the corcoran report

3rd QUARTER 2009

the hamptons residential

For the purposes of this report, the Hamptons is comprised of the villages and hamlets from Remsenburg to Montauk as well as Shelter Island. As detailed in this report, overall sales volume in the Hamptons has increased in the third quarter as compared to the same period last year. This increase in activity is attributable to a strengthening in the higher end market as median and average home prices have increased while the number of homes sold has decreased slightly. Inventory continued to grow in the third quarter indicating a broader range of opportunities for buyers.

		Average Price	Median	Units	$ Volume
Amagansett	2009	2.191M	2.063M	10	21.908M
	Change	-1%	+87%	0%	-1%
	2008	2.213M	1.105M	10	22.132M
Bridgehampton Sagaponack	2009	3.750M	2.825M	28	104.992M
	Change	-10%	+65%	+180%	+153%
	2008	4.149M	1.710M	10	41.492M
East Hampton	2009	894K	700K	57	50.943M
	Change	-6%	-1%	+10%	+3%
	2008	953K	703K	52	49.543M
Village of East Hampton	2009	3.962M	1.056M	8	31.65M
	Change	+65%	-44%	+14%	+88%
	2008	2.403M	1.900M	7	16.820M
East Quogue Hampton Bays	2009	688K	408K	52	35.778M
	Change	+36%	-3%	-22%	+6%
	2008	505K	419K	67	33.854M
Montauk	2009	794K	698K	18	14.299M
	Change	-17%	-18%	-38%	-49%
	2008	960K	850K	29	27.827M

		Average Price	Median	Units	$ Volume
Sag Harbor North Haven	2009	873K	700K	17	14.845M
	Change	-39%	-36%	-45%	-66%
	2008	1.421M	1.100M	31	44.064M
Quogue Village Quiogue	2009	1.167M	978K	13	15.176M
	Change	-37%	-42%	-35%	-59%
	2008	1.867M	1.675M	20	37.335M
Southampton Village	2009	3.710M	1.833M	26	96.458M
	Change	+61%	+8%	+136%	+281%
	2008	2.303M	1.700M	11	25.329M
Southampton	2009	830K	726K	16	13.276M
	Change	-6%	+4%	-53%	-56%
	2008	886K	700K	34	30.111M
Wainscott	2009	2.296M	1.235M	8	18.364M
	Change	+18%	-37%	+300%	+371%
	2008	1.948M	1.948M	2	3.895M
Water Mill	2009	2.253M	2.000M	11	24.783M
	Change	-36%	-35%	-8%	-42%
	2008	3.546M	3.075M	12	42.549M
Remsenburg Westhampton et. all	2009	1.392M	968K	44	61.267M
	Change	+11%	+18%	0%	+11%
	2008	1.253M	820K	44	55.128M
Shelter Island	2009	869K	695K	17	14.773M
	Change	-33%	-15%	+70%	+14%
	2008	1.298M	815K	10	12.975M
North Sea Noyac	2009	1.199M	1.088M	20	23.976M
	Change	+8%	+77%	+82%	+96%
	2008	1.110M	615K	11	12.208M

		Average Price	Median	Units	$ Volume
Hamptons Total	2009	1.573M	840K	345	542.533M
	Change	+21%	+12%	-1%	+19%
	2008	1.301M	750K	350	455.263M

the north fork residential

The North Fork is comprised of the area between the hamlets of Aquabogue and Orient. The North Fork residential market has experienced a greater decline in the number of houses transferred (units) as well as the dollar value of all properties transferred compared to the same period in 2008. We continue to experience declines in average and median home prices, as the North Fork market adjust to the current economic cycle. Buying opportunities are evident as the North Fork inventory of homes for sale continues to increase.

		Average Price	Median	Units	$ Volume
Aquebogue Jamesport	2009	374K	390K	27	10.089M
	Change	-36%	-26%	-13%	-44%
	2008	586K	525K	31	18.158M
Cutchogue	2009	548K	500K	13	7.127M
	Change	-27%	-11%	+8%	-21%
	2008	751K	559K	12	9.012M
Greenport Greenport Village	2009	601K	415K	12	7.210M
	Change	+50%	+1%	-20%	+20%
	2008	400K	410K	15	6.004M
Mattituck Laurel	2009	641K	389K	14	8.973M
	Change	+14%	-32%	-36%	-27%
	2008	561K	572K	22	12.332M
East Marion Orient	2009	583K	604K	5	2.916M
	Change	-19%	-4%	-64%	-71%
	2008	723K	629K	14	10.118M
Peconic	2009	1.650M	1.650M	1	1.650M
	Change	-18%	-18%	0%	-17%
	2008	2.000M	2.000M	1	2.000M
Southold	2009	520K	530K	19	9.872M
	Change	+2%	+7%	-15%	-17%
	2008	507K	497K	23	11.666M

		Average Price	Median	Units	$ Volume
North Fork Total	2009	526K	425K	91	47.836M
	Change	-10%	-13%	-23%	-31%
	2008	587K	491K	118	69.290M

the east end residential markets combined

This comprises a snapshot of the entire East End residential market when combining all statistics. These are the markets in which all competitive East End real estate companies work.

		Average Price	Median	Units	$ Volume
Total	2009	1.354M	700K	436	590.369M
	Change	+21%	+8%	-7%	+13%
	2008	1.121M	650K	468	524.553M

the residential luxury market

The luxury market is defined as the top 10% of all residential sales made within the period being reported. As various factors redefine the high end market in any given period, these numbers may demonstrate more radical changes.

		Average Price	Median	Units	$ Volume
South Fork Shelter Island	2009	6.759M	5.900M	35	236.563M
	Change	+29%	+23%	0%	+29%
	2008	5.242M	4.800M	35	183.460M
North Fork	2009	1.368M	1.418M	9	12.313M
	Change	-5%	+6%	-25%	-29%
	2008	1.446M	1.338M	12	17.350M

the land market

The land market is defined as the total sales of all vacant land on the East End regardless of the zoning classification.

		Average Price	Median	Units	$ Volume
South Fork Shelter Island	2009	757K	353K	28	21.195M
	Change	-49%	-44%	-43%	-71%
	2008	1.485M	630K	49	72.750M
North Fork	2009	440K	325K	6	2.637M
	Change	-49%	-35%	-70%	-85%
	2008	865K	500K	20	17.293M

the commercial market

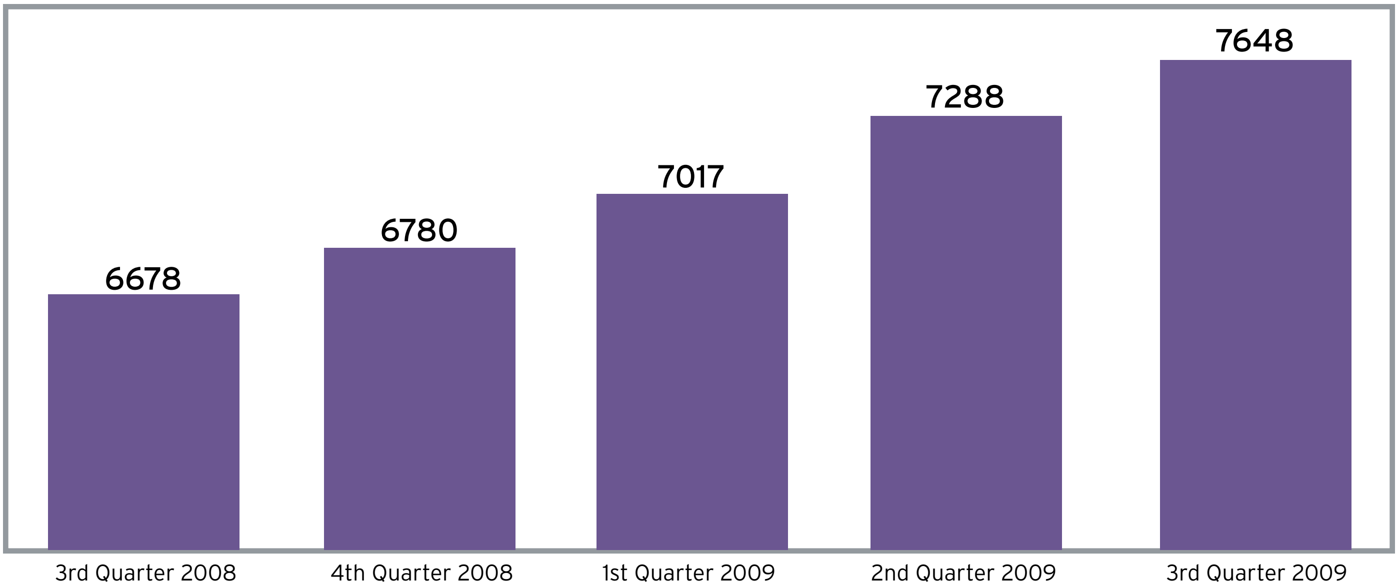
As our economy experiences more volatility, the East End commercial market is experiencing a greater degree of price fluctuation than has historically been evident. The commercial market represents all commercial sales and is not representative of rents for commercial space. As evidenced below, the South Fork market appears more volatile, in the third quarter, but largely as a result of a decline in the number of transfers.

		Average Price	Median	Units	$ Volume
South Fork Shelter Island	2009	605K	410K	7	4.232M
	Change	-79%	-83%	-53%	-90%
	2008	2.945M	2.400M	15	44.181M
North Fork	2009	615K	675K	3	1.845M
	Change	+27%	+75%	-40%	-24%
	2008	483K	385K	5	2.416M

the inventory

The inventory is the total number of properties for sale on the East End and available through the Corcoran listing system. Inventory has been steadily increasing during the course of the recent economic downturn and has continued to grow in the third quarter as evidenced by the chart below.

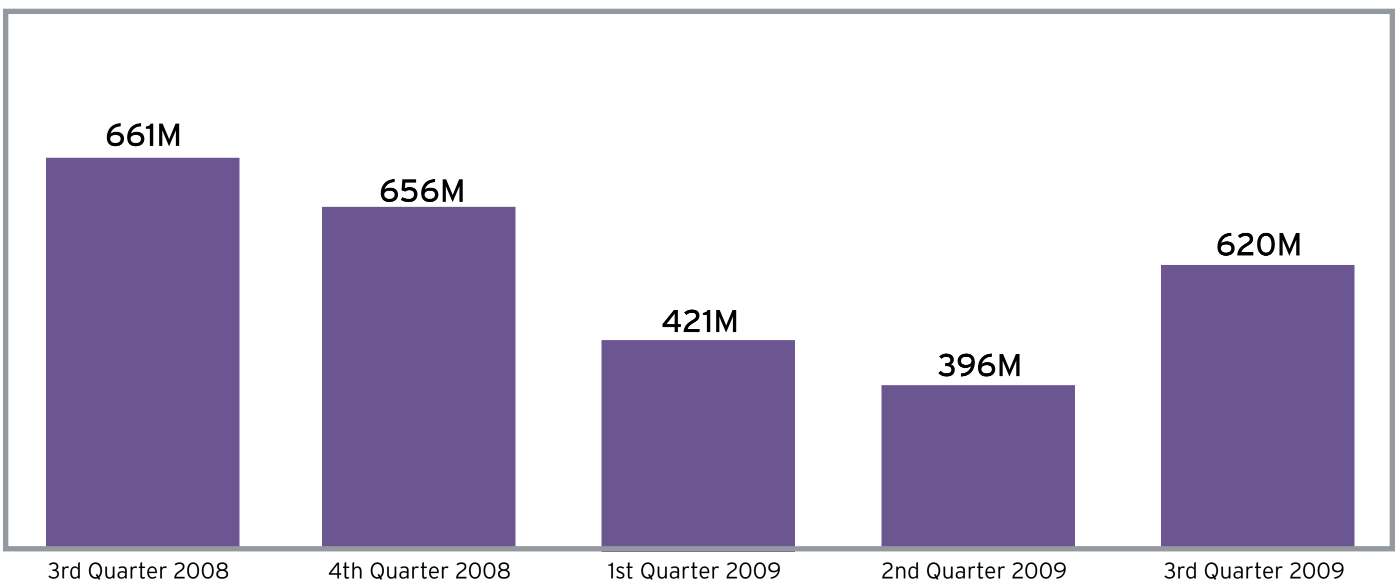
quarterly inventory 3rd quarter 2008 through 3rd quarter 2009



the sales volume all markets

Sales volume, for all markets including land and commercial, while somewhat seasonal on the East End of Long Island typically witnesses a rise in activity during the second and fourth quarter of each calendar year. A recent resurgence in the market has increased sales volume in the third quarter, but still not to the levels experienced in third quarter 2008. A significant portion of the year over year decrease is attributable to a decline in the land and commercial markets

quarterly volume of east end 3rd quarter 2008 through 3rd quarter 2009



Source: The Real Estate Report and Internal Records