

Manhasset | 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		2010	2011
FLOWER HILL			NORTH HILLS		
Number of Sales	23	23	Number of Sales	8	18
Days on Market	116	100	Days on Market	100	163
Median Price	\$1,329,000	\$1,400,000	Median Price	\$2,181,750	\$2,311,250
Highest Price	\$6,150,000	\$3,150,000	Highest Price	\$3,200,000	\$3,125,000
Listed Properties	13	16	Listed Properties	17	12
MANHASSET (Bayview, Norgate, Terrace Manor, & Shorehaven)			PLANDOME HEIGHTS		
Number of Sales	21	30	Number of Sales	10	9
Days on Market	128	84	Days on Market	86	61
Median Price	\$750,000	\$675,000	Median Price	\$989,500	\$978,000
Highest Price	\$1,085,000	\$1,099,000	Highest Price	\$1,315,000	\$1,250,000
Listed Properties	10	9	Listed Properties	2	1
MUNSEY PARK			PLANDOME		
Number of Sales	30	21	Number of Sales	19	16
Days on Market	78	61	Days on Market	76	118
Median Price	\$1,222,500	\$1,290,000	Median Price	\$2,050,000	\$1,397,500
Highest Price	\$1,925,000	\$1,925,000	Highest Price	\$3,440,000	\$2,450,000
Listed Properties	8	6	Listed Properties	13	4

	2010	2011		2010	2011
PLANDOME MANOR/PLANDOME MILLS			STRATHMORE VANDERBILT		
Number of Sales	9	7	Number of Sales	9	7
Days on Market	134	166	Days on Market	81	91
Median Price	\$1,747,500	\$1,600,000	Median Price	\$1,375,000	\$1,370,000
Highest Price	\$3,300,000	\$3,150,000	Highest Price	\$2,500,000	\$3,150,000
Listed Properties	2	4	Listed Properties	4	2
NORTH STRATHMORE			STRATHMORE VILLAGE		
Number of Sales	8	12	Number of Sales	8	16
Days on Market	52	75	Days on Market	69	91
Median Price	\$803,250	\$935,000	Median Price	\$1,425,750	\$1,320,000
Highest Price	\$1,285,000	\$1,225,000	Highest Price	\$1,800,000	\$2,500,000
Listed Properties	2	0	Listed Properties	6	1
SOUTH STRATHMORE			CONDOS & CO-OPS		
Number of Sales	7	13	Number of Sales	29	39
Days on Market	50	115	Days on Market	127	143
Median Price	\$885,000	\$1,070,000	Median Price	\$950,000	\$850,000
Highest Price	\$1,175,000	\$1,260,000	Highest Price	\$1,425,000	\$1,898,000
Listed Properties	7	3	Listed Properties	31	19

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.

Manhasset Office
 364 Plandome Road, Manhasset, NY 11030
 516.627.4440 f.516.627.7045
 danielgale.com

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