



## NORTH FORK Q4 2007 REPORTS

The 4<sup>th</sup> quarter statistics for the North Fork clearly documents two polarized sets of market figures.

On the western end in **Jamesport** (which includes Aquebogue and Baiting Hollow) and **Mattituck** (which includes Laurel and Cutchogue), statistics display severe declines in activity in both **Total Sales Volume** and **Number of Sales**. **Total Sales Volume** reported as much as a 49% drop in Jamesport from '06 to '07 and a 59% drop in Mattituck from '06 to '07. The **Number of Sales** in **Mattituck** saw a 38% decline, from 47 to 29 in 2006 to 2007, respectively, and **Jamesport** saw a 42% drop, from 33 to 19.

Yet in **Southold** (which includes New Suffolk and Peconic) and **Orient** (which includes East Marion and Greenport), all three categories (**Number of Sales, Total Sales Volume, and Median Sales Price**) are strongly in the black. In fact, the **Total Sales Volume** in **Southold** increased by 32%, from \$16.7M to \$22M. **Orient** had a 140% increase in the **Number of Sales** in the \$599-\$999 category, from 5 sales in '06 to 12 in '07.

Reviewing the category of **All North Fork Markets Combined**, we see declines by as much as 60% in the \$2M-and-up category, which dropped from 5 sales down to two.

The 4<sup>th</sup> Quarter 2007 continued the steep decline reported in Town and Country's 4<sup>th</sup> Quarter 2006 report which you can review at our website [1TownandCountry.com](http://1TownandCountry.com).

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\* Source: LI Profiles

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