

TOWN & COUNTRY NORTH FORK 1ST QUARTER 2015 HOME SALES REPORT

It may have snowed 7 weekends in the first 3 months of 2015 but it certainly didn't slow down the tempo of the **North Fork Home Sales Market!**

Three of the 4 markets monitored by **TOWN & COUNTRY** experienced increases in the **Number of Homes Sales**. In fact, 2 of the North Fork markets, **Jamesport (which includes Aquebogue, Baiting Hollow and South Jamesport)** and **Mattituck (which includes Laurel and Cutchogue)** both experienced significant increases of +45.5% and +43%, respectively.

Jamesport (which includes Aquebogue, Baiting Hollow and South Jamesport) had a blow away quarter statistically in all 3 criteria monitored by **TOWN & COUNTRY** with all prices ranges in the black. In fact, the **Jamesport** markets were the lead hamlets with +45.5%, +77%, and +17% for the **Number of Homes Sales, Total Home Sales Volume** and **Median Home Sales Price** respectively - all 3 record stats!

Surprisingly **Orient (which includes East Marion and Greenport)** took a back seat with a 33% drop in the **Number of Homes Sales** and 28% decline in the **Total Home Sales Volume**. The **Median Home Sales Price** remained relatively stable at \$435,000 in 2015 from \$427,500 in 2014 1st Quarter.

Looking at **All North Fork Markets Combined** and we see healthy gains of nearly 10% in the **Number of Homes Sales Price** as well as a 5.4% increase in **Median Home Sales Price**. There was a slight dip of 2.55% in the **Total Home Sales Volume** - which was most likely swayed by 2 less sales in the \$2-\$3.49M price category.

All told, I'm sticking with my prediction that the **North Fork Markets** are going to enjoy 2015 broadly!

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North Fork 2015 First 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+
1st Q 2015	16	8,129,400	452,500	12	2	2	-	-	-
Change	+45.45%	+76.78%	+16.62%	+20.00%	-	+100.00%	-	-	-
1st Q 2014	11	4,598,500	388,000	10	-	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+
1st Q 2015	30	21,039,534	472,500	16	10	2	1	1	-
Change	+42.86%	+3.74%	+5.00%	+45.45%	+100.00%	-	-50.00%	-	-
1st Q 2014	21	20,280,500	450,000	11	5	2	2	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 Q 2015	17	8,082,800	410,000	12	5	-	-	-	-
Change	+6.25%	-21.55%	-6.29%	+33.33%	-	-100.00%	-100.00%	-	-
1st Q 2014	16	10,303,009	437,500	9	5	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+
1st Q 2015	16	8,296,000	435,000	10	5	1	-	-	-
Change	-33%	-28.21%	+1.75%	-28.57%	-37.50%	-50.00%	-	-	-
1st Q 2014	24	11,555,250	427,500	14	8	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	# Sales \$5M+
1st Q 2015	79	45,547,734	450,000	50	22	5	1	1	-
Change	+9.72%	-2.55%	+5.39%	+13.64%	+22.22%	-16.67%	-66.67%	-	-
1st Q 2014	72	46,737,259	427,000	44	18	6	3	1	-