

TOWN & COUNTRY

NORTH FORK 2018 YEAR END HOME SALES REPORT

2018 will be looked at as the turning point for **North Fork Home Sales**. The shift in activity to more expensive homes is a function of greater interest for newer amenities, as well as the glaring lack of homes under \$500,000!

In fact, if you sneak peak at all **North Fork Markets Combined** it jumps out at you – the only price range that experienced a reduction was the under \$500,000 price range. There were 7% fewer sales year over year while the **Total Home Sales Volume** ticked up 3.5%. The **Median Home Sales Price** rose 10%. All reflective of haling up in prices.

Orient (which includes East Marion and Greenport) realized the greatest increases in both **Total Home Sales Volume** +39% and **Median Home Sales Price** +21% year to year.

Southold (which includes New Suffolk and Peconic) experienced the greatest pull-back with 21% fewer **Number of Home Sales** and 12% less **Total Home Sales Volume** but a 10% increase in **Median Home Sales Price**.

Three of the four **North Fork Markets** monitored by **TOWN & COUNTRY** had **Median Home Sales Price** in the \$600's for the first time - hopefully, you're riding the wave with us!

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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 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+
2018	107	55,474,360	442,000	60	39	8	-	-	-
Change	-7.76%	+0.70%	+3.48%	-25.00%	+18.18%	+166.67%	-	-	-
2017	116	55,089,510	427,150	80	33	3	-	-	-

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+
2018	183	137,998,654	612,500	62	96	19	4	1	1
Change	+5.78%	+2.59%	+9.38%	-12.68%	+39.13%	-26.92%	-	-50.00%	-
2017	173	134,520,449	560,000	71	69	26	4	2	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+
2018	158	116,473,023	615,000	53	83	16	5	1	-
Change	-20.60%	-12.25%	+10.02%	-28.38%	-17.82%	-15.79%	-	-	-
2017	199	132,736,302	559,000	74	101	19	5	-	-

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+
2018	104	92,145,992	652,500	27	55	15	5	1	1
Change	-	+39.30%	+20.83%	-40.00%	+10.00%	+87.50%	+400.00%	-	-
2017	104	66,149,495	540,000	45	50	8	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+
2018	552	402,092,029	577,813	202	273	58	14	3	2
Change	-6.76%	+3.50%	+10.06%	-25.19%	+7.91%	+3.57%	+40.00%	+50.00%	+100.00%
2017	592	388,495,756	525,000	270	253	56	10	2	1