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**NORTH FORK**  
1<sup>ST</sup> QUARTER REPORT  
2007

Town & Country Real Estate has just completed the 1<sup>st</sup> Quarter statistics on home sales specific to the **North Fork**.

First Quarter Sales Activity for the North Fork remained somewhat in a holding pattern.

The one market of **Southold** (which includes New Suffolk and Peconic) saw the most significant change of 27.6% increase in **Total Sales Volume**. In fact **Southold**(which includes New Suffolk and Peconic) was the only of the four **North Fork Markets** which saw increase clear across the board..a 4.8% increase in the **Number of Sales** (21 to 22); an 8% increase in **Median Home Sale Price** (\$546 to \$590,000) and the 27.6% jump in **Total Sales Volume**.

In the 1<sup>st</sup> Quarter of 2007, 2 of the 3 high end sales (over \$2M) for the entire **North Fork** were procured in **Southold**, the 3<sup>rd</sup> was seen in **Orient** (which includes East Marion and Greenport).

Interestingly, the **Combined North Fork Markets** tell the tale of 1<sup>st</sup> Quarter activity..again a relative holding pattern. In the **Combined North Fork Markets**, the **Median Home Sale** price slipped slightly less than 3% from \$515,000 to \$500,000 while the **Number of Homes Sales** rose just over 4% from 96 in 2006 to 100 in 1st Qtr 2007. The **Total Sales Volume** increased 6.2% from \$62M to \$65.6M thanks to a 33% jump in the \$1M - \$1.99M range from 6 in 1<sup>st</sup> Qtr '06 to 8 in 1<sup>st</sup> Qtr '07 in all **North Fork Markets Combined**.

For a comprehensive chart of statistics for the **Number of Home Sales**, **Total Sales Volume** and **Median Home Sales Price** in all **North Fork Markets** and price ranges click on *Reports* at [www.1TownandCountry.com](http://www.1TownandCountry.com)

By now it's no secret 2006 was a very soft year for Real Estate sale but since the first day of 2007, all markets have experienced heightened activity. Due to the time frame involved in Real Estate sales: O&A (offer and acceptance), contract, closing and then recording and there after reporting on **Homes Sales Activity** has an approximate three month delay. Any quarterly statistics actually reflect "Deal Activity" for the prior quarter...2007 has been significantly more active for sales for 2006. Thus the emerging sale market for 2007 will be clearly documented by Town & Country's Second Quarter Report

Oh, Thank Heaven for 2007!

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\*source: LI Profiles

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**Town & Country Real Estate of the East End LLC**  
**North Fork First Quarter Report**  
**2007**

**Jamesport**

*(Includes Aquebogue and Baiting Hollow)*

	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	#Sales \$1M to 1.99M	#Sales \$2M +
<b>1st Q 2007</b>	<b>27</b>	<b>13,230,200</b>	<b>475,000</b>	<b>15</b>	<b>12</b>	<b>-</b>	<b>-</b>
<b>Change 1st Q 2006</b>	<b>+8.00%</b>	<b>-3.64%</b>	<b>+5.56%</b>	<b>+7.14%</b>	<b>+20.00%</b>	<b>-</b>	<b>-100.00%</b>
<b>1st Q 2006</b>	<b>25</b>	<b>13,729,790</b>	<b>450,000</b>	<b>14</b>	<b>10</b>	<b>-</b>	<b>1</b>

**Mattituck**

*(Includes Laurel and Cutchogue)*

	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	#Sales \$1M to 1.99M	#Sales \$2M +
<b>1st Q 2007</b>	<b>27</b>	<b>18,057,977</b>	<b>510,000</b>	<b>13</b>	<b>10</b>	<b>4</b>	<b>-</b>
<b>Change 1st Q 2006</b>	<b>-3.57%</b>	<b>-7.47%</b>	<b>-3.04%</b>	<b>+8.33%</b>	<b>-23.08%</b>	<b>+100.00%</b>	<b>-100.00%</b>
<b>1st Q 2006</b>	<b>28</b>	<b>19,516,400</b>	<b>526,000</b>	<b>12</b>	<b>13</b>	<b>2</b>	<b>1</b>

**Southold**

*(Includes New Suffolk and Peconic)*

	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	#Sales \$1M to 1.99M	#Sales \$2M +
<b>1st Q 2007</b>	<b>22</b>	<b>18,069,499</b>	<b>590,000</b>	<b>8</b>	<b>11</b>	<b>1</b>	<b>2</b>
<b>Change 1st Q 2006</b>	<b>+4.76%</b>	<b>+27.57%</b>	<b>+7.98%</b>	<b>-</b>	<b>+10.00%</b>	<b>-67.67%</b>	<b>-</b>
<b>1st Q 2006</b>	<b>21</b>	<b>14,164,225</b>	<b>546,400</b>	<b>8</b>	<b>10</b>	<b>3</b>	<b>-</b>

**Orient**

*(Includes East Marion and Greenport)*

	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	#Sales \$1M to 1.99M	#Sales \$2M +
<b>1st Q 2007</b>	<b>24</b>	<b>16,286,390</b>	<b>485,000</b>	<b>13</b>	<b>7</b>	<b>3</b>	<b>1</b>
<b>Change 1st Q 2006</b>	<b>+9.09%</b>	<b>+13.09%</b>	<b>-8.32%</b>	<b>+30.00%</b>	<b>-30.00%</b>	<b>+200.00%</b>	<b>-</b>
<b>1st Q 2006</b>	<b>22</b>	<b>14,401,500</b>	<b>529,000</b>	<b>10</b>	<b>10</b>	<b>1</b>	<b>1</b>

**Combined North Fork Markets**

	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	#Sales \$1M to 1.99M	#Sales \$2M +
<b>3rd Q 2006</b>	<b>100</b>	<b>65,644,066</b>	<b>500,000</b>	<b>49</b>	<b>40</b>	<b>8</b>	<b>3</b>
<b>Change 3rd Q 2005</b>	<b>+4.17%</b>	<b>+6.20%</b>	<b>-2.91%</b>	<b>+11.36%</b>	<b>-6.98%</b>	<b>+33.33%</b>	<b>-</b>
<b>3rd Q 2005</b>	<b>96</b>	<b>61,811,915</b>	<b>515,000</b>	<b>44</b>	<b>43</b>	<b>6</b>	<b>3</b>

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