

TOWN & COUNTRY NORTH FORK MID YEAR 2016 HOME SALES REPORT

In analyzing the data from the **North Fork** markets for the first six months of 2016, the positive trends jump right off the page. All four specific North Fork markets experienced increases in the **Total Home Sales Volume**.

Southold (which includes New Suffolk and Peconic) posted the greatest increase in the **Number of Home Sales** with a spike of 32% from 53 in the first six months of 2015 to 70 in 2016 same period. The **Median Home Sales price** was also up 10% and **Total Home Sales Volume** grew 17%.

Orient (which includes East Marion and Greenport) realized a whopping 43% increase in **Total Home Sales Volume** from \$22.2M to \$32M year to year. In fact, the Orient market was totally in the black this report.

Mattituck (which includes Laurel and Cutchogue) saw a slight uptick in homes sales activity as did **Jamesport (which includes Aquebogue, Baiting Hollow and South Jamesport)**.

“The glaring trend is the heightened activity primarily on the eastern end of the beautiful North Fork in the first six months of 2016,” states Judi A. Desiderio.

Looking at **All North Fork Markets Combined** and you will note healthy growth in the **Number of Home Sales** (+12%), as well as the **Total Home Sales Volume** (+15%).

Prediction for the balance of 2016, is a continued ascend for our North Fork markets.

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North Fork 2016 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 2016	39	19,024,952	438,500	25	12	2	-	-	-
Change	-	+5.25%	+1.98%	-7.41%	+50.00%	-50.00%	-	-	-
1st H 2015	39	18,076,620	430,000	27	8	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	# Sales \$5M+
1st H 2016	74	51,092,241	454,000	41	23	8	1	-	1
Change	+1.37%	+4.81%	-10.10%	+17.14%	-17.86%	-	-	-100.00%	-
1st H 2015	73	48,747,934	505,000	35	28	8	1	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 H 2016	70	41,088,606	523,750	32	35	2	1	-	-
Change	+32.08%	+17.12%	+10.06%	+3.23%	+94.44%	-33.33%	-	-	-100.00%
1st H 2015	53	35,081,270	475,895	31	18	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+
1st H 2016	48	31,691,300	525,000	21	20	5	2	-	-
Change	+14.29%	+42.62%	+8.81%	-	+5.26%	+150.00%	-	-	-
1st H 2015	42	22,220,834	482,500	21	19	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 H 2016	231	142,897,099	475,000	119	90	17	4	-	1
Change	+11.59%	+15.12%	+1.06%	+4.39%	+23.29%	-	+300.00%	-100.00%	-
1st H 2015	207	124,126,658	470,000	114	73	17	1	1	1