

Town & Country

REAL ESTATE

NORTH FORK

2011 Mid Year Home Sales Report

TOWN & COUNTRY REAL ESTATE'S Mid Year Home Sales Report for the North Fork is a combination of the winter of white (we had more than 60" of the white stuff) and an emerging second quarter.

The top performers on the North Fork for the first 6 months of 2011 was **Mattituck (which includes Laurel and Cutchogue)** with a 45.6% leap in **Total Home Sales Volume** to \$33.8M from \$23.2M year to year along with a 14.3% increase in the **Number of Home Sales** to 48 from 42 also year to year. Conversely, the **Median Home Sales Price** dropped 13.4% from \$482,000 to \$417,500. A closer look at the 6 price categories monitored by **TOWN & COUNTRY** and we see 8 sales over \$1,000,000 in 2011 when there were only 2 in 2010 – yet another testament to the greater attention to the high end for North Fork Real Estate.

Southold (which includes New Suffolk and Peconic) experienced the greatest pull back with merely 23% less **Home Sales**, from 48 in 2010 to 37 in 2011 by the end of July. A steep decline in **Total Home Sales Volume** of 46.7% and a 15% drop in the **Median Home Sales Price** to \$425,000 in 2011 from \$500,500 in 2010

A look at all North Fork markets combined and we see a 10% decline in the **Number of Home Sales** and **Total Home Sales Volume**, yet only a -2% adjustment in **Median Home Sales Price** for the first 6 months of 2011 from the year prior – the one category with gains is the \$1M to \$1.99M price category with a +22.2% from 9 closings to 11.

The second half of 2011 is already shaping up to be tremendously better than the first half! Stay Tuned! Have you signed up to receive **TOWN & COUNTRY REAL ESTATE'S** Quarterly Reports via email?

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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 2011 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 2011	32	14,856,570	399,950	21	10	1			
Change	-21.95%	-11.93%	+2.55%	-40.00%	+100.00%	-	-	-	-
1st H 2010	41	16,868,310	390,000	35	5	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 H 2011	48	33,781,440	417,500	28	12	4	4		
Change	+14.29%	+45.63%	-13.38%	+12.00%	-20.00%	+300.00%	+300.00%	-	-
1st H 2010	42	23,196,927	482,000	25	15	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 2011	37	18,959,400	425,000	24	10	3			
Change	-22.92%	-46.66%	-15.08%	-	-33.33%	-40.00%	-100.00%	-	-
1st H 2010	48	35,547,406	500,500	24	15	5	4		

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 2011	23	14,072,000	437,500	14	6	3			
Change	-8.00%	-7.70%	-9.79%	+7.69%	-40.00%	+50.00%	-	-	-
1st H 2010	25	15,246,391	485,000	13	10	2			

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 2011	140	81,669,410	420,000	87	38	11	4		
Change	-10.26%	-10.11%	-1.98%	-10.31%	-15.56%	+22.22%	-20.00%	-	-
1st H 2010	156	90,859,034	428,500	97	45	9	5		