

Shelter Island | January 1 to March 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.

	2011	2012
AQUEBOGUE		
Number of Sales	4	10
Days on Market	95	232
Average Price	\$397,500	\$381,679
Median Price	\$362,500	\$325,000
Highest Price	\$550,000	\$787,500
Listed Properties	69	48

BAITING HOLLOW		
Number of Sales	6	4
Days on Market	190	247
Average Price	\$415,708	\$251,750
Median Price	\$342,375	\$268,500
Highest Price	\$671,500	\$415,000
Listed Properties	41	39

CALVERTON		
Number of Sales	5	3
Days on Market	112	244
Average Price	\$38,000	\$292,000
Median Price	\$15,000	\$31,000
Highest Price	\$136,000	\$840,000
Listed Properties	66	59

CUTCHOQUE		
Number of Sales	11	6
Days on Market	222	133
Average Price	\$889,908	\$1,203,833
Median Price	\$750,000	\$329,000
Highest Price	\$2,200,000	\$5,500,000
Listed Properties	75	54

	2011	2012
EAST MARION		
Number of Sales	1	1
Days on Market	227	72
Average Price	\$455,000	\$420,000
Median Price	\$455,000	\$420,000
Highest Price	\$455,000	\$420,000
Listed Properties	31	27

GREENPORT		
Number of Sales	2	11
Days on Market	146	231
Average Price	\$316,000	\$533,909
Median Price	\$316,000	\$404,000
Highest Price	\$425,000	\$1,050,500
Listed Properties	57	55

JAMESPORT		
Number of Sales	3	2
Days on Market	189	66
Average Price	\$378,667	\$434,250
Median Price	\$411,000	\$434,250
Highest Price	\$500,000	\$479,000
Listed Properties	33	41

LAUREL		
Number of Sales	2	1
Days on Market	156	110
Average Price	\$392,500	\$1,265,000
Median Price	\$392,500	\$1,265,000
Highest Price	\$400,000	\$1,265,000
Listed Properties	22	21

	2011	2012
MATTITUCK		
Number of Sales	6	12
Days on Market	205	218
Average Price	\$596,658	\$644,083
Median Price	\$430,000	\$467,500
Highest Price	\$1,425,000	\$1,940,000
Listed Properties	65	57

NEW SUFFOLK		
Number of Sales	0	5
Days on Market	0	274
Average Price	\$0	\$380,500
Median Price	\$0	\$320,000
Highest Price	\$0	\$550,000
Listed Properties	4	3

ORIENT		
Number of Sales	1	1
Days on Market	1	411
Average Price	\$435,000	\$1,583,333
Median Price	\$435,000	\$1,583,333
Highest Price	\$435,000	\$1,583,333
Listed Properties	23	21

PECONIC		
Number of Sales	1	2
Days on Market	18	42
Average Price	\$315,000	\$1,000,000
Median Price	\$315,000	\$1,000,000
Highest Price	\$315,000	\$1,050,000
Listed Properties	6	11

	2011	2012
RIVERHEAD		
Number of Sales	21	16
Days on Market	136	90
Average Price	\$370,960	\$127,094
Median Price	\$262,500	\$122,500
Highest Price	\$2,200,000	\$380,000
Listed Properties	199	172

SHELTER ISLAND/ SHELTER ISLAND HEIGHTS		
Number of Sales	11	4
Days on Market	411	239
Average Price	\$1,217,455	\$493,125
Median Price	\$1,075,000	\$515,000
Highest Price	\$2,970,000	\$692,500
Listed Properties	136	130

SOUTH JAMESPORT		
Number of Sales	1	0
Days on Market	54	0
Average Price	\$368,500	\$0
Median Price	\$368,500	\$0
Highest Price	\$368,500	\$0
Listed Properties	9	12

SOUTHOLD		
Number of Sales	12	16
Days on Market	177	163
Average Price	\$530,396	\$501,656
Median Price	\$469,500	\$442,500
Highest Price	\$1,162,500	\$1,051,000
Listed Properties	131	105

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 March 31.

Shelter Island Heights Office

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