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RELEASE

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NORTH FORK Year End 2009 Home Sales Report

TOWN & COUNTRY'S North Fork Home Sales Report is the most comprehensive and widely respected report available, monitoring 4 markets, with 3 criteria and 6 different price ranges.

This 2009 Year End Home Sales Report clearly demonstrates the North Fork markets establishing a floor or bottom.

Two of the four markets **MATTITUCK (which includes Laurel and Cutchogue)** and **SOUTHOLD (which includes New Suffolk and Peconic)** realized slight gains in the Number of Home Sales (up 3.3% and 1.2% respectively) while **JAMESPORT (which includes Aquebogue, Baiting Hollow and South Jamesport)** remained unchanged at 61 Home Sales for the year of 2009. **ORIENT (which includes East Marion and Greenport)** dropped 4% from 73 homes sold in 2008 to 70 homes sold in 2009.

All four markets monitored by **TOWN & COUNTRY** saw declines in the **Total Home Sales Volume** with **JAMESPORT (which includes Aquebogue, Baiting Hollow and South Jamesport)** seeing the steepest decline (-27%) and **MATTITUCK (which includes Laurel and Cutchogue)** the slightest decline (- 5.4%).

The **Median Home Sales Price** in all four markets also declined from **ORIENT (which includes East Marion and Greenport)** at -17.5% to **MATTITUCK (which includes Laurel and Cutchogue)** at -3.3%.

It is the apparent that the first North Fork market to emerge from this great recession is the **MATTITUCK market (which includes Laurel and Cutchogue)**.

Viewing all **NORTH FORK MARKETS COMBINED**, we see the price category under \$500K is the strongest with a 26% jump from 157 homes sold in 2008 to 198 homes sold in 2009, while homes \$1M and over declined significantly as 25 homes sold in 2009 and 35 in 2008.

As reported in our 4th Quarter Homes Sales Report we are pleased to say current activity levels of sales appointments, offers, deals, contracts and closings continue to build momentum in both **TOWN & COUNTRY** North Fork offices. These deals will be posted in future **TOWN & COUNTRY** Home Sales Reports.

To view more specifics 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 2009 Full Year Statistics

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+
2009	61	24,955,927	400,000	53	8				
Change	-	-27.03%	-11.25%	+55.88%	-65.22%	-100.00%	-100.00%	-	-
2008	61	34,198,490	450,725	34	23	3	1		

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+
2009	93	58,868,851	475,000	50	32	7	3	1	
Change	+3.33%	-5.35%	-3.31%	+6.38%	+3.23%	+16.67%	-50.00%	-	-
2008	90	62,195,494	491,250	47	31	6	6		

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+
2009	87	50,700,340	477,500	46	34	6	1		
Change	+1.16%	-20.89%	-6.60%	+21.05%	-5.56%	-14.29%	-75.00%	-	-100.00%
2008	86	64,090,855	511,250	38	36	7	4		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+
2009	70	38,359,253	400,000	49	14	6	1		
Change	-4.11%	-15.47%	-17.53%	+28.95%	-50.00%	-	-	-	-
2008	73	45,379,806	485,000	38	28	6	1		

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+
2009	311	172,884,371	430,000	198	88	19	5	1	
Change	+0.32%	-16.02%	-13.13%	+26.11%	-25.42%	-13.64%	-58.33%	-	-100.00%
2008	310	205,864,645	495,000	157	118	22	12		1