

TOWN & COUNTRY NORTH FORK MID YEAR 2014 HOME SALES REPORT

Press Release: July 23, 2014

The first 6 months of 2014 were outstanding for all North Fork markets monitored by **TOWN & COUNTRY**, as all 4 markets saw significant gains in the **Number of Home Sales** by as much as 69%, as was the case in **Orient (which includes East Marion and Greenport)**.

Mattituck (which includes Laurel and Cutchogue) and **Orient (which includes East Marion and Greenport)** more than doubled in **Total Home Sales Volume**. In fact, the **Mattituck (which includes Laurel and Cutchogue)** market shot up 110% with over \$51 million in sales traded. The two highest sales in the \$3.5 to \$4.99M both occurred in **Mattituck (which includes Laurel and Cutchogue)**, which contributed to the Total Home Sales Volume.

Southold (which includes new Suffolk and Peconic) posted the greatest statistical increase in **Median Home Sales Price** at 9.5% from \$431,500 in 2013 to \$472,500 in 2014 same time period.

TOWN & COUNTRY breaks down 6 different price categories within each market we monitor, and in the first half of 2014 there were 6 home sales in the \$2M - \$3.49M price range which equates to a 500% increase year over year, and 2 sales in the \$3.5 - \$4.99M range.

The North Fork waterfronts properties and farms are seeing a new buyer demographic who appreciates the beauty of our northern peninsula.

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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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THE POWER OF DEEP ROOTS

North Fork 2014 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 2014	33	15,157,748	380,000	26	4	3			
Change	+10.00%	-1.93%	+3.05%	+18.18%	-33.33%	+200.00%	-100.00%	-	-
1st H 2013	30	15,456,152	368,750	22	6	1	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 2014	60	51,020,689	446,250	34	14	5	5	2	
Change	+36.36%	+109.87%	-7.89%	+47.83%	-22.22%	+66.67%	-	-	-
1st H 2013	44	24,310,301	484,500	23	18	3			

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 2014	50	30,001,049	472,500	28	17	4	1		
Change	+38.89%	+63.10%	+9.50%	+16.67%	+70.00%	+100.00%	-	-	-
1st H 2013	36	18,394,750	431,500	24	10	2			

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 2014	49	25,494,827	430,000	27	17	5			
Change	+68.97%	+102.02%	+7.50%	+22.73%	+183.33%	+400.00%	-	-	-
1st H 2013	29	12,619,900	400,000	22	6	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 2014	192	121,674,313	429,500	115	52	17	6	2	
Change	+38.13%	+71.90%	-0.12%	+26.37%	+30.00%	+142.86%	+500.00%	-	-
1st H 2013	139	70,781,103	430,000	91	40	7	1		