

TOWN & COUNTRY NORTH FORK 1ST HALF 2017 HOME SALES REPORT

The first six months of 2017 were more like “one step forward, two steps back” for North Fork Home Sales.

On one hand, the sale of 5250 Vanston Road, Cutchogue for \$8.9M posted a new high watermark. The home was a beautiful old estate on over 15 acres with its own boat basin, originally listed back in 2014 at \$14.6M.

In the **TOWN & COUNTRY** 2nd Quarter Home Sales Report, we identified the only sale in the \$3.5-\$4.99M price range on Marratooka Road, Mattituck for \$4.5M.

Those 2 sales helped boost the **Total Home Sales Volume** for **Mattituck (which includes Laurel and Cutchogue)** 10%, yet the **Number of Home Sales** for those hamlets sank 16.22% — more a function of lack of inventory on the low end than a pull back in demand.

While the **Southold (which includes New Suffolk and Peconic)** market saw gains in all 3 criteria monitored by **TOWN & COUNTRY** — **Number of Home Sales** up 1.4%, **Total Home Sales Volume** up 21.6% and **Median Home Sales Price** up 3.1%, **Orient (which includes East Marion and Greenport)** and **Jamesport (which includes Aquebogue, Baiting Hollow and South Jamesport)** both experienced declines in all 3 criteria. In fact, **Jamesport (which includes Aquebogue, Baiting Hollow and South Jamesport)** posted red clear across the board.

Looking at **All North Fork Markets Combined** for the first half of 2017 and it is clear the North Fork is in transition. There are more sales at the high end and less inventory on the low end.

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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 2017 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 2017	34	16,093,404	431,500	24	9	1	-	-	-
Change	-12.82%	-15.41%	-1.60%	-4.00%	-25.00%	-50.00%	-	-	-
1st H 2016	39	19,024,952	438,500	25	12	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+
1st H 2017	62	56,201,252	519,000	30	17	11	2	1	1
Change	-16.22%	+10.00%	+14.32%	-26.83%	-26.09%	+37.50%	+100.00%	-	-
1st H 2016	74	51,092,241	454,000	41	23	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 2017	71	49,963,737	540,000	32	31	4	4	-	-
Change	+1.43%	+21.60%	+3.10%	-	-11.43%	+100.00%	+300.00%	-	-
1st H 2016	70	41,088,606	523,750	32	35	2	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 2017	47	27,594,520	489,000	26	17	4	-	-	-
Change	-2.08%	-12.93%	-6.86%	+23.81%	-15.00%	-20.00%	-100.00%	-	-
1st H 2016	48	31,691,300	525,000	21	20	5	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 2017	214	149,852,913	490,980	112	74	20	6	1	1
Change	-7.36%	+4.87%	+3.36%	-5.88%	-17.78%	+17.65%	+50.00%	-	-
1st H 2016	231	142,897,099	475,000	119	90	17	4	-	1