

# TOWN & COUNTRY

## NORTH FORK 4TH QUARTER 2018

### HOME SALES REPORT

The last three months of 2018 seem to be a defining period for **North Fork Home Sales**.

There was a bit of a power struggle between **Mattituck** (which includes Laurel and Cutchogue) and **Orient** (which includes East Marion and Greenport) – they both logged significant increases. **Mattituck** saw 48% more **Home Sales**, 51% greater **Total Home Sales Volume** and a 9% jump in **Median Home Sales Price** to \$650,000. In **Orient** the **Total Home Sales Volume** shot up 65% to \$20,802,630 from \$12,591,928 year to year 4th **Quarter**. That was largely due to 4 more sales in the \$1-\$1.99M range and the Cassaro sale to Tanzi of 3345 Cedar Lane in East Marion for \$4,388M. **Orient** reigns supreme for the highest **Median Home Sales Price** of \$708,500 for 4th **Quarter** 2018.

Jamesport seemed to experience a bit of a pull-back with lots of red across the board.

For a clear view of how the **North Fork** market performed in the 4th **Quarter** of 2018, look at all **North Fork Markets Combined**. It was a solid period of overall growth with significantly more sales at higher prices. This has a positive ripple effect to all **North Fork** activity – **Real Estate** and otherwise!

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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 Fourth 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+
4th Q 2018	21	9,314,900	375,000	14	6	1	-	-	-
Change	-22.22%	-23.32%	-21.05%	-26.32%	-14.29%	-	-	-	-
4th Q 2017	27	12,147,097	475,000	19	7	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+
4th Q 2018	43	31,186,759	650,000	13	23	7	-	-	-
Change	+48.3%	+50.47%	+9.24%	+44.44%	+53.33%	+40.00%	-	-	-
4th Q 2017	29	20,725,945	595,000	9	15	5	-	-	-

## 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+
4th Q 2018	42	28,108,425	553,750	15	23	3	1	-	-
Change	+23.53%	+16.29%	-1.99%	+36.36%	+35.29%	-40.00%	-	-	-
4th Q 2017	34	24,171,000	565,000	11	17	5	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+
4th Q 2018	21	20,802,630	708,500	6	9	5	-	1	-
Change	+5.00%	+65.21%	+21.47%	-14.29%	-25.00%	+400.00%	-	-	-
4th Q 2017	20	12,591,928	583,250	7	12	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+
4th Q 2018	127	89,412,714	600,000	48	61	16	1	1	-
Change	+15.45%	+28.40%	+12.89%	+4.35%	+19.61%	+33.33%	-	-	-
4th Q 2017	110	69,635,970	531,500	46	51	12	1	-	-