

# TOWN & COUNTRY NORTH FORK 2ND QUARTER 2017 HOME SALES REPORT

The second 3 months of 2017 were not so kind to North Fork home sales.

At our Mattituck and Southold **TOWN & COUNTRY** offices business was up approximately 20%. Obviously, that was not reflective of the overall market conditions. This is why statistics are so important.

**Jamesport (which includes Aquebogue, Baiting Hollow and South Jamesport)** was hit the hardest with 40% and 42% declines in **Number of Home Sales** and **Total Home Sales Volume**, yet the **Median Home Sales Price** rose a healthy 6.8%

The greatest **Number of Home Sales** occurred in the **Southold (which includes New Suffolk and Peconic)** market with 32 closings... just 3 less than the 2nd Quarter 2016. The **Total Home Sales Volume** and **Median Home Sales Price** rose 2.3 and 2.7% respectively.

**Mattituck (which includes Laurel and Cutchogue)** experienced a big bump up in **Median Home Sales Price** from \$414,985 to \$757,000 — an 82.4% jump. The only sale over \$3.5M was 397 Marratooka Road, Mattituck which sold for \$4,500,000.

Looking at **All North Fork Markets Combined** and you see a nearly 25% drop in **Number of Home Sales** yet the **Median Home Sales Price** rose 18%. This tells us inventory is way low and demand high which results in price increases.

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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 2017 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 2017	12	5,742,404	470,980	7	5	-	-	-	-
Change	-40%	-41.91%	+6.80%	-46.15%	-16.67%	-100.00%	-	-	-
2nd Q 2016	20	9,885,366	441,000	13	6	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+
2nd Q 2017	23	21,904,852	757,000	8	7	7	-	1	-
Change	-32.35%	+2.12%	+82.42%	-63.64%	+40.00%	-	-	-	-
2nd Q 2016	34	21,450,220	414,985	22	5	7	-	-	-

## 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 2017	32	20,910,297	549,500	11	18	2	1	-	-
Change	-8.57%	+2.27%	+2.71%	-26.67%	-	+100.00%	-	-	-
2nd Q 2016	35	20,446,707	535,000	15	18	1	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 2017	16	9,665,375	489,500	9	6	1	-	-	-
Change	-23.81%	-33.09%	-6.76%	-	-33.33%	-50.00%	-100.00%	-	-
2nd Q 2016	21	14,445,800	525,000	9	9	2	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+
2nd Q 2017	83	58,222,928	535,000	35	36	10	1	1	-
Change	-24.55%	-12.09%	+18.36%	-40.68%	-5.26%	-9.09%	-50.00%	-	-
2nd Q 2016	110	66,228,093	452,000	59	38	11	2	-	-