

Syosset/Muttontown | 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
BROOKVILLE		
Number of Sales	16	21
Days on Market	217	164
Average Price	\$1,983,844	\$1,744,223
Median Price	\$1,636,250	\$1,575,000
Highest Price	\$3,900,000	\$2,850,000
Listed Properties	38	32

COLD SPRING HARBOR		
Number of Sales	31	26
Days on Market	100	137
Average Price	\$1,257,113	\$1,018,462
Median Price	\$999,999	\$940,000
Highest Price	\$3,100,000	\$2,775,000
Listed Properties	28	18

DIX HILLS		
Number of Sales	176	162
Days on Market	137	110
Average Price	\$698,858	\$656,277
Median Price	\$642,000	\$611,500
Highest Price	\$1,565,000	\$1,960,000
Listed Properties	177	152

	2010	2011
EAST NORWICH		
Number of Sales	23	16
Days on Market	80	77
Average Price	\$553,877	\$502,250
Median Price	\$521,300	\$445,000
Highest Price	\$935,000	\$885,000
Listed Properties	6	150

JERICHO		
Number of Sales	77	76
Days on Market	108	127
Average Price	\$713,278	\$734,283
Median Price	\$675,000	\$642,500
Highest Price	\$1,425,000	\$2,800,000
Listed Properties	69	41

LAUREL HOLLOW		
Number of Sales	24	23
Days on Market	144	152
Average Price	\$2,100,854	\$1,487,304
Median Price	\$1,772,500	\$1,175,000
Highest Price	\$5,200,000	\$4,100,000
Listed Properties	42	29

	2010	2011
MELVILLE		
Number of Sales	95	80
Days on Market	108	111
Average Price	\$671,935	\$585,597
Median Price	\$550,000	\$497,500
Highest Price	\$2,665,000	\$1,550,000
Listed Properties	89	76

MILL NECK		
Number of Sales	6	3
Days on Market	143	257
Average Price	\$1,607,500	\$5,748,333
Median Price	\$1,337,500	\$2,420,000
Highest Price	\$4,100,000	\$14,000,000
Listed Properties	21	28

MUTTONTOWN		
Number of Sales	26	31
Days on Market	186	144
Average Price	\$1,969,750	\$1,547,516
Median Price	\$1,777,500	\$1,275,000
Highest Price	\$3,575,000	\$3,120,000
Listed Properties	51	37

PLAINVIEW		
Number of Sales	189	192
Days on Market	93	104
Average Price	\$501,413	\$498,858
Median Price	\$475,000	\$443,750
Highest Price	\$1,275,000	\$1,275,000
Listed Properties	79	86

	2010	2011
OYSTER BAY		
Number of Sales	32	35
Days on Market	114	127
Average Price	\$515,969	\$592,531
Median Price	\$501,750	\$530,000
Highest Price	\$1,200,000	\$1,395,000
Listed Properties	29	35

OYSTER BAY COVE		
Number of Sales	29	17
Days on Market	146	189
Average Price	\$1,412,931	\$1,440,647
Median Price	\$1,300,000	\$1,450,000
Highest Price	\$4,400,000	\$1,950,000
Listed Properties	47	40

SYOSSET		
Number of Sales	182	159
Days on Market	78	97
Average Price	\$587,243	\$577,142
Median Price	\$540,000	\$520,000
Highest Price	\$1,250,000	\$1,500,000
Listed Properties	115	103

UPPER BROOKVILLE		
Number of Sales	10	18
Days on Market	231	157
Average Price	\$2,430,800	\$1,892,472
Median Price	\$1,762,500	\$1,350,000
Highest Price	\$5,200,000	\$10,395,000
Listed Properties	34	35

	2010	2011
WOODBURY		
Number of Sales	37	35
Days on Market	121	124
Average Price	\$917,765	\$1,024,650
Median Price	\$890,000	\$950,000
Highest Price	\$1,750,000	\$2,100,000
Listed Properties	60	45

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



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.