

TOWN & COUNTRY NORTH FORK YEAR END 2016 HOME SALES REPORT

2016 was a good year for North Fork Home Sales. Every North Fork market realized an increase in the Median Home Sales Price, with **Southold** (which includes **New Suffolk** and **Peconic**) raising nearly 7% year to year.

Mattituck (which includes **Laurel** and **Cutchogue**) had increases across the board, with +6.5% in **Number of Home Sales**, +15% **Total Home Sales Volume**, and +4.6% in **Median Homes Sales Price**. In fact, the \$2-3.49 million price range doubled in 2016 from 2015!

Jamesport (which includes **Aquebogue**, **Baiting Hollow** and **South Jamesport**) statistically did well with increase in all three criteria monitored by **TOWN & COUNTRY**. The **Number of Home Sales** rose 16.5% from 97 in 2015 to 113 in 2016.

Looking at All North Fork Markets Combined and it becomes evident the North Fork Real Estate markets are in expansion mode! To further the euphoria, 2017 has opened with heightened activity at all eight **TOWN & COUNTRY** offices!

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Judi A. Desiderio, CEO
jd@TownAndCountryHamptons.com
631.324.8080

* 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 2016 Full Year 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+
2016	113	51,241,442	416,979	80	31	2	-	-	-
Change	+16.49%	+13.30%	+0.48%	+25.00%	+14.81%	-66.67%	-	-	-
2015	97	45,227,249	415,000	64	27	6	-	-	-

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+
2016	180	123,173,771	512,500	88	70	15	6	-	1
Change	+6.51%	+14.65%	+4.55%	-	+9.38%	+15.38%	+100.00%	-100.00%	-
2015	169	107,436,450	490,182	88	64	13	3	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+
2016	148	90,817,506	518,250	69	66	12	1	-	-
Change	-	-13.44%	+6.86%	-10.39%	+24.53%	-14.29%	-	-	-100.00%
2015	148	104,916,073	485,000	77	53	14	1	-	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+
2016	122	80,638,984	537,500	49	58	10	5	-	-
Change	+6.09%	+9.78%	+2.38%	-2.00%	+13.73%	-16.67%	+400.00%	-100.00%	-
2015	115	73,458,124	525,000	50	51	12	1	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+
2016	563	345,871,703	494,125	286	225	39	12	-	1
Change	+6.43%	+4.48%	+1.88%	+2.51%	+15.38%	-13.33%	+140.00%	-100.00%	-66.67%
2015	529	331,037,896	485,000	279	195	45	5	2	3