

MARKET REPORT

January 1 to September 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.

	2008	2009
BELLE TERRE		
Number of Sales	3.....	5
Days on Market	307	191
Average Price	\$716,667.....	\$936,500
Median Price	\$610,000.....	\$850,000
Highest Price	\$940,000.....	\$1,725,000
Listing Inventory	14.....	12

	2008	2009
HEAD OF THE HARBOR		
Number of Sales	3.....	9
Days on Market	127	189
Average Price	\$1,091,500.....	\$965,894
Median Price	\$1,200,000.....	\$919,500
Highest Price	\$1,229,500.....	\$1,500,000
Listing Inventory	23.....	23

	2008	2009
LAKE GROVE		
Number of Sales	47.....	66
Days on Market	130	116
Average Price	\$434,979.....	\$383,808
Median Price	\$425,000.....	\$376,250
Highest Price	\$745,000.....	\$810,000
Listing Inventory	104	83

	2008	2009
MILLER PLACE		
Number of Sales	100	59
Days on Market	140	124
Average Price	\$435,031.....	\$443,809
Median Price	\$414,500.....	\$430,000
Highest Price	\$1,030,000.....	\$1,000,000
Listing Inventory	98.....	73

	2008	2009
MT. SINAI		
Number of Sales	64.....	59
Days on Market	132	134
Average Price	\$498,323.....	\$477,700
Median Price	\$466,950.....	\$395,000
Highest Price	\$935,000.....	\$965,000
Listing Inventory	94.....	81

	2008	2009
NESCONSET		
Number of Sales	69.....	69
Days on Market	107	98
Average Price	\$454,596.....	\$405,852
Median Price	\$435,000.....	\$399,990
Highest Price	\$770,500.....	\$732,500
Listing Inventory	15	9

	2008	2009
NISSEQUOGUE		
Number of Sales	5.....	11
Days on Market	156	217
Average Price	\$924,900.....	\$912,345
Median Price	\$857,500.....	\$825,000
Highest Price	\$1,200,000.....	\$1,450,000
Listing Inventory	44.....	33

	2008	2009
OLD FIELD		
Number of Sales	9.....	8
Days on Market	176	137
Average Price	\$1,758,156.....	\$1,706,500
Median Price	\$1,550,000.....	\$1,347,500
Highest Price	\$3,800,000.....	\$3,700,000
Listing Inventory	22.....	25

	2008	2009
POQUOTT		
Number of Sales	0.....	1
Days on Market	0.....	199
Average Price	\$0	\$1,425,000
Median Price	\$0	\$1,425,000
Highest Price	\$0	\$1,425,000
Listing Inventory	5.....	2

	2008	2009
PORT JEFFERSON		
Number of Sales	34.....	31
Days on Market	124	113
Average Price	\$531,412.....	\$511,099
Median Price	\$487,000.....	\$439,990
Highest Price	\$940,000.....	\$1,155,000
Listing Inventory	65.....	42

	2008	2009
PORT JEFFERSON STATION		
Number of Sales	106	104
Days on Market	130	112
Average Price	\$371,117.....	\$318,374
Median Price	\$347,000.....	\$309,000
Highest Price	\$774,728.....	\$899,000
Listing Inventory	218.....	173

	2008	2009
SETAUKET / EAST SETAUKET		
Number of Sales	87.....	92
Days on Market	143	114
Average Price	\$648,952.....	\$530,619
Median Price	\$525,000.....	\$460,000
Highest Price	\$2,848,000.....	\$2,100,000
Listing Inventory	110	115

	2008	2009
SMITHTOWN		
Number of Sales	169	135
Days on Market	102	116
Average Price	\$514,458.....	\$458,004
Median Price	\$464,500.....	\$435,000
Highest Price	\$1,918,495.....	\$999,500
Listing Inventory	214	182

	2008	2009
SOUTH SETAUKET		
Number of Sales	21.....	25
Days on Market	135	184
Average Price	\$443,738.....	\$418,200
Median Price	\$382,000.....	\$350,000
Highest Price	\$950,000.....	\$800,000
Listing Inventory	39.....	35

	2008	2009
ST. JAMES		
Number of Sales	51.....	43
Days on Market	135	142
Average Price	\$541,468.....	\$494,466
Median Price	\$475,000.....	\$435,000
Highest Price	\$1,050,000.....	\$859,000
Listing Inventory	99.....	94

	2008	2009
STONY BROOK		
Number of Sales	88.....	69
Days on Market	112	106
Average Price	\$490,619.....	\$480,601
Median Price	\$460,000.....	\$402,000
Highest Price	\$955,000.....	\$2,690,000
Listing Inventory	76.....	70

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.
Listing Inventory: Represents the number of available properties as of September 30, 2009.



SETAUKET OFFICE

15 Bennetts Road, Suite 3, Setauket, NY 11733-9808
 o. 631.689.2654 f. 631.689.2670