

FOR IMMEDIATE  
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## NORTH FORK 5 Year History Report

**TOWN & COUNTRY REAL ESTATE** has compiled a 5 year study of the North Fork of Long Island.

We chose 5 years because **TOWN & COUNTRY** had identified the summer of 2005 as the “Top of the Market” (August 2005) and we were the first to identify the first half of 2009 as “The Bottom” (March 2009). Thus looking to analyze the comparison from Bull to Bear.

This evaluation examines the **Number of Home Sales, Total Sales Volume, Median Sales Price** as well as 6 different price categories within each of the four individual markets spanning the North Fork.

Starting at the top of **TOWN & COUNTRY’s** chart, we see **JAMESPORT (which includes Aquebogue, Baiting Hollow and South Jamesport)** had 163 Home Sales in 2005 and only 66 in 2009 - a decline of 60%. This trend, of course, led to the **Total Sales Volume** to drop from \$89M to \$27M or 70%. If you glance at the different price categories you will see the largest drop was in high end home sales on the North Fork. Homes \$1M and up dropped to zero in 2009 from 10 in 2005.

That specific trend of significantly lower amount of home sales on the high end is a trend that all 4 North Fork markets experienced. In fact, in **All North Fork Markets Combined** \$1M and up home sales dropped from 71 in 2005 to 27 in 2009 or down 62%.

On the North Fork, the **Median Home Sales Price** fluctuated between a mere 7% drop in **MATTITUCK (which includes Laurel and Cutchogue)** to a 20% drop in **ORIENT (which includes East Marion and Greenport)** from the height of the market, to the bottom. A digestible correction, considering other investments may have dropped 50% or more.

While this analysis may confirm what those of us in the business have felt – that the **Number of Home Sales** suffered, particularly the high end. The good news is, our markets have established their respective floors and we do not foresee further declines in values or activity... which leads us to our next growth period!

To view more specifics on your particular locations and price ranges visit our website [1TownandCountry.com](http://1TownandCountry.com) and click on “Reports”.

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# North Fork 5 Year History

## 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	66	27,097,927	400,845	58	8	-	-	-	-
2008	73	40,128,750	480,000	39	30	3	1	-	-
2007	97	49,165,609	470,000	57	38	2	-	-	-
2006	132	77,065,345	500,000	63	61	5	3	-	-
2005	163	88,898,035	470,000	97	56	9	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	101	62,905,851	461,810	56	32	9	3	1	-
2008	112	76,381,443	497,500	56	42	7	7	-	-
2007	165	112,365,901	505,000	81	63	16	4	1	-
2006	166	112,989,774	480,000	88	58	13	7	-	-
2005	180	126,519,889	497,500	90	63	19	6	1	1

## 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	90	52,187,840	476,250	48	35	6	1	-	-
2008	100	76,072,390	552,375	41	44	9	5	-	1
2007	146	104,832,940	555,000	60	61	21	4	-	-
2006	138	91,597,842	525,000	60	62	13	2	1	-
2005	183	128,444,028	545,000	74	87	16	4	2	-

## 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	71	38,664,253	399,999	50	14	6	1	-	-
2008	84	51,736,034	487,500	43	33	7	1	-	-
2007	121	83,624,820	504,000	57	47	13	3	1	-
2006	107	68,096,687	500,000	53	43	8	3	-	-
2005	143	90,742,669	502,000	67	64	8	4	-	-

## 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	328	180,855,871	425,000	212	89	21	5	1	-
2008	369	244,318,617	505,000	179	149	26	14	-	1
2007	529	349,989,270	500,000	255	209	52	11	2	-
2006	543	349,749,648	500,000	264	224	39	15	1	-
2005	669	434,604,621	500,000	328	270	52	15	3	1