

Roslyn | 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
BROWERS HILL		
Number of Sales	4.....	1
Days on Market	196.....	56
Average Price	\$531,750.....	\$680,000
Median Price	\$552,500.....	\$680,000
Highest Price	\$572,000.....	\$680,000
Listed Properties	2.....	5

CANTERBURY		
Number of Sales	3.....	4
Days on Market	55.....	46
Average Price	\$901,167.....	\$965,750
Median Price	\$905,000.....	\$897,500
Highest Price	\$990,000.....	\$1,318,000
Listed Properties	0.....	1

COUNTRY CLUB		
Number of Sales	27.....	22
Days on Market	170.....	116
Average Price	\$1,172,122.....	\$1,096,227
Median Price	\$898,000.....	\$782,500
Highest Price	\$1,975,000.....	\$2,150,000
Listed Properties	27.....	12

	2010	2011
COUNTRY ESTATES/NORTHWOOD		
Number of Sales	15.....	25
Days on Market	131.....	105
Average Price	\$1,204,500.....	\$1,144,696
Median Price	\$1,050,000.....	\$948,000
Highest Price	\$2,537,000.....	\$2,750,000
Listed Properties	16.....	17

FAIRFIELD PARK		
Number of Sales	2.....	3
Days on Market	110.....	300
Average Price	\$1,100,000.....	\$688,333
Median Price	\$1,000,000.....	\$640,000
Highest Price	\$1,450,000.....	\$875,000
Listed Properties	3.....	3

FLOWER HILL		
Number of Sales	14.....	11
Days on Market	98.....	146
Average Price	\$814,207.....	\$871,273
Median Price	\$802,500.....	\$735,000
Highest Price	\$1,500,000.....	\$1,500,000
Listed Properties	13.....	6

	2010	2011
LAKEVILLE ESTATES/NOB HILL		
Number of Sales	21.....	11
Days on Market	112.....	116
Average Price	\$1,133,748.....	\$1,013,409
Median Price	\$990,000.....	\$930,000
Highest Price	\$2,550,000.....	\$1,225,000
Listed Properties	13.....	12

NORGATE		
Number of Sales	10.....	8
Days on Market	67.....	164
Average Price	\$854,690.....	\$633,625
Median Price	\$786,000.....	\$627,500
Highest Price	\$1,405,000.....	\$705,000
Listed Properties	3.....	5

THE PARKS		
Number of Sales	8.....	6
Days on Market	103.....	139
Average Price	\$560,000.....	\$494,333
Median Price	\$562,500.....	\$502,500
Highest Price	\$715,000.....	\$600,000
Listed Properties	5.....	6

PINES/MERCHANT PARK		
Number of Sales	6.....	4
Days on Market	79.....	108
Average Price	\$740,750.....	\$608,750
Median Price	\$719,500.....	\$580,000
Highest Price	\$998,000.....	\$750,000
Listed Properties	1.....	5

ROSLYN ESTATES		
Number of Sales	12.....	17
Days on Market	131.....	134
Average Price	\$1,148,141.....	\$1,065,294
Median Price	\$918,850.....	\$999,999
Highest Price	\$2,200,000.....	\$1,815,000
Listed Properties	4.....	7

	2010	2011
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

ROSLYN HEIGHTS		
Number of Sales	27.....	22
Days on Market	105.....	123
Average Price	\$497,283.....	\$492,545
Median Price	\$471,250.....	\$479,500
Highest Price	\$810,000.....	\$1,050,000
Listed Properties	23.....	21

ROSLYN VILLAGE		
Number of Sales	6.....	8
Days on Market	97.....	161
Average Price	\$544,500.....	\$757,188
Median Price	\$478,000.....	\$752,500
Highest Price	\$1,310,000.....	\$1,375,000
Listed Properties	13.....	5

STRATHMORE		
Number of Sales	9.....	6
Days on Market	79.....	101
Average Price	\$782,722.....	\$724,667
Median Price	\$740,000.....	\$726,500
Highest Price	\$1,280,000.....	\$805,000
Listed Properties	2.....	1

WESTWOOD		
Number of Sales	0.....	4
Days on Market	0.....	84
Average Price	\$0.....	\$743,750
Median Price	\$0.....	\$600,000
Highest Price	\$0.....	\$1,175,000
Listed Properties	7.....	0

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).