

TOWN & COUNTRY NORTH FORK 3RD QUARTER 2014 HOME SALES REPORT

Press Release: October 13, 2014

Since the winter of 2013 I've been saying 2014 will be the year of the North Fork and yes it has been like a snowball rolling down hill, building in size and momentum.

All 4 markets monitored by **TOWN & COUNTRY REAL ESTATE** rose in all 3 criteria - **Number of Home Sales**, **Total Home Sales Volume** and **Median Home Sales Price**.

In fact, 2 markets more than doubled in Home Sales activity or the **Number of Home Sales** transferred

Orient (which includes East Marion and Greenport) statistically realized the greatest gain with a 183% leap from 12 Home Sales in 3rd Quarter 2013 to 34 in 2014 same quarter.

In **Mattituck (which includes Laurel and Cutchogue)** the **Total Home Sales Volume** shot up 266% from nearly \$6M in 2013 to almost \$22M in Home Sales year to year 3rd Quarter. In **Southold (which includes New Suffolk and Peconic)** the **Total Home Sales Volume** saw the highest dollar value with \$29M changing hands.

Mattituck (which includes Laurel and Cutchogue) also logged the greatest increase in **Median Home Sales Price** at 47% from \$347,500 in 2013 to \$510,000 in 2014 3rd Quarter. With 38 Home Sales in 3rd Quarter in **Mattituck** and a **Median Home Sales Price** of \$510,000, the trajectory for Mattituck and the North Fork markets is up, up, up!

Viewing **All North Fork Markets Combined**, the future is even more clear as all 3 criteria and all 6 price ranges monitored by **TOWN & COUNTRY** are firmly in the BLACK!

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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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North Fork 2014 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 2014	20	10,661,602	416,500	14	5		1		
Change	+33.33%	+79.10%	+9.61%	+16.67%	+66.67%	-	-	-	-
3rd Q 2013	15	5,953,000	380,000	12	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 2014	38	21,828,420	510,000	18	16	4			
Change	+137.50%	+266.15%	+46.76%	+20.00%	-	+300.00%	-	-	-
3rd Q 2013	16	5,961,654	347,500	15		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 2014	36	29,079,134	496,000	18	12	5			1
Change	+80.00%	+164.66%	+2.80%	+50.00%	+100.00%	+150.00%	-	-	-
3rd Q 2013	20	10,987,500	482,500	12	6	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+
3rd Q 2014	34	20,672,838	451,250	22	8	2	2		
Change	+183.33%	+250.86%	+16.45%	+144.44%	+300.00%	+100.00%	-	-	-
3rd Q 2013	12	5,892,000	387,500	9	2	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 2014	128	82,241,994	469,500	72	41	11	3		1
Change	+103.17%	+185.62%	+21.95%	+50.00%	+272.73%	+175.00%	-	-	-
3rd Q 2013	63	28,794,154	385,000	48	11	4			