

TOWN & COUNTRY

NORTH FORK 1ST QUARTER 2018

HOME SALES REPORT

Our North Fork Markets enjoyed the first 3 months of 2018!

Jamesport (which includes Aquebogue, Baiting Hollow and South Jamesport) logged the greatest gains in the **Number of Home Sales** and **Total Home Sales Volume**. 38.5% more homes were sold 2017 to 2018 first quarter and 27% more **Total Home Sales Volume** changed hands. **Median Home Sales Price** remained stable.

Mattituck (which includes Laurel and Cutchogue) did well with 25% more home closings quarter over quarter but dropped a bit on the sales over \$1M. There were 5 last year and only 1 this year.

Orient (which includes East Marion and Greenport) realized the greatest jump in **Median Home Sales Price** - a 38.5% leap from \$487,500 in 2017 to \$675,000 in 2018, first quarter. This was due to a significant increase (250%) in sales \$1M - \$1.99M. We went from 2 in 2017 to 7 in 2018 AND the only 2 sales over \$2M were both in **Orient (which includes East Marion and Greenport)** as well. The sound front home at 2110 Grandview, Orient traded for \$2.75 and the inland farmhouse at 700 Orchard Street, Orient sold for \$2.1M.

The big story is in **All North Fork Markets Combined** 11% more **Number of Home Sales**, 19.5% more **Total Home Sales Volume** and 19% increase in **Median Home Sales Price**. The only red is for homes under \$500,000 due entirely to lack of inventory. That window is closing rapidly — are you in?

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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 2018 First 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+
1st Q 2018	18	8,490,961	430,000	10	8	-	-	-	-
Change	+38.46%	+27.10%	+0.47%	+25.00%	+100.00%	-100.00%	-	-	-
1st Q 2017	13	6,680,500	428,000	8	4	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 Q 2018	25	13,727,050	524,000	12	12	1	-	-	-
Change	+25.00%	-11.17%	-2.06%	+33.33%	+100.00%	-75.00%	-100.00%	-	-
1st Q 2017	20	15,453,400	535,000	9	6	4	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+
1st Q 2018	19	13,312,800	700,000	6	10	3	-	-	-
Change	+5.56%	+11.31%	+51.35%	-40.00%	+42.86%	-	-100.00%	-	-
1st Q 2017	18	11,959,666	462,500	10	7	-	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+
1st Q 2018	21	21,597,500	675,000	3	9	7	2	-	-
Change	-13%	+57.43%	+38.46%	-76.92%	-	+250.00%	-	-	-
1st Q 2017	24	13,719,025	487,500	13	9	2	-	-	-

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 Q 2018	83	57,128,311	582,500	31	39	11	2	-	-
Change	+10.67%	+19.48%	+18.88%	-22.50%	+50.00%	+57.14%	-	-	-
1st Q 2017	75	47,812,591	490,000	40	26	7	2	-	-