

Northport | 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

	2010	2011
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

	2010	2011
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

	2010	2011
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

	2010	2011
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

	2010	2011
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

	2010	2011
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

	2010	2011
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

	2010	2011
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

	2010	2011
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

	2010	2011
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

	2010	2011
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

	2010	2011
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

	2010	2011
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

	2010	2011
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.

Northport Office

160 E. Main St., Huntington, NY 11743

631.754.3400 f.631.754.1422

danielgale.com

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