

FOR IMMEDIATE  
RELEASE

April 19, 2010  
For further info  
contact  
Judi A. Desiderio  
631-324-8080 ext.21



## NORTH FORK 1st Quarter 2010 Home Sales Report

The next “market trend” is well under way.

**Town & Country** was the first to identify “the bottom”, mid year last year and we’re the first to identify the recovering market.

We reported increased activity in sales appointments, O&A’s and contracts in our **North Fork Year End 2009 Home Sales Report** which we explained will be quantified in the 1st and 2nd report of 2010... and so it is written.

All 4 markets monitored by **Town & Country** posted significant gains in the Number of **Home Sales** except **ORIENT (which includes East Marion and Greenport)** which remained unchanged with 9 Home Sales. **MATTITUCK (which includes Laurel and Cutchogue)** posted the greatest increase at 64% with 18 Home Sales in 2010 compared with 11 in 2009, and while the 18 was just shy of the 22 posted in 2008, it demonstrates a strong recovery. All 18 Home Sales in **MATTITUCK (which includes Laurel and Cutchogue)** were under \$1M.

**SOUTHOLD (which includes New Suffolk and Peconic)** Total **Home Sales Volume** exploded year to year with an 80% increase from \$6.3M to \$11.3M 2009 to 2010 1st quarter respectively. This trend continued in the category of **Median Home Sales Price**, where a jump of 55% from \$400,596 in 2009 rose to \$620,000 in 2010. A closer look at individual price categories show **SOUTHOLD (which includes New Suffolk and Peconic)** Home Sales \$500,000- \$900,000 rose from 2 in 2009 to 9 in 2010 and \$1M - \$1.99M from 1 to 3 Home Sales year to year. Both figures top the numbers of 2008, pre-recession.

Looking at **All North Fork Markets Combined** and we see almost all black!!! The Number of **Home Sales** jumped 26% while the **Total Home Sales Volume** increased 28% and the **Median Home Sales Price** rose 15.5% , All significant, all positive, all confirming the worst is far behind us on the North Fork.

To view more specifics on your particular locations and price ranges, visit our website **1TownandCountry.com** and click “Reports”.

Judi A. Desiderio, CEO  
**jd@1TownandCountry.com**  
631-324-8080

**1TownandCountry.com**

\*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 2010 First 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+
1st Q 2010	12	5,524,771	405,000	9	2	1			
Change	+20.00%	+22.91%	-8.47%	+12.50%	-	-	-	-	-
1st Q 2009	10	4,495,000	442,500	8	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 Q 2010	18	9,028,500	450,000	10	8				
Change	+63.64%	+20.06%	-5.26%	+66.67%	+100.00%	-	-100.00%	-	-
1st Q 2009	11	7,520,000	475,000	6	4		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 Q 2010	15	11,258,998	620,000	3	9	3			
Change	+15.38%	+79.86%	+54.77%	-70.00%	+350.00%	+200.00%	-	-	-
1st Q 2009	13	6,259,941	400,596	10	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 Q 2010	9	4,999,000	360,000	5	3	1			
Change	-	-14.64%	-47.83%	+25.00%	-25.00%	-	-	-	-
1st Q 2009	9	5,856,499	690,000	4	4	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+
1st Q 2010	54	30,811,269	502,500	27	22	5	-	-	-
Change	+25.58%	+27.68%	+15.52%	-3.57%	+83.33%	+150.00%	-100.00%	-	-
1st Q 2009	43	24,131,440	435,000	28	12	2	1	-	-