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NORTH FORK Mid-year 2010 Home Sales Report

This **Town & Country Real Estate** mid-year home sales report demonstrates North Fork Real Estate is clearly off the bottom! Sales activity for the first half of 2010 was robust and continues in that vein.

JAMESPORT (which includes Aquebogue, Baiting Hollow and South Jamesport) shot out of the gates with a 71% jump in the **Number of Home Sales** and a 70% increase in **Total Home Sales Volume**, from 24 home sales in the first 6 months of 2009 to 41 home sales same period 2010 and from \$9.9M in 2009 to \$16.9M year to year.

In **JAMESPORT (which includes Aquebogue, Baiting Hollow South Jamesport)** the **Median Home Sales Price** remained relatively the same year to year with just a 2.4% decline from \$399,595 in 2009 to \$390,000 in 2010.

MATTITUCK (which includes Laurel and Cutchogue) saw the greatest growth in **Median Home Sales Price** for the first 6 months of 2010... an impressive 26% increase from \$382,000 in 2009 to \$482,000 in 2010 same period.

SOUTHOLD (which includes New Suffolk and Peconic) realized the greatest **Total Home Sales Volume** increase of 84% from \$19.3M to \$35.6M, driven largely by the significant increases in the **Number of Home Sales** over \$1M... in fact there were 4 home sales between \$2-\$3.49M in 2010 first and 0 in 2009 same 6 month span.

All 4 North Fork markets monitored by **Town & Country** enjoyed expansions in the **Number of Home Sales** as well as the **Total Home Sales Volume**. Viewing all **NORTH FORK MARKETS COMBINED**, we see the statistics show a 39% increase in **Number of Home Sales** and a 47% jump in **Total Home Sales Volume** as well as gains in every price category.

To view more specifics in your particular locations and price ranges, please visit our website 1TownandCountry.com and click on "Reports".

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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 2010 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 2010	41	16,868,310	390,000	35	5	1			
Change	+70.83%	+70.03%	-2.40%	+66.67%	+66.67%	-	-	-	-
1st H 2009	24	9,920,679	399,595	21	3				

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 2010	42	23,196,927	482,000	25	15	1	1		
Change	+27.27%	+29.09%	+26.18%	+19.05%	+50.00%	-	-	-	-
1st H 2009	33	17,970,220	382,000	21	10	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 2010	48	35,547,406	500,500	24	15	5	4		
Change	+45.45%	+84.16%	+7.63%	+33.33%	+25.00%	+66.67%	-	-	-
1st H 2009	33	19,302,241	465,000	18	12	3			

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 2010	25	15,246,391	485,000	13	10	2			
Change	+13.64%	+5.11%	+10.86%	-	+100.00%	-33.33%	-100.00%	-	-
1st H 2009	22	14,504,499	437,500	13	5	3	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 H 2010	156	90,859,034	428,500	97	45	9	5		
Change	+39.29%	+47.27%	+2.02%	+32.88%	+50.00%	+28.57%	+150.00%	-	-
1st H 2009	112	61,697,639	420,000	73	30	7	2		