



**2009—Sales & Under Contract Stats**

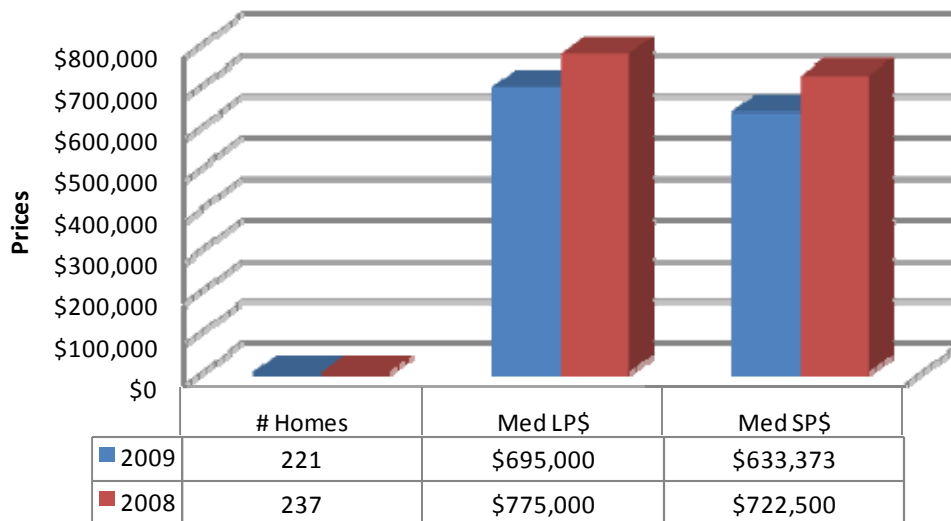
Number of Homes Under Contract: 221  
 Median List Price at Contract Date: \$633,375  
 Number of Homes Closed: 198  
 Median Listing Price of Homes Closed: \$696,000  
 Median Selling Price of Homes Closed: \$636,875

**2008—Sales & Under Contract Stats**

Number of Homes Under Contract: 243  
 Median List Price at Contract Date: \$744,612  
 Number of Homes Closed: 238  
 Median Listing Price of Homes Closed: \$775,000  
 Median Selling Price of Homes Closed: \$725,000

Chart 1

**2009 - 2008 Homes Under Contract**



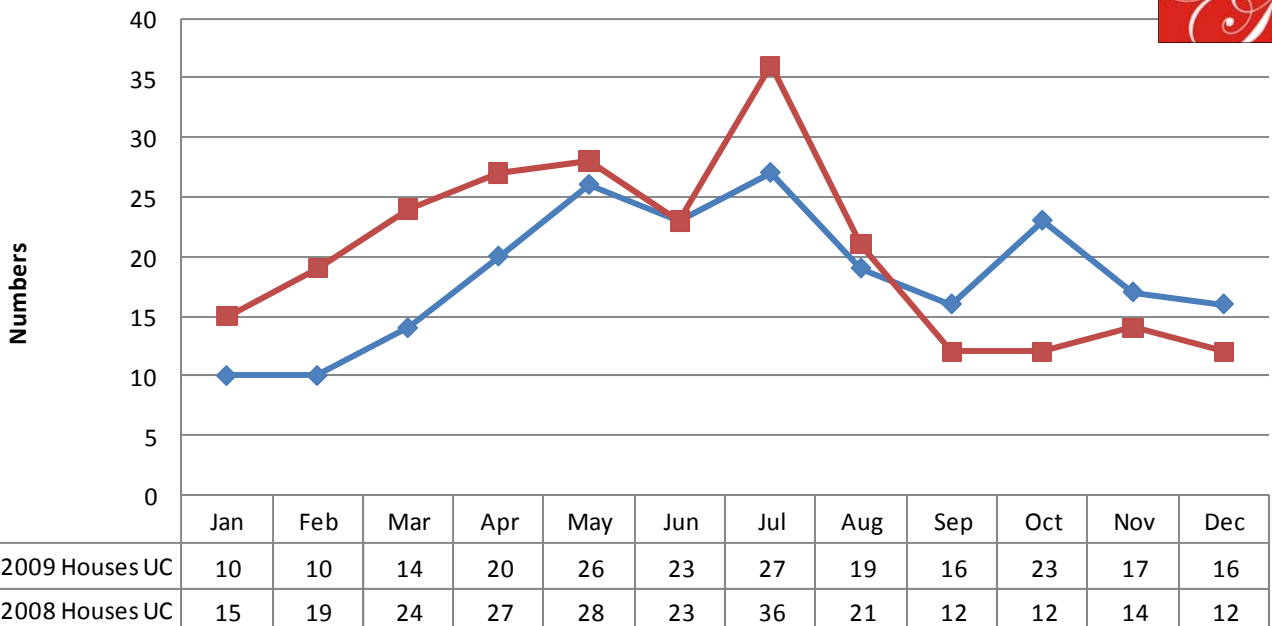
Graph 1—

*Comparison of 2009 and 2008 Homes that entered Under Contract during each year.*

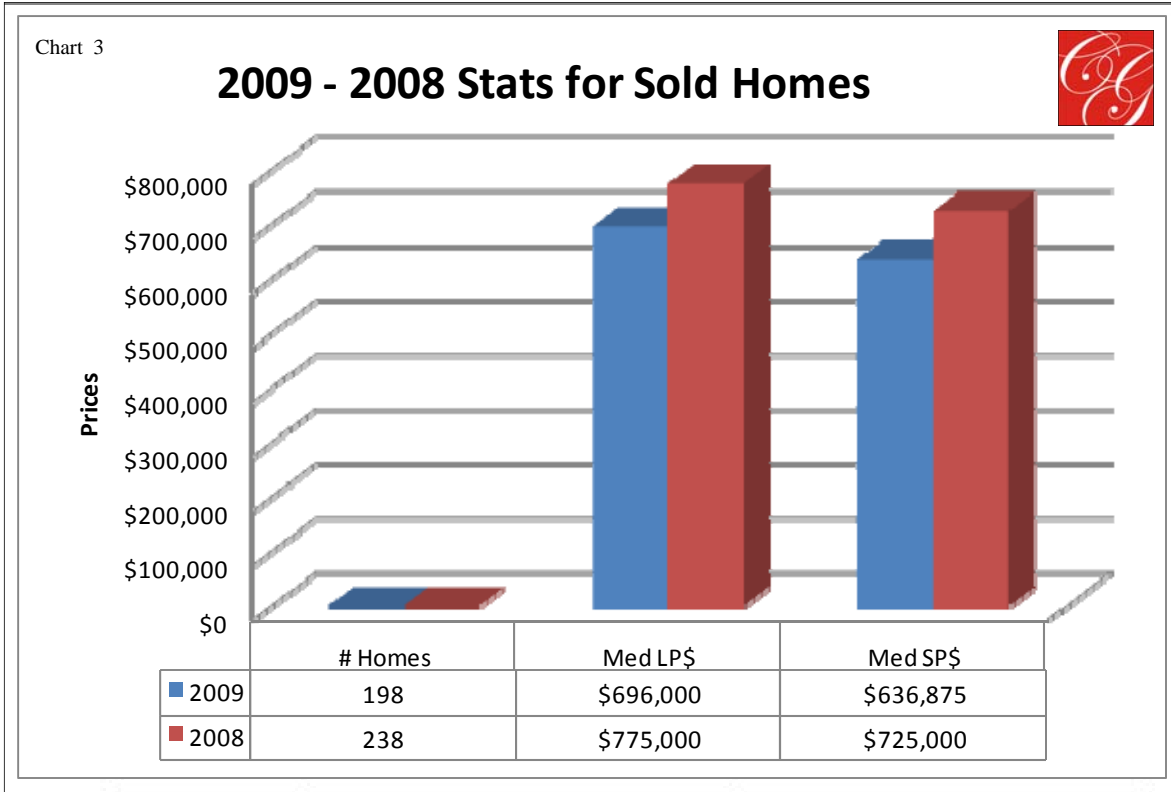
*The number of homes entered Under Contract in 2009 is a little less than 2008 (only 16). The Median Listing Prices and Selling Prices are lower in 2009.*

Chart 2

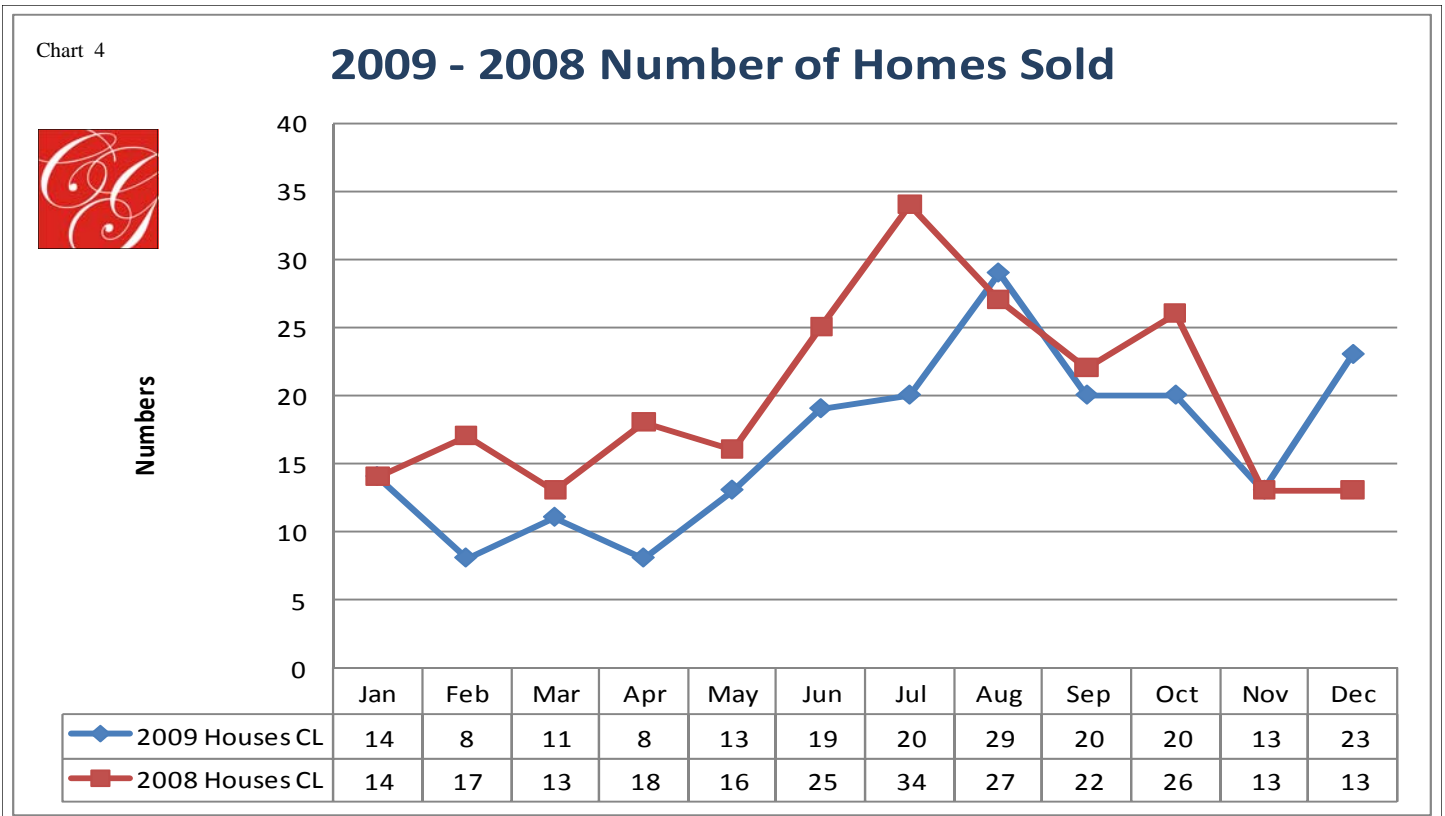
**Number of Homes Under Contract 2009 - 2008**



**Graph 2— Number of Homes entered Under Contract by Month tracked for 2009 and 2008.**



**Graph 3—**  
*Comparison of 2009 and 2008 Sold Homes (Those that Closed, regardless of when they entered into contract.)*  
*Sales numbers were higher for 2008 than 2009. Listing Prices and Selling Prices are lower in 2009.*



**Graph 4—** *Number of Homes Sold (Closed) by Month tracked for 2009 and 2008.*

**Breakdown by Price Range Market Stats for 2009** Chart 5  
Under Contract, Closed and Available

Price Range	2009 UC	2009 CL	Available
200,000 - 299,999	3	5	1
300,000 - 399,999	22	18	6
400,000 - 499,999	33	30	15
500,000 - 599,999	30	32	10
600,000 - 699,999	33	34	26
700,000 - 799,999	33	26	32
800,000 - 899,999	24	19	28
900,000 - 999,999	14	15	15
1M - 1,199,999	14	9	11
1.2M - 1,399,999	7	4	14
1.4M - 1,699,999	6	4	14
1.7M - 1,999,999	1	2	8
2M+	1	0	1
<b>Totals</b>	<b>221</b>	<b>198</b>	<b>180</b>

Chart 5 - 2009 Market Data for Dix Hills, Melville, SD#5—A Breakdown of the data by Price Range reveals where the most sales are and where there is more inventory. For example if only 1 home priced above \$1.7 million dollars went into contract in 2009—and there are 8 homes listed as available—then the absorption rate is 8 years. However, if 22 houses went into contract in the \$300,000 to \$399,999 price range—and there are only 6 homes available—then the rate of absorption is about 3 months.

The “First-Time Homebuyer Tax Credit” had the most impact on the area housing market this year.

	2009 UC	2009 CL	Available
Med LP\$	\$695,000	\$696,000	\$812,500
Med SP\$	\$633,373	\$636,875	
DOM	111.5	108	
% Dif	5.3	6.5	

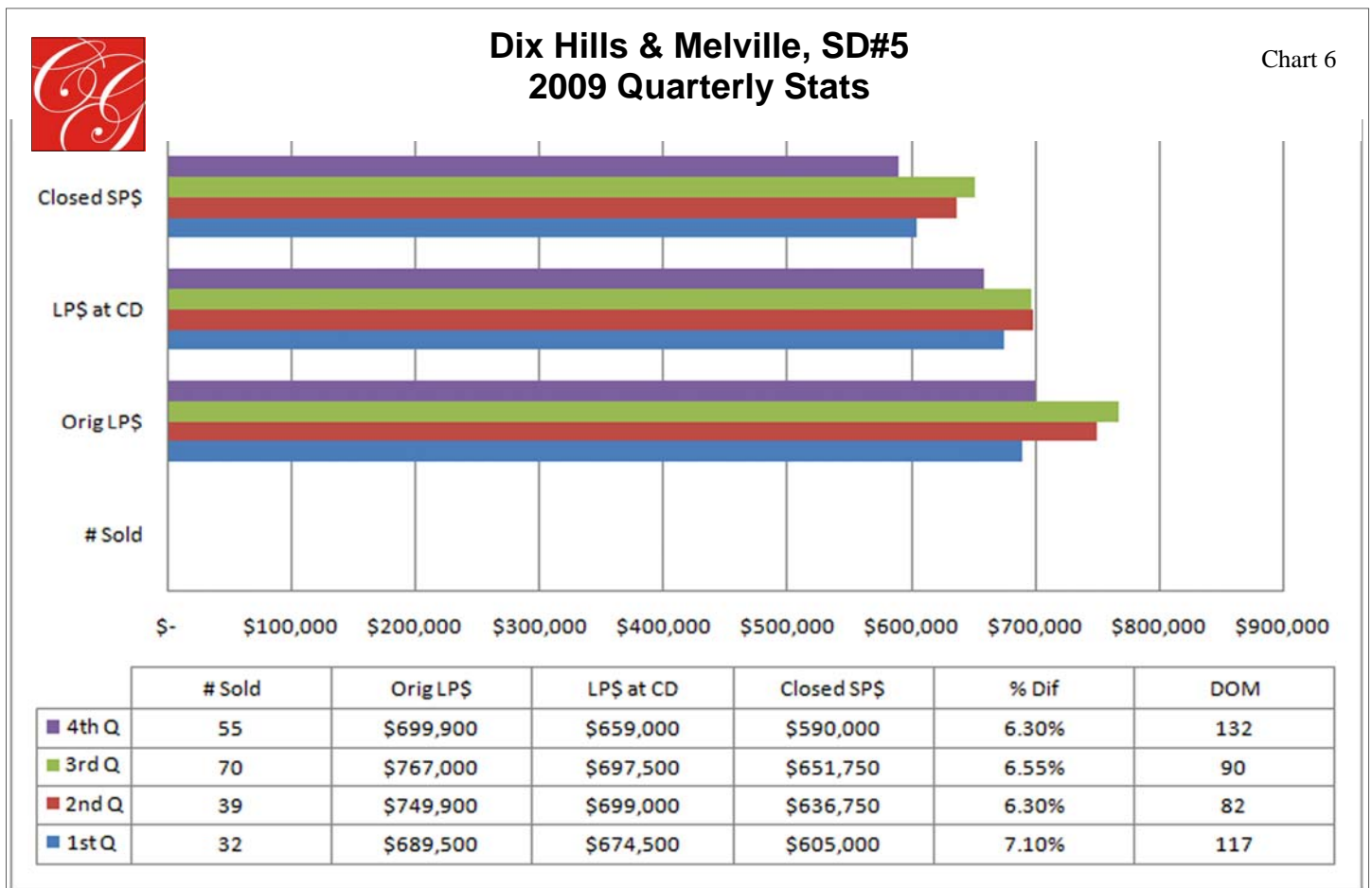


Chart 6 - Dix Hills, Melville, SD#5— Comparison of Quarterly Stats of Sold Homes and the Median Original Listing Prices, Median Listing Price at time of Contract and the Median Selling Price at Closing.

Data for this report is from The LI Multiple Listing Service and is assumed to be correct— although no representations are made and is presented as information only.

## Explanation of Terms and Abbreviations used in Report.

**All stats refer to Dix Hills, Melville SD#5 only.**

**Original Listing Price**—The Original Median Listing Price.

**Current LP\$**—The Current Median Listing Price.

**Under Contract LP\$**—The Median Listing Price at the time the home Entered Under Contract.

**Closed SP\$**—The Median Sales Price of a Closed (Sold) Home

**DOM** — Number of Days on the Market.

**% Dif** — The Percentage between the Listing Price and the Selling Price.

***Any Questions? Want More Information? Contact Cheryl Grossman at [cheryl@liagent.com](mailto:cheryl@liagent.com) or 631-549-1993. For monthly and quarterly reports, please look for Market Reports under Categories for archived posts.***

Some of the numbers for Under Contracts are slightly different in this yearly report than in the quarterly reports. Multiple Listing removes an under contract status if the contract is cancelled—so some monthly totals are changed.

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