



# Suffolk County Market Update

## December 2011

Data for this report was pulled on January 6, 2012

Median Sales Price of Closed Sales	2
Average Sales Price of Closed Sales	3
Median Contract Price of Contract Sales	4
Average Contract Price of Contract Sales	5
Housing Affordability Index	6
Contract Sales	7
Closed Sales	8
Active Inventory of Homes for Sale	9



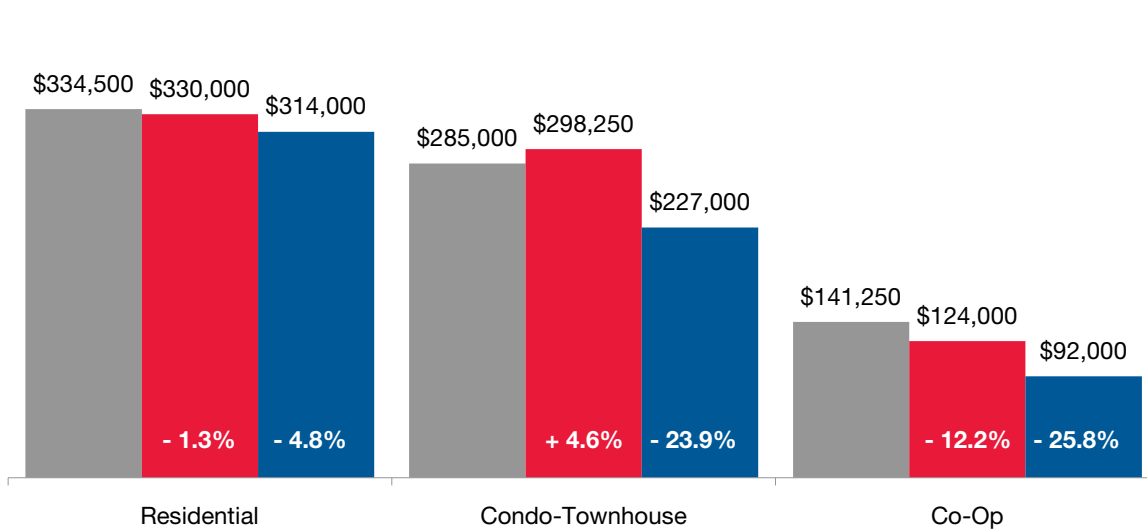
# Median Sales Price of Closed Sales

Suffolk County Only



## Median Sales Price of Closed Sales by Property Type

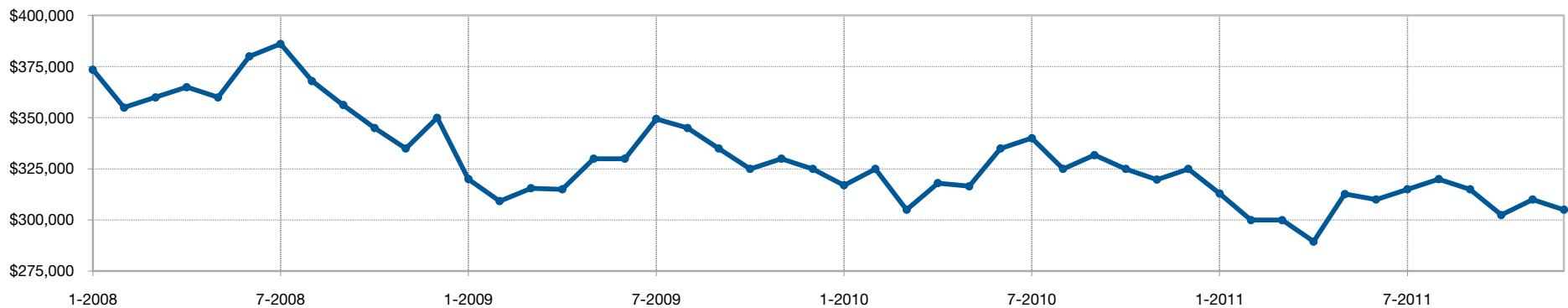
■ 12-2009 ■ 12-2010 ■ 12-2011



## Data for All Property Types

Month	Current Year	Prior Year	+ / -
1-2011	\$313,000	\$317,000	- 1.3%
2-2011	\$300,000	\$325,000	- 7.7%
3-2011	\$300,000	\$305,000	- 1.6%
4-2011	\$289,500	\$318,000	- 9.0%
5-2011	\$312,700	\$316,500	- 1.2%
6-2011	\$310,000	\$335,000	- 7.5%
7-2011	\$315,000	\$340,000	- 7.4%
8-2011	\$320,000	\$325,000	- 1.5%
9-2011	\$315,000	\$331,750	- 5.0%
10-2011	\$302,500	\$325,000	- 6.9%
11-2011	\$310,000	\$319,750	- 3.0%
12-2011	\$305,000	\$325,000	- 6.2%
<b>12-Month Med</b>	<b>\$307,725</b>	<b>\$323,583</b>	<b>- 4.9%</b>

## Historical Median Sales Price in Suffolk County All Property Types



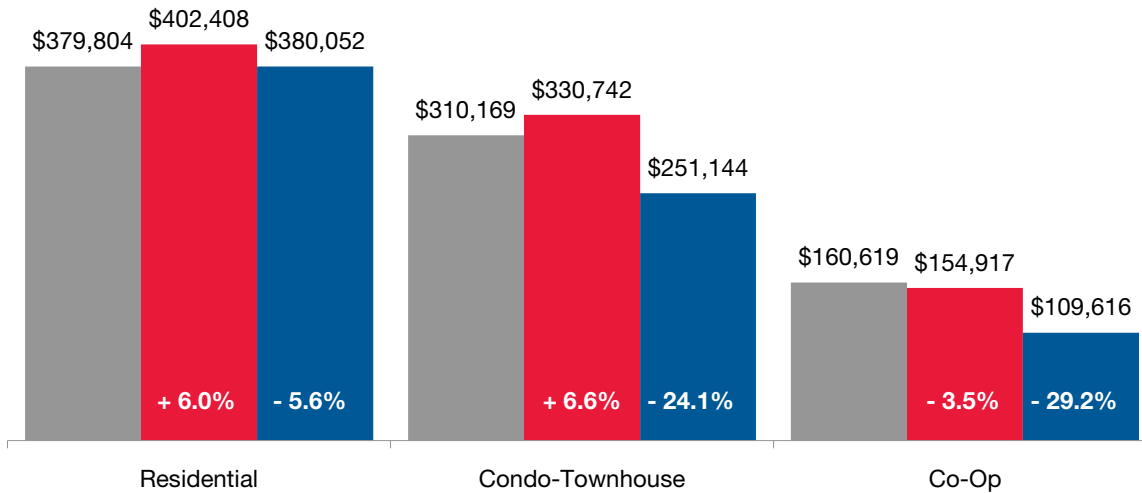
# Average Sales Price of Closed Sales

Suffolk County Only



## Average Sales Price of Closed Sales by Property Type

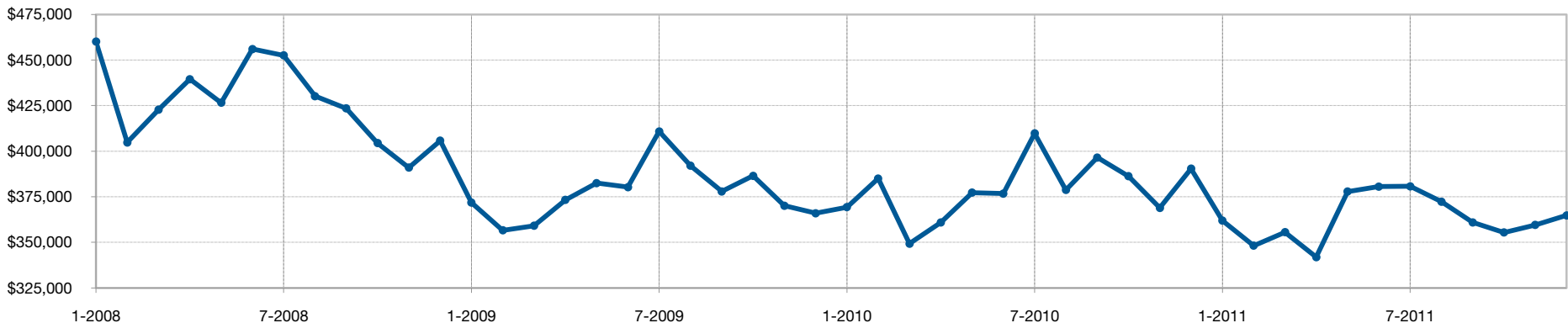
■ 12-2009 ■ 12-2010 ■ 12-2011



## Data for All Property Types

Month	Current Year	Prior Year	+ / -
1-2011	\$361,914	\$369,272	- 2.0%
2-2011	\$348,162	\$385,041	- 9.6%
3-2011	\$355,597	\$349,267	+ 1.8%
4-2011	\$341,932	\$360,875	- 5.2%
5-2011	\$377,821	\$377,272	+ 0.1%
6-2011	\$380,557	\$376,779	+ 1.0%
7-2011	\$380,707	\$409,738	- 7.1%
8-2011	\$372,315	\$378,758	- 1.7%
9-2011	\$360,983	\$396,538	- 9.0%
10-2011	\$355,439	\$386,294	- 8.0%
11-2011	\$359,572	\$368,949	- 2.5%
12-2011	\$364,820	\$390,432	- 6.6%
<b>12-Month Avg</b>	<b>\$363,318</b>	<b>\$379,101</b>	<b>- 4.2%</b>

## Historical Average Sales Price in Suffolk County All Property Types



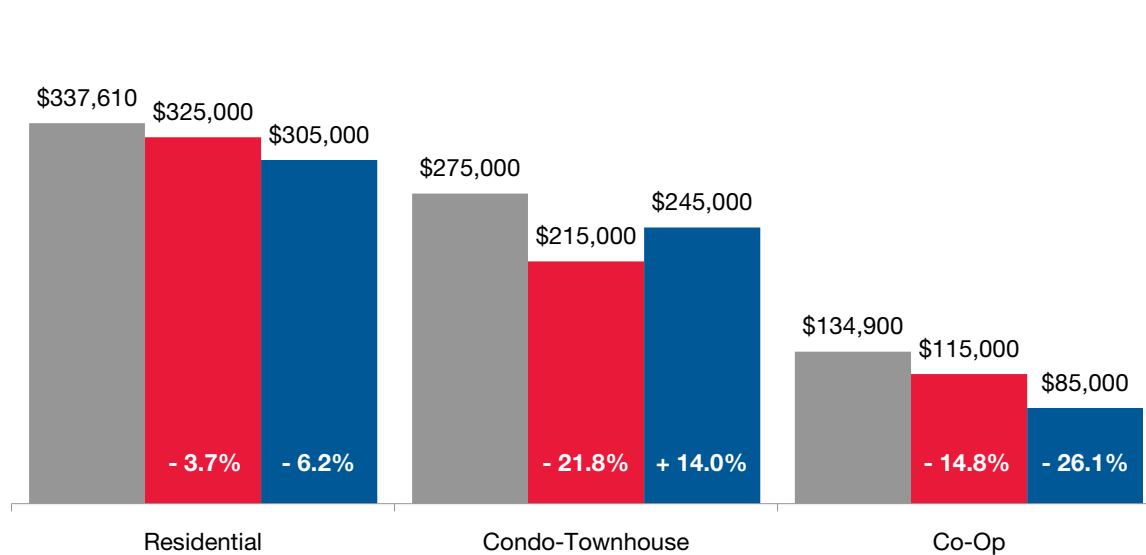
# Median Contract Price of Contract Sales

Suffolk County Only



## Median Contract Price of Contract Sales by Property Type

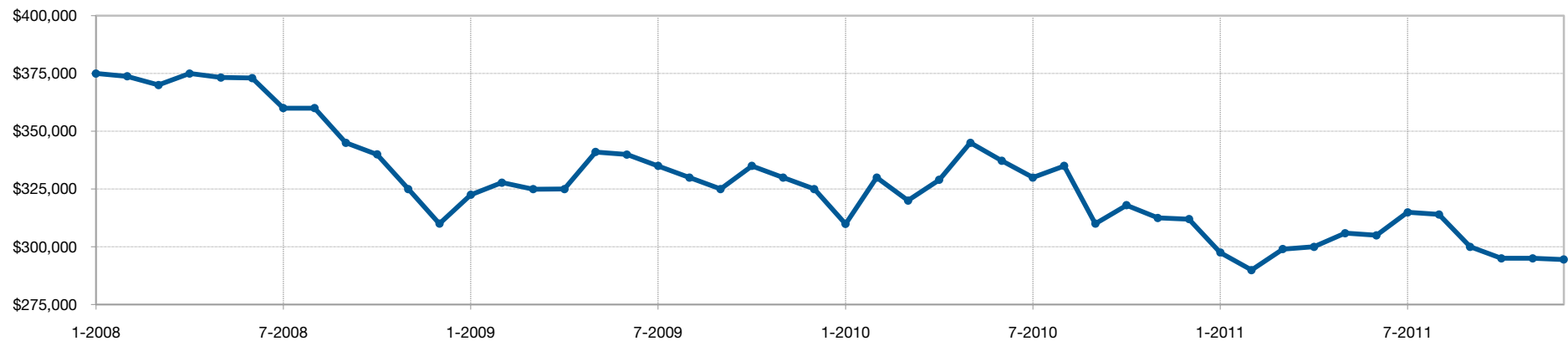
■ 12-2009 ■ 12-2010 ■ 12-2011



## Data for All Property Types

Month	Current Year	Prior Year	+ / -
1-2011	\$297,500	\$309,900	- 4.0%
2-2011	\$289,900	\$330,000	- 12.2%
3-2011	\$299,000	\$320,000	- 6.6%
4-2011	\$300,000	\$329,000	- 8.8%
5-2011	\$305,900	\$345,000	- 11.3%
6-2011	\$305,000	\$337,250	- 9.6%
7-2011	\$314,925	\$330,000	- 4.6%
8-2011	\$314,000	\$335,000	- 6.3%
9-2011	\$300,000	\$310,000	- 3.2%
10-2011	\$295,000	\$318,000	- 7.2%
11-2011	\$295,000	\$312,500	- 5.6%
12-2011	\$294,500	\$312,000	- 5.6%
<b>12-Month Avg</b>	<b>\$300,894</b>	<b>\$324,054</b>	<b>- 7.1%</b>

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



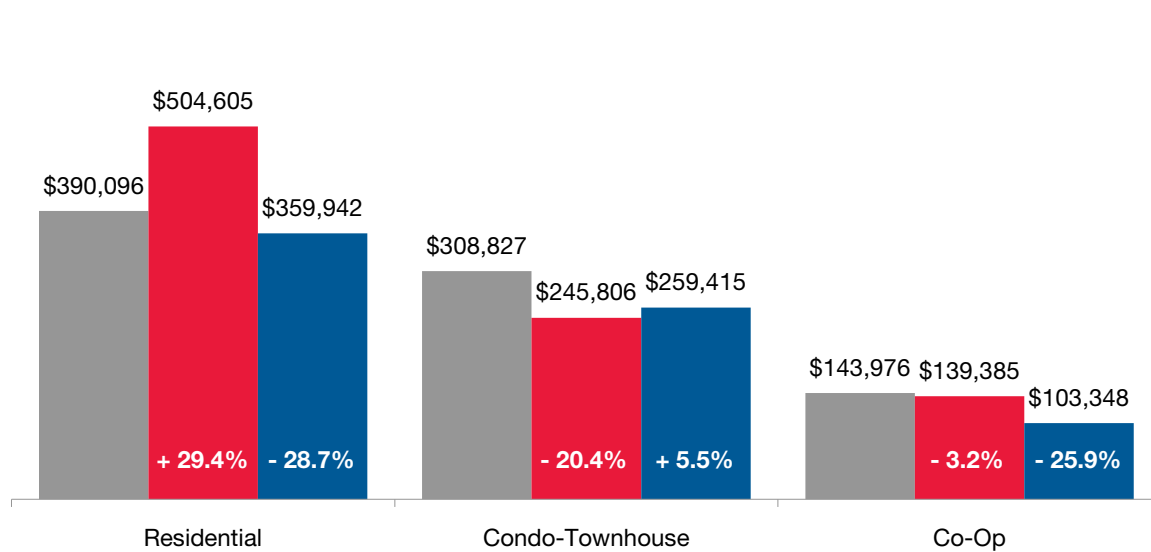
# Average Contract Price of Contract Sales

Suffolk County Only



## Average Contract Price of Contract Sales by Property Type

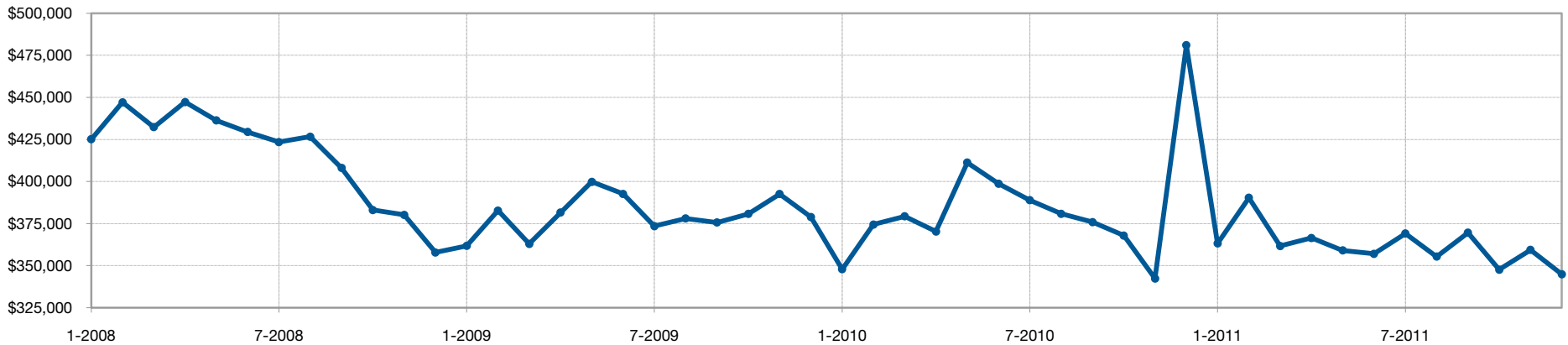
■ 12-2009 ■ 12-2010 ■ 12-2011



## Data for All Property Types

Month	Current Year	Prior Year	+ / -
1-2011	\$363,156	\$347,817	+ 4.4%
2-2011	\$390,269	\$374,400	+ 4.2%
3-2011	\$361,658	\$379,252	- 4.6%
4-2011	\$366,396	\$370,261	- 1.0%
5-2011	\$359,022	\$411,246	- 12.7%
6-2011	\$357,038	\$398,704	- 10.5%
7-2011	\$369,036	\$388,887	- 5.1%
8-2011	\$355,323	\$380,831	- 6.7%
9-2011	\$369,578	\$375,848	- 1.7%
10-2011	\$347,549	\$367,854	- 5.5%
11-2011	\$359,318	\$342,313	+ 5.0%
12-2011	\$344,877	\$481,014	- 28.3%
<b>12-Month Avg</b>	<b>\$361,935</b>	<b>\$384,869</b>	<b>- 6.0%</b>

## Historical Average Contract Price of Contract Sales in Suffolk County All Property Types



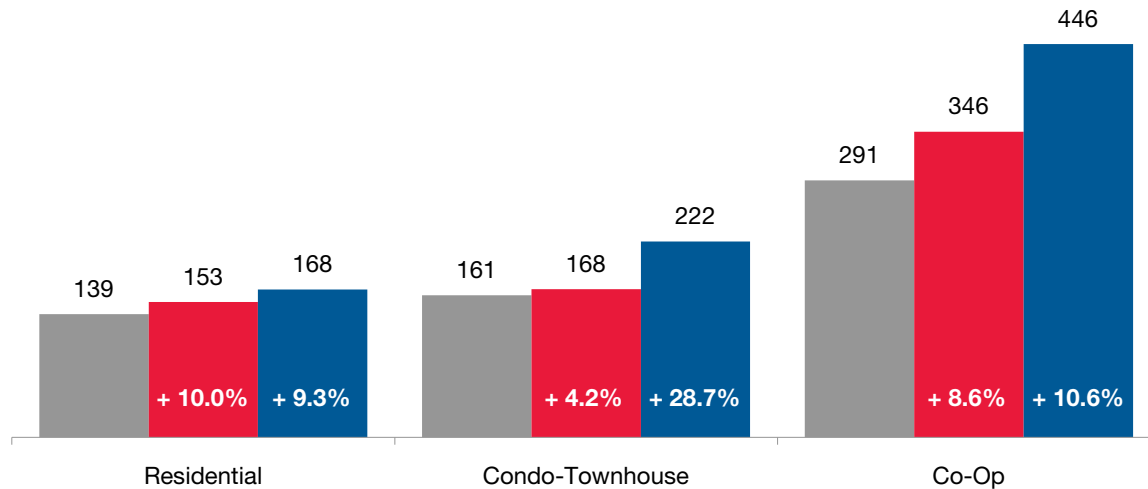
# Housing Affordability Index

Suffolk County Only



## Housing Affordability Indices by Property Type

■ 12-2009 ■ 12-2010 ■ 12-2011

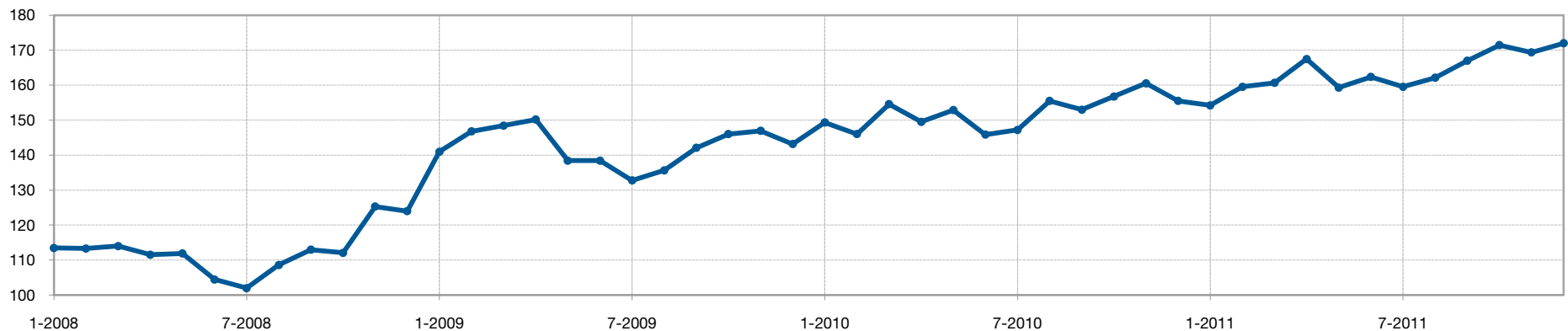


## Data for All Property Types

Month	Current Year	Prior Year	+ / -
1-2011	154	149	+ 3.3%
2-2011	160	146	+ 9.3%
3-2011	161	155	+ 3.9%
4-2011	167	150	+ 12.0%
5-2011	159	153	+ 4.2%
6-2011	162	146	+ 11.3%
7-2011	160	147	+ 8.4%
8-2011	162	155	+ 4.3%
9-2011	167	153	+ 9.1%
10-2011	171	157	+ 9.3%
11-2011	169	161	+ 5.5%
12-2011	172	155	+ 10.6%
<b>12-Month Avg</b>	<b>164</b>	<b>152</b>	<b>+ 7.6%</b>

## Historical Housing Affordability Index for Suffolk County All Property Types

HAI measures housing affordability for Nassau 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.



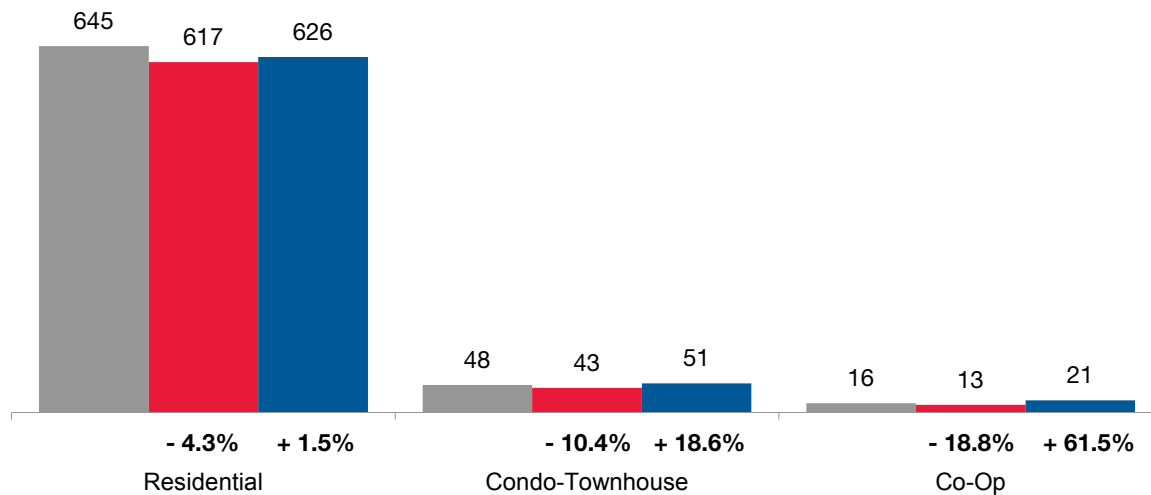
# Contract Sales

Suffolk County Only



## Contract Sales by Property Type

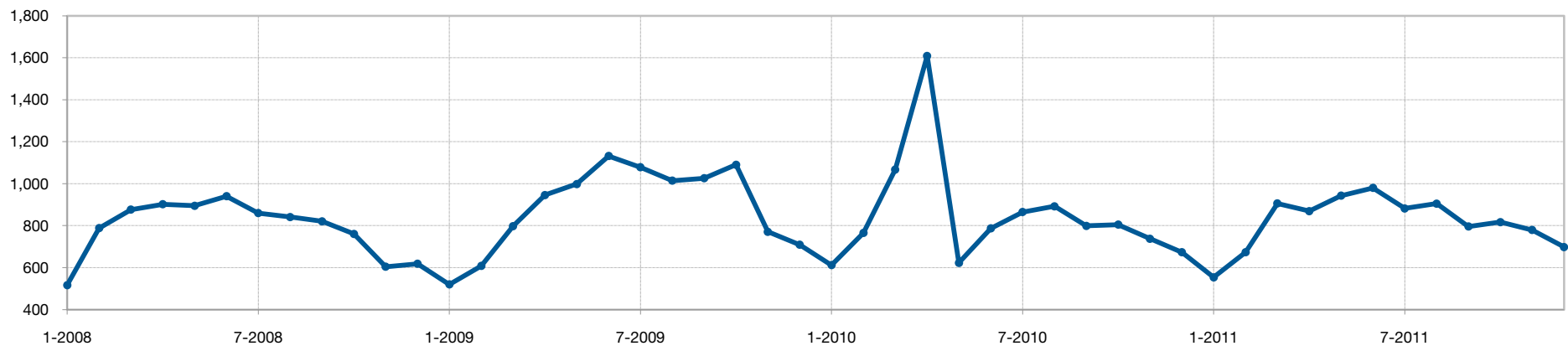
■ 12-2009 ■ 12-2010 ■ 12-2011



## Data for All Property Types

Month	Current Year	Prior Year	+ / -
1-2011	554	612	- 9.5%
2-2011	673	765	- 12.0%
3-2011	906	1,067	- 15.1%
4-2011	869	1,609	- 46.0%
5-2011	943	623	+ 51.4%
6-2011	980	787	+ 24.5%
7-2011	882	865	+ 2.0%
8-2011	905	892	+ 1.5%
9-2011	796	799	- 0.4%
10-2011	817	805	+ 1.5%
11-2011	779	738	+ 5.6%
12-2011	698	673	+ 3.7%
<b>12-Month Total</b>	<b>9,802</b>	<b>10,235</b>	<b>- 4.2%</b>

## Historical Contract Sales in Suffolk County All Property Types



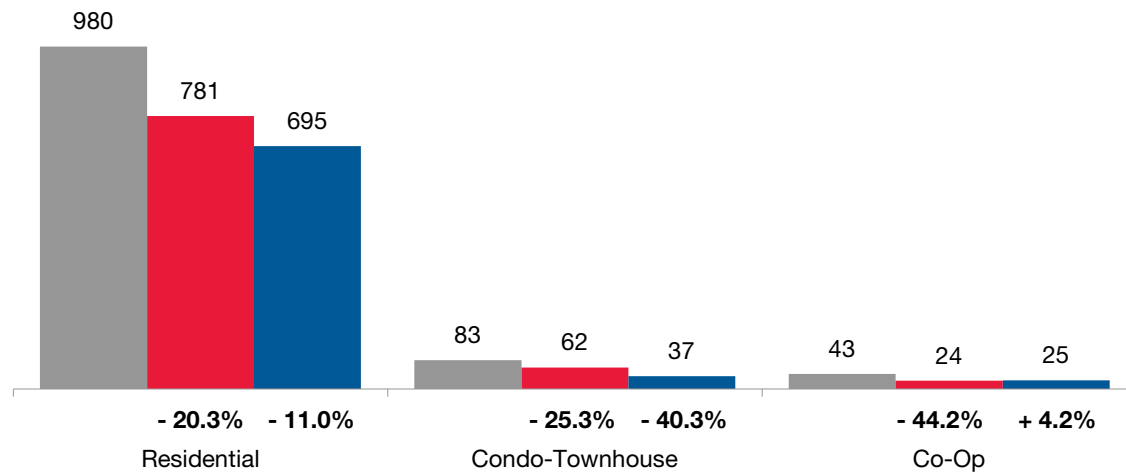
# Closed Sales

Suffolk County Only



## Closed Sales by Property Type

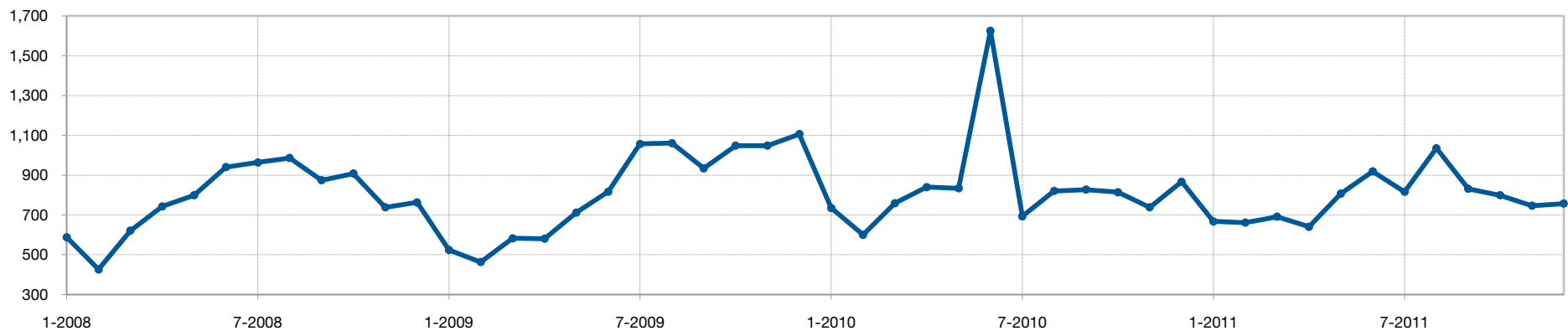
■ 12-2009 ■ 12-2010 ■ 12-2011



## Data for All Property Types

Month	Current Year	Prior Year	+ / -
1-2011	667	735	- 9.3%
2-2011	661	600	+ 10.2%
3-2011	691	759	- 9.0%
4-2011	640	840	- 23.8%
5-2011	807	834	- 3.2%
6-2011	919	1,626	- 43.5%
7-2011	816	693	+ 17.7%
8-2011	1,035	820	+ 26.2%
9-2011	831	827	+ 0.5%
10-2011	799	814	- 1.8%
11-2011	746	738	+ 1.1%
12-2011	757	867	- 12.7%
<b>12-Month Total</b>	<b>9,369</b>	<b>10,153</b>	<b>- 7.7%</b>

## Historical Closed Sales in Suffolk County All Property Types

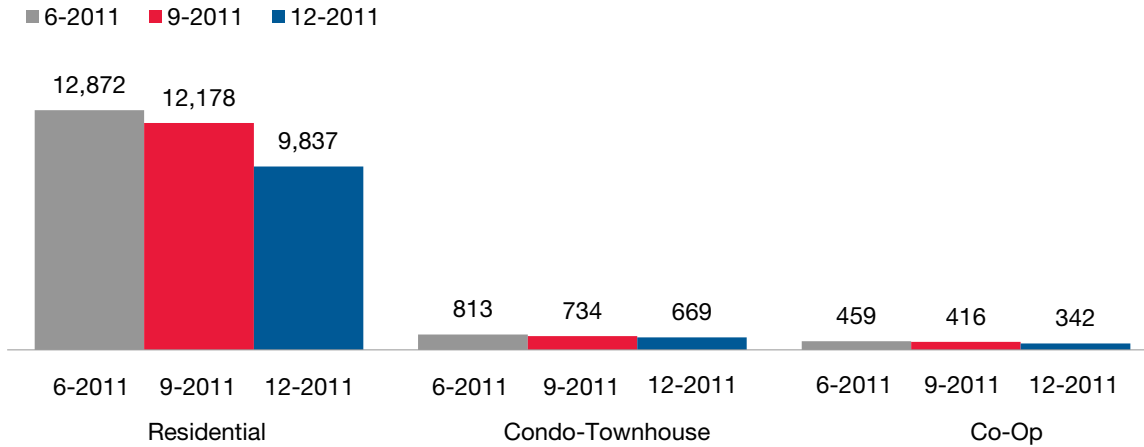


# Active Inventory of Homes for Sale

Suffolk County Only



## Inventory of Homes for Sale by Property Type Last 6 Months



## Data for All Date Ranges

Property Type	6 Months Ago	3 Months Ago	Current Month
Residential	12,872	12,178	9,837
Condo-Townhouse	813	734	669
Co-Op	459	416	342
<b>All Properties</b>	<b>14,144</b>	<b>13,328</b>	<b>10,848</b>

## Historical Inventory in Suffolk County All Property Types

