

Locust Valley | 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

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

	2010	2011
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

GLEN COVE		
Number of Sales	115	120
Days on Market	154	165
Average Price	\$558,565	\$504,000
Median Price	\$440,000	\$430,000
Highest Price	\$3,000,000	\$1,890,500
Listed Properties	181	149

GLEN HEAD/GLENWOOD LANDING		
Number of Sales	51	55
Days on Market	103	118
Average Price	\$571,716	\$591,455
Median Price	\$525,000	\$545,000
Highest Price	\$1,565,000	\$1,225,000
Listed Properties	39	45

GREENVALE		
Number of Sales	3	7
Days on Market	116	138
Average Price	\$420,667	\$608,571
Median Price	\$360,000	\$625,000
Highest Price	\$560,000	\$932,500
Listed Properties	9	7

	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

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

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

	2010	2011
OLD WESTBURY		
Number of Sales	28	30
Days on Market	190	197
Average Price	\$2,434,663	\$2,721,867
Median Price	\$1,850,000	\$1,725,000
Highest Price	\$7,625,000	\$15,880,000
Listed Properties	66	68

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

ROSLYN HARBOR		
Number of Sales	8	10
Days on Market	102	123
Average Price	\$1,083,750	\$1,096,000
Median Price	\$1,002,500	\$942,250
Highest Price	\$1,675,000	\$2,633,000
Listed Properties	4	10

SEA CLIFF		
Number of Sales	41	39
Days on Market	107	96
Average Price	\$643,573	\$663,486
Median Price	\$632,500	\$590,000
Highest Price	\$1,750,000	\$2,315,000
Listed Properties	31	41

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

Locust Valley Office

1 Buckram Road, Locust Valley, NY 11560

516.759.4800 f.516.759.4818

danielgale.com

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

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.