

# TOWN & COUNTRY NORTH FORK 4TH QUARTER 2014 HOME SALES REPORT

**TOWN & COUNTRY REAL ESTATE** hereby releases its **4th Quarter Home Sales Report**.

The last 3 months of 2014 were good for the **North Fork** in 3 of the 4 markets monitored by **TOWN & COUNTRY**. In fact, **Jamesport (which includes Aquebogue, Baiting Hollow and South Jamesport)** increased 33%. The only hamlet to see a decline was **Mattituck (which includes Laurel and Cutchogue)** dropping a significant 33% from 51 home sales to 34 year to year 4th Quarter.

**Orient (which includes East Marion and Greenport)** had the most **Number of Home Sales** with 38 for the quarter. **Orient (which includes East Marion and Greenport)**, also experienced the greatest bounce in all 3 categories monitored by **TOWN & COUNTRY** with a 27% increase in **Number of Home Sales**, a 55% jump in **Total Home Sales Volume** and a 23% gain in **Median Home Sales Price**.

All **TOWN & COUNTRY** Associates from our 8 offices are reporting the busiest January since 2005 for appointments. This should reflect on the **TOWN & COUNTRY 1st Quarter 2015 Home Sales Report**.

At **TOWN & COUNTRY** we are experiencing an up-tick in buyers in all price categories but a shortage of listings.

Looking at **All North Fork Markets Combined** and we see that the volume of business is consistent with the last 3 months of 2013 but the **Median Home Sales Price** rose 5.2%. There's no doubt that the North Fork Real Estate Market is on an ascent.

To view all reports visit **1TownandCountry.com/Reports**.

Judi A. Desiderio, CEO  
jd@1TownandCountry.com  
631.324.8080

\*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.



Westhampton  
631.288.3030



Southampton  
631.283.5800



Bridgehampton  
631.537.3200



Sag Harbor  
631.725.2233



East Hampton  
631.324.8080



Montauk  
631.668.0500



Mattituck  
631.298.0600



Southold  
631.765.0500



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# North Fork 2014 Fourth 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
4th Q 2014	20	7,328,400	339,950	15	5			
Change	+33.33%	+5.11%	-26.10%	+36.36%	+25.00%	-	-	-
4th Q 2013	15	6,972,258	460,000	11	4			

## 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
4th Q 2014	34	25,768,879	564,500	15	13	4	2	
Change	-33.3%	-25.80%	+8.98%	-31.82%	-43.48%	+33.33%	-33.33%	-
4th Q 2013	51	34,727,400	518,000	22	23	3	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
4th Q 2014	29	17,501,249	580,000	11	16	2		
Change	+3.57%	-14.72%	+4.98%	-21.43%	+100.00%	-60.00%	-100.00%	-
4th Q 2013	28	20,522,175	552,500	14	8	5	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
4th Q 2014	38	23,733,479	505,500	17	17	3	1	
Change	+26.67%	+54.58%	+22.55%	-10.53%	+88.89%	+50.00%	-	-
4th Q 2013	30	15,353,680	412,500	19	9	2		

## 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
4th Q 2014	121	74,332,007	505,000	58	51	9	3	
Change	-2.42%	-4.18%	+5.21%	-12.12%	+15.91%	-10.00%	-25.00%	-
4th Q 2013	124	77,575,513	480,000	66	44	10	4	