

## Northport | January 1 to June 30

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.

	2009	2010
<b>ASHAROKEN/EATONS NECK</b>		
Number of Sales	2.....	4
Days on Market	288.....	169
Average Price	\$1,008,000.....	\$857,500
Median Price	\$1,088,000.....	\$915,000
Highest Price	\$1,500,000.....	\$1,200,000
Listed Properties	18.....	17

<b>CENTERPORT</b>		
Number of Sales	20.....	19
Days on Market	135.....	92
Average Price	\$547,820.....	\$521,553
Median Price	\$487,500.....	\$475,000
Highest Price	\$1,250,000.....	\$890,000
Listed Properties	44.....	55

<b>COLD SPRING HARBOR</b>		
Number of Sales	7.....	15
Days on Market	76.....	111
Average Price	\$954,100.....	\$1,400,000
Median Price	\$990,000.....	\$1,015,000
Highest Price	\$1,435,700.....	\$3,100,000
Listed Properties	26.....	39

<b>COLD SPRING HILLS</b>		
Number of Sales	3.....	2
Days on Market	127.....	50
Average Price	\$699,833.....	\$917,084
Median Price	\$517,000.....	\$917,084
Highest Price	\$1,100,000.....	\$1,096,667
Listed Properties	6.....	10

	2009	2010
<b>COMMACK</b>		
Number of Sales	59.....	73
Days on Market	108.....	94
Average Price	\$451,054.....	\$437,223
Median Price	\$440,000.....	\$427,500
Highest Price	\$750,000.....	\$720,000
Listed Properties	132.....	155

<b>DIX HILLS</b>		
Number of Sales	64.....	88
Days on Market	129.....	133
Average Price	\$676,072.....	\$687,607
Median Price	\$607,000.....	\$637,500
Highest Price	\$1,850,000.....	\$1,565,000
Listed Properties	237.....	221

<b>EAST NORTHPORT</b>		
Number of Sales	41.....	77
Days on Market	128.....	78
Average Price	\$434,037.....	\$437,807
Median Price	\$415,000.....	\$410,000
Highest Price	\$957,500.....	\$1,210,000
Listed Properties	121.....	116

<b>FORT SALONGA</b>		
Number of Sales	9.....	12
Days on Market	188.....	72
Average Price	\$815,000.....	\$851,708
Median Price	\$760,000.....	\$761,000
Highest Price	\$1,725,000.....	\$1,600,000
Listed Properties	53.....	53

	2009	2010
<b>GREENLAWN</b>		
Number of Sales	20.....	38
Days on Market	143.....	72
Average Price	\$548,510.....	\$416,539
Median Price	\$482,500.....	\$408,750
Highest Price	\$845,000.....	\$650,000
Listed Properties	64.....	47

<b>HUNTINGTON</b>		
Number of Sales	111.....	140
Days on Market	137.....	109
Average Price	\$575,900.....	\$541,253
Median Price	\$540,000.....	\$497,500
Highest Price	\$3,400,000.....	\$3,225,000
Listed Properties	318.....	342

<b>HUNTINGTON BAY</b>		
Number of Sales	7.....	11
Days on Market	215.....	190
Average Price	\$987,857.....	\$1,405,818
Median Price	\$910,000.....	\$975,000
Highest Price	\$1,625,000.....	\$4,000,000
Listed Properties	36.....	25

<b>HUNTINGTON STATION</b>		
Number of Sales	50.....	91
Days on Market	136.....	125
Average Price	\$299,248.....	\$303,621
Median Price	\$302,500.....	\$310,000
Highest Price	\$673,000.....	\$700,000
Listed Properties	230.....	216

<b>LAUREL HOLLOW</b>		
Number of Sales	4.....	12
Days on Market	188.....	134
Average Price	\$1,638,750.....	\$1,998,583
Median Price	\$1,215,000.....	\$1,617,500
Highest Price	\$3,200,000.....	\$3,995,000
Listed Properties	33.....	44

	2009	2010
<b>LLOYD HARBOR</b>		
Number of Sales	4.....	6
Days on Market	140.....	141
Average Price	\$2,377,500.....	\$1,373,000
Median Price	\$2,425,000.....	\$1,314,500
Highest Price	\$2,775,000.....	\$2,275,000
Listed Properties	41.....	40

<b>LLOYD NECK</b>		
Number of Sales	5.....	3
Days on Market	248.....	69
Average Price	\$1,857,000.....	\$1,351,500
Median Price	\$1,800,000.....	\$1,400,000
Highest Price	\$2,650,000.....	\$1,675,000
Listed Properties	19.....	26

<b>MELVILLE</b>		
Number of Sales	28.....	43
Days on Market	110.....	107
Average Price	\$551,696.....	\$648,949
Median Price	\$505,000.....	\$535,000
Highest Price	\$1,080,000.....	\$1,925,000
Listed Properties	104.....	98

<b>NORTHPORT</b>		
Number of Sales	44.....	54
Days on Market	125.....	107
Average Price	\$642,568.....	\$533,500
Median Price	\$545,500.....	\$525,000
Highest Price	\$2,300,000.....	\$850,000
Listed Properties	180.....	168

<b>SOUTH HUNTINGTON</b>		
Number of Sales	20.....	18
Days on Market	126.....	124
Average Price	\$423,844.....	\$441,722
Median Price	\$367,500.....	\$411,250
Highest Price	\$735,000.....	\$810,000
Listed Properties	51.....	47

If you would like more detailed information about these areas, please call or fill out this reply card and mail it back to our office.

Daniel Gale Sotheby's International Realty

Name \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

( ) \_\_\_\_\_  
Home Telephone

( ) \_\_\_\_\_  
Work Telephone

Email \_\_\_\_\_

Which of the following interests you?

- The present market value of your property
- Buying a property
- Selling a property
- Wells Fargo Mortgage
- Home Services, your personal move coordinator
- A career in real estate

**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 June 30.

### Northport Office

160 E. Main St., Huntington, NY 11743-9488

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Statistics based on residential properties reported as closed January 1 to June 30 on Long Island Multiple Listing Service (MLS).

If your property is listed with another real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to cooperate fully. ©MMV Sotheby's International Realty Affiliates, Inc. All rights reserved. An Equal Opportunity Company. Equal Housing Opportunity. Each office is independently owned and operated, except offices owned and operated by NRT Incorporated. We are pledged to provide equal opportunity for housing to any prospective customer or client, without regard to race, color, religion, sex, handicap, familial status or national origin.