

Syosset/Muttontown | January 1 to June 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.

	2009	2010
<b>JERICHO</b>		
Number of Sales	25	29
Days on Market	111	134
Average Price	\$693,220	\$733,086
Median Price	\$600,000	\$685,000
Highest Price	\$1,298,000	\$1,425,000
Listed Properties	83	83

<b>MILL NECK</b>		
Number of Sales	1	2
Days on Market	45	146
Average Price	\$462,000	\$812,500
Median Price	\$462,000	\$812,500
Highest Price	\$462,000	\$1,100,000
Listed Properties	26	27

<b>MUTTONTOWN</b>		
Number of Sales	10	6
Days on Market	126	294
Average Price	\$1,859,000	\$2,070,333
Median Price	\$1,645,000	\$1,837,500
Highest Price	\$3,700,000	\$3,575,000
Listed Properties	43	59

	2009	2010
<b>OYSTER BAY</b>		
Number of Sales	13	11
Days on Market	181	91
Average Price	\$547,692	\$521,818
Median Price	\$520,000	\$512,500
Highest Price	\$1,140,000	\$1,200,000
Listed Properties	66	59

<b>OYSTER BAY COVE</b>		
Number of Sales	3	13
Days on Market	177	164
Average Price	\$1,625,000	\$1,589,423
Median Price	\$1,525,000	\$1,300,000
Highest Price	\$1,825,000	\$4,400,000
Listed Properties	61	63

<b>SYOSSET</b>		
Number of Sales	51	86
Days on Market	111	92
Average Price	\$542,275	\$581,450
Median Price	\$504,700	\$533,750
Highest Price	\$990,000	\$1,200,000
Listed Properties	132	131

<b>WOODBURY</b>		
Number of Sales	14	17
Days on Market	134	105
Average Price	\$890,993	\$948,047
Median Price	\$792,500	\$970,000
Highest Price	\$1,775,000	\$1,550,000
Listed Properties	69	73

If you would like more detailed information about these areas, please call or fill out this reply card and mail it back to our office.

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 June 30.

**Syosset/Muttontown Office**  
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Statistics based on residential properties reported as closed January 1 to June 30 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.