

# TOWN & COUNTRY

## NORTH FORK 2ND QUARTER 2018

### HOME SALES REPORT

The 2nd Quarter of 2018 was a mixed bag for North Fork Home Sales. Our North Fork markets seem to be moving independently as opposed to in tandem.

**Jamesport (which includes Aquebogue, Baiting Hollow and South Jamesport)** was clearly the leader with increases in all 3 criteria monitored by **TOWN & COUNTRY**. The **Number of Home Sales** rose 33%, the **Total Home Sales Volume** rose 54% from \$5,724,404 to \$8,857,343 and the **Median Home Sales Price** increased 7.75% to just over a half million dollars.

**Southold (which includes New Suffolk and Peconic)** experienced fewer sales (-18.75%) which in turn lowered the **Total Home Sales Volume** (-4.1%) yet we saw a surge in **Median Home Sales Price** (+17.38%) to \$645,000.

**Orient (which includes East Marion and Greenport)** was statistically on par, year to year, with one less Home Sales yet the homes sold were more expensive which resulted in an up tick in the **Total Home Sales Volume**(+12.58%) and **Median Home Sales Price** (+10.32%)

The anchor for this 2nd Quarter North Fork Home Sales report was **Mattituck (which includes Laurel and Cutchogue)** which saw red across the board except for the \$500-\$999,000 price range which shot up nearly 86%! Yet the highest **Median Home Sales Price** at \$745,000 was logged in **Mattituck (which includes Laurel and Cutchogue)**.

Looking at **All North Fork Markets Combined** and the numbers jump right off the page. Clearly the needle is moving to higher prices. Most of the Home Sales were in the \$500-\$999,000 price range and the **Median Home Sales Price** improved almost 16%. The **Total Home Sales Volume** was basically unchanged and there were 5 less sales year to year. 85% of all North Fork Home Sales were under a million dollars but I predict that needle will move as well.

To view all reports visit

<http://www.TownAndCountryHamptons.com/html/marketReports.php>

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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 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 2018	16	8,857,343	507,500	7	8	1	-	-	-
Change	+33%	+54.24%	+7.75%	-	+60.00%	-	-	-	-
2nd Q 2017	12	5,742,404	470,980	7	5	-	-	-	-

## 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 2018	21	17,379,982	745,000	5	13	2	1	-	-
Change	-8.70%	-20.66%	-1.59%	-37.50%	+85.71%	-71.43%	-	-100.00%	-
2nd Q 2017	23	21,904,852	757,000	8	7	7	-	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+
2nd Q 2018	26	20,052,399	645,000	11	9	4	2	-	-
Change	-18.75%	-4.10%	+17.38%	-	-50.00%	+100.00%	+100.00%	-	-
2nd Q 2017	32	20,910,297	549,500	11	18	2	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 2018	15	10,881,500	540,000	6	7	2	-	-	-
Change	-6.25%	+12.58%	+10.32%	-33.33%	+16.67%	+100.00%	-	-	-
2nd Q 2017	16	9,665,375	489,500	9	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+
2nd Q 2018	78	57,171,224	620,000	29	37	9	3	-	-
Change	-6.02%	-1.81%	+15.89%	-17.14%	+2.78%	-10.00%	+200.00%	-100.00%	-
2nd Q 2017	83	58,222,928	535,000	35	36	10	1	1	-