

Cheryl Grossman's market update

DIX HILLS
11746

Current prices for homes on the market
Trends in pricing
Current levels of supply and demand
Value metrics

Report for the week of
2009-05-08

Presented by Cheryl Grossman
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City Overview

Real-Time Market Profile		Trend
Median List Price	\$ 399,950	← →
Average List Price	\$ 547,836	
Least Expensive Listing	\$ 149,900	
Most Expensive Listing	\$ 1,359,000	
Asking Price per Square Foot	\$ 44	← →
Average Days on Market	null	← →
Total Inventory	30	← →
Absorbed This Week*	null	
Percent of Properties with Price Decrease	0 %	
Percent Relisted (reset DOM)	0 %	
Percent Flip (price increased)	0 %	
Median House Size (sq ft)	6,098	
Median Lot Size	1.0 - 2.5 acres	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.0	
Median Age	52	

Altos Research Value Statistics	
Market Action Index	null ← →

Altos Research calculates the Market Action Index which measures available supply relative to the current level of demand. Index value above 30 indicates conditions favor the seller. See the section below for full details.

Trend Key

 Last Month's Trend
  Last Quarter's
  No Clear Monthly/Quarterly

*Metric "Absorbed this Week" covers properties sold and those taken off the market for other reasons. Since sales sometimes take months to close, it is impossible to discern in real-time exactly which properties sold.

Characteristics per Quartile

Quart	Median Price	Med. Sqft.	Med. Lot Size	Bed	Bath	Med. Age	Inven.	New	Ab-sorbed	Avg. DoM
1	\$ 999,000	N/A	1.0 - 2.5 acres	5.0	3.1	5	7	null	null	null
2	\$ 499,000	6,820	0.50 - 1.0 acre	4.0	2.0	97	7	null	null	null
3	\$ 399,000	11,108	Not Avail	3.5	2.0	null	8	null	null	null
4	\$ 326,995	6,098	Not Avail	3.0	2.0	52	8	null	null	null

DIX HILLS

THIS WEEK

null

With inventory, days-on-market, and the Market Action Index all recently plateaued, the market isn't sending strong directional signal for the near-term outlook.

QUARTILES

To get a tightly targeted understanding of homes in the market, we break each locale into quartiles. Each quartile is 25% of the homes listed.

Most expensive 25% of homes

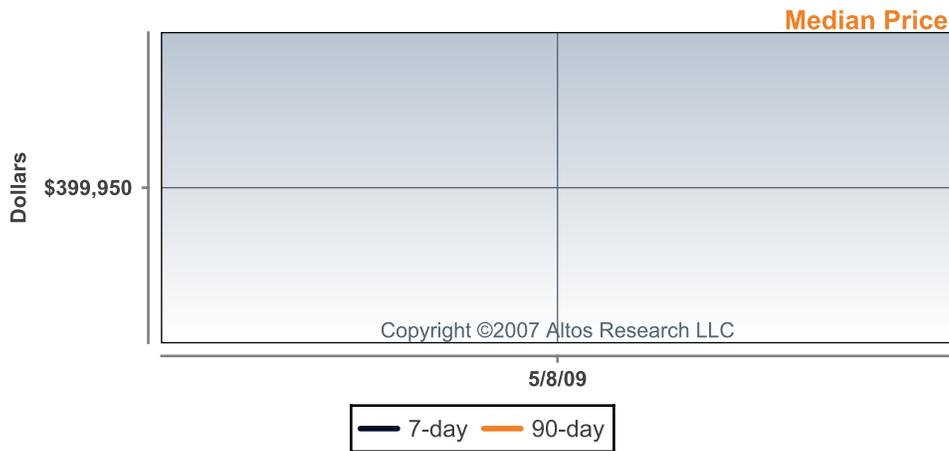
Upper-middle 25% of homes

Lower-middle 25% of homes

Least expensive 25% of homes

We'll refer to the quartiles in the trend graphs below.

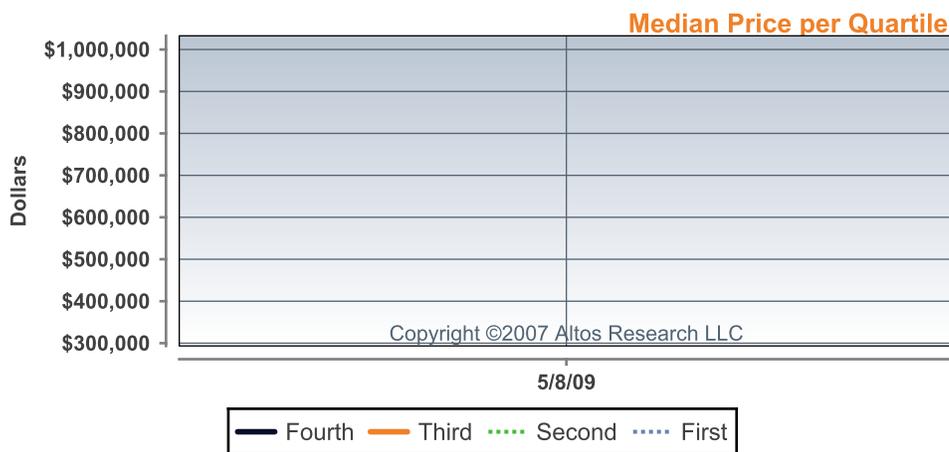
PRICE



QUARTILE PRICES

Often, we find insights by watching pricing trends within the quartile segments.

Prices have settled at a price plateau across the board. Prices in all four quartiles are basically mixed. Look for a persistent shift (up or down) in the Market Action Index before prices move from these current levels.

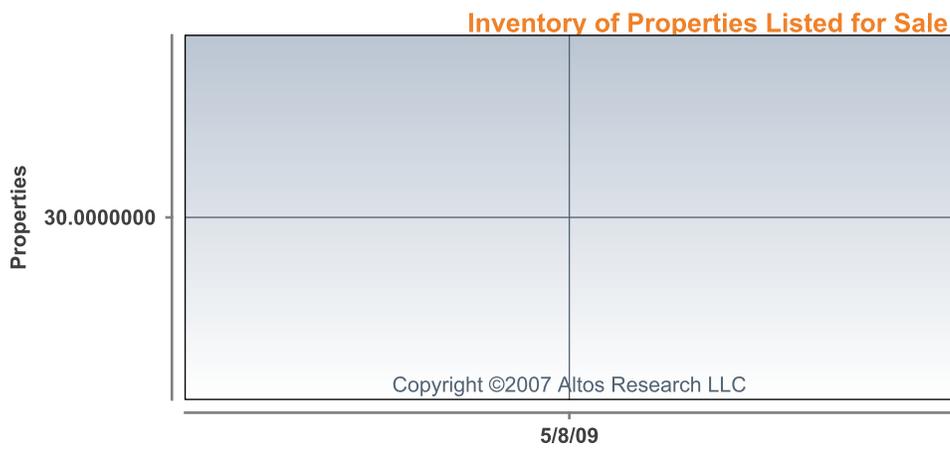
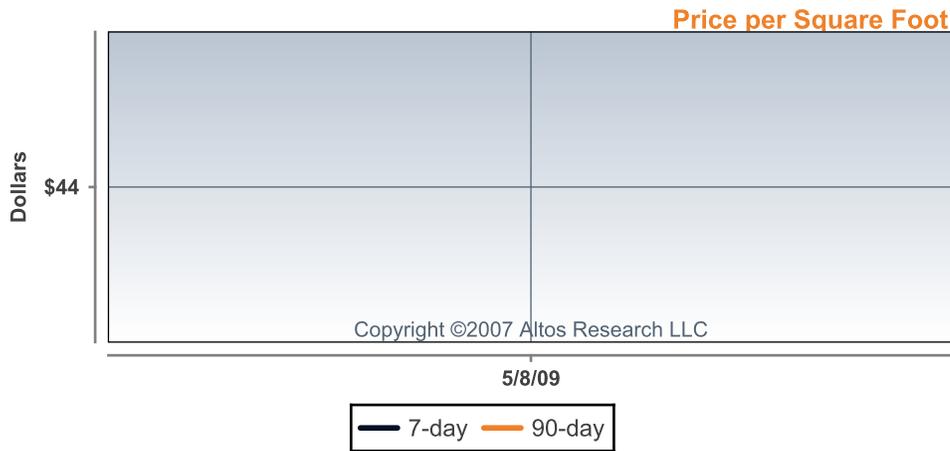


PRICE AND VALUE

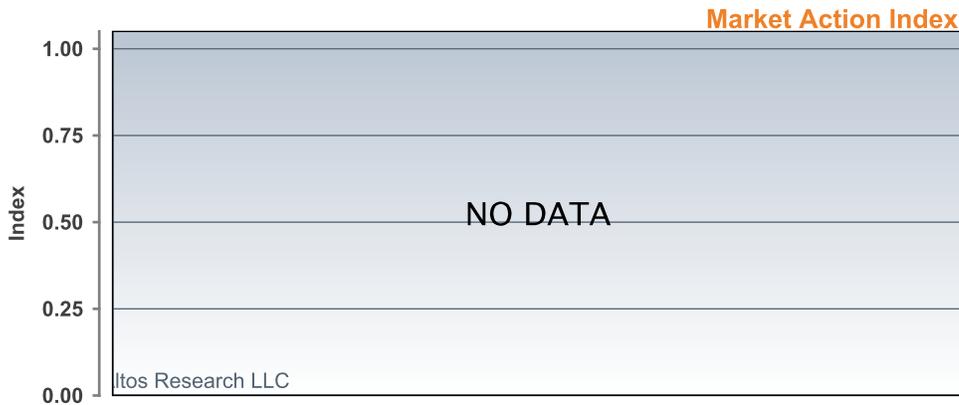
The market plateau is seen across the price and value. The price per square foot and median list price have both been reasonably stagnant. Watch the Market Action Index for persistent changes as a leading indicator before the market moves from these levels.

INVENTORY

Inventory has been relatively steady around these levels in recent weeks.



Residential house prices are a function of supply and demand, and market conditions can be characterized by analyzing those factors. Watch this index for sustained changes: if the index falls into the Buyer's Market zone for a long period, prices are likely in for a downward correction.



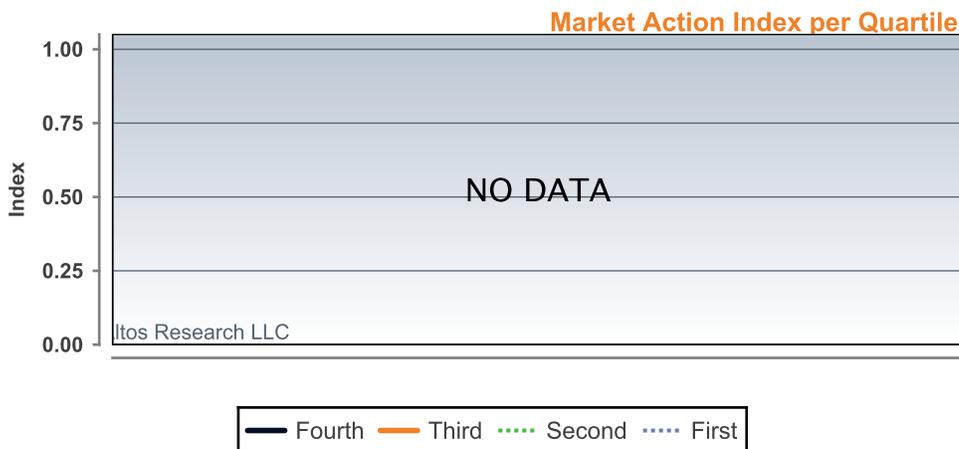
The Market Action Index (MAI) illustrates the balance between supply and demand using a statistical function of the current rate of sale versus current inventory.

An MAI value greater than 30 typically indicates a "Seller's Market" (a.k.a. "Hot Market") because demand is high enough to quickly gobble up available supply. A hot market will typically cause prices to rise. MAI values below 30 indicate a "Buyer's Market" (a.k.a. "Cold Market") where the inventory of already-listed homes is sufficient to last several months at the current rate of sales. A cold market will typically cause prices to fall.

MARKET ACTION INDEX

The DIX HILLS market is currently slightly in the Seller's Market zone (greater than 30). The 90-day Market Action Index stands at 31 which indicates that demand is relatively strong but the available supply of new listings doesn't get acquired immediately.

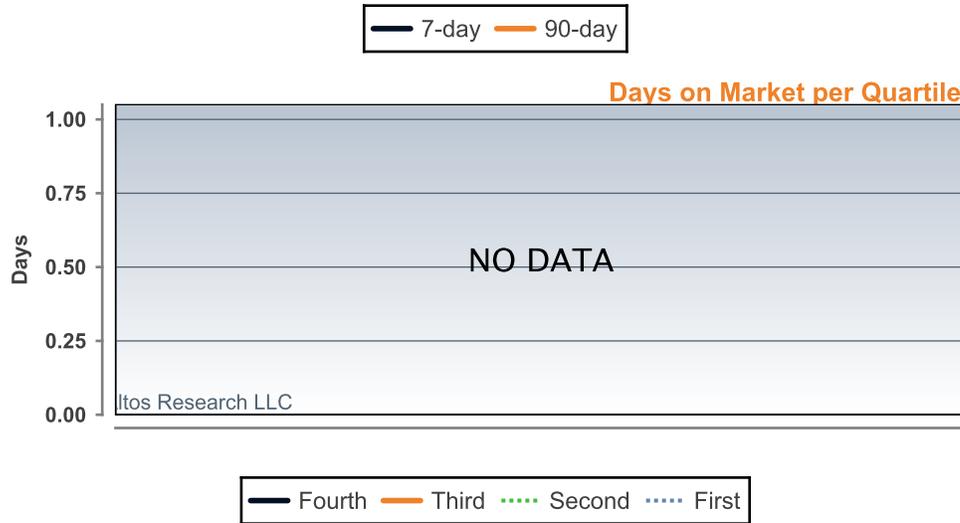
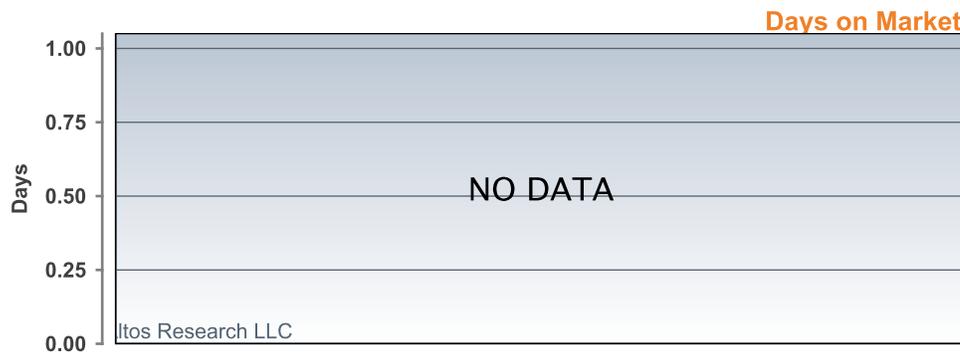
While the small sample size makes it difficult to tell exactly, the market has shown some evidence of slowing recently. Both prices and inventory levels are relatively unchanged in recent weeks. Watch the Market Action Index for changes as it can be a leading indicator for price changes.



The quartiles can help you answer the question, "How hot is the market for homes in my price range?"

MARKET ACTION

Due to the small sample homes of listed and or sold in this period, the Market Action Index could not be calculated in a meaningful way. Look to a longer history to get a better picture of supply and demand conditions.



DAYS ON MARKET (DOM)

The properties have been on the market for an average of null days. Half of the listings have come newly on the market in the past null or so days.

DOM PER QUARTILE

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.

Neighborhood Detail

DIX HILLS 11746

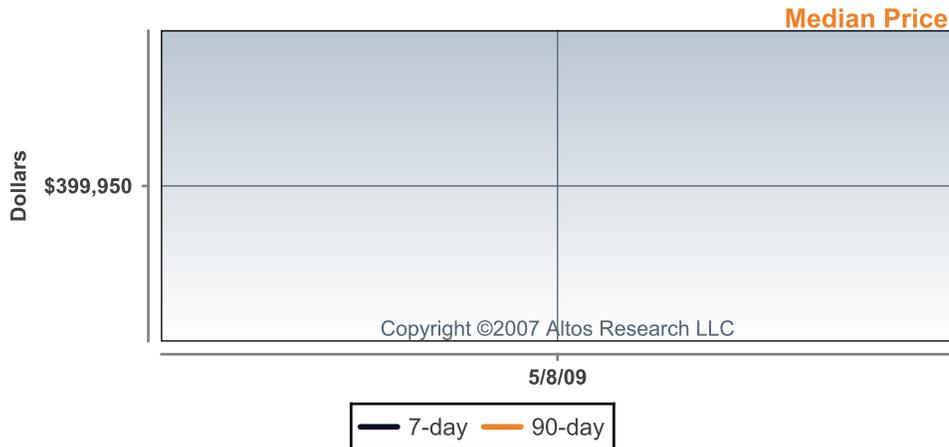
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Altos Research Value Statistics		
Market Action Index	null	↔

THIS WEEK

The median single family home price in DIX HILLS 11746 this week is \$399,949.

With inventory, days-on-market, and the Market Action Index all recently plateaued, the market isn't sending strong directional signal for the near-term outlook.

PRICE



PRICE PER QUARTILE

In the quartile market segments, we see prices in this zip code have settled at a price plateau across the board. Prices in all four quartiles are basically mixed. Look for a persistent shift (up or down) in the Market Action Index before prices move from these current levels.

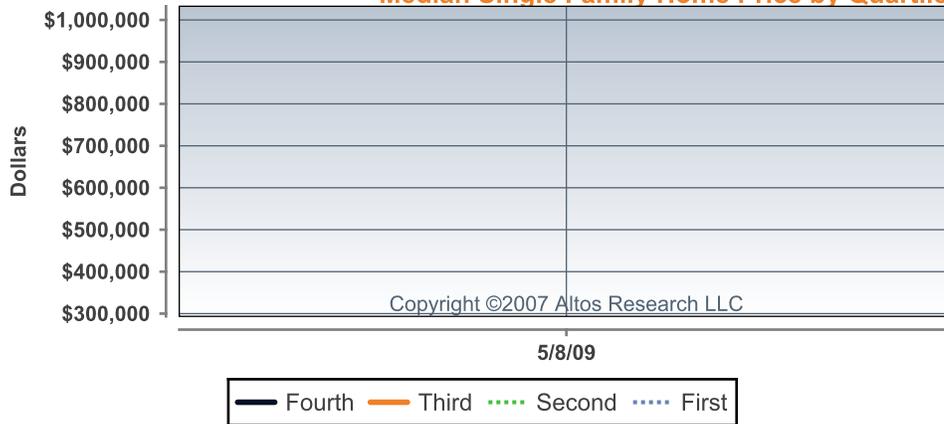
QUARTILES

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PRICE AND VALUE

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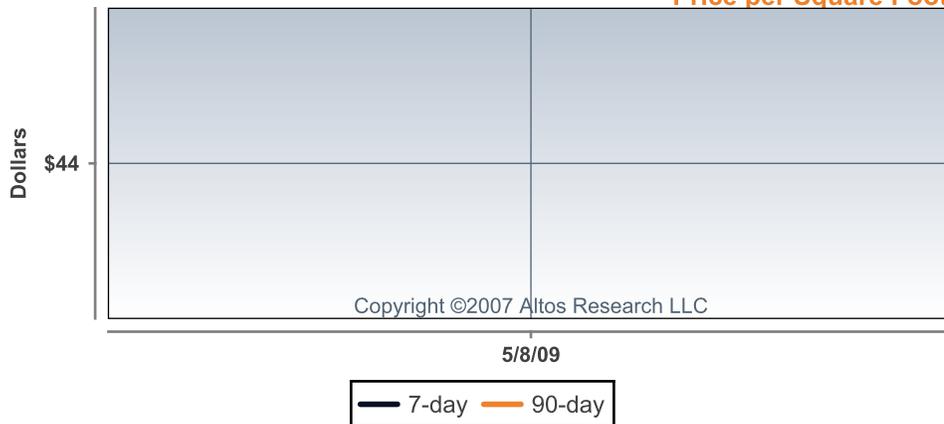
Median Single Family Home Price by Quartile



Characteristics per Quartile

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Price per Square Foot



INVENTORY

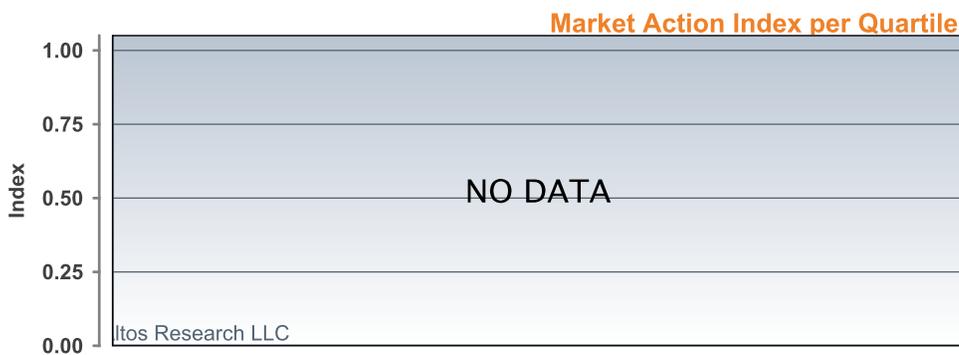
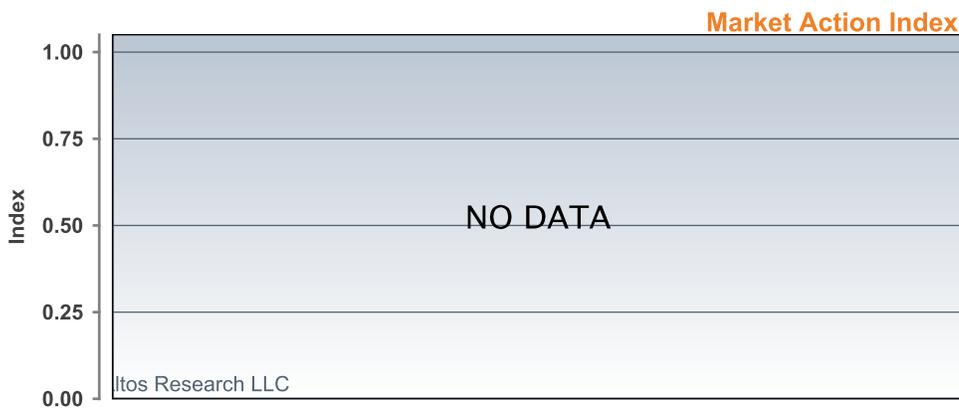
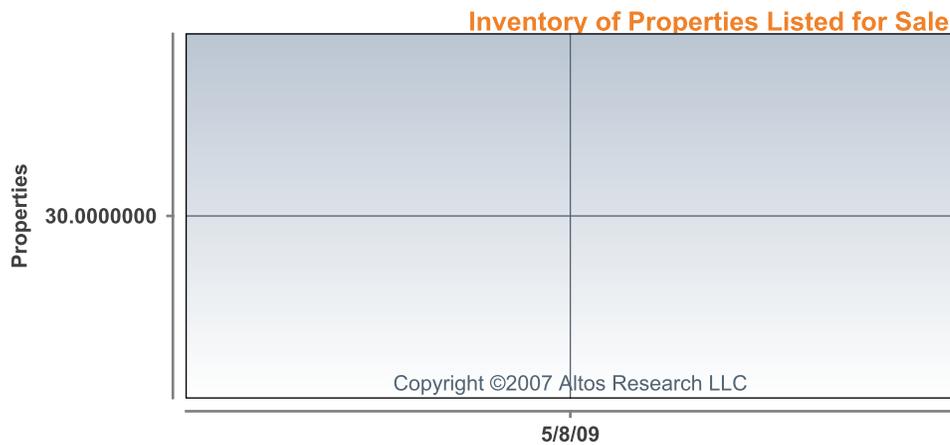
Inventory has been steady around these levels in recent weeks with 30 properties currently available.

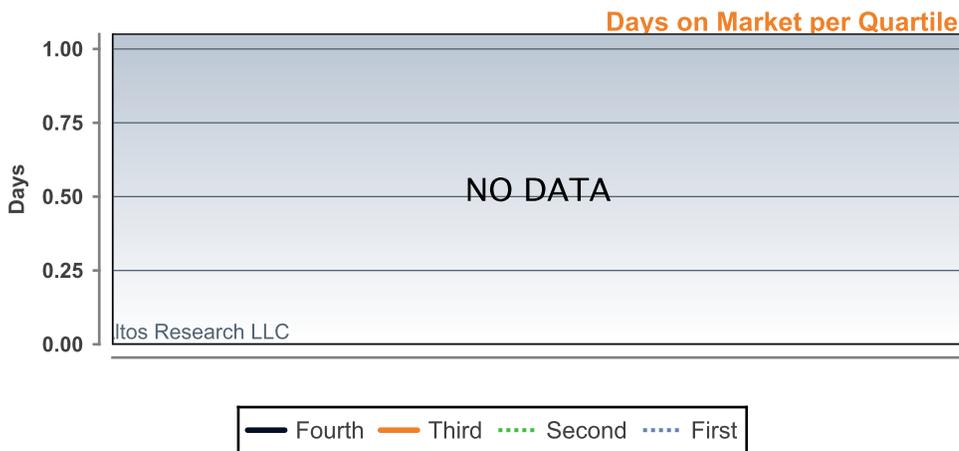
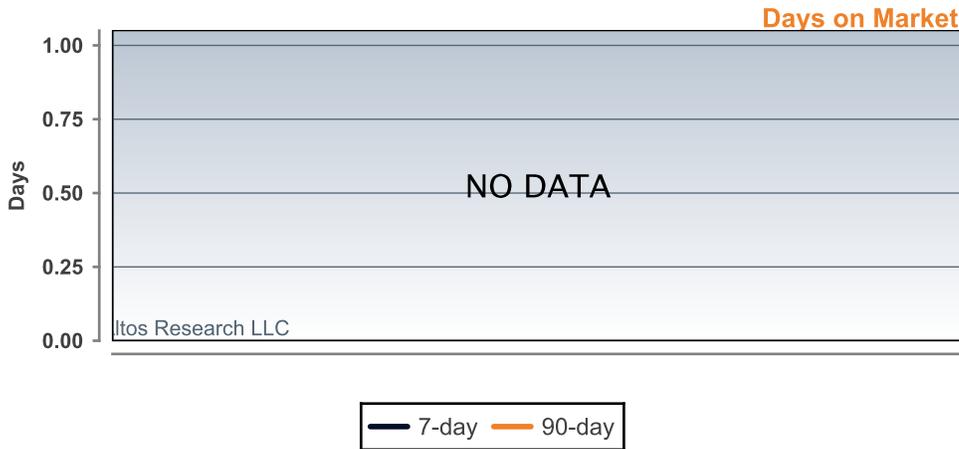
MARKET ACTION INDEX

The DIX HILLS 11746 market is currently mildly in the 'Seller's Market' zone (greater than 30). The 90-day Market Action Index stands at 35 which indicates that demand is reasonably strong but available supply of new listings does not get snapped up immediately.

MARKET ACTION

Due to the small sample homes of listed and or sold in this period, the Market Action Index could not be calculated in a meaningful way. Look to a longer history to get a better picture of supply and demand conditions.





About Altos Research Corporation

Altos Research Corp. reports real-time analysis of the residential real estate market in local markets across the country. All information contained herein is based on properties currently listed for sale and available publicly. When evaluating a particular property, make sure you use comparable sales data in addition to the market trend information available in this report. The data presented in this report is accurate to the best of our knowledge, but cannot be guaranteed as such. Use this report as one input in the real estate decision making process, but do not rely on it for accuracy. Nothing in this report or any other Altos Research publication is a recommendation to buy or to sell real estate. We recommend you work with a licensed real estate agent or broker.

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DAYS ON MARKET

null

DAYS ON MARKET

It is not uncommon for the higher priced homes in an area (Quartiles 1 and 2) to take longer to sell than those in the lower quartiles.