



# Suffolk County Market Update

## November 2010

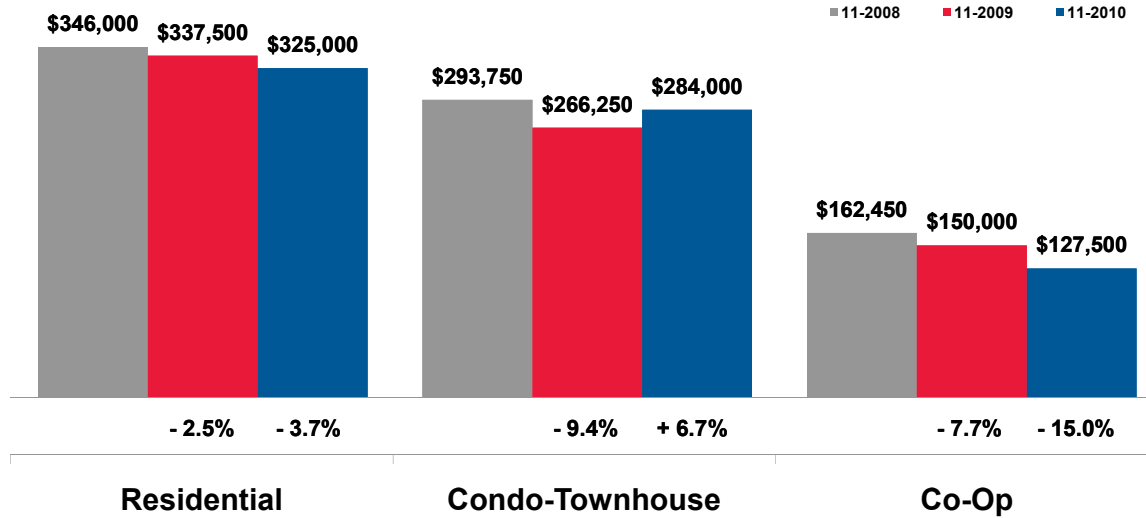
Data for this report was pulled on December 6, 2010

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# Median Sales Price of Closed Sales

Suffolk County Only

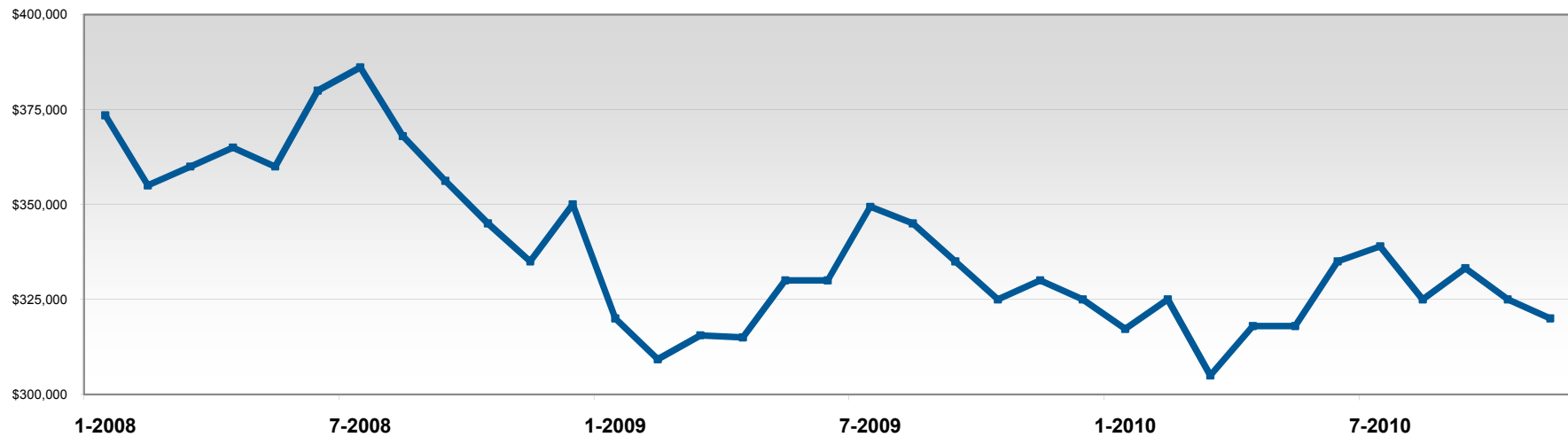
## By Property Type



## All Property Types

Month	Current Year	One Year Previous	One Year Change
12-2009	\$325,000	\$350,000	- 7.1%
1-2010	\$317,250	\$319,990	- 0.9%
2-2010	\$325,000	\$309,250	+ 5.1%
3-2010	\$305,000	\$315,545	- 3.3%
4-2010	\$318,000	\$315,000	+ 1.0%
5-2010	\$318,000	\$330,000	- 3.6%
6-2010	\$335,000	\$330,000	+ 1.5%
7-2010	\$339,000	\$349,400	- 3.0%
8-2010	\$325,000	\$345,000	- 5.8%
9-2010	\$333,200	\$335,000	- 0.5%
10-2010	\$325,000	\$325,000	- 0.0%
11-2010	\$320,000	\$330,000	- 3.0%
<b>12-Month Avg:</b>	<b>\$323,788</b>	<b>\$329,515</b>	<b>- 1.7%</b>

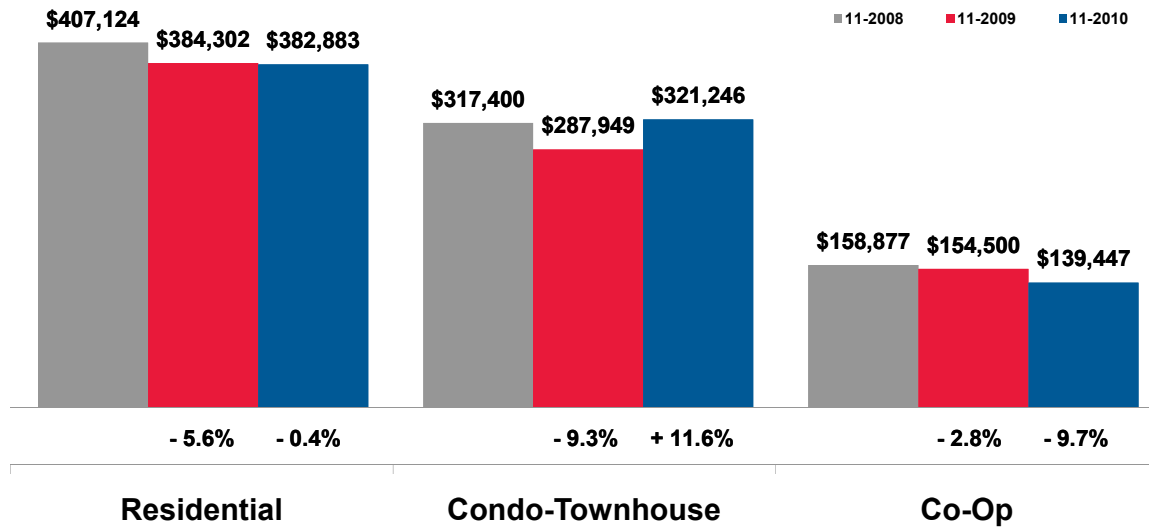
## Historical Median Sales Price in Suffolk County



# Average Sales Price of Closed Sales

Suffolk County Only

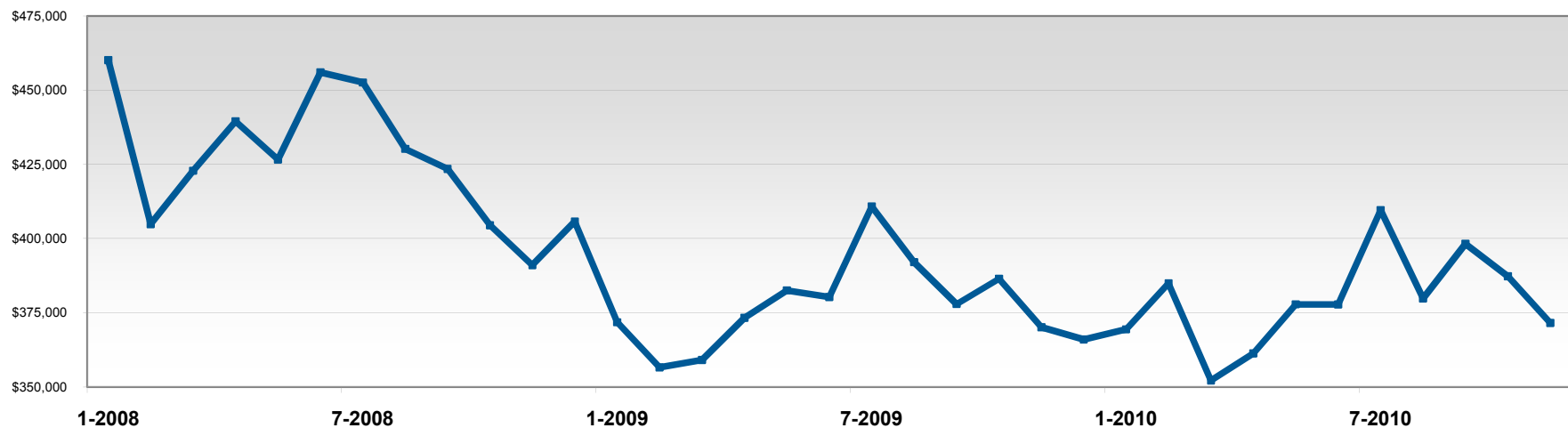
## By Property Type



## All Property Types

Month	Current Year	One Year Previous	One Year Change
12-2009	\$365,987	\$405,743	- 9.8%
1-2010	\$369,393	\$371,796	- 0.6%
2-2010	\$384,885	\$356,599	+ 7.9%
3-2010	\$352,114	\$359,078	- 1.9%
4-2010	\$361,282	\$373,244	- 3.2%
5-2010	\$377,829	\$382,532	- 1.2%
6-2010	\$377,784	\$380,279	- 0.7%
7-2010	\$409,568	\$410,839	- 0.3%
8-2010	\$379,788	\$392,023	- 3.1%
9-2010	\$398,217	\$377,924	+ 5.4%
10-2010	\$387,275	\$386,387	+ 0.2%
11-2010	\$371,536	\$370,090	+ 0.4%
<b>12-Month Avg:</b>	<b>\$377,972</b>	<b>\$380,545</b>	<b>- 0.7%</b>

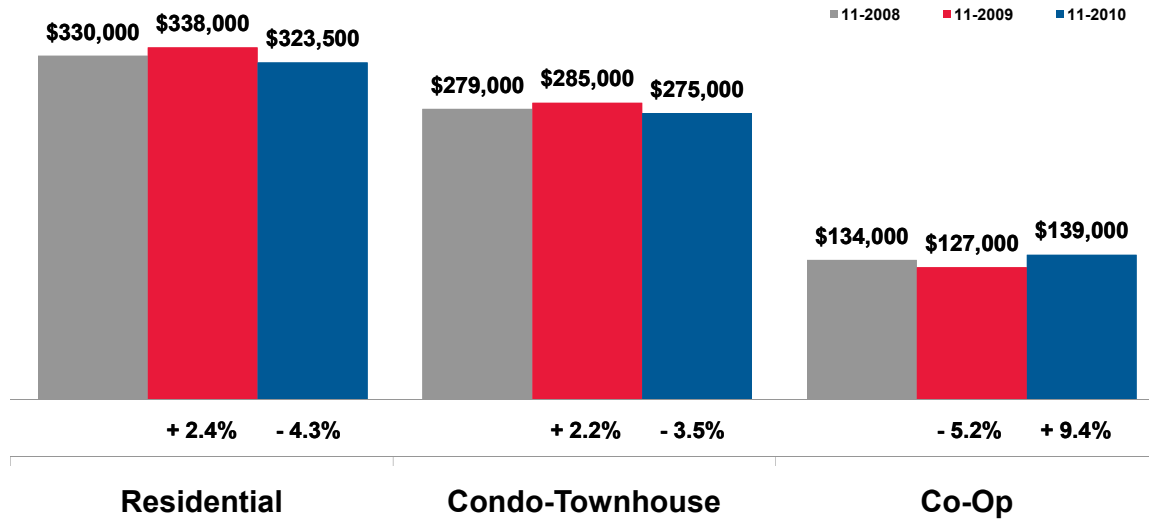
## Historical Average Sales Price in Suffolk County



# Median Contract Price of Contract Sales

Suffolk County Only

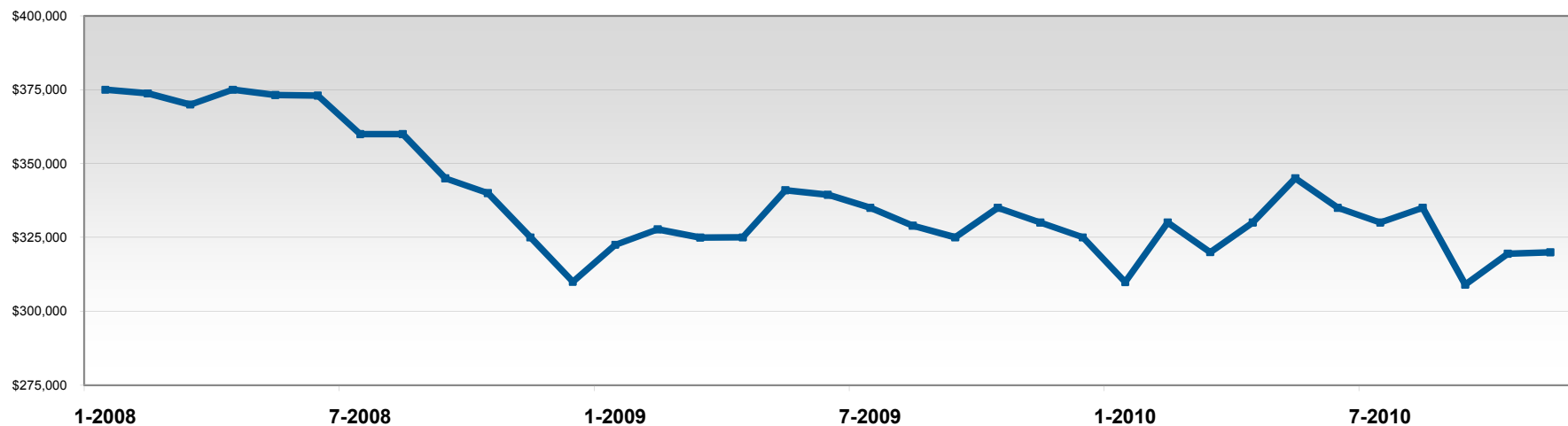
## By Property Type



## All Property Types

Month	Current Year	One Year Previous	One Year Change
12-2009	\$325,000	\$310,000	+ 4.8%
1-2010	\$309,900	\$322,500	- 3.9%
2-2010	\$330,000	\$327,750	+ 0.7%
3-2010	\$320,000	\$324,950	- 1.5%
4-2010	\$330,000	\$325,000	+ 1.5%
5-2010	\$345,000	\$341,000	+ 1.2%
6-2010	\$335,000	\$339,450	- 1.3%
7-2010	\$330,000	\$335,000	- 1.5%
8-2010	\$335,000	\$329,000	+ 1.8%
9-2010	\$309,000	\$325,000	- 4.9%
10-2010	\$319,450	\$335,000	- 4.6%
11-2010	\$319,950	\$330,000	- 3.0%
<b>12-Month Avg:</b>	<b>\$325,692</b>	<b>\$328,721</b>	<b>- 0.9%</b>

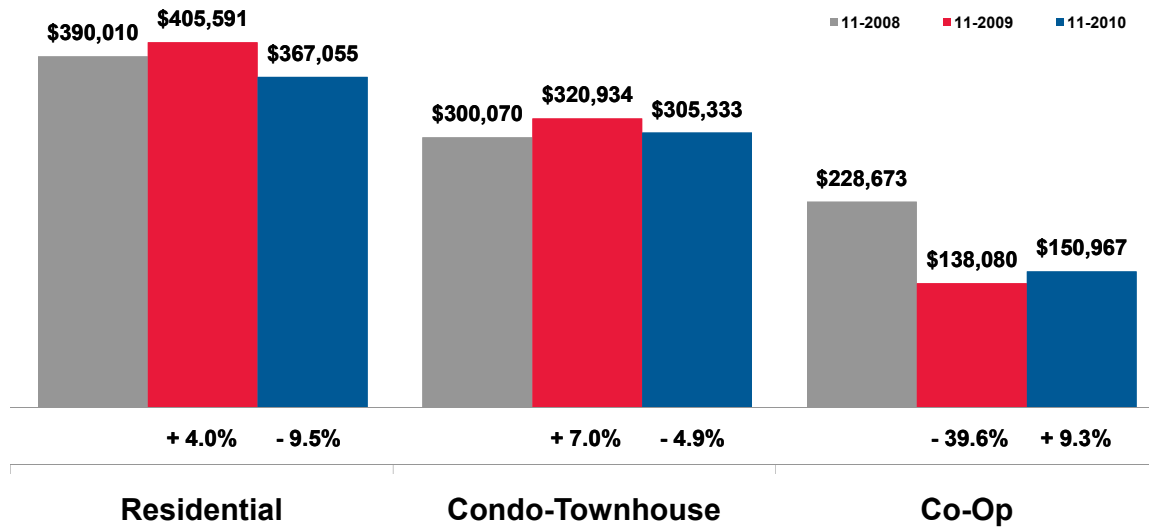
## Historical Median Contract Price of Contract Sales in Suffolk County



# Average Contract Price of Contract Sales

Suffolk County Only

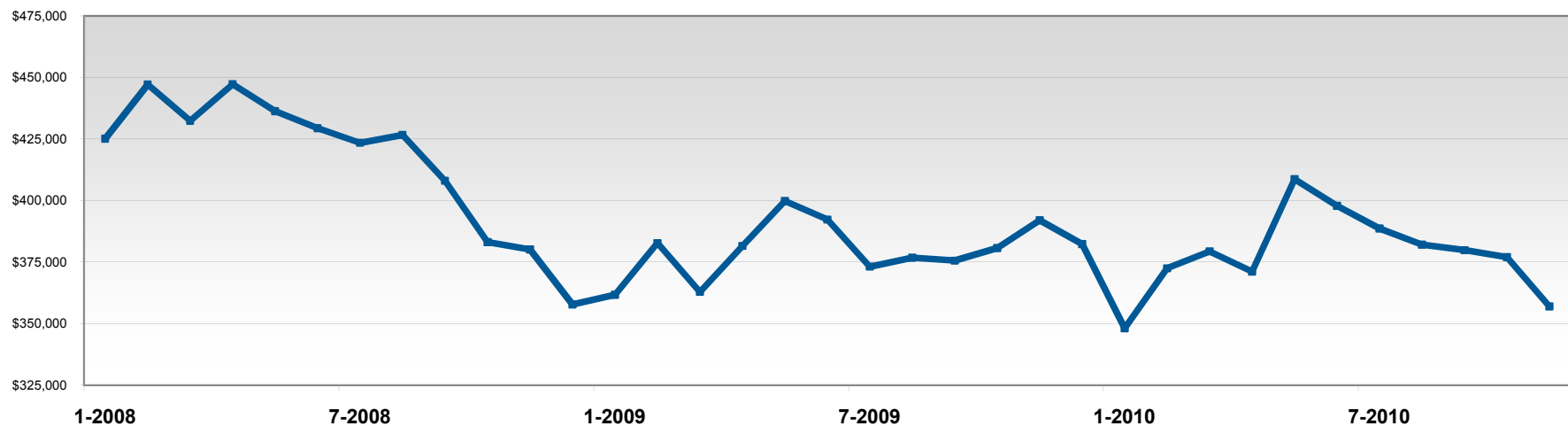
## By Property Type



## All Property Types

Month	Current Year	One Year Previous	One Year Change
12-2009	\$382,264	\$357,796	+ 6.8%
1-2010	\$348,101	\$361,717	- 3.8%
2-2010	\$372,459	\$382,702	- 2.7%
3-2010	\$379,349	\$362,876	+ 4.5%
4-2010	\$371,095	\$381,538	- 2.7%
5-2010	\$408,623	\$399,773	+ 2.2%
6-2010	\$397,855	\$392,260	+ 1.4%
7-2010	\$388,596	\$373,133	+ 4.1%
8-2010	\$382,099	\$376,806	+ 1.4%
9-2010	\$379,817	\$375,567	+ 1.1%
10-2010	\$376,995	\$380,646	- 1.0%
11-2010	\$356,962	\$391,959	- 8.9%
<b>12-Month Avg:</b>	<b>\$378,684</b>	<b>\$378,064</b>	<b>+ 0.2%</b>

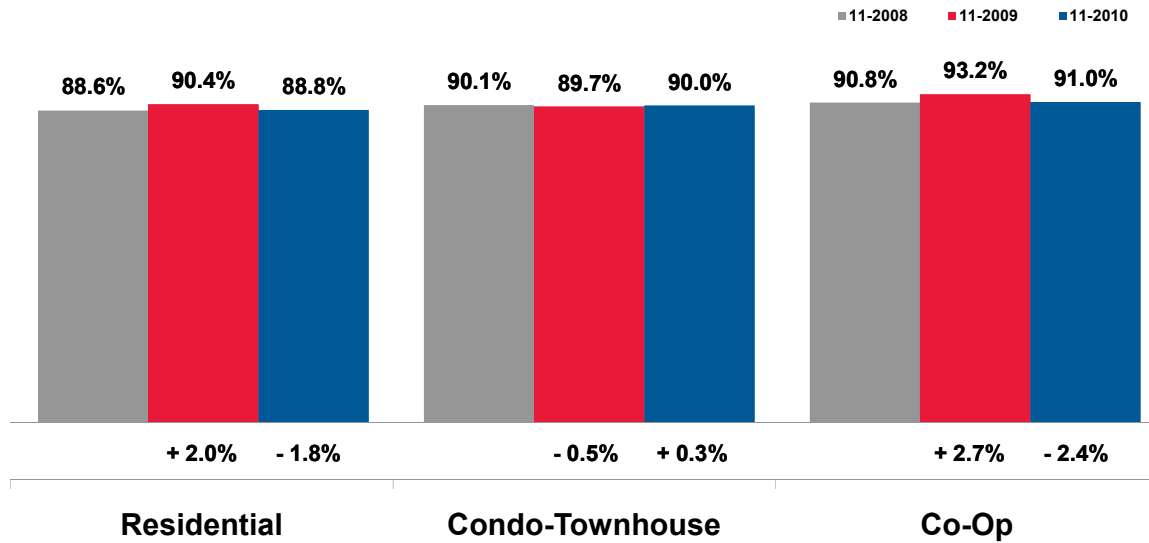
## Historical Average Contract Price of Contract Sales in Suffolk County



# Pct. of Original List Price Received at Sale

Suffolk County Only

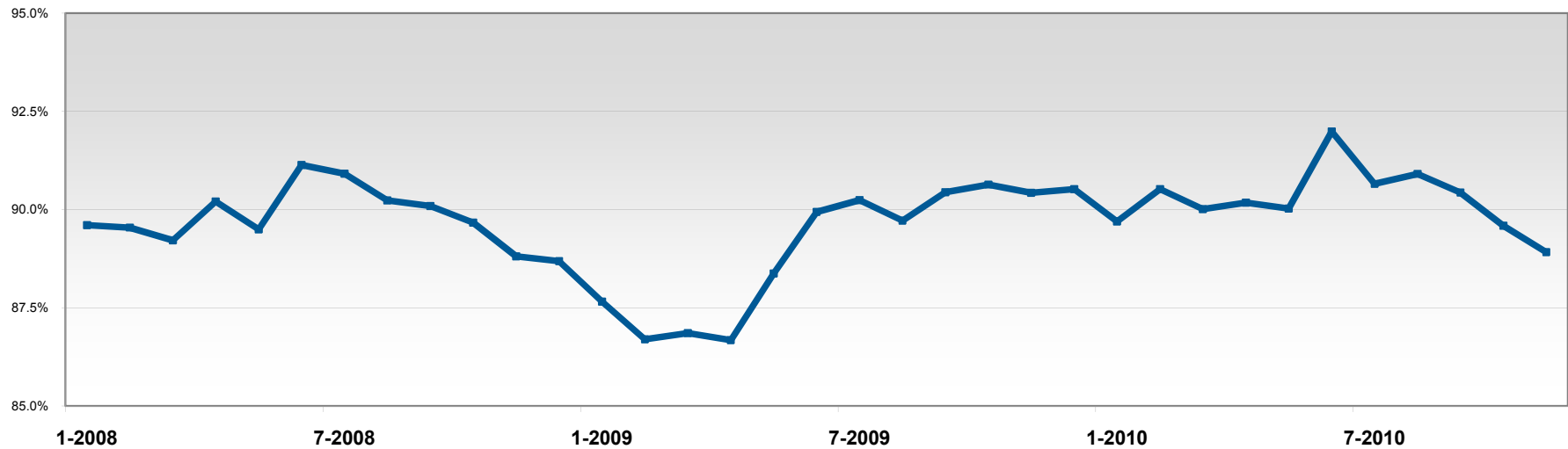
## By Property Type



## All Property Types

Month	Current Year	One Year Previous	One Year Change
12-2009	90.5%	88.7%	+ 2.1%
1-2010	89.7%	87.7%	+ 2.3%
2-2010	90.5%	86.7%	+ 4.4%
3-2010	90.0%	86.9%	+ 3.6%
4-2010	90.2%	86.7%	+ 4.0%
5-2010	90.0%	88.4%	+ 1.9%
6-2010	92.0%	89.9%	+ 2.3%
7-2010	90.7%	90.2%	+ 0.5%
8-2010	90.9%	89.7%	+ 1.3%
9-2010	90.4%	90.4%	- 0.0%
10-2010	89.6%	90.6%	- 1.2%
11-2010	88.9%	90.4%	- 1.7%
<b>12-Month Avg:</b>	<b>90.3%</b>	<b>88.9%</b>	<b>+ 1.6%</b>

## Historical Pct. Of Original List Price Received At Sale in Suffolk County

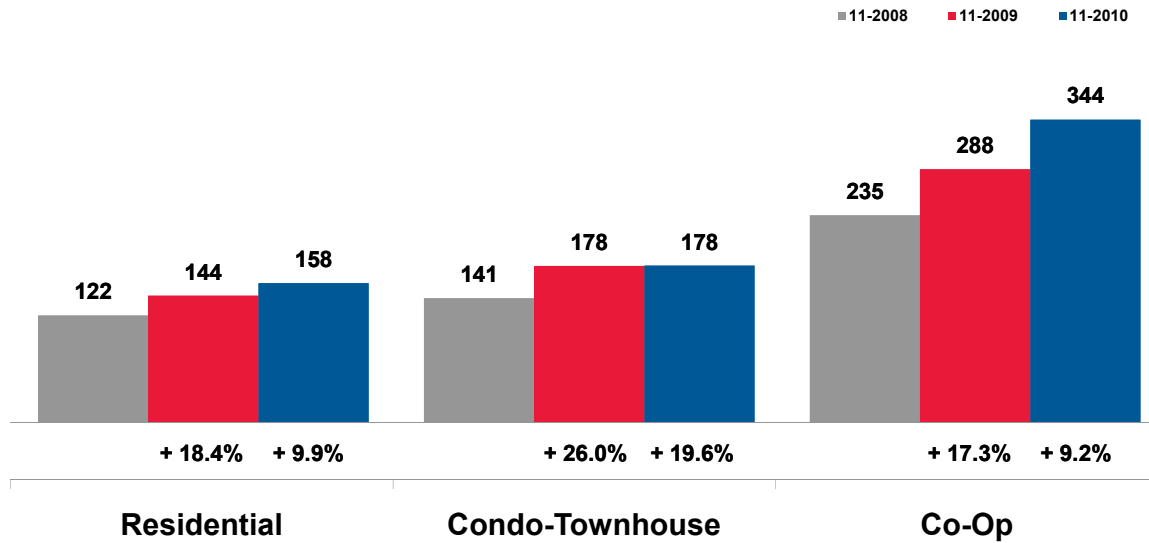


# Housing Affordability Index

Suffolk County Only



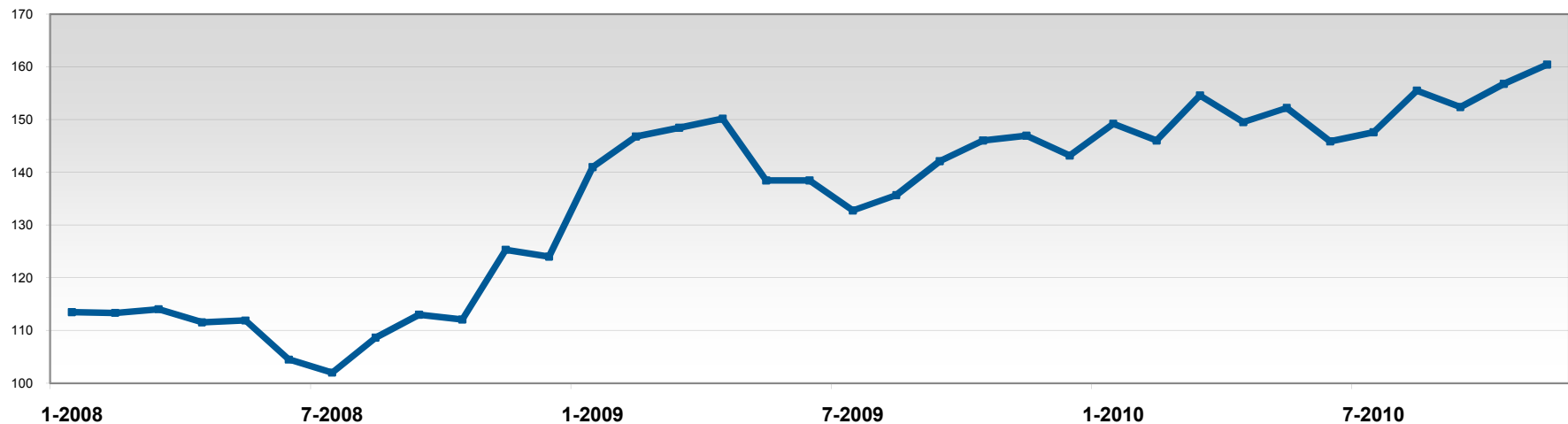
## By Property Type



All Property Types			
Month	Current Year	One Year Previous	One Year Change
12-2009	143	124	+ 15.5%
1-2010	149	141	+ 5.9%
2-2010	146	147	- 0.5%
3-2010	155	148	+ 4.1%
4-2010	149	150	- 0.4%
5-2010	152	138	+ 9.9%
6-2010	146	138	+ 5.4%
7-2010	148	133	+ 11.2%
8-2010	155	136	+ 14.6%
9-2010	152	142	+ 7.2%
10-2010	157	146	+ 7.4%
11-2010	160	147	+ 9.2%
<b>12-Month Avg:</b>	<b>151</b>	<b>141</b>	<b>+ 7.2%</b>

## Historical Housing Affordability Index in Suffolk County

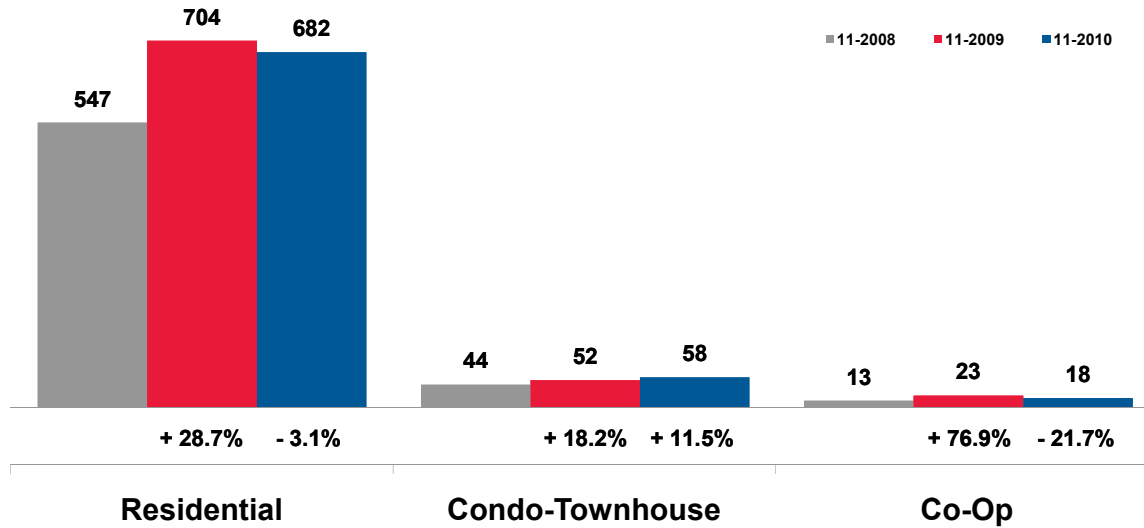
HAI measures housing affordability for Suffolk County. An HAI of 120 means the median family income is 120% of the necessary income to qualify for the median priced home using 20% downpayment, 30-yr fixed rate mortgage.



# Contract Sales

Suffolk County Only

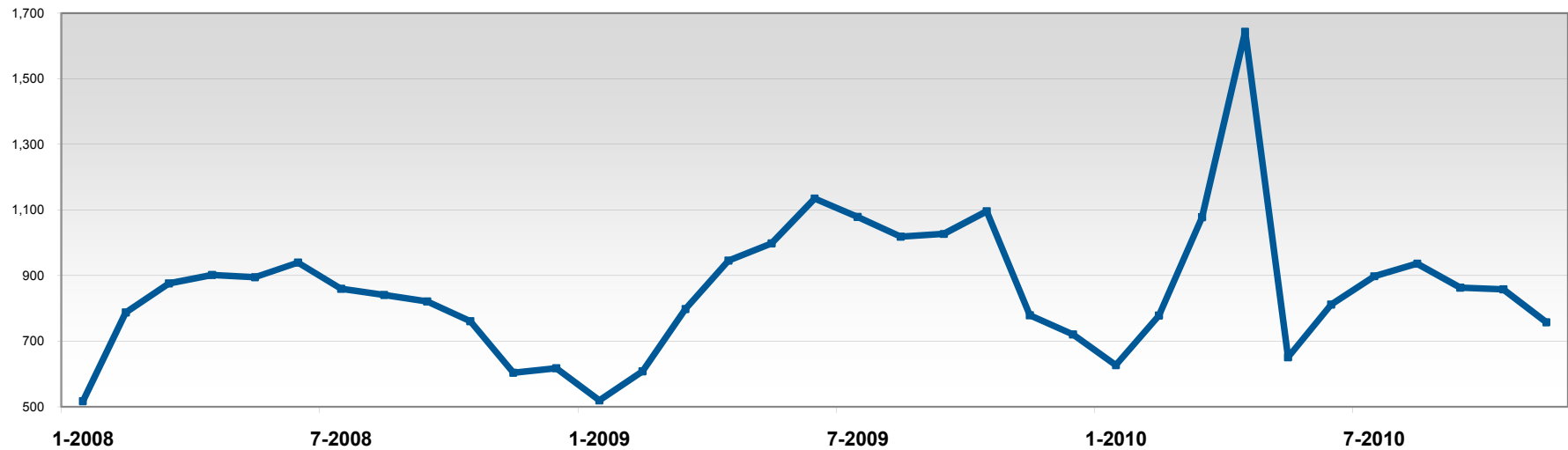
## By Property Type



## All Property Types

Month	Current Year	One Year Previous	One Year Change
12-2009	721	618	+ 16.7%
1-2010	627	520	+ 20.6%
2-2010	778	608	+ 28.0%
3-2010	1,078	798	+ 35.1%
4-2010	1,643	946	+ 73.7%
5-2010	651	998	- 34.8%
6-2010	812	1,135	- 28.5%
7-2010	898	1,079	- 16.8%
8-2010	936	1,019	- 8.1%
9-2010	863	1,027	- 16.0%
10-2010	858	1,096	- 21.7%
11-2010	758	779	- 2.7%
<b>12-Month Total:</b>	<b>10,623</b>	<b>10,623</b>	<b>- 0.0%</b>

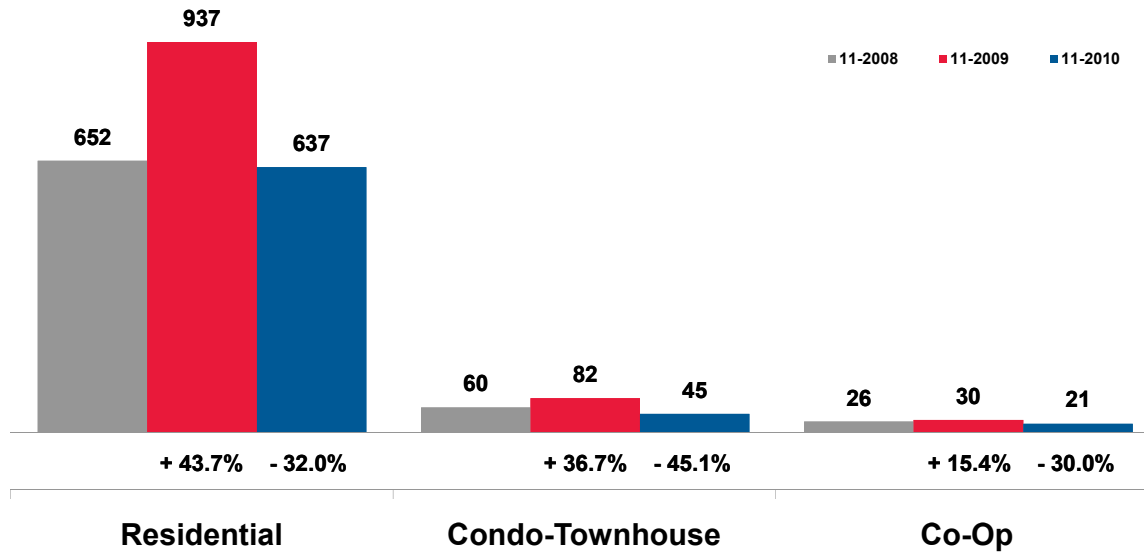
## Historical Pending Sales in Suffolk County



# Closed Sales

## Suffolk County Only

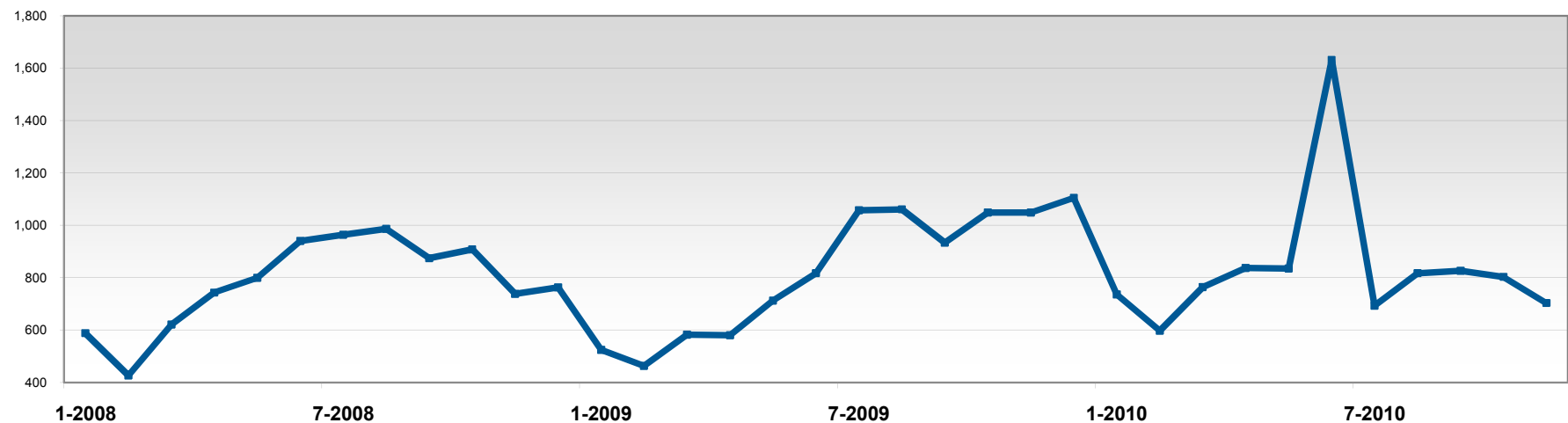
### By Property Type



### All Property Types

Month	Current Year	One Year Previous	One Year Change
12-2009	1,105	763	+ 44.8%
1-2010	736	524	+ 40.5%
2-2010	597	463	+ 28.9%
3-2010	764	582	+ 31.3%
4-2010	837	580	+ 44.3%
5-2010	835	712	+ 17.3%
6-2010	1,631	817	+ 99.6%
7-2010	693	1,057	- 34.4%
8-2010	817	1,061	- 23.0%
9-2010	826	934	- 11.6%
10-2010	803	1,049	- 23.5%
11-2010	703	1,049	- 33.0%
<b>12-Month Total:</b>	<b>10,347</b>	<b>9,591</b>	<b>+ 7.9%</b>

### Historical Closed Sales in Suffolk County

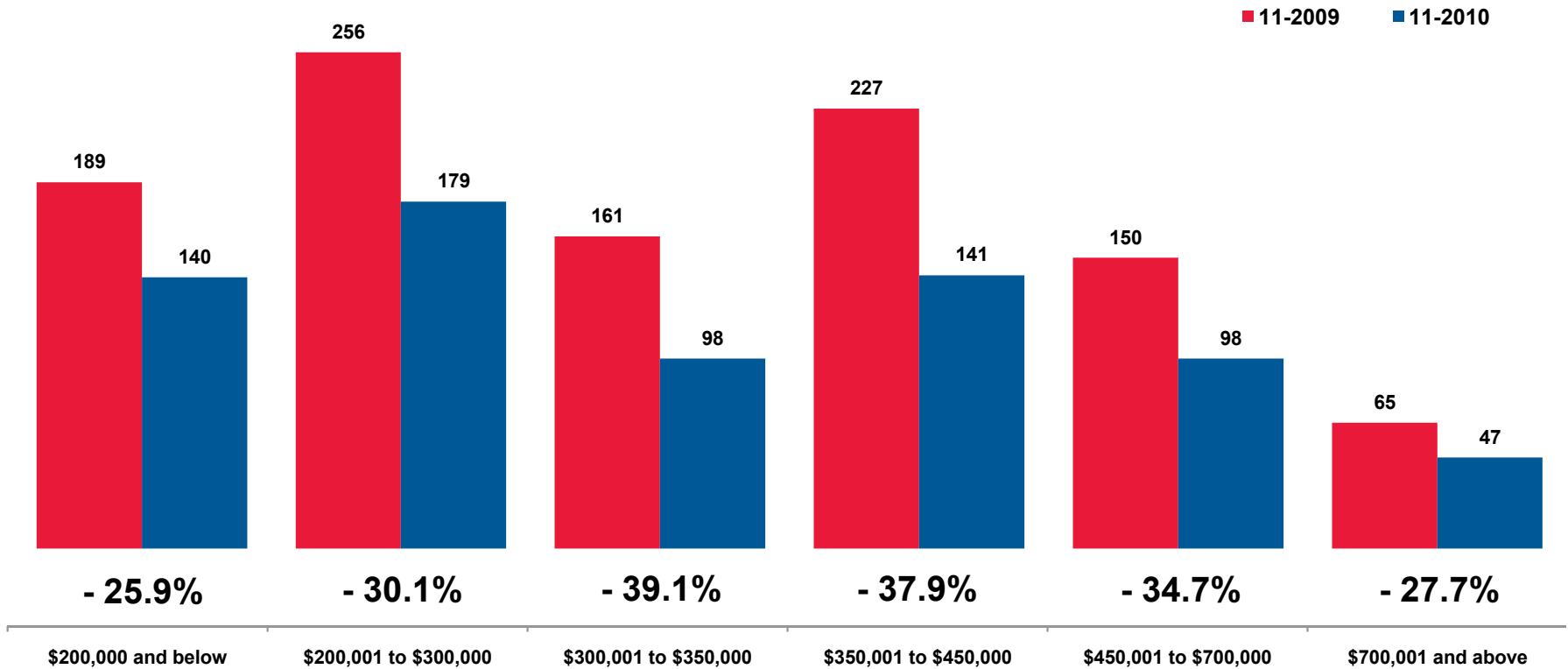


# Closed Home Sales by Price Range

## Suffolk County Only



	\$200,000 and below	\$200,001 to \$300,000	\$300,001 to \$350,000	\$350,001 to \$450,000	\$450,001 to \$700,000	\$700,001 and above	All Price Ranges
<b>11-2009</b>	189	256	161	227	150	65	<b>1,048</b>
<b>11-2010</b>	140	179	98	141	98	47	<b>703</b>
<b>+/-</b>	<b>- 25.9%</b>	<b>- 30.1%</b>	<b>- 39.1%</b>	<b>- 37.9%</b>	<b>- 34.7%</b>	<b>- 27.7%</b>	<b>- 32.9%</b>

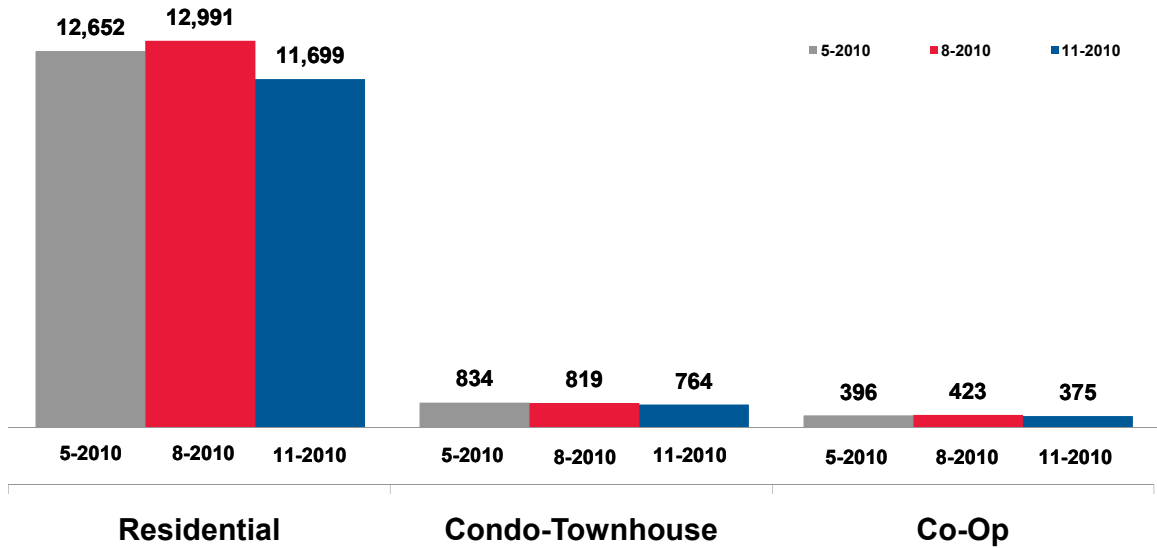


# Active Inventory of New Homes for Sale

Suffolk County Only

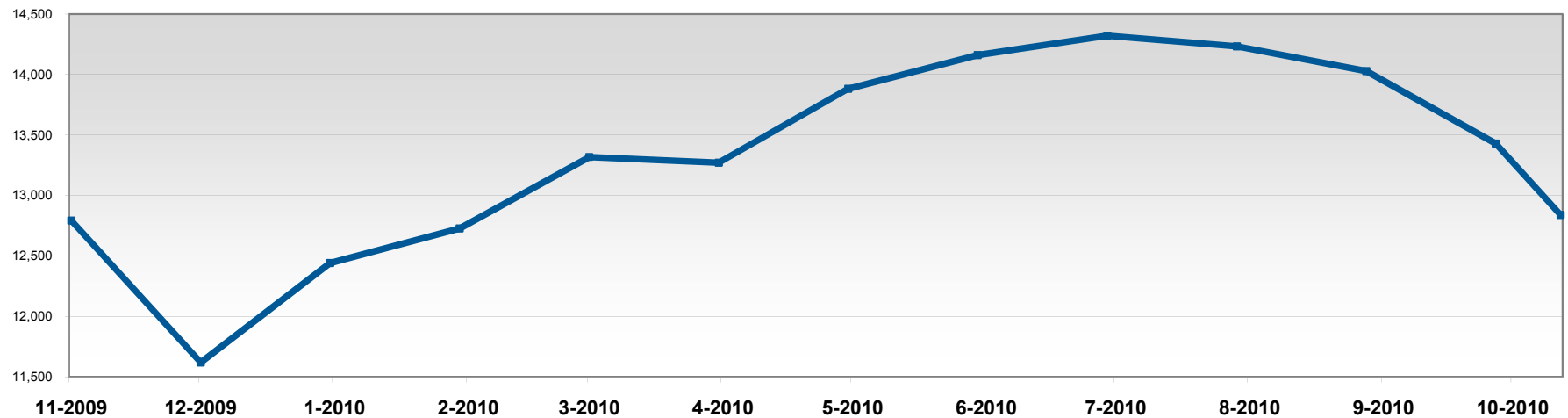


## By Property Type—Last 6 Months



	6 Months Ago	3 Months Ago	Current Month
Residential	12,652	12,991	11,699
Condo-Townhouse	834	819	764
Co-Op	396	423	375
<b>All Properties</b>	<b>13,882</b>	<b>14,233</b>	<b>12,838</b>

## Historical Inventory in Suffolk County

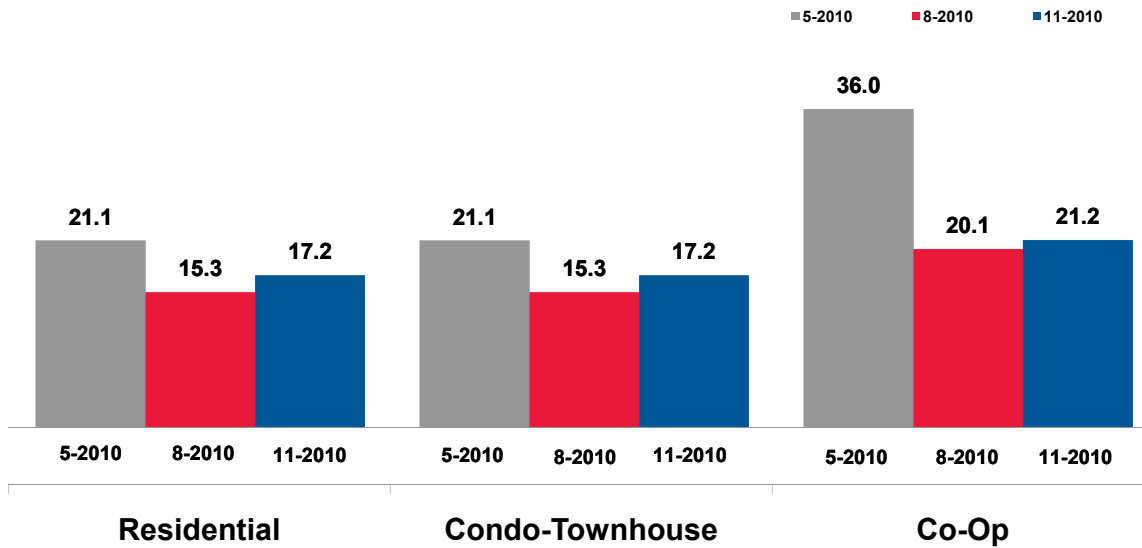


# Months Supply of Inventory

Suffolk County Only



## By Property Type—Last 6 Months



	6 Months Ago	3 Months Ago	Current Month
Residential	21.1	15.3	17.2
Condo-Townhouse	21.1	15.3	17.2
Co-Op	36.0	20.1	21.2
<b>All Properties</b>	<b>21.3</b>	<b>15.2</b>	<b>17.0</b>

## Historical Months Supply of Inventory in Suffolk County

