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NORTH FORK 2nd QUARTER 2007 REPORT

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Homes Sales on the North Fork for 2nd Quarter 2007 demonstrate a definite shift in prices with far less activity in the lower end, a total of 19 less homes sales under \$1 Million and a slight increase from 15 to 16, 2006 to 2007 respectively, over \$1 Million.

Mattituck (which includes Laurel and Cutchogue) realized an increase in the Number of Home Sales, from 44 to 46 or a 4.6% increase. Additionally, Mattituck's Median Home Sales Price rose 9.6% from \$545,000 in 2006 to \$597,250 in 2007. Two of the 3 home sales over \$2 Million for All North Fork Markets Combined were in Mattituck (which includes Laurel and Cutchogue).

Southold (which includes New Suffolk and Peconic) saw the greatest increase in Total Home Sales Volume. The 11.7% jump brought the total dollars spent from \$16.9 Million in 2006 to \$18.9 Million in 2007. Four home sales in the price category of \$1 Million - \$1.99 Million was a 300% increase from the 1 posted in 2006 for Southold (which includes New Suffolk and Peconic).

On a less favorable note, Orient, which includes East Marion and Greenport, realized the steepest declines with -19.23% in the Number of Home Sales from 26 to 21; a -16% in Total Home Sales Volume from \$15,322,667 to \$12,887,350 in 2nd Quarter 2006 and 2nd Quarter 2007; and a -16.6% in Median Home Sales Price from \$530,000 in '06 to \$442,000 in '07.

All North Fork Markets Combined, monitored by Town & Country Real Estate, encapsulates the home sale activity on the North Fork for 2nd Quarter 2007. There was a 9% decline in the Number of Homes Sales from 134 in '06 to 122 in '07; a 6% drop in Total Home Sales Volume to 85,603,157 in '07 from 91,227,194 in '06, yet the Median Home Sales Price rose slightly (1.4%) to \$514,000 from \$507,000.

Researched separately by Town & Country Real Estate, Shelter Island experienced a correctionary market with declines across the board on all 3 criteria...Number of Homes Sales, -16.67% from 30 in '06 to 25 in '07; Total Sales Volume, -33% from \$48 Million to \$32 Million in '06 and '07 respectively and -4.76% in Median Homes Sales Price to \$850,000 in 2007 down from \$892,000 in 2006.

Visit 1TownandCountry.com for full reports and statistics for North Fork, Hamptons and Shelter Island.

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*source: LI Profiles

*All information is deemed reliable and correct. Information is subject to errors, omissions and withdrawal without prior notice.

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NORTH FORK Q2 2007 STATS

Jamesport (Includes Aquebogue and Baiting Hollow)

	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Home Sales Under 500K	# Home Sales \$500k to \$999K	# Home Sales \$1M to 1.99M	# Home Sales \$2M+
2nd Q 2007	26	16,857,864	429,755	17	8		1
Change	-18.75%	-13.11%	-11.62%	-5.56%	-33.33%	-100.00%	-
2nd Q 2006	32	19,400,456	486,250	18	12	1	1

Mattituck (Includes Laurel and Cutchogue)

	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Home Sales Under 500K	# Home Sales \$500k to \$999K	# Home Sales \$1M to 1.99M	# Home Sales \$2M+
2nd Q 2007	46	36,997,043	597,250	14	24	6	2
Change	+4.55%	-6.61%	+9.59%	-30.00%	+71.43%	-	-50.00%
2nd Q 2006	44	39,616,280	545,000	20	14	6	4

Southold (Includes New Suffolk and Peconic)

	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Home Sales Under 500K	# Home Sales \$500k to \$999K	# Home Sales \$1M to 1.99M	# Home Sales \$2M+
2nd Q 2007	29	18,860,900	509,000	14	11	4	
Change	-9.38%	+11.68%	+0.39%	-6.67%	-31.25%	+300.00%	-
2nd Q 2006	32	16,887,791	507,000	15	16	1	

Orient (Includes East Marion and Greenport)

	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Home Sales Under 500K	# Home Sales \$500k to \$999K	# Home Sales \$1M to 1.99M	# Home Sales \$2M+
2nd Q 2007	21	12,887,350	442,000	12	6	3	
Change	-19.23%	-15.89%	-16.60%	+9.09%	-53.85%	+50.00%	-
2nd Q 2006	26	15,322,667	530,000	11	13	2	

Combined North Fork Markets

	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Home Sales Under 500K	# Home Sales \$500k to \$999K	# Home Sales \$1M to 1.99M	# Home Sales \$2M+
2nd Q 2007	122	85,603,157	514,000	57	49	13	3
Change	-8.96%	-6.16%	+1.38%	-10.94%	-10.91%	+30.00%	-40.00%
2nd Q 2006	134	91,227,194	507,000	64	55	10	5