

NORTH FORK 2ND QUARTER 2013 HOME SALES REPORT

Press Release: July 18, 2013

TOWN & COUNTRY REAL ESTATE hereby releases the 2nd Quarter North Fork Home Sales Report monitoring 4 specific markets, 6 separate price ranges, as well as the **Number of Home Sales, Total Home Sales Volume and Median Home Sales Price**.

Jamesport (which includes Aquebogue, Baiting Hollow and South Jamesport) had the most impressive quarter with a solid increase of 26% in **Total Home Sales Volume** and 22% in **Median Home Sales Price** which improved from \$362,500 in the 2nd Quarter 2012 to \$443,483 for the same quarter 2013.

The highest sale of the quarter was in South Jamesport on Tuts Lane at \$2,450,000. The other 3 markets which **TOWN & COUNTRY** reports on seem to still be in recovery mode.

The **Number of Home Sales** dropped in all 3 markets by as much as 48% in **Southold (which includes New Suffolk and Peconic)**, which seems to have experienced the greatest pull back in all 3 criteria and each price range.

Looking at all **North Fork Markets Combined** shows the soggy Spring was a slow take off for the North Fork, but, keep in mind, while the Hamptons sizzles in Summer, the North Fork flies in Fall.

If the current heightened activity at the North Fork **TOWN & COUNTRY** offices is any indication then the 2nd half of the year should show significant improvements.

To view all reports visit **1TownandCountry.com/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.



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North Fork 2013 Second 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+
2nd Q 2013	17	10,553,753	443,483	11	4	1	1		
Change	-	+26.14%	+22.34%	-8.33%	+33.33%	-50.00%	-	-	-
2nd Q 2012	17	8,366,750	362,500	12	3	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+
2nd Q 2013	21	10,316,551	418,000	14	6	1			
Change	-19.23%	-19.74%	-3.35%	-17.65%	-25.00%	-	-	-	-
2nd Q 2012	26	12,853,130	432,500	17	8	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+
2nd Q 2013	13	6,953,250	433,000	9	3	1			
Change	-48.00%	-54.76%	-1.59%	-47.06%	-40.00%	-50.00%	-100.00%	-	-
2nd Q 2012	25	15,368,487	440,000	17	5	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+
2nd Q 2013	18	8,288,000	420,000	13	4	1			
Change	-18.18%	-35.90%	+6.67%	-	-20.00%	-75.00%	-	-	-
2nd Q 2012	22	12,929,600	393,750	13	5	4			

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+
2nd Q 2013	69	36,111,554	425,000	47	17	4	1		
Change	-23.33%	-27.07%	+3.34%	-20.34%	-19.05%	-55.56%	-	-	-
2nd Q 2012	90	49,517,967	411,250	59	21	9	1		