



the hamptons

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 evidenced below, the Hamptons region has experienced a drop in sales activity as a whole resulting in declining median sales prices, partially attributable to less sales activity in the very high end. This has created a number of opportunities for buyers searching for values in Hamptons properties as highlighted on corcoran.com/eastendvalues.

		Average Price	Median	Units	\$ Volume
Amagansett	2009	4.218M	3.1M	7	29.525M
	Change	+107%	+153%	-59%	-15%
	2008	2.036M	1.225M	17	34.614M
Bridgehampton Sagaponack	2009	4.111M	4.598M	12	49.338M
	Change	-11%	+55%	-54%	-59%
	2008	4.605M	2.963M	26	119.735M
East Hampton	2009	928K	603K	42	38.969M
	Change	-9%	-17%	-26%	-33%
	2008	1.023M	725K	57	58.335M
Village of East Hampton	2009	2.814M	1.516M	8	22.510M
	Change	-29%	-51%	-50%	-65%
	2008	3.970M	3.104M	16	63.513M
East Quogue Hampton Bays	2009	564K	413K	31	17.491M
	Change	-24%	-17%	-61%	-71%
	2008	741K	495K	80	59.307M
Montauk	2009	1.793M	696K	16	28.689M
	Change	+125%	-16%	-30%	+56%
	2008	798K	830K	23	18.344M

		Average Price	Median	Units	\$ Volume
Sag Harbor North Haven	2009	1.332M	915K	12	15.987M
	Change	-13%	-15%	-45%	-53%
	2008	1.532M	1.073M	22	33.714M

Quogue Village Quogue	2009	1.313M	672K	6	7.876M
	Change	-21%	-35%	-57%	-66%
	2008	1.656M	1.032M	14	23.186M

Southampton Village	2009	4.589M	1.138M	10	45.885M
	Change	+36%	-43%	-55%	-38%
	2008	3.385M	1.983M	22	74.473M

Southampton	2009	998K	660K	14	13.969M
	Change	-35%	-17%	-67%	-79%
	2008	1.524M	800K	43	65.533M

Wainscott	2009	1.881M	1.924M	4	7.524M
	Change	-24%	-22%	+100%	+52%
	2008	2.475M	2.475M	2	4.950M

Water Mill	2009	2.642M	2.642M	1	2.642M
	Change	-30%	+29%	-94%	-96%
	2008	3.769M	2.050M	16	60.310M

Remsenburg Westhampton et. all	2009	671K	500K	27	18.117M
	Change	-37%	-34%	-43%	-64%
	2008	1.069M	755K	47	50.236M

Shelter Island	2009	914K	943K	6	5.485M
	Change	-53%	-14%	-25%	-65%
	2008	1.932M	1.098M	8	15.457M

North Sea Noyac	2009	701K	628K	12	8.409M
	Change	-44%	-6%	-40%	-66%
	2008	1.240M	668K	20	24.803M

		Average Price	Median	Units	\$ Volume
Hamptons Total	2009	1.502M	650K	208	312.414M
	Change	-12%	-22%	-50%	-56%
	2008	1.711M	835K	413	706.512M

the north fork

The North Fork is comprised of the area between the Hamlets of Aquabogue and Orient. The North Fork has also experienced a decline in sales activity as a result of the current economic climate. However, unlike the Hamptons region, the North Fork is more characteristic of a community made up of primary residences and year-round homeowners.

		Average Price	Median	Units	\$ Volume
Aquabogue Jamesport	2009	470K	461K	12	5.641M
	Change	-8%	+4%	-43%	-47%
	2008	509K	440K	21	10.685M

Cutchoque	2009	599K	403K	12	7.183M
	Change	-68%	-46%	-14%	-73%
	2008	1.897M	739K	14	26.558M

Greenport Greenport Village	2009	559K	430K	11	6.146M
	Change	-52%	+9%	+22%	-42%
	2008	1.173M	395K	9	10.554M

Mattituck Laurel	2009	441K	375K	7	3.090M
	Change	+6%	+32%	-72%	-70%
	2008	414K	283K	25	10.347M

East Marion Orient	2009	271K	271K	1	271K
	Change	-69%	-56%	-92%	-97%
	2008	882K	620K	11	9.703M

Peconic	2009	1.600M	1.600M	1	1.600M
	Change	-64%	-16%	-67%	-88%
	2008	4.505M	1.9M	3	13.515M

Southold	2009	791K	401K	17	13.440M
	Change	+62%	-12%	-35%	+6%
	2008	487K	460K	26	12.666M

		Average Price	Median	Units	\$ Volume
North Fork Total	2009	613K	405K	61	37.371M
	Change	-29%	-12%	-44%	-60%
	2008	863K	460K	109	94.028M

the east end markets combined

This comprises a snapshot of the entire East End 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	1.300M	599K	269	349.785M
	Change	-15%	-21%	-48%	-56%
	2008	1.534M	757K	522	800.539M

the luxury market

The luxury market is defined as the top 10% of all 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	7.445M	5.250M	21	156.343M
	Change	-4%	-8%	-49%	-51%
	2008	7.739M	5.700M	41	317.287M

North Fork	2009	2.154M	1.558M	6	12.921M
	Change	-48%	-25%	-45%	-72%
	2008	4.129M	2.075M	11	45.419M

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	1.095M	365K	23	25.187M
	Change	+20%	-44%	-54%	-48%
	2008	1.019M	650K	56	57.074M

North Fork	2009	211K	205K	5	1.055M
	Change	-70%	-54%	-44%	-83%
	2008	695K	450K	9	6.258M

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.

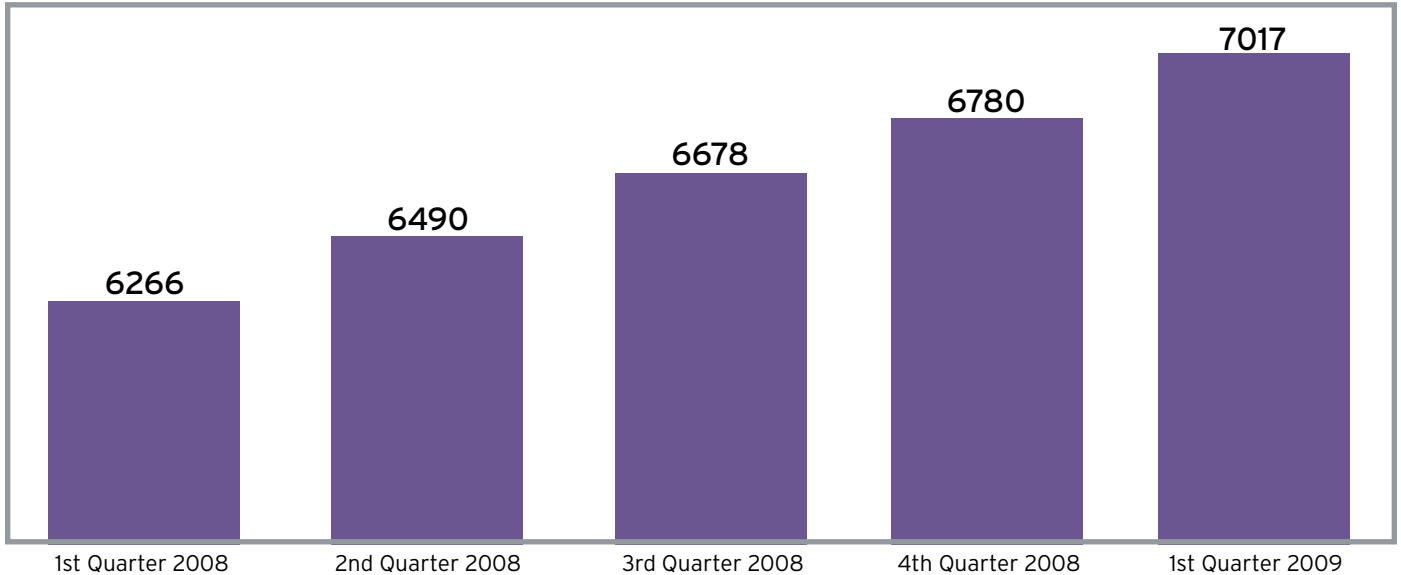
		Average Price	Median	Units	\$ Volume
South Fork Shelter Island	2009	2.355M	1.305M	18	42.396M
	Change	+1%	-7%	+6%	+7%
	2008	2.337M	1.400M	17	39.730M

North Fork	2009	813K	775K	4	3.250M
	Change	-70%	+3%	-75%	-93%
	2008	2.754M	755K	16	44.067M

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 as evidenced by the chart below.

quarterly inventory 1st quarter 2008 through 1st quarter 2009



the sales volume

Sales volume, 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. However, as a result of macroeconomic influences, sales activity was stronger in the first quarter of 2008 on a yearly comparative level.

quarterly volume of east end 1st quarter 2008 through 1st quarter 2009

