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RELEASE

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## NORTH FORK 4th Quarter 2009 Home Sales Report

**TOWN & COUNTRY REAL ESTATE'S** 4th Q Homes Sales Report for 2009 is a clear demonstration of the new emerging markets. As we indicated in our 3rd Q Home Sales Report, sales activity has been steadily increasing since this past summer.

Viewing the 4 North Fork Markets, monitored by **TOWN & COUNTRY**, we see significant increases in the Number of Home Sales from an astounding 80% jump in **JAMESPORT (which includes Aquebogue, Baiting Hollow and South Jamesport)** to a 22% increase in **MATTITUCK (which includes Laurel and Cutchogue)**. All four markets performed well in the Number of Home Sales category..

**JAMESPORT (which includes Aquebogue, Baiting Hollow and South Jamesport)** is the clear leader, heading the North Fork into its next healthy Market with gains in all 3 criteria researched by **TOWN & COUNTRY**. In addition to the Number of Home Sales jump of 80%, the Total Home Sales Volume shot up 68% and the Median Home Sales Price rose 3.5%.

**Orient (which includes East Marion and Greenport)** seems to have experienced the slowest recovery. While the Number of Home Sales increased from 14 to 18, the Total Homes Sales Volume declined 34%, and the Median Home Sales Price dropped 42% year over year same quarter.

One trend, which leaps off the page, is noted in the 6 different price categories for each of the 4 Markets monitored by **TOWN & COUNTRY**. The activity is heavily weighted in the low end, in fact the \$1M and up is completely in the red.

The good news is we are "off the bottom"; the not so good news is that we need to work our way "out of the woods". The beautiful North Fork will grow moving forward as we have seen O&A's (offers and acceptance) and deals made in both our North Fork offices from the first day of 2010. There are very few who are sad to see 2009 leave us. Here's to a happy, healthy and prosperous 2010 to all.

To view more specifics on your on your particular locations and price ranges, visit our website **1TownandCountry.com** and click on "Reports".

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\*Source: The Long Island Real Estate Report

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

# North Fork 4th Quarter 2009

## Jamesport

*(Includes Aquebogue, Baiting Hollow and South Jamesport)*

	# of Sales	Total Sales Volume	Median Sales Price	# Sales Under 500K	# Sales \$500k to \$999K	# Sales \$1M to 1.99M	# Sales \$2M to 3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M+
4th Q 2009	9	3,187,171	355,000	9					
Change	+80.00%	+68.19%	+3.50%	+200.00%	-100.00%	-	-	-	-
4th Q 2008	5	1,895,000	343,000	3	2				

## Mattituck

*(Includes Laurel and Cutchogue)*

	# of Sales	Total Sales Volume	Median Sales Price	# Sales Under 500K	# Sales \$500k to \$999K	# Sales \$1M to 1.99M	# Sales \$2M to 3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M+
4th Q 2009	22	13,492,316	439,408	12	8	1	1		
Change	+22.22%	+3.16%	-12.99%	+50.00%	+14.29%	-	-50.00%	-	-
4th Q 2008	18	13,078,750	505,000	8	7	1	2		

## Southold

*(Includes New Suffolk and Peconic)*

	# of Sales	Total Sales Volume	Median Sales Price	# Sales Under 500K	# Sales \$500k to \$999K	# Sales \$1M to 1.99M	# Sales \$2M to 3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M+
4th Q 2009	33	18,846,955	475,000	20	11	1	1		
Change	+57.14%	-4.34%	-28.57%	+122.22%	+37.50%	-50.00%	-	-	-100.00%
4th Q 2008	21	19,702,000	665,000	9	8	2	1		1

## Orient

*(Includes East Marion and Greenport)*

	# of Sales	Total Sales Volume	Median Sales Price	# Sales Under 500K	# Sales \$500k to \$999K	# Sales \$1M to 1.99M	# Sales \$2M to 3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M+
4th Q 2009	18	6,450,000	358,750	17	1				
Change	+28.57%	-34.35%	-42.00%	+183.33%	-83.33%	-100.00%	-	-	-
4th Q 2008	14	9,824,681	618,500	6	6	2			

## Combined North Fork Markets

	# of Sales	Total Sales Volume	Median Sales Price	# Sales Under 500K	# Sales \$500k to \$999K	# Sales \$1M to 1.99M	# Sales \$2M to 3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M+
4th Q 2009	82	41,976,442	403,184	58	20	2	2		
Change	+41.38%	-5.67%	-20.94%	+123.08%	-13.04%	-60.00%	-33.33%	-	-100.00%
4th Q 2008	58	44,500,431	510,000	26	23	5	3		1