

Town & Country

REAL ESTATE

NORTH FORK

1st Quarter 2011 Home Sales Report

As we mentioned in the **TOWN & COUNTRY** 1st Quarter Hamptons Home Sales Report, the first 3 months of this year clearly reflect the effects of the long, harsh, winter we all experienced with over 60 inches of snow!

3 of the 4 markets monitored by **TOWN & COUNTRY** realized declines in both the Number of Home Sales as well as Total Home Sales Volume.

ORIENT (which includes East Marion and Greenport) experienced the greatest statistical decline -33% in the Number of Home Sales or numerically from 9 home sales in 2010 to 6 in 2011, Quarter to Quarter. But **ORIENT (which includes East Marion and Greenport)** rose 19.4% in Median Home Sales Price from \$360,000 to \$430,000, year to year, first quarter.

SOUTHOLD (which includes New Suffolk and Peconic) was hit hard with a 34.4% drop in Median Home Sales Price from \$620,000 to \$406,500 for the same period 2010 to 2011, and a 53% drop in Total Home Sales Volume from \$11.3M to \$5.3M, same period.

MATTITUCK (which includes Laurel and Cutchogue) was the beacon for the North Fork hamlets with a 17% increase in sales activity or the Number of Home Sales, plus a staggering 68% explosion in the Total Home Sales Volume from \$9M in 2010 to \$15M in 2011, Quarter to Quarter. Examination of the 6 individual price categories, show the activity in home sales over \$1M year to year exploded!

Looking at **ALL NORTH FORK MARKETS COMBINED**, we see a 7.4% decline in the Number of Home Sales and a drop in all price categories except under \$500,000 where the Number of Home Sales rose 33% from 27 to 36.

Fortunately, the harsh winter is over, and Spring has sprung with activity in all 8 **TOWN & COUNTRY** Offices.

To view more specifics on your particular locations visit 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.

North Fork 2011 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 2011	10	3,974,920	364,500	7	3				
Change	-16.67%	-28.05%	-10.00%	-22.22%	+50.00%	-100.00%	-	-	-
1st Q 2010	12	5,524,771	405,000	9	2	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+
1st Q 2011	21	15,128,990	450,000	12	5	3	1		
Change	+16.67%	+67.57%	-	+20.00%	-37.50%	-	-	-	-
1st Q 2010	18	9,028,500	450,000	10	8				

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 2011	13	5,345,750	406,500	11	1	1			
Change	-13.33%	-52.52%	-34.44%	+266.67%	-88.89%	-66.67%	-	-	-
1st Q 2010	15	11,258,998	620,000	3	9	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 Q 2011	6	2,488,000	430,000	6					
Change	-33.33%	-50.23%	+19.44%	+20.00%	-100.00%	-100.00%	-	-	-
1st Q 2010	9	4,999,000	360,000	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 Q 2011	50	26,937,660	415,500	36	9	4	1	-	-
Change	-7.41%	-12.57%	-17.31%	+33.33%	-59.09%	-20.00%	-	-	-
1st Q 2010	54	30,811,269	502,500	27	22	5	-	-	-