

# First Quarter North Fork & Shelter Island Report

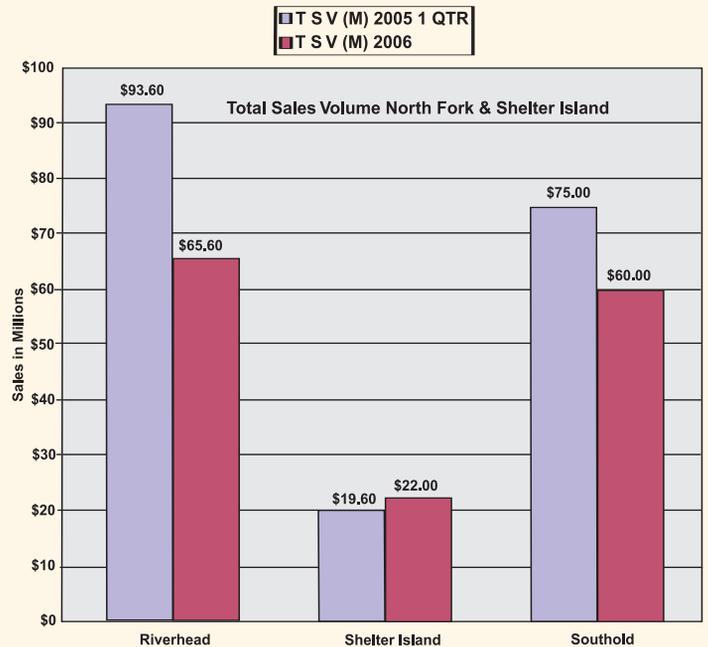
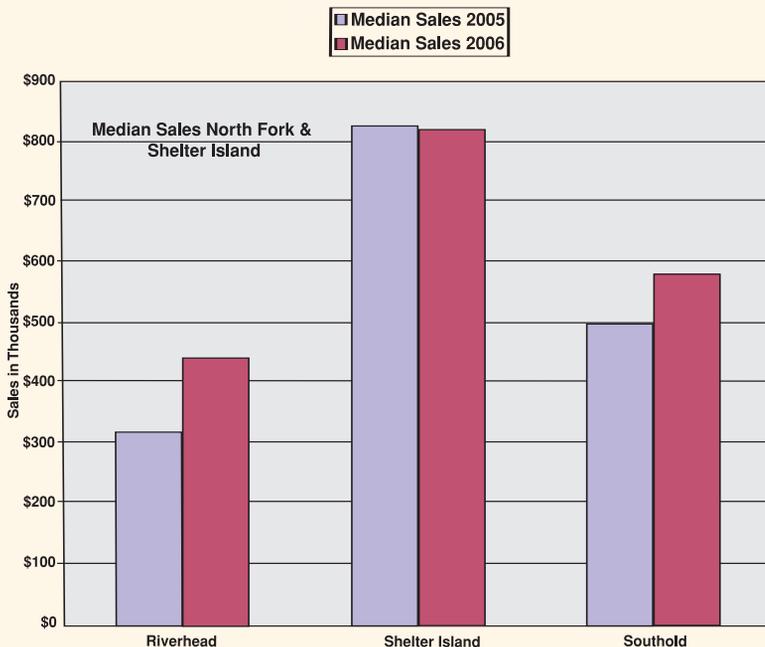
Home sales in Riverhead Township (which includes Aquebogue, Baiting Hollow, Calverton, Jamesport, Laurel, Riverhead and Wading River) remained consistent with the South Fork. The Number of sales declined 45% from 207, in the first quarter of 2005 to 113 in 2006. The TSV went from \$93.6M to \$65.6M, a 30% drop year to year, same quarter. Yet the Median Sales Price rose 38% from \$318,000 up to \$440,000. Bearing the brunt of the drop in activity was Riverhead proper, down from 124 sales in the first quarter of 2005 to 61 in 2006.

Shelter Island saw less significant changes with the number of sales in the first quarter of 2005 at 20 and in 2006 at 18. The TSV increased from \$19.6M to \$22M and the median home sale went basically unchanged from \$822,500 to \$820,000.

In Southold Township (which includes Cutchogue, East Marion, Fishers Island, Greenport, Greenport Village, Laurel, Mattituck, New Suffolk, Orient, Peconic and Southold) there was a drop from 113 home sales in the first quarter of 2005 to 79 in the first quarter of 2006. That's a 30% decrease in sales, yet the median price rose from \$500,000 to \$580,000 or 16%.

## First Quarter

		# Sales	Total Sales Volume	Median
Riverhead	2005	207	\$93.6M	\$318K
	% change	45%	30%	38%
	2006	113	\$65.6M	\$440K
Shelter Island	2005	20	\$19.6M	\$822,500
	% change	-10%	+12%	0
	2006	18	\$22M	\$820K
Southold	2005	113	\$75M	\$500K
	% change	-30%	-20%	+16%
	2006	79	\$60M	\$580K



Source: Suffolk Profiles. All information is deemed accurate and reliable while subject to errors, changes and omissions.