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NORTH FORK 3rd Quarter 2010 Home Sales Report

TOWN & COUNTRY'S 3rd Quarter Market Report yields no surprises.

In previous reports we identified 2nd Q 2009 as **THE BOTTOM** and described the future emerging markets as a "slow climb" with some "bobbing along the bottom" – this is what we are looking at in this report.

While 3 of the 4 markets monitored by **TOWN & COUNTRY** saw declines in the Number of **Home Sales** anywhere from 8.7 and 20%, one particular market, **Southold (which includes New Suffolk and Peconic)**, realized a 54% increase from 13 **Home Sales** in 3rd Q 2009 to 20 for the same period 2010. **Southold (which includes New Suffolk and Peconic)** also enjoyed the greatest surge in **Total Home Sales** value a 60.8% jump from \$7M to \$11.2M, 2009-2010 respectively.

Mattituck (which includes Laurel and Cutchogue) experienced the greatest leap in **Median Home Sales Price** from \$560,000 3rd Q 2009 to \$650,000 3rd Q 2010 or 16%.

As always, studying the stats for **All North Fork Markets Combined** gives us a clear snapshot of the **Home Sale Market** for 3rd Q 2010...a relatively flat experience year to year for the same quarter – 4% decline in **Number of Home Sales** (76 to 73); 7% decline in **Total Home Sales Value** (\$48M to \$44.8M) and a 5% increase in **Median Home Sales Price** (\$468,573 to \$490,000). Within each price category - **TOWN & COUNTRY** breaks each market down to 6 different price categories for you and while the percent figure may seem high in the upper price categories, the **Number of Home Sales** is +/- 1 in both the \$2 – 3.49M and \$3.5 – 4.99M.

As discussed in many prior reports, due to the term – length of time – it takes for deals to close and be recorded this report actually reflects business from this past summer for the most part, while our fall market has been steady with increased appointment activity.

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 3rd Quarter 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+
3rd Q 2010	16	6,793,957	387,500	13	3				
Change	-20.00%	-20.47%	-7.52%	-23.53%	-	-	-	-	-
3rd Q 2009	20	8,542,794	418,995	17	3				

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+
3rd Q 2010	21	19,538,000	650,000	9	7	3	2		
Change	-8.70%	-3.96%	+16.07%	+12.50%	-22.22%	-25.00%	+100.00%	-100.00%	-
3rd Q 2009	23	20,344,500	560,000	8	9	4	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+
3rd Q 2010	20	11,193,500	532,500	8	11	1			
Change	+53.85%	+60.78%	-3.18%	+33.33%	+83.33%	-	-	-	-
3rd Q 2009	13	6,962,111	550,000	6	6	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+
3rd Q 2010	16	7,275,000	453,500	9	7				
Change	-20.00%	-41.73%	-2.65%	-25.00%	+40.00%	-100.00%	-	-	-
3rd Q 2009	20	12,484,014	465,823	12	5	3			

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+
3rd Q 2010	73	44,800,457	490,000	39	28	4	2		
Change	-3.95%	-7.31%	+4.57%	-9.30%	+21.74%	-50.00%	+100.00%	-100.00%	-
3rd Q 2009	76	48,333,419	468,573	43	23	8	1	1	