

TOWN & COUNTRY NORTH FORK 3RD QUARTER 2016 HOME SALES REPORT

2016 3rd Quarter Home Sales on Long Island's North Fork demonstrates the heightened interest in these beautiful hamlets.

Jamesport (which includes Aquebogue, Baiting Hollow and South Jamesport) saw 22 homes trade hands, a 37.5% increase from last year's 16 sales, same quarter. Additionally, the **Total Home Sales Volume** rose 31% from \$7.1M in 2015 to \$9.3M in 2016.

Mattituck (which includes Laurel and Cutchogue) enjoyed a great July, August and September this year with a 13% increase in **Number of Home Sales**, a 41% spike in **Total Home Sales Volume** and a 6% rise in **Median Home Sales Price** to \$520,000. In fact, **Mattituck (which includes Laurel and Cutchogue)** recorded the 3 highest price sales for the quarter, all over \$2M.

Southold (which includes New Suffolk and Peconic) had 2 less home sales for the quarter and a 12% decline in **Total Home Sales Volume**, but the **Median Home Sales Price** remained steady at \$465,000.

Orient (which includes East Marion and Greenport) experienced a similar pull back with 1 less home sale and a 20% drop in **Total Home Sales Volume**. Yet the **Median Home Sales Price** ticked up to \$515,000 or 2.7% increase.

"Our North Fork markets are poised to continue enjoying increased activity for the remainder of the year", stated Judi Desiderio, Chief Operating Officer.

Looking at **All North Fork Markets Combined** and you see most categories safely in the black.

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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 Third 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+
3rd Q 2016	22	9,345,403	415,500	18	4	-	-	-	-
Change	+37.50%	+31.13%	-3.03%	+63.64%	-20.00%	-	-	-	-
3rd Q 2015	16	7,126,880	428,500	11	5	-	-	-	-

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+
3rd Q 2016	35	27,030,555	520,000	16	14	2	3	-	-
Change	+12.90%	+41.41%	+6.12%	-5.88%	+40.00%	-50.00%	-	-	-
3rd Q 2015	31	19,115,250	490,000	17	10	4	-	-	-

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+
3rd Q 2016	24	12,646,000	465,000	15	7	2	-	-	-
Change	-7.69%	-11.61%	-	+7.14%	-30.00%	-	-	-	-
3rd Q 2015	26	14,307,600	465,000	14	10	2	-	-	-

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+
3rd Q 2016	17	10,041,000	515,000	8	8	1	-	-	-
Change	-5.56%	-19.92%	+2.69%	-11.11%	+14.29%	-	-	-100.00%	-
3rd Q 2015	18	12,539,000	501,500	9	7	1	-	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+
3rd Q 2016	98	59,062,958	470,000	57	33	5	3	-	-
Change	+7.69%	+11.25%	+3.30%	+11.76%	+3.13%	-28.57%	-	-100.00%	-
3rd Q 2015	91	53,088,730	455,000	51	32	7	-	1	-