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NORTH FORK 2nd Quarter 2010 Home Sales Report

Town & Country Real Estate is pleased to report that the North Fork Home Sales Report for the 2nd quarter 2010 demonstrates a solid rebound.

JAMESPORT (which includes Aquebogue, Baiting Hollow and South Jamesport) leads the report with an outstanding 160% increase in the Number of Home Sales from 10 in 2nd quarter 2009 to 26 in 2nd quarter 2010. Additionally, **JAMESPORT'S Total Home Sales Volume** continues that ascend with a 169% increase from \$3.8M to \$10.2M in 2nd quarter 2009 to 2010 respectively. The **Median Home Sales Price** rose slightly (2.76%) from \$370,000 to \$380,200, year to year. Most of the activity occurred in the price category of under \$500,000 where 24 of the 26 home sales occurred.

MATTITUCK (which includes Laurel and Cutchogue) actually saw a reduction in the Number of Home Sales and **Total Home Sales Volume** of -15.8% and -1.8% respectively. Conversely, the Mattituck market saw the greatest increase in **Median Home Sales Price** (+21%) from \$382,000 in 2nd quarter 2009 to \$462,000 in 2nd quarter 2010.

SOUTHOLD (which includes New Suffolk and Peconic) enjoyed a 55% increase to their **Total Home Sales Volume** largely due to the 4 home sales in the \$2-\$3.49M price category.

ORIENT (which includes East Marion and Greenport) had a spike in sales \$500,000-\$999,000 from 1 in 2009 to 5 in 2010, 2nd quarter.

By examining **ALL NORTH FORK MARKETS COMBINED**, clearly you see the 2nd quarter homes sales activity was a healthy rebound. The **Number of Home Sales** rose 35.6% from 59 to 80, 2009 to 2010 respectively and the **Total Home Sales Volume** increased 48.8% from \$32M to \$47.5M year to year, yet the **Median Home Sales Price** remained stable with a slight uptick from \$398,000 to \$410,000. In **ALL NORTH FORK MARKETS COMBINED**, the \$2-\$3.49M range experienced the most significant change of +300% from 1 home sale in 2009 to 4 in 2010, 2nd quarter.

To view more specifics on your particular locations and price ranges, visit our website **1TownandCountry.com** and click "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 2010 Quarterly 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+
2nd Q 2010	26	10,156,039	380,200	24	2				
Change	+160%	+169.03%	+2.76%	+166.67%	+100.00%	-	-	-	-
2nd Q 2009	10	3,774,990	370,000	9	1				

Mattituck

(Includes Laurel and Cutchoque)

	# 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+
2nd Q 2010	16	8,975,850	462,000	9	6	1			
Change	-15.79%	-1.80%	+20.94%	-30.77%	+20.00%	-	-	-	-
2nd Q 2009	19	9,140,220	382,000	13	5	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+
2nd Q 2010	24	19,693,596	441,250	15	4	1	4		
Change	+26.32%	+55.19%	-16.75%	+114.29%	-60.00%	-50.00%	-	-	-
2nd Q 2009	19	12,690,300	530,000	7	10	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+
2nd Q 2010	14	8,711,000	447,500	8	5	1			
Change	+27.27%	+37.22%	+12.44%	-	+400.00%	-	-100.00%	-	-
2nd Q 2009	11	6,348,000	398,000	8	1	1	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+
2nd Q 2010	80	47,536,485	410,000	56	17	3	4		
Change	+35.59%	+48.77%	+3.02%	+51.35%	-	-25.00%	+300.00%	-	-
2nd Q 2009	59	31,953,510	398,000	37	17	4	1		