

Carle Place | January 1 to December 31

In Daniel Gale Sotheby's International Realty's ongoing endeavor to provide informative and timely information, our Long Island Market Reports are published quarterly. Since seasonality is a factor, comparisons are made to the same period of time for the prior year. We invite you to call with any inquiries.

	2010	2011
ALBERTSON		
Number of Sales	34	32
Days on Market	78	107
Average Price	\$556,853	\$535,094
Median Price	\$572,500	\$478,500
Highest Price	\$1,025,000	\$1,190,000
Listed Properties	25	27

CARLE PLACE		
Number of Sales	29	27
Days on Market	66	93
Average Price	\$400,931	\$440,130
Median Price	\$400,000	\$415,000
Highest Price	\$600,000	\$715,000
Listed Properties	19	25

EAST MEADOW		
Number of Sales	211	240
Days on Market	87	93
Average Price	\$397,871	\$362,517
Median Price	\$384,000	\$360,000
Highest Price	\$682,000	\$650,000
Listed Properties	127	112

	2010	2011
EAST WILLISTON		
Number of Sales	23	26
Days on Market	100	103
Average Price	\$753,522	\$772,984
Median Price	\$705,000	\$709,750
Highest Price	\$1,500,000	\$1,420,000
Listed Properties	23	21

FLORAL PARK		
Number of Sales	179	157
Days on Market	76	107
Average Price	\$484,201	\$464,671
Median Price	\$470,000	\$455,000
Highest Price	\$990,000	\$960,000
Listed Properties	99	114

GARDEN CITY		
Number of Sales	178	176
Days on Market	117	108
Average Price	\$887,432	\$928,002
Median Price	\$769,000	\$787,500
Highest Price	\$2,865,000	\$4,999,000
Listed Properties	89	122

	2010	2011
GLEN HEAD		
Number of Sales	45	48
Days on Market	95	121
Average Price	\$582,389	\$609,333
Median Price	\$528,000	\$563,000
Highest Price	\$1,565,000	\$1,225,000
Listed Properties	35	37

HICKSVILLE		
Number of Sales	223	227
Days on Market	92	104
Average Price	\$370,309	\$358,113
Median Price	\$368,000	\$339,990
Highest Price	\$655,000	\$680,000
Listed Properties	146	149

JERICHO		
Number of Sales	77	76
Days on Market	108	127
Average Price	\$713,278	\$734,283
Median Price	\$675,000	\$642,500
Highest Price	\$1,425,000	\$2,800,000
Listed Properties	69	41

LEVITTOWN		
Number of Sales	274	261
Days on Market	81	91
Average Price	\$323,858	\$308,690
Median Price	\$320,000	\$315,000
Highest Price	\$499,000	\$475,000
Listed Properties	190	177

MINEOLA		
Number of Sales	86	68
Days on Market	108	92
Average Price	\$411,200	\$421,669
Median Price	\$412,250	\$426,500
Highest Price	\$600,000	\$740,000
Listed Properties	43	52

	2010	2011
NEW HYDE PARK		
Number of Sales	223	230
Days on Market	89	103
Average Price	\$501,890	\$482,480
Median Price	\$485,000	\$465,000
Highest Price	\$805,000	\$1,150,000
Listed Properties	115	127

OLD WESTBURY		
Number of Sales	28	30
Days on Market	190	197
Average Price	\$2,434,663	\$2,721,867
Median Price	\$1,850,500	\$1,725,000
Highest Price	\$7,625,000	\$15,880,000
Listed Properties	66	68

ROSLYN HEIGHTS		
Number of Sales	27	22
Days on Market	105	123
Average Price	\$497,283	\$492,545
Median Price	\$471,250	\$479,500
Highest Price	\$810,000	\$1,050,000
Listed Properties	23	21

WESTBURY		
Number of Sales	240	178
Days on Market	121	136
Average Price	\$365,719	\$347,244
Median Price	\$360,000	\$336,000
Highest Price	\$950,000	\$844,000
Listed Properties	200	208

WILLISTON PARK		
Number of Sales	52	45
Days on Market	97	82
Average Price	\$495,048	\$459,476
Median Price	\$474,000	\$430,000
Highest Price	\$773,000	\$725,000
Listed Properties	25	27

Median: The threshold which divides the real estate market into two equal halves, in reference to pricing. One half of the homes in the market were sold at a price above the median home price, while the other half were sold below that price.

Average: The sum of prices of all homes sold in a certain area in a certain period, divided by the number of properties sold in the same area in that period.

Listed Properties: Represents the number of available properties as of December 31.

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Statistics based on residential properties reported as closed January 1 to December 31 on Long Island Multiple Listing Service (MLS).