5%	$383,559,824	94.1%	$190
Multi-Family	17	-10.5%	$311,985,000	134.6%	$309
Hotel	1	-80.0%	$11,250,000	-88.9%	$148
Industrial	81	12.5%	$415,186,998	48.4%	$217
Mixed-Use	34	-26.1%	$57,654,400	-60.6%	$315
Retail	120	-9.1%	$420,359,933	16.4%	$330
Specialty-Use	18	0.0%	$156,808,325	-31.0%	$230
Development	17	-26.1%	$74,297,750	14.9%	$18
TOTAL/AVERAGE	**370**	**-7.5%**	**$1,831,102,230**	**21.2%**	**$245**

NOTABLE H1 2026 SALES

ADDRESS/ PORTFOLIO NAME	PRIMARY PROPERTY TYPE	COUNTY	PRICE	GROSS SF/ LAND SF	AVERAGE PRICE PSF/LAND PPSF
510 Horseblock Road, Farmingville	Multifamily	Suffolk	$190,000,000	491,071	$387
1 & 2 Huntington Quadrangle, Melville	Office	Suffolk	$135,500,000	763,877	$177
Mayfair Shopping Center, Commack	Retail	Suffolk	$70,000,000	214,673	$326
Howard Katz Realty Portfolio (5)	Industrial	Multiple	$54,222,673	275,891	$197
9 Gerhard Road, Plainview	Specialty Use	Nassau	$49,138,325	372,336	$132
Water Mill Portfolio (12)	Retail	Suffolk	$39,000,000	51,659	$755
5 Freer Street, Lynbrook	Multifamily	Nassau	$36,000,000	80,000	$450
150 South Street, Oyster Bay	Specialty Use	Nassau	$35,000,000	71,175	$492
5505 Nesconset Highway, Mount Sinai	Retail	Suffolk	$30,000,000	130,417	$230
409 Wyandanch Avenue, West Babylon	Multifamily	Suffolk	$29,500,000	228,990	$129

H1 2026 STATISTICS BY SUBMARKET

MARKET	# OF TRANSACTIONS	YOY % CHANGE	DOLLAR VOLUME	YOY % CHANGE
Nassau	176	-12.9%	$666,458,332	11.4%
Suffolk	194	-1.5%	$1,164,643,898	35.3%

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