

Greater Three Village Port Jefferson Area | 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		2010	2011
BELLE TERRE			MILLER PLACE		
Number of Sales	6.....	4	Number of Sales	93.....	97
Days on Market	106	230	Days on Market	115	153
Average Price	\$1,317,500.....	\$1,056,250	Average Price	\$416,982.....	\$401,760
Median Price	\$840,000.....	\$987,500	Median Price	\$405,000.....	\$380,000
Highest Price	\$4,000,000.....	\$1,550,000	Highest Price	\$750,000.....	\$799,990
Listed Properties	9	7	Listed Properties	111.....	102
HEAD OF THE HARBOR			MT. SINAI		
Number of Sales	9.....	13	Number of Sales	60.....	58
Days on Market	256	112	Days on Market	124	121
Average Price	\$1,235,611.....	\$1,245,231	Average Price	\$450,416.....	\$426,188
Median Price	\$1,300,000.....	\$950,000	Median Price	\$400,000.....	\$399,000
Highest Price	\$2,000,000.....	\$4,500,000	Highest Price	\$780,000.....	\$890,000
Listed Properties	10	10	Listed Properties	82.....	80
LAKE GROVE			NESCONSET		
Number of Sales	63.....	85	Number of Sales	99.....	81
Days on Market	144	116	Days on Market	113	148
Average Price	\$363,055.....	\$331,342	Average Price	\$415,017.....	\$406,331
Median Price	\$350,500.....	\$310,000	Median Price	\$404,000.....	\$405,000
Highest Price	\$825,000.....	\$740,000	Highest Price	\$918,000.....	\$706,000
Listed Properties	75	59	Listed Properties	89.....	82

	2010	2011
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

	2010	2011
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

	2010	2011
POQUOTT		
Number of Sales	3.....	4
Days on Market	85.....	105
Average Price	\$549,333.....	\$521,250
Median Price	\$699,000.....	\$480,000
Highest Price	\$742,000.....	\$780,000
Listed Properties	8.....	10

	2010	2011
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
PORT JEFFERSON STATION		
Number of Sales	124	139
Days on Market	117	120
Average Price	\$318,596.....	\$295,166
Median Price	\$311,350.....	\$285,000
Highest Price	\$704,000.....	\$611,800
Listed Properties	157	163

	2010	2011
SETAUKET / EAST SETAUKET		
Number of Sales	130	110
Days on Market	118	126
Average Price	\$566,817.....	\$535,719
Median Price	\$493,000.....	\$451,250
Highest Price	\$2,375,000.....	\$2,775,000
Listed Properties	132	124

	2010	2011
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

	2010	2011
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

	2010	2011
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

	2010	2011
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



For more information about these areas, please call or fill out this reply card.

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 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).

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. SB