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Town & Country

REAL ESTATE

NORTH FORK

2011 Year End Home Sales Report

TOWN & COUNTRY'S Year End, North Fork Home Sales Report, is of no surprise to anyone in the real estate business on the North Fork.

The top producer on the North Fork was **Orient (which includes East Marion and Greenport)** with all 3 criteria monitored by **TOWN & COUNTRY** realizing increases: Number of **Home Sales** rose 2.8% from 72 to 74 2010 to 2011, **Total Sales Volume** increased nearly 7% from \$36.8M to \$39.3M, and the **Median Home Sale Price** showed approximately a 5% rise from \$410,000 in 2010 to \$430,000 in 2011. The **Number of Home Sales** in the \$1-\$1.99M category in **Orient (which includes East Marion and Greenport)** doubled year over year.

Southold (which includes New Suffolk and Peconic), on the other hand, closed the year a bit lower than the previous year in all three categories. The **Number of Home Sales** dropped 8.6%; **Total Home Sales Volume** was down 16.6% and **Median Home Sale Prices** rolled back to \$440,000 from \$472,500. But it's important to point out that **Southold (which includes New Suffolk and Peconic)** posted the highest **Median Home Sale Prices** of all 4 North Fork markets **TOWN & COUNTRY** reports on 6 times a year.

Reviewing the culmination of **All North Fork Markets Combined** and one statistic jumps out at you... the \$1-\$1.99M price category rose 19% in 2011 from 2010.

Bottom line – North Fork Home Sales activity was fairly flat for the year 2011 but the green shoots are showing up on the high end.

To view more specifics on your particular locations visit www.1TownandCountry.com/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 2011 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+
2011	69	32,392,070	399,900	50	16	3			
Change	-15.85%	-9.40%	+0.79%	-19.35%	-15.79%	+200.00%	-	-	-
2010	82	35,754,560	396,750	62	19	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+
2011	111	68,318,870	420,000	65	34	8	4		
Change	+2.78%	+2.70%	-7.69%	+3.17%	-	-	+33.33%	-	-
2010	108	66,523,507	455,000	63	34	8	3		

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+
2011	106	59,606,796	440,000	68	28	8	2		
Change	-8.62%	-16.62%	-6.88%	+11.48%	-33.33%	-11.11%	-50.00%	-	-
2010	116	71,485,393	472,500	61	42	9	4		

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+
2011	74	39,261,801	430,000	45	23	6			
Change	+2.78%	+6.80%	+4.88%	+4.65%	-11.54%	+100.00%	-	-	-
2010	72	36,760,774	410,000	43	26	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+
2011	360	199,579,537	424,500	228	101	25	6		
Change	-4.76%	-5.20%	-1.28%	-0.44%	-16.53%	+19.05%	-14.29%	-	-
2010	378	210,524,234	430,000	229	121	21	7		