



Cheryl Grossman

Dix Hills and Melville, Half Hollow Hills School District 3rd Quarter, 2009 Housing Market Report

The Dix Hills, Melville, Half Hollow Hills School District 3rd Quarter, 2009 Housing Market Report continues to show some improvement—both in sales numbers and sales prices from the previous two quarters of 2009. However, both numbers are lower than those in the same period in 2008. The 3rd Quarter, 2008, Dix Hills, Melville, SD#5 MLS stats indicate that the Median Selling Price was \$740,000 vs. \$651,750 in 2009 (or down about 12% from last year). The number of houses sold is down some from last year also: 83 homes closed during the 3rd quarter of 2008 vs. 70 homes closed in 2009 for the same period.

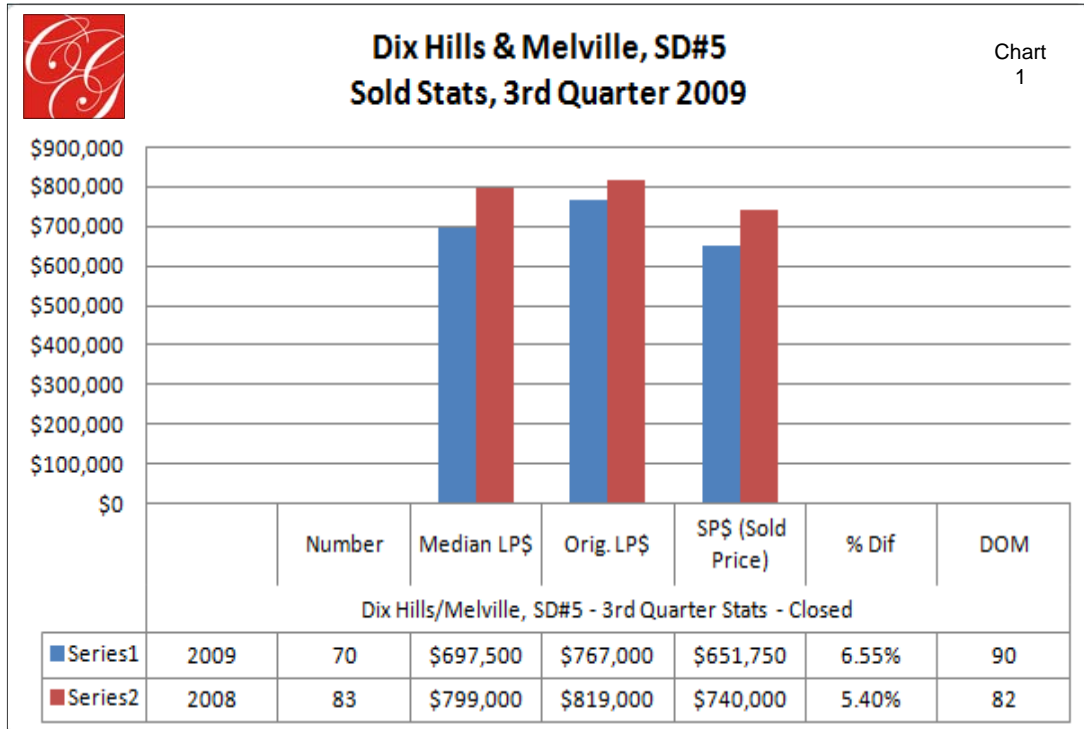


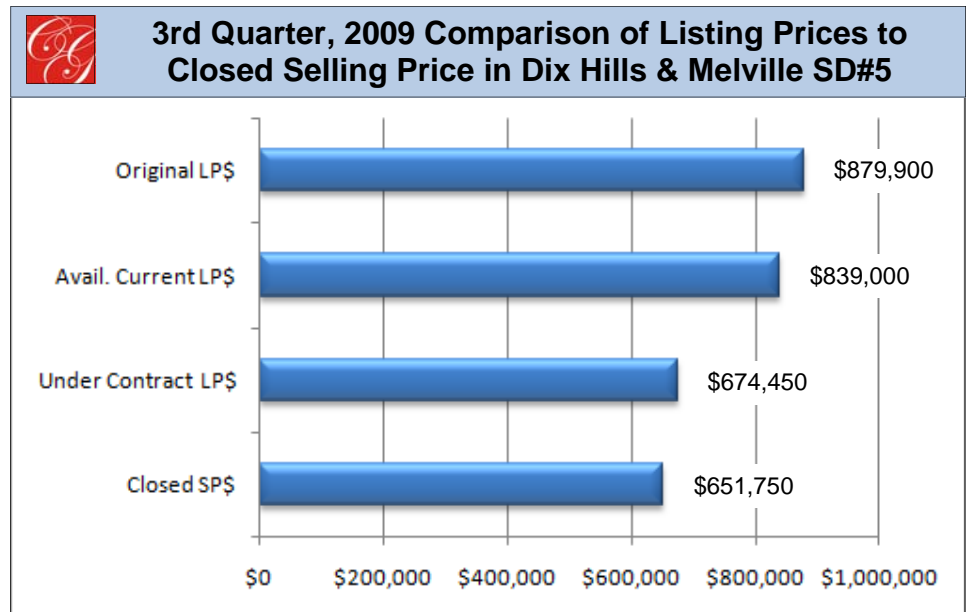
Chart 2 — All stats refer to Dix Hills, Melville SD#5 only.

Original Listing Price—The Median Original Listing Price of all homes currently available for sale.

Avail. Current LP\$—The Median Listing Price of all homes currently on the market.

Under Contract LP\$—The Median Listing Price at the time of contract for all homes entered Under Contract during the 2nd Quarter, 2009.


Closed SP\$—The Median Sales Price of all homes Closed during the 2nd Quarter.

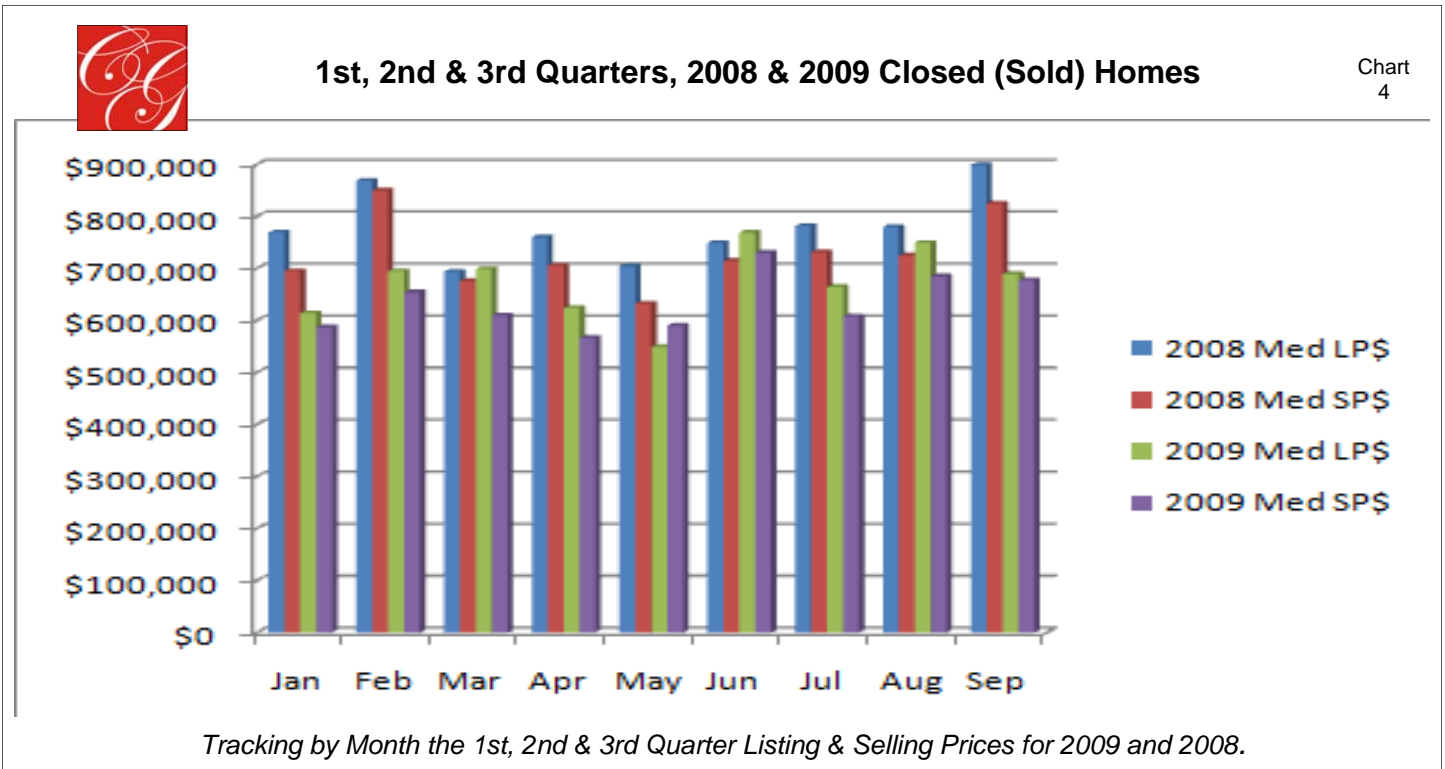


Dix Hills and Melville, SD#5 3rd Quarter, 2009 Housing Market Report

Record low mortgage interest rates and the \$8000 Tax Credit Program for the 1st-time homebuyer have been the driving forces behind the improvement in the housing market. Note that 2/3 of the homes sold were in the \$300,000 - \$799,999 price range. The absorption rate for each price range varies considerably though—from about 4 1/2 months for a home in the \$300,000—\$399,999 range to about 45 months for a house in the \$1.4M to \$1.7M price range. And no homes above that amount have closed during the last 3 months

There has been an improvement from the 1st and 2nd Quarters in both the Median Selling Prices and the Sales Numbers. For more information refer back to the [1st Quarter, 2009, Dix Hills, Melville, SD#5 Housing Market Report](#) and the [2nd Quarter, 2009, Dix Hills, Melville SD# Housing Market Report](#).

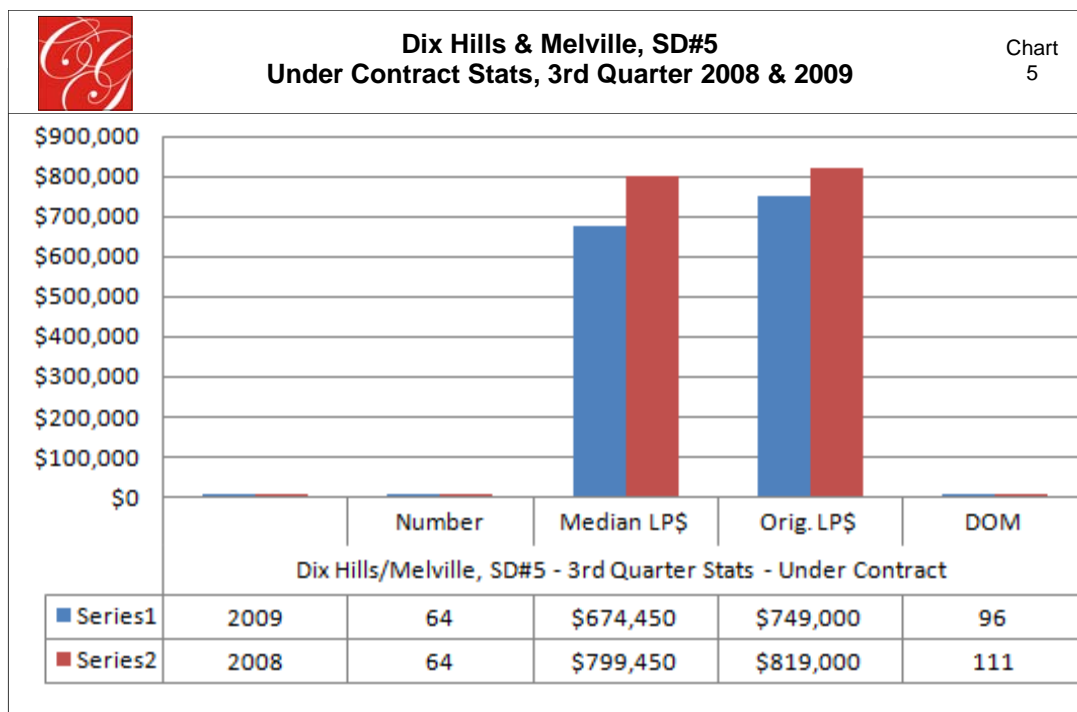
 Homes Closed (Sold) Chart 3 Breakdown by Price Range 3rd Quarter, 2008 and 2009 Closed Selling Prices and Current Available Listing Prices			
Price Range	2009 CL	2008 CL	Available
300,000 - 399,999	6	1	9
400,000 - 499,999	9	10	16
500,000 - 599,999	10	12	18
600,000 - 699,999	13	9	35
700,000 - 799,999	13	17	45
800,000 - 899,999	7	13	42
900,000 - 999,999	4	10	31
1M - 1,199,999	3	7	19
1.2M - 1,399,999	3	2	17
1.4M - 1,699,999	1	1	15
1.7M - 1,999,999	0	1	11
2M+	0	0	4
Totals	70	83	263
Median SP\$	\$651,750	\$740,000	\$839,000



Even with the ups and downs of the housing market over the past 9 months, the median selling price has ended up higher.

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Under Contract Stats offer the most current data to indicate the direction of the market. Even though we don't know what the selling price is—the listing price at the time of contract is a figure to be looked at. It represents the price at which point a buyer presents an offer that is acceptable to a seller. How is that median listing price (at time of contract) different from the median selling price and the median price of available homes?



In the 3rd Quarter, 2009 the median listing price at time of contract is \$674,450, in 2008 it was \$799,450. About 15% less in 2009 than 2008. Sales numbers are stable—exactly the same number at this time last year.

Listing Prices	2009 UC	2008 UC	Available
300,000 - 399,999	4	0	9
400,000 - 499,999	9	7	16
500,000 - 599,999	10	9	18
600,000 - 699,999	14	6	35
700,000 - 799,999	8	11	45
800,000 - 899,999	9	11	42
900,000 - 999,999	3	10	31
1M - 1,199,999	4	6	19
1.2M - 1,399,999	1	0	17
1.4M - 1,699,999	1	2	15
1.7M - 1,999,999	0	1	11
2M+	1	1	4
Totals	64	64	263
Median LP\$	\$697,500	\$725,000	\$839,000

The breakdown by price range of homes that entered Under Contract during the 3rd quarter follows the trend that we saw in the closed numbers. The most activity is in the \$300,000 to \$699,999 price range. The price ranges above \$700,000 continue to show slower sales numbers along with higher inventory numbers. First-time homebuyers encouraged by the \$8000 tax credit and low mortgage rates have had a positive impact on the housing market creating a movement from the "bottom up".

The market certainly is more active. More showings. More call-ins from buyer prospects. More confidence in the housing market. Less talk of waiting until the prices drop more. And once the government stops supporting low interest rates (probably sometime next Spring)—we anticipate much higher mortgage rates. Every point interest rise increases the amount owed on your mortgage about 10%. The actual cost of your home becomes significantly higher. Seems to me the best time to consider buying a home is now.

1st-time Homebuyers—Don't forget that the \$8000 Tax Credit expires November 30, 2009. You must be closed on a home by that date—unless the law is extended.