

TOWN & COUNTRY NORTH FORK YEAR END 2015 HOME SALES REPORT

2015 was a good year for home sales across the hamlets of Long Island's North Fork.

Three of the four markets monitored by **TOWN & COUNTRY** saw increased activity in the **Number of Home Sales**, with **Southold (which includes New Suffolk and Peconic)** leading the way with a 12% increase from 132 Home Sales in 2014 to 148 in 2015. The only hamlet to see a drop in the **Number of Home Sales** was **Orient (which includes East Marion and Greenport)** declining 12% from 130 to 115 year to year. Interestingly enough the **Median Home Sales Price** in **Orient (which included East Marion and Greenport)** posted the greatest gain from \$463,750 in 2014 to \$525,000 in 2015, or 13.2%.

Southold (which includes New Suffolk and Peconic) had a great year, not only in the **Number of Home Sales** but also the **Total Home Sales Volume**, which shot up 21%, from \$87M in 2014 to \$105M in 2015. This was due to 3 of the 3 sales over \$5M in 2015 occurring there.

Jamesport (which includes Aquebogue, Baiting Hollow and South Jamesport) was the only market which saw gains in all three criteria monitored by **TOWN & COUNTRY** — the **Number of Home Sales** up 5.4%, **Total Home Sales Volume** up 9.6% and **Median Home Sales Price** up 8.5%.

Looking toward **All North Fork Markets Combined** and we clearly see the statistical proof that the North Fork experienced increased sales activity. We expect 2016 to continue this trend.

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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.

North Fork 2015 Full Year 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+
2015	97	45,227,249	415,000	64	27	6	-	-	-
Change	+5.43%	+9.59%	+8.50%	-7.25%	+42.11%	+100.00%	-100.00%	-	-
2014	92	41,267,647	382,500	69	19	3	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+
2015	169	107,436,450	490,182	88	64	13	3	1	-
Change	+8.33%	-7.18%	+1.07%	+10.00%	+28.00%	-13.33%	-66.67%	-50.00%	-
2014	156	115,752,502	485,000	80	50	15	9	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+
2015	148	104,916,073	485,000	77	53	14	1	-	3
Change	+12.12%	+20.56%	-4.90%	+26.23%	-7.02%	+16.67%	-	-	+200.00%
2014	132	87,024,432	510,000	61	57	12	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+
2015	115	73,458,124	525,000	50	51	12	1	1	-
Change	-11.54%	-3.32%	+13.21%	-29.58%	+13.33%	+20.00%	-75.00%	-	-
2014	130	75,982,144	463,750	71	45	10	4	-	-

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+
2015	529	331,037,896	485,000	279	195	45	5	2	3
Change	+3.73%	+3.44%	+4.30%	-0.71%	+14.04%	+12.50%	-66.67%	-	+200.00%
2014	510	320,026,725	465,000	281	171	40	15	2	1