

TOWN & COUNTRY NORTH FORK 2ND QUARTER 2016 HOME SALES REPORT

TOWN & COUNTRY'S 2nd Quarter North Fork Home Sales Report demonstrates uneven growth, but growth none the less.

Southold (which includes New Suffolk and Peconic) had the greatest up-tick in the **Number of Home Sales** at 25% — from 28 in 2015 to 35 in 2016 (same three months), yet experienced drops in the **Total Home Sales Volume** and **Median Home Sales Price** of 14% and 6% respectively.

Jamesport (which includes Aquebogue, Baiting Hollow and South Jamesport) logged an 18% increase in the **Number of Home Sales** and a 20% jump in **Total Home Sales Volume**.

Mattituck (which includes Laurel and Cutchogue) and **Orient (which includes East Marion and Greenport)** each had one less home sale during the 2nd Quarter, year over year.

Looking at **All North Fork Markets Combined** you will note that only declines in the five price categories monitored by **TOWN & COUNTRY** were the \$500,000 - \$999,000 category by 22.45% from 49 to 38 from 2015 to 2016 and the \$5M and up, where there were no sales vs. last year. The **Number of Home Sales** rose 8% in this year to year comparison yet the **Total Home Sales Volume** and **Median Home Sales** both experienced pullbacks of 3% and 14% respectively.

"The North Fork has established definite traction. I anticipate the 2nd half of 2016 to continue to gain momentum as more and more people discover the richness of North Fork living," states Judi A. Desiderio.

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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 2016 Second 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+
2nd Q 2016	20	9,885,366	441,000	13	6	1	-	-	-
Change	+18%	+19.85%	-3.08%	+44.44%	-	-50.00%	-	-	-
2nd Q 2015	17	8,247,804	455,000	9	6	2	-	-	-

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+
2nd Q 2016	34	21,450,220	414,985	22	5	7	-	-	-
Change	-2.86%	-7.99%	-28.45%	+69.23%	-70.59%	+40.00%	-	-	-
2nd Q 2015	35	23,311,900	580,000	13	17	5	-	-	-

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+
2nd Q 2016	35	20,446,707	535,000	15	18	1	1	-	-
Change	+25.00%	-13.74%	-6.26%	+25.00%	+50.00%	-66.67%	-	-	-100.00%
2nd Q 2015	28	23,704,900	570,750	12	12	3	-	-	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+
2nd Q 2016	21	14,445,800	525,000	9	9	2	1	-	-
Change	-4.55%	+12.71%	-5.41%	+28.57%	-35.71%	+100.00%	-	-	-
2nd Q 2015	22	12,816,500	555,000	7	14	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+
2nd Q 2016	110	66,228,093	452,000	59	38	11	2	-	-
Change	+7.84%	-2.72%	-14.39%	+43.90%	-22.45%	-	-	-	-100.00%
2nd Q 2015	102	68,081,104	528,000	41	49	11	-	-	1