

St. James/Smithtown & Vicinity | 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
BELLE TERRE		
Number of Sales	6.....	4
Days on Market	106	230
Average Price	\$1,317,500.....	\$1,056,250
Median Price	\$840,000.....	\$987,500
Highest Price	\$4,000,000.....	\$1,550,000
Listed Properties	9.....	7
CENTEREACH		
Number of Sales	148	134
Days on Market	92	116
Average Price	\$283,595.....	\$267,951
Median Price	\$280,000.....	\$262,000
Highest Price	\$540,000.....	\$500,000
Listed Properties	149.....	116
EAST SETAUKET		
Number of Sales	40	28
Days on Market	127	99
Average Price	\$383,240.....	\$386,036
Median Price	\$378,250.....	\$362,500
Highest Price	\$679,000.....	\$730,000
Listed Properties	39.....	31
HAUPPAUGE		
Number of Sales	67	76
Days on Market	116	115
Average Price	\$429,703.....	\$429,874
Median Price	\$410,000.....	\$423,750
Highest Price	\$815,000.....	\$745,000
Listed Properties	87	64

	2010	2011
HEAD OF THE HARBOR		
Number of Sales	9.....	13
Days on Market	256	112
Average Price	\$1,235,611.....	\$1,245,231
Median Price	\$1,300,000.....	\$950,000
Highest Price	\$2,000,000.....	\$4,500,000
Listed Properties	10.....	10
KINGS PARK		
Number of Sales	98	88
Days on Market	126	109
Average Price	\$418,544.....	\$414,360
Median Price	\$396,500.....	\$401,875
Highest Price	\$750,000.....	\$799,000
Listed Properties	72.....	70
LAKE GROVE		
Number of Sales	63	85
Days on Market	144	116
Average Price	\$363,055.....	\$331,342
Median Price	\$350,500.....	\$310,000
Highest Price	\$825,000.....	\$740,000
Listed Properties	75	59
MILLER PLACE		
Number of Sales	93	97
Days on Market	115	153
Average Price	\$416,982.....	\$401,760
Median Price	\$405,000.....	\$380,000
Highest Price	\$750,000.....	\$799,990
Listed Properties	111	102

	2010	2011
MT. SINAI		
Number of Sales	60	58
Days on Market	124	121
Average Price	\$450,416.....	\$426,188
Median Price	\$400,000.....	\$399,000
Highest Price	\$780,000.....	\$890,000
Listed Properties	82	80

NESCONSET		
Number of Sales	99.....	81
Days on Market	113	148
Average Price	\$415,017.....	\$406,331
Median Price	\$404,000.....	\$405,000
Highest Price	\$918,000.....	\$706,000
Listed Properties	89.....	82

NISSEQUOGUE		
Number of Sales	20.....	16
Days on Market	176	166
Average Price	\$935,595.....	\$819,437
Median Price	\$857,500.....	\$802,750
Highest Price	\$1,650,000.....	\$1,325,000
Listed Properties	25.....	29

OLD FIELD		
Number of Sales	11.....	6
Days on Market	299	225
Average Price	\$1,367,318.....	\$3,782,833
Median Price	\$1,077,500.....	\$1,880,000
Highest Price	\$3,600,000.....	\$12,300,000
Listed Properties	20.....	15

PORT JEFFERSON		
Number of Sales	52.....	46
Days on Market	113	127
Average Price	\$552,684.....	\$517,051
Median Price	\$521,000.....	\$509,750
Highest Price	\$1,200,000.....	\$1,100,000
Listed Properties	47.....	43

	2010	2011
SETAUKET		
Number of Sales	90	81
Days on Market	114	137
Average Price	\$648,406.....	\$591,853
Median Price	\$582,500.....	\$487,500
Highest Price	\$2,375,000.....	\$2,775,000
Listed Properties	97	93

SMITHTOWN		
Number of Sales	228	162
Days on Market	118	123
Average Price	\$455,214.....	\$441,960
Median Price	\$435,000.....	\$418,000
Highest Price	\$1,300,000.....	\$1,100,000
Listed Properties	172	154

SOUTH SETAUKET		
Number of Sales	32.....	33
Days on Market	146	133
Average Price	\$404,453.....	\$403,237
Median Price	\$367,450.....	\$403,308
Highest Price	\$800,000.....	\$724,900
Listed Properties	32.....	24

ST. JAMES		
Number of Sales	93.....	63
Days on Market	113	129
Average Price	\$516,210.....	\$494,815
Median Price	\$440,000.....	\$440,000
Highest Price	\$1,300,000.....	\$1,125,000
Listed Properties	61.....	79

STONY BROOK		
Number of Sales	95.....	102
Days on Market	107	103
Average Price	\$451,249.....	\$415,251
Median Price	\$427,000.....	\$399,950
Highest Price	\$1,090,000.....	\$850,000
Listed Properties	66.....	58

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).