

Town & Country

REAL ESTATE

FOR IMMEDIATE RELEASE October 15, 2012
For further info contact Judi A. Desiderio 631-324-8080 ext.221

NORTH FORK

3rd Quarter 2012 Home Sales Report

TOWN & COUNTRY Home Sales Report for the 4 North Fork markets we monitor clearly demonstrates increased sales activity in all but the **Southold (which includes New Suffolk and Peconic)** market which experienced 3 less home sales in July, August and September.

Jamesport (which includes Aquebogue, Baiting Hollow and South Jamesport) posted a 100% leap in the Number of Home Sales with 22 in the 3rd Quarter, doubled the 11 sales from 2011. Additionally the Total Home Sales Volume closely coincided with a 97% year over year gain from \$4.4M in 2011 to \$8.7M in 2012. Additionally the Median Home Sales Price rose nearly 19%.

Mattituck (which includes Laurel and Cutchogue) closed the most homes with 32 sales, a 39% increase over last year. But the Median Home Sales Price in **Mattituck (which includes Laurel and Cutchogue)** was the only market that experienced a decline — from \$439,000 in 2011 to \$392,250 this year or 10.65%.

Southold (which includes New Suffolk and Peconic) realized the greatest increase in Median Home Sales Price from \$450K 3rd Quarter 2011 to \$540K 3rd Quarter 2012 or a brow-raising 20%.

Orient (which includes East Marion and Greenport), much like **Jamesport (which includes Aquebogue, Baiting Hollow and South Jamesport)** saw all black — gains clear across the board.

Reviewing **All North Fork Markets Combined**, you will see an impressive 32% increase in Number of Home Sales, a 44% increase in the Total Home Sales Volume and increases in all separate price ranges monitored by **TOWN & COUNTRY**. In fact, the \$1M - \$1.99M price range realized a whopping 200% gain. It looks like the high-end has taken the high speed ferry from the South Fork to the North Fork.

To view more specifics on your particular locations visit www.1TownandCountry.com/reports.

Judi A. Desiderio, CEO
jd@1TownandCountry.com • 631-324-8080

1TownandCountry.com



*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 2012 Third 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 2012	22	8,693,000	361,500	19	2	1			
Change	+100.00%	+97.10%	+18.52%	+111.11%	-	-	-	-	-
3rd Q 2011	11	4,410,500	305,000	9	2				

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 2012	32	20,533,201	392,250	20	9	1	1	1	
Change	+39.13%	+76.87%	-10.65%	+53.85%	-10.00%	-	-	-	-
3rd Q 2011	23	11,609,460	439,000	13	10				

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 2012	21	12,269,500	540,000	9	10	2			
Change	-12.50%	-10.61%	+20.00%	-43.75%	+66.67%	+100.00%	-100.00%	-	-
3rd Q 2011	24	13,726,000	450,000	16	6	1	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 2012	25	13,722,422	425,000	15	8	2			
Change	+38.89%	+60.30%	+2.41%	+50.00%	+14.29%	+100.00%	-	-	-
3rd Q 2011	18	8,560,500	415,000	10	7	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+
3rd Q 2012	100	55,218,123	404,750	63	29	6	1	1	
Change	+31.58%	+44.15%	-4.09%	+31.25%	+16.00%	+200.00%	-	-	-
3rd Q 2011	76	38,306,460	422,000	48	25	2	1		