

East Norwich/Brookvilles | 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
BAYVILLE		
Number of Sales	33	49
Days on Market	116	130
Average Price	\$526,106	\$550,520
Median Price	\$480,000	\$450,000
Highest Price	\$1,150,000	\$1,500,000
Listed Properties	42	34

BROOKVILLE		
Number of Sales	16	21
Days on Market	217	164
Average Price	\$1,983,844	\$1,744,223
Median Price	\$1,636,250	\$1,575,000
Highest Price	\$3,900,000	\$2,850,000
Listed Properties	38	32

CENTRE ISLAND		
Number of Sales	9	6
Days on Market	323	127
Average Price	\$1,986,667	\$2,769,167
Median Price	\$1,375,000	\$1,632,500
Highest Price	\$8,235,000	\$9,100,000
Listed Properties	18	14

	2010	2011
COLD SPRING HARBOR		
Number of Sales	31	27
Days on Market	100	140
Average Price	\$1,257,113	\$1,000,556
Median Price	\$999,999	\$925,000
Highest Price	\$3,100,000	\$2,775,000
Listed Properties	28	18

COVE NECK		
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

EAST NORWICH		
Number of Sales	23	16
Days on Market	80	77
Average Price	\$553,877	\$502,250
Median Price	\$521,300	\$445,000
Highest Price	\$935,000	\$885,000
Listed Properties	6	15

	2010	2011
LATTINGTOWN		
Number of Sales	14	13
Days on Market	312	61
Average Price	\$1,562,116	\$1,735,269
Median Price	\$1,583,000	\$1,550,000
Highest Price	\$2,620,000	\$6,480,000
Listed Properties	23	31

LAUREL HOLLOW		
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

LOCUST VALLEY		
Number of Sales	54	29
Days on Market	134	134
Average Price	\$790,015	\$780,414
Median Price	\$587,500	\$700,000
Highest Price	\$4,630,000	\$3,200,000
Listed Properties	52	49

MATINECOCK		
Number of Sales	10	10
Days on Market	208	281
Average Price	\$2,486,063	\$2,514,000
Median Price	\$2,068,000	\$2,000,000
Highest Price	\$6,000,000	\$5,300,000
Listed Properties	26	19

MILL NECK		
Number of Sales	6	3
Days on Market	143	257
Average Price	\$1,607,500	\$5,748,333
Median Price	\$1,337,500	\$2,420,000
Highest Price	\$4,100,000	\$14,000,000
Listed Properties	21	28

MUTTONTOWN		
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
OLD BROOKVILLE		
Number of Sales	18	26
Days on Market	182	241
Average Price	\$1,857,641	\$2,097,510
Median Price	\$1,641,250	\$1,870,000
Highest Price	\$3,550,000	\$5,700,000
Listed Properties	45	41

OYSTER BAY		
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

OYSTER BAY COVE		
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

SYOSSET		
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

UPPER BROOKVILLE		
Number of Sales	10	18
Days on Market	231	157
Average Price	\$2,430,800	\$1,892,472
Median Price	\$1,762,500	\$1,350,000
Highest Price	\$5,200,000	\$10,395,000
Listed Properties	34	35

WOODBURY		
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

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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.

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