

TOWN & COUNTRY NORTH FORK MID YEAR 2015 HOME SALES REPORT

The first 6 months of 2015 was a strong performance for the **North Fork Markets!**

Jamesport (which includes Aquebogue, Baiting Hollow and South Jamesport) was the star with all 3 criteria monitored by **TOWN & COUNTRY**, solidly in the black as well as the price ranges. The **Number of Home Sales** rose 18% and **Total Home Sales Volume** was up +19.3% while **Median Home Sales Price** gained 13.2%.

Mattituck (which includes Laurel and Cutchogue) posted the most number of sales at 73 closings along with the greatest statistical change of nearly 22%. The **Median Home Sales Price** for the first 6 months rose 13.2% to \$505,000 from \$446,250. But due to fewer sales over \$2 million, year to year, the **Total Home Sales Volume** dipped 4.5%.

Southold (which includes New Suffolk and Peconic) also experienced heightened activity with all 3 criteria realizing gains; the **Number Home Sales** +6%; **Total Home Sales Volume** +17%, and **Median Home Sales Price** +1%.

Orient (which includes East Marion and Greenport) was the only **North Fork** market to see a pull back. The **Number of Homes Sales** for the first 6 months of 2015 dropped 14.3% from 2014 and **Total Home Sales Volume** was down 13%; the same time period. But the **Median Home Sales Price** rose a respectable 12.2% from \$430,000 to \$482,500, year to year.

Looking at **All North Fork Markets Combined** and you clearly see a solid first 6 months in sales activity. The **Number of Home Sales** was up 8%, **Total Home Sales Volume** +2% + **Median Home Sales Price** +9.4%. The strong increase in **Median Home Sales Volume** is a trend we are experiencing on the North Fork as more people come to discover the unique beauty.

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North Fork 2015 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 2015	39	18,076,620	430,000	27	8	4	-	-	-
Change	+18.18%	+19.26%	+13.16%	+3.85%	+100.00%	+33.33%	-	-	-
1st H 2014	33	15,157,748	380,000	26	4	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+
1st H 2015	73	48,747,934	505,000	35	28	8	1	1	-
Change	+21.67%	-4.45%	+13.17%	+2.94%	+100.00%	+60.00%	-80.00%	-50.00%	-
1st H 2014	60	51,020,689	446,250	34	14	5	5	2	-

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 2015	53	35,081,270	475,895	31	18	3	-	-	1
Change	+6.00%	+16.93%	+0.72%	+10.71%	+5.88%	-25.00%	-100.00%	-	-
1st H 2014	50	30,001,049	472,500	28	17	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 2015	42	22,220,834	482,500	21	19	2	-	-	-
Change	-14.29%	-12.84%	+12.21%	-22.22%	+11.76%	-60.00%	-	-	-
1st H 2014	49	25,494,827	430,000	27	17	5	-	-	-

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 2015	207	124,126,658	470,000	114	73	17	1	1	1
Change	+7.81%	+2.02%	+9.43%	-0.87%	+40.38%	-	-83.33%	-50.00%	-
1st H 2014	192	121,674,313	429,500	115	52	17	6	2	-