

# TOWN & COUNTRY

## NORTH FORK MID YEAR 2018

### HOME SALES REPORT

The first six months of 2018 sheds light on the fact that prices are going up on the North Fork!

All 4 markets monitored by **TOWN & COUNTRY** realized double digit increases in **Median Home Sales Price** with **Orient (which includes East Marion and Greenport)** spreading her peacock feathers a whopping 35% to a top **Median Home Sales Price** of \$660,000. To further confirm that cranking up of the needle, all 4 markets saw big decreases in Home Sales below \$500K. Why you ask? Well it isn't for lack of demand.

**Jamesport (which includes Aquebogue, Baiting Hollow and South Jamesport)** is the clear leader of the pack with significant increases in all 3 criteria **TOWN & COUNTRY** monitors, with +24% more Home Sales, +45% in **Total Home Sales Volume** and a 17% higher **Median Home Sales Price**, year over year. Here too, the only "red" is in the under \$500K price range.

**Mattituck (which includes Laurel and Cutchogue)** closed the most Home Sales with 67 transfers. Additionally this hamlet closed the highest priced sale (the only sale over \$5M) back in March for 12700 New Suffolk in Cutchogue for the Joan Stiles Trust at \$5.3M.

Looking at **All North Fork Markets Combined** and the trend comes clearly into focus. The **Median Home Sales Price** rose 21% in 2018 compared to the same period in 2017. Changes in the **Number of Home Sales** and **Total Home Sales Volume** both were negligible. 95 of the 206 Home Sales were in the \$500K-\$999K price category and the \$1M-\$1.99M price range had the greatest increase at +30%.

To view all reports visit

<http://www.TownAndCountryHamptons.com/html/marketReports.php>

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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 2018 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 2018	42	23,289,641	503,750	20	18	4	-	-	-
Change	+23.53%	+44.72%	+16.74%	-16.67%	+100.00%	+300.00%	-	-	-
1st H 2017	34	16,093,404	431,500	24	9	1	-	-	-

## 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 2018	67	49,076,091	582,000	25	35	5	1	-	1
Change	+8.06%	-12.68%	+12.14%	-16.67%	+105.88%	-54.55%	-50.00%	-100.00%	-
1st H 2017	62	56,201,252	519,000	30	17	11	2	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 2018	58	41,467,695	637,500	24	24	8	2	-	-
Change	-18.31%	-17.00%	+18.06%	-25.00%	-22.58%	+100.00%	-50.00%	-	-
1st H 2017	71	49,963,737	540,000	32	31	4	4	-	-

## 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 2018	39	34,363,000	660,000	10	18	9	2	-	-
Change	-17.02%	+24.53%	+34.97%	-61.54%	+5.88%	+125.00%	-	-	-
1st H 2017	47	27,594,520	489,000	26	17	4	-	-	-

## 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 2018	206	148,196,427	595,000	79	95	26	5	-	1
Change	-3.74%	-1.11%	+21.19%	-29.46%	+28.38%	+30.00%	-16.67%	-100.00%	-
1st H 2017	214	149,852,913	490,980	112	74	20	6	1	1