

## Cold Spring Harbor | 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
<b>CENTERPORT</b>		
Number of Sales	52	64
Days on Market	101	100
Average Price	\$639,395	\$596,406
Median Price	\$535,000	\$531,500
Highest Price	\$2,200,000	\$2,000,000
Listed Properties	38	32

<b>COLD SPRING HARBOR</b>		
Number of Sales	31	26
Days on Market	100	137
Average Price	\$1,257,113	\$1,018,462
Median Price	\$999,999	\$940,000
Highest Price	\$3,100,000	\$2,775,000
Listed Properties	28	18

<b>COLD SPRING HILLS</b>		
Number of Sales	4	8
Days on Market	45	131
Average Price	\$856,042	\$735,906
Median Price	\$795,000	\$741,875
Highest Price	\$1,096,667	\$895,000
Listed Properties	5	5

	2010	2011
<b>COVE NECK</b>		
Number of Sales	3	3
Days on Market	234	209
Average Price	\$2,111,667	\$1,765,000
Median Price	\$995,000	\$1,700,000
Highest Price	\$4,350,000	\$2,200,000
Listed Properties	8	6

<b>HUNTINGTON</b>		
Number of Sales	295	272
Days on Market	110	111
Average Price	\$543,646	\$508,176
Median Price	\$505,000	\$482,250
Highest Price	\$3,225,000	\$1,250,000
Listed Properties	248	248

<b>HUNTINGTON BAY</b>		
Number of Sales	23	14
Days on Market	126	136
Average Price	\$1,375,739	\$1,135,000
Median Price	\$1,151,500	\$1,062,500
Highest Price	\$4,000,000	\$2,100,000
Listed Properties	21	24

	2010	2011
<b>LAUREL HOLLOW</b>		
Number of Sales	24	23
Days on Market	144	152
Average Price	\$2,100,854	\$1,487,304
Median Price	\$1,772,500	\$1,175,000
Highest Price	\$5,200,000	\$4,100,000
Listed Properties	42	29

<b>LLOYD HARBOR</b>		
Number of Sales	20	20
Days on Market	100	98
Average Price	\$1,590,475	\$1,557,250
Median Price	\$1,457,000	\$1,568,750
Highest Price	\$3,050,000	\$2,400,000
Listed Properties	29	37

<b>LLOYD NECK</b>		
Number of Sales	9	13
Days on Market	86	115
Average Price	\$1,980,333	\$1,567,885
Median Price	\$1,400,000	\$960,000
Highest Price	\$4,703,000	\$7,780,000
Listed Properties	15	21

<b>MUTTONTOWN</b>		
Number of Sales	26	31
Days on Market	186	144
Average Price	\$1,969,750	\$1,547,516
Median Price	\$1,777,500	\$1,275,000
Highest Price	\$3,575,000	\$3,120,000
Listed Properties	51	37

	2010	2011
<b>OYSTER BAY</b>		
Number of Sales	32	35
Days on Market	114	127
Average Price	\$515,969	\$592,531
Median Price	\$501,750	\$530,000
Highest Price	\$1,200,000	\$1,395,000
Listed Properties	29	35

<b>OYSTER BAY COVE</b>		
Number of Sales	29	17
Days on Market	146	189
Average Price	\$1,412,931	\$1,440,647
Median Price	\$1,300,000	\$1,450,000
Highest Price	\$4,400,000	\$1,950,000
Listed Properties	47	40

<b>SYOSSET</b>		
Number of Sales	182	159
Days on Market	78	97
Average Price	\$587,243	\$577,142
Median Price	\$540,000	\$520,000
Highest Price	\$1,250,000	\$1,500,000
Listed Properties	115	103

<b>WOODBURY</b>		
Number of Sales	37	35
Days on Market	121	124
Average Price	\$917,765	\$1,024,650
Median Price	\$890,000	\$950,000
Highest Price	\$1,750,000	\$2,100,000
Listed Properties	60	45

**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.

### Cold Spring Harbor Office

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