TOWN & COUNTRY NORTH FORK 4TH QUARTER 2014 HOME SALES REPORT

TOWN & COUNTRY REAL ESTATE hereby releases its 4th Quarter Home Sales Report.

The last 3 months of 2014 were good for the **North Fork** in 3 of the 4 markets monitored by **TOWN & COUNTRY**. In fact, Jamesport (which includes Aquebogue, Baiting Hollow and South Jamesport) increased 33%. The only hamlet to see a decline was Mattituck (which includes Laurel and Cutchogue) dropping a significant 33% from 51 home sales to 34 year to year 4th Quarter.

Orient (which includes East Marion and Greenport) had the most **N**umber of **H**ome **S**ales with 38 for the quarter. Orient (which includes East Marion and Greenport), also experienced the greatest bounce in all 3 categories monitored by TOWN & COUNTRY with a 27% increase in Number of Home Sales, a 55% jump in Total Home Sales Volume and a 23% gain in Median Home Sales Price.

All **TOWN & COUNTRY** Associates from our 8 offices are reporting the busiest January since 2005 for appointments. This should reflect on the TOWN & COUNTRY 1st Quarter 2015 Home Sales Report.

At **TOWN & COUNTRY** we are experiencing an up-tick in buyers in all price categories but a shortage of listings.

Looking at All North Fork Markets Combined and we see that the volume of business is consistent with the last 3 months of 2013 but the Median Home Sales Price rose 5.2%. There's no doubt that the North Fork Real Estate Market is on an ascent.

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

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^{*}All information is deemed reliable and correct. Information is subject to errors, omissions and withdrawal without prior notice











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^{*}Source: The Long Island Real Estate Report

		North F	ork 201	4 Fou <u>r</u> 1	th Qua	rter St	atistics	
				James	port			
		(Inc	ludes Aquebog	ue, Baiting H	- ollow and Sc	outh Jamespo	ort)	
	# 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
4th Q 2014	20	7,328,400	339,950	15	5	10 1.001	10 0. 10101	1.00101
Change	+33.33%	+5.11%	-26.10%	+36.36%	+25.00%	_	_	_
4th Q 2013	15	6,972,258	460,000	11	4			
			100,000		uok			
				Mattit				
			(Inclu	ides Laurel ai		e)		
	# 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
4th Q 2014	34	25,768,879	564,500	15	13	4	2	
Change	-33.3%	-25.80%	+8.98%	-31.82%	-43.48%	+33.33%	-33.33%	-
4th Q 2013	51	34,727,400	518,000	22	23	3	3	
				South	old			
			(Includ	les New Suffo	lk and Peco	nic)		
	# of Sales	Total Sales	Median Sales	# Sales	# Sales \$500k to	# Sales \$1M	# Sales \$2M	# Sales \$3.5M to
44h O 2044	II OI Cuico	Volume	Price	Under 500K	\$999K	to 1.99M	to 3.49M	4.99M
4th Q 2014	29	Volume 17,501,249	Price 580,000	Under 500K 11			· .	-
Change					\$999K	to 1.99M	· .	-
_	29	17,501,249	580,000	11	\$999K	to 1.99M	to 3.49M	-
Change	29 +3.57%	17,501,249 -14.72%	580,000 +4.98%	11 -21.43%	\$999K 16 +100.00% 8	to 1.99M 2 -60.00%	to 3.49M	-
Change	29 +3.57%	17,501,249 -14.72%	580,000 +4.98% 552,500	11 -21.43% 14	\$999K 16 +100.00% 8	to 1.99M 2 -60.00% 5	to 3.49M	-
Change	29 +3.57%	17,501,249 -14.72%	580,000 +4.98% 552,500	11 -21.43% 14 Orie	\$999K 16 +100.00% 8	to 1.99M 2 -60.00% 5	to 3.49M -100.00% 1	4.99M - # Sales
Change	29 +3.57% 28	17,501,249 -14.72% 20,522,175 Total Sales	580,000 +4.98% 552,500 (Include	11 -21.43% 14 Orie es East Mario	\$999K 16 +100.00% 8 nt n and Green # Sales \$500k to	to 1.99M 2 -60.00% 5 port) # Sales \$1M	to 3.49M -100.00% 1 # Sales \$2M	4.99M - - # Sales \$3.5M to
Change 4th Q 2013	29 +3.57% 28 # of Sales	17,501,249 -14.72% 20,522,175 Total Sales Volume	580,000 +4.98% 552,500 (Include Median Sales Price	11 -21.43% 14 Orie es East Marion # Sales Under 500K	\$999K 16 +100.00% 8 nt n and Green # Sales \$500k to \$999K	to 1.99M 2 -60.00% 5 port) # Sales \$1M to 1.99M	to 3.49M -100.00% 1 # Sales \$2M to 3.49M	4.99M - # Sales \$3.5M to
Change 4th Q 2013 4th Q 2014	29 +3.57% 28 # of Sales 38	17,501,249 -14.72% 20,522,175 Total Sales Volume 23,733,479	580,000 +4.98% 552,500 (Include Median Sales Price 505,500	11 -21.43% 14 Orie es East Marion # Sales Under 500K 17	\$999K 16 +100.00% 8 nt n and Green # Sales \$500k to \$999K 17	to 1.99M 2 -60.00% 5 port) # Sales \$1M to 1.99M 3	to 3.49M -100.00% 1 # Sales \$2M to 3.49M	4.99M - # Sales \$3.5M to
Change 4th Q 2014 Change	29 +3.57% 28 # of Sales 38 +26.67%	17,501,249 -14.72% 20,522,175 Total Sales Volume 23,733,479 +54.58%	580,000 +4.98% 552,500 (Include Median Sales Price 505,500 +22.55% 412,500	11 -21.43% 14 Orie es East Marion # Sales Under 500K 17 -10.53%	\$999K 16 +100.00% 8 nt n and Green # Sales \$500k to \$999K 17 +88.89% 9	to 1.99M 2 -60.00% 5 **Sales \$1M to 1.99M 3 +50.00% 2	to 3.49M -100.00% 1 # Sales \$2M to 3.49M	4.99M - - # Sales \$3.5M to

Total Sales

Volume

74,332,007

-4.18%

77,575,513

of Sales

121

-2.42%

124

4th Q 2014

4th Q 2013

Change

Median Sales

Price

505,000

+5.21%

480,000

Sales

Under 500K

58

-12.12%

66

\$500k to

\$999K

51

+15.91%

44

Sales \$1M # Sales \$2M

to 1.99M

9

-10.00%

10

to 3.49M

3 -25.00%

4

\$3.5M to

4.99M