

Huntington | 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
ASHAROKEN/EATONS NECK		
Number of Sales	7	16
Days on Market	127	145
Average Price	\$721,428	\$1,111,707
Median Price	\$685,000	\$957,500
Highest Price	\$1,200,000	\$2,625,000
Listed Properties	17	24

CENTERPORT		
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

COLD SPRING HARBOR		
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

COLD SPRING HILLS		
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
COMMACK		
Number of Sales	167	175
Days on Market	95	114
Average Price	\$458,333	\$426,132
Median Price	\$430,000	\$402,000
Highest Price	\$1,225,000	\$890,000
Listed Properties	140	120

DIX HILLS		
Number of Sales	176	162
Days on Market	137	110
Average Price	\$698,858	\$656,277
Median Price	\$642,000	\$611,500
Highest Price	\$1,565,000	\$1,960,000
Listed Properties	177	152

EAST NORTHPORT		
Number of Sales	183	196
Days on Market	76	94
Average Price	\$432,757	\$423,245
Median Price	\$415,000	\$401,500
Highest Price	\$1,210,000	\$800,000
Listed Properties	97	97

FORT SALONGA		
Number of Sales	24	31
Days on Market	132	155
Average Price	\$744,187	\$914,313
Median Price	\$732,500	\$810,000
Highest Price	\$1,282,500	\$2,715,000
Listed Properties	56	49

	2010	2011
GREENLAWN		
Number of Sales	66	57
Days on Market	98	119
Average Price	\$435,954	\$506,283
Median Price	\$401,250	\$465,000
Highest Price	\$1,399,000	\$1,325,000
Listed Properties	34	38

HUNTINGTON		
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

HUNTINGTON BAY		
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

HUNTINGTON STATION		
Number of Sales	178	171
Days on Market	130	127
Average Price	\$304,047	\$278,388
Median Price	\$306,500	\$270,000
Highest Price	\$700,000	\$850,000
Listed Properties	195	206

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

	2010	2011
LLOYD HARBOR		
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

LLOYD NECK		
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

MELVILLE		
Number of Sales	95	80
Days on Market	108	111
Average Price	\$671,935	\$585,597
Median Price	\$550,000	\$497,500
Highest Price	\$2,665,000	\$1,550,000
Listed Properties	89	76

NORTHPORT		
Number of Sales	126	104
Days on Market	108	132
Average Price	\$580,342	\$604,654
Median Price	\$532,500	\$492,000
Highest Price	\$1,735,000	\$1,918,000
Listed Properties	129	132

SOUTH HUNTINGTON		
Number of Sales	48	52
Days on Market	119	122
Average Price	\$456,167	\$439,476
Median Price	\$415,000	\$399,500
Highest Price	\$912,000	\$980,000
Listed Properties	54	34

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).