

# Town & Country

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## REAL ESTATE

### NORTH FORK

## Year End 2010 Home Sales Report

**TOWN & COUNTRY REAL ESTATE** is pleased to release the year end statistics for North Fork Real Estate Home Sales for 2010.

I just love statistics...the numbers don't lie or embellish, and they have no opinion or ego. They simply disclose the absolute truth. So here you have it...

All 4 **North Fork** markets monitored by **TOWN & COUNTRY REAL ESTATE** experienced increases by as much as 34.4% in **JAMESPORT (which includes Aquebogue, Baiting Hollow and South Jamesport)** and 33.3% in **SOUTHOLD (which includes New Suffolk and Peconic)**. Both markets enjoyed significant growth in business year over year, 2009 to 2010, a clear indicator of a recovery.

**Jamesport (which includes Aquebogue, Baiting Hollow and South Jamesport)** not only had the greatest increase in Number of Home Sales from 61 in 2009 to 82 in 2010 or +34.4%, but also in the Total Home Sales Volume from \$25M in 2009 to \$35.8M in 2010. In fact, in the \$500 - \$999,000 price category **Jamesport (which includes Aquebogue, Baiting Hollow and South Jamesport)** jumped 137.5% from 8 sales in 2009 to 19 in 2010.

**Southold (which includes New Suffolk and Peconic)** had a remarkable 33.3% increase in Number of Home Sales from 87 to 116, year to year but also shot up 41% in Total Home Sales Volume from \$51M to \$71.5M. **Southold (which includes New Suffolk and Peconic)** saw 4 sales in the \$2 - 3.49M price category in 2010, a 300% jump from the 1 sale in 2009.

All told, **Southold (which includes New Suffolk and Peconic)** experienced the greatest Number of Home Sales with 116 as well as posting the highest Median Home Sales Price of \$472,500 for 2010.

Examining **ALL NORTH FORK MARKETS COMBINED** and you see nearly ALL BLACK! Clearly proving, beyond a doubt, that all North Fork markets and nearly all of the 6 price categories monitored by **TOWN & COUNTRY** are recovering nicely from the Great Recession.

To view more specifics on your particular locations visit [www.1TownandCountry.com/reports](http://www.1TownandCountry.com/reports).

Judi A. Desiderio, CEO

**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.