



## 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 detailed in this report, there has been a significant decline in both the number of homes transferred as well as the dollar value of all homes transferred compared to the same period in 2008. Median and average home prices have declined overall on the South Fork creating unique opportunities for buyers searching in this market.

		Average Price	Median	Units	\$ Volume
Amagansett	2009	2.971M	2.725M	17	50.506M
	Change	<b>+24%</b>	<b>+39%</b>	<b>-39%</b>	<b>-25%</b>
	2008	2.402M	1.958M	28	67.243M
Bridgehampton Sagaponack	2009	3.493M	2.200M	22	76.847M
	Change	<b>-16%</b>	<b>-17%</b>	<b>-60%</b>	<b>-66%</b>
	2008	4.144M	2.650M	55	227.929M
East Hampton	2009	1.008M	603K	76	76.633M
	Change	<b>-8%</b>	<b>-26%</b>	<b>-40%</b>	<b>-45%</b>
	2008	1.092M	813K	127	138.644M
Village of East Hampton	2009	2.887M	2.400M	15	43.303M
	Change	<b>-31%</b>	<b>-22%</b>	<b>-52%</b>	<b>-67%</b>
	2008	4.205M	3.057M	31	130.356M
East Quogue Hampton Bays	2009	626K	412K	69	43.216M
	Change	<b>-7%</b>	<b>-12%</b>	<b>-50%</b>	<b>-54%</b>
	2008	674K	469K	138	92.998M
Montauk	2009	1.397M	609K	26	36.334M
	Change	<b>+53%</b>	<b>-27%</b>	<b>-30%</b>	<b>+7%</b>
	2008	914K	830K	37	33.807M



		Average Price	Median	Units	\$ Volume
Sag Harbor North Haven	2009	1.340M	1.000M	21	28.131M
	Change	-12%	+1%	-52%	-58%
	2008	1.518M	985K	44	66.795M

Quogue Village Quogue	2009	1.214M	1.000M	15	18.209M
	Change	-30%	-11%	-48%	-64%
	2008	1.729M	1.125M	29	50.149M

Southampton Village	2009	3.837M	1.750M	25	95.935M
	Change	-37%	-27%	-49%	-68%
	2008	6.125M	2.400M	49	300.130M

Southampton	2009	888K	663K	30	26.628M
	Change	-40%	-18%	-62%	-77%
	2008	1.478M	810K	78	115.265M

Wainscott	2009	1.672M	1.662M	6	10.034M
	Change	+27%	+43%	-50%	-37%
	2008	1.322M	1.163M	12	15.860M

Water Mill	2009	3.172M	2.196M	14	44.409M
	Change	-4%	-5%	-55%	-57%
	2008	3.315M	2.323M	31	102.762M

Remsenburg Westhampton et. all	2009	877K	556K	58	50.872M
	Change	-20%	-25%	-38%	-50%
	2008	1.099M	740K	93	102.252M

Shelter Island	2009	991K	985K	11	10.906M
	Change	-46%	-16%	-59%	-78%
	2008	1.835M	1.175M	27	49.555M

North Sea Noyac	2009	988K	733K	28	27.677M
	Change	-10%	+5%	-39%	-45%
	2008	1.096M	698K	46	50.398M

		Average Price	Median	Units	\$ Volume
Hamptons Total	2009	1.477M	700K	433	636.639M
	Change	-21%	-22%	-48%	-59%
	2008	1.872M	900K	825	1.544B

## 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 the number of houses transferred (units) as well as the dollar value of all properties transferred compared to the same period in 2008. While we are experiencing declines in average and median home prices, the median price has not experienced as significant a decline as in other markets.

		Average Price	Median	Units	\$ Volume
Aquabogue Jamesport	2009	416K	400K	27	11.240M
	Change	<b>-15%</b>	<b>-7%</b>	<b>-48%</b>	<b>-56%</b>
	2008	490K	430K	52	25.463M

Cutchoque	2009	616K	463K	18	11.097M
	Change	<b>-50%</b>	<b>-22%</b>	<b>-40%</b>	<b>-70%</b>
	2008	1.229M	590K	30	36.871M

Greenport Greenport Village	2009	487K	387K	23	11.192M
	Change	<b>-34%</b>	<b>-3%</b>	<b>-12%</b>	<b>-42%</b>
	2008	741K	398K	26	19.274M

Mattituck Laurel	2009	455K	379K	22	10.011M
	Change	<b>-14%</b>	<b>+30%</b>	<b>-42%</b>	<b>-50%</b>
	2008	532K	290K	38	20.213M

East Marion Orient	2009	852K	450K	9	7.669M
	Change	<b>+18%</b>	<b>-24%</b>	<b>-55%</b>	<b>-47%</b>
	2008	720K	595K	20	14.406M

Peconic	2009	730K	483K	4	2.921M
	Change	<b>-75%</b>	<b>-69%</b>	<b>-33%</b>	<b>-84%</b>
	2008	2.961M	1.550M	6	17.765M

Southold	2009	655K	405K	35	22.941M
	Change	<b>+11%</b>	<b>-16%</b>	<b>-43%</b>	<b>-36%</b>
	2008	592K	485K	61	31.103M

		Average Price	Median	Units	\$ Volume
North Fork Total	2009	558K	399K	138	77.071M
	Change	<b>-24%</b>	<b>-14%</b>	<b>-41%</b>	<b>-55%</b>
	2008	730K	463K	233	170.096M

## 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
<b>Total</b>	2009	1.255M	605K	571	716.710M
	<b>Change</b>	<b>-23%</b>	<b>-22%</b>	<b>-46%</b>	<b>-58%</b>
	2008	1.620M	780	1058	1.714B

## 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
<b>South Fork Shelter Island</b>	2009	6.804M	4.995M	43	292.556M
	<b>Change</b>	<b>-23%</b>	<b>-17%</b>	<b>-48%</b>	<b>-60%</b>
	2008	8.810M	6.000M	83	731.204M

<b>North Fork</b>	2009	1.765M	1.558M	14	24.704M
	<b>Change</b>	<b>-42%</b>	<b>-22%</b>	<b>-39%</b>	<b>-65%</b>
	2008	3.030M	2.010M	23	69.694M

## 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
<b>South Fork Shelter Island</b>	2009	964K	438K	42	40.483M
	<b>Change</b>	<b>-11%</b>	<b>-36%</b>	<b>-63%</b>	<b>-66%</b>
	2008	1.077M	685K	112	120.658M

<b>North Fork</b>	2009	312K	250K	9	2.805M
	<b>Change</b>	<b>-77%</b>	<b>-56%</b>	<b>-71%</b>	<b>-93%</b>
	2008	1.334M	567K	31	41.361M

## 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 North Fork market appears more volatile, but largely as a result of a decline in the number of transfers.

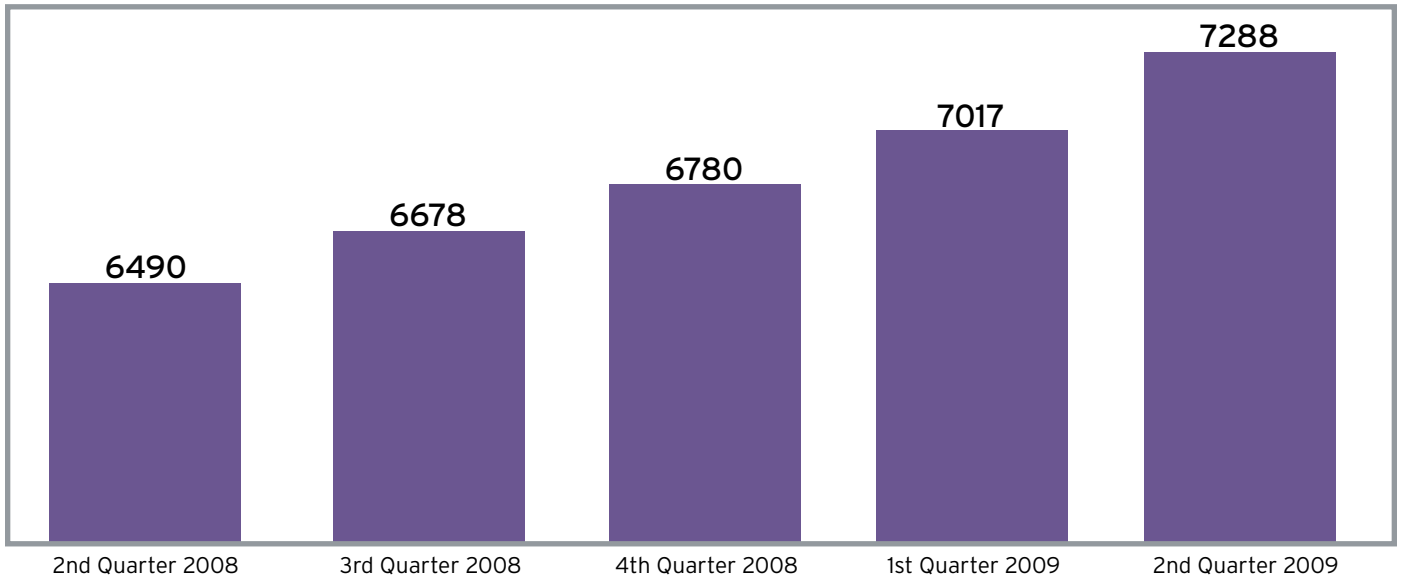
		Average Price	Median	Units	\$ Volume
<b>South Fork Shelter Island</b>	2009	2.188M	1.505M	24	52.501M
	<b>Change</b>	<b>-16%</b>	<b>+8%</b>	<b>-17%</b>	<b>-30%</b>
	2008	2.591M	1.400M	29	75.135M

<b>North Fork</b>	2009	679K	600K	7	4.750M
	<b>Change</b>	<b>-73%</b>	<b>-31%</b>	<b>-71%</b>	<b>-92%</b>
	2008	2.538M	870K	24	60.904M

## 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 2nd quarter 2008 through 2nd 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, closed sales were weaker in the 2nd quarter of 2009 as a result of the weak economy in the preceding six months.

### quarterly volume of east end 2nd quarter 2008 through 2nd quarter 2009

