

For additional information contact:

Judi A. Desiderio, CEO

Reports for Town & Country Real Estate

631-324-8080 ext.21

jd@1townandcountry.com

1TownandCountry.com



NORTH FORK 3rd QUARTER REPORT

Town & Country Real Estate's 3rd Quarter report for the **North Fork Markets** looks somewhat like a see-saw, with **Number of Home Sales** soaring 40% from 20 to 28 in **Orient** (which includes East Marion and Greenport) contrary to the 31.25% decline in the **Number of Home Sales** in **Mattituck** (which includes Laurel and Cutchogue) from 48 to 33. The same up and down can be seen in **Total Sales Volume** with the impressive increase of 59% in **Orient** (which includes East Marion and Greenport) up from \$11.9 Million to \$18.9 Million. This is in vast contrast to the 48% drop in **Jamesport** (which includes Aquebogue and Baiting Hollow) from \$21 Million to \$11 Million...a far cry from the \$28 Million **Total Sales Volume** seen in 2005.

Orient (which includes East Marion and Greenport) outperforms the other 3 **North Fork Markets** monitored by **Town & Country Real Estate** in such a significant way. We've discussed the 40% increase in the **Number of Home Sales** and the 59% increase in the **Total Sales Volume**; naturally the **Median Home Sales Price** was affected by 14.74% from \$432,500 to \$496,250. The price category which realized the greatest increase in **Orient** (which includes East Marion and Greenport) was the \$500 - \$999 where it jumped from 4 – 11, a 175% increase!

The **Combined North Fork Markets** experienced the same up and down activity with the **Number of Home Sales** down by 8.8% from 125 to 114, a significantly weak statistic, when compared to the 187 closings in the 3rd Quarter 2005. Yet the **Median Home Sales Price** rose 11%, from \$450,000 to \$500,000. The price range which experienced the most activity in 3rd Quarter for **All North Fork Markets Combined** was the sales less than \$500,000 which dropped from 75 in 2006 to 56 in 2007 – almost half the number for the same period in 2005 when 108 homes less than \$500,000 sold.

In all, it seems the **North Fork**, not unlike its **South Fork** counterpart, is seeing more activity in the high end markets and considerably less activity in the lower end categories. 3rd Quarter home sales activity for 2007 may be up and down when compared to 2006, but suffice to say activity in both the **Number of Home Sales** and **Total Sales Volume** are both down from 2005 when the **North Fork Market** peaked.

Visit www.1TownandCountry.com for full reports and statistics for North Fork, Hamptons and Shelter Island.

Judi A. Desiderio, CEO

www.judidesiderio.com

*source: LI Profiles

*All information is deemed reliable and correct. Information is subject to errors, omissions and withdrawal without prior notice.

Owned & operated by Town & Country Real Estate of the North Fork, LLC

North Fork Q3 2007 Statistics

1TownandCountry.com

Jamesport (Includes Aquebogue and Baiting Hollow)							
	# of Sales	Total Sales Volume	Median Sales Price	# Sales Under 500K	# Sales \$500k to \$999K	# Sales \$1M to 1.99M	# Sales \$2M+
3rd Q 2007	23	10,920,950	460,000	13	10		
Change	-28.13%	-48.04%	-2.85%	-23.53%	-9.09%	100.00%	-100.00%
3rd Q 2006	32	21,019,748	473,500	17	11	2	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+
3rd Q 2007	33	26,818,250	485,000	20	7	3	3
Change	-31.25%	-2.26%	+10.60%	-39.39%	-36.36%	-	+200.00%
3rd Q 2006	48	27,437,296	438,500	33	11	3	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+
3rd Q 2007	30	23,455,287	575,000	9	13	8	
Change	+20.00%	+25.94%	+10.58%	-25.00%	+18.18%	-	-100.00%
3rd Q 2006	25	18,624,800	520,000	12	11		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+
3rd Q 2007	28	18,851,950	496,250	14	11	2	1
Change	+40.00%	+58.98%	+14.74%	+7.69%	+175.00%	-33.33%	-
3rd Q 2006	20	11,858,020	432,500	13	4	3	
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+
3rd Q 2007	114	80,046,437	500,000	56	41	13	4
Change	-8.80%	+1.40%	+11.11%	-25.33%	+10.81%	+62.50%	-20.00%
3rd Q 2006	125	78,939,864	450,000	75	37	8	5