

NORTH FORK MID-YEAR 2013 HOME SALES REPORT

Press Release: July 22, 2013

The first 6 months of 2013 for all North Fork Markets monitored by **TOWN & COUNTRY** demonstrates the housing market is “under construction”. The crash, as originated by the fall of Bear & Lehman was the most damaging our markets have ever seen in our lifetime. The North Fork markets are clearly building foundations on which the next appreciating market will stand on — hence forth “under construction”.

While all 4 markets show reductions in the **Number of Home Sales** and **Total Home Sales Volume**, the **Median Home Sale Price** rose by as much as 11.4% in **Mattituck (which includes Laurel and Cutchogue)**.

Southold (which includes New Suffolk and Peconic) seems to be lagging behind the other markets, yet has historically posted the highest **Median Home Sale Price**.

All price ranges **TOWN & COUNTRY** reports on saw a dip in activity in the overall markets.

Looking at **All North Fork Markets Combined** and a quick glance shows that while there are fewer sales, the direction of price is pointing up.

As mentioned in many of our reports, there is a 30-90 day delay in statistics of real estate activity due to the process and time required to close transactions. That said, if the market activity level in our North Fork offices is any indication, the 3rd Quarter North Fork **TOWN & COUNTRY** Home Sales Report should show a vast improvement, as all **TOWN & COUNTRY** agents are busy with buyers and sellers.

To view all reports visit 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.



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THE POWER OF DEEP ROOTS

North Fork 2013 First Half 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+
1st H 2013	30	15,456,152	368,750	22	6	1	1		
Change	-16.67%	-0.22%	+3.51%	-21.43%	-	-50.00%	-	-	-
1st H 2012	36	15,490,644	356,250	28	6	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+
1st H 2013	44	24,310,301	484,500	23	18	3			
Change	-16.98%	-24.47%	+11.38%	-32.35%	+20.00%	-	-	-	-100.00%
1st H 2012	53	32,184,296	435,000	34	15	3			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+
1st H 2013	36	18,394,750	431,500	24	10	2			
Change	-25.00%	-31.40%	-3.03%	-17.24%	-28.57%	-50.00%	-100.00%	-	-
1st H 2012	48	26,813,987	445,000	29	14	4	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+
1st H 2013	29	12,619,900	400,000	22	6	1			
Change	-19.44%	-36.43%	+3.49%	-4.35%	-14.29%	-83.33%	-	-	-
1st H 2012	36	19,851,434	386,500	23	7	6			

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+
1st H 2013	139	70,781,103	430,000	91	40	7	1		
Change	-19.65%	-24.97%	+4.88%	-20.18%	-4.76%	-53.33%	-	-	-100.00%
1st H 2012	173	94,340,361	410,000	114	42	15	1		1