

## the eastend snapshot

Suffolk County, New York contains 1,500,000 people spread out over 900 square miles, many of them within the diverse communities surveyed by this report. The towns we examine run the gamut from impressive beachfront mansion enclaves, to active agricultural properties such as vineyards, farms and stables, to classic American Main Streets and semi rural villages. Our report examines twenty three different areas in the Hamptons and eleven on the North Fork, each with its own unique character.

Because the time between striking a deal, closing it and finally having it reported on the public record can be several months, the data in this report is historical and examines the year 2006 versus 2005. Such information illuminates current activity and pending deals which in turn can help us understand the relative condition of our sales and rental market.

Strong demand drove the average sale price of a home on the South Fork to \$1.983m in Year End 2006, up +32% from Year End 2005. Sales on the North Fork were down a modest 7% averaging \$624k. Average sale prices rose by significant margins throughout the region. The excellent health of the real estate sector and the classical appeal of home ownership combined to keep buyers competitive and drove prices higher all over Long Island's East End.



## the hamptons

		Average Sale Price	Median Sale Price	% Change in ASP	% Change in Median
Amagansett	2006	2.404M	1.845M		
	2005	2.555M	1.474M	-6%	+25%
Bridgehampton	2006	3.549M	2.338M	+53%	+49%
	2005	2.312M	1.569M		
East Hampton	2006	1.062M	820K	+11%	+11%
	2005	953K	740K		
Village of East Hampton	2006	3.281M	2.375M	-2%	0%
	2005	3.334M	2.376M		
East Quogue	2006	703K	583K	-20%	+3%
	2005	880K	566K		
Flanders	2006	389K	355K	+15%	+20%
	2005	336K	297K		
Hampton Bays	2006	638K	509K	+17%	+9%
	2005	544K	465K		
Montauk	2006	921K	772K	+70%	+68%
	2005	542K	460K		
North Haven	2006	1.540M	1.100M	+4%	+10%
	2005	1.474M	999K		
North Sea	2006	920K	685K	+10%	+1%
	2005	837K	675K		
Noyac	2006	1.069M	660K	+22%	-10%
	2005	878K	730K		
Quogue	2006	2.326M	830K	+117%	+48%
	2005	1.074M	560K		
Quogue Village	2006	4.227M	1.357M	+139%	-3%
	2005	1.769M	1.398M		
Remsenburg	2006	1.456M	950K	+26%	+3%
	2005	1.153M	920K		
Sag Harbor	2006	982K	751K	+4%	0%
	2005	944K	750K		
Village of Sag Harbor	2006	1.404M	1.225M	+49%	+50%
	2005	941K	818K		
Sagaponack	2006	4.281M	3.300M	+65%	+43%
	2005	2.591M	2.300M		
Southampton	2006	1.231M	893K	+22%	+17%
	2005	1.009M	763K		
Southampton Village	2006	3.909M	1.738M	+30%	+16%
	2005	3.016M	1.500M		
Wainscott	2006	3.324M	1.889M	+40%	+52%
	2005	2.374M	1.241M		
Water Mill	2006	3.734M	2.100M	+34%	-3%
	2005	2.780M	2.175M		
Westhampton	2006	974K	686K	+3%	-8%
	2005	945K	743K		
Westhampton Beach	2006	1.290M	928K	-8%	-2%
	2005	1.400M	950K		
TOTAL	2006	1.983M	927K	+32%	-13%
	2005	1.506M	1.064M		

## north fork

		Average Sale Price	Median Sale Price	% Change in ASP	% Change in Median
Aquebogue	2006	499K	485K	-12%	+1%
	2005	569K	480K		
Cutchogue	2006	833K	560K	+16%	+13%
	2005	715K	498K		
East Marion	2006	629K	561K	+24%	+8%
	2005	506K	520K		
Greenpoint Village	2006	489K	443K	-9%	-2%
	2005	539K	453K		
Jamesport	2006	771K	575K	+14%	0%
	2005	674K	575K		
Laurel	2006	542K	458K	-6%	-11%
	2005	576K	515K		
Mattituck	2006	575K	453K	-3%	-1%
	2005	592K	455K		
Orient	2006	1.088M	922K	+4%	+29%
	2005	1.049M	712K		
Peconic	2006	717K	643K	-36%	+30%
	2005	1.118M	493K		
Shelter Island	2006	1.281M	851K	+40%	+13%
	2005	918K	750K		
Southold	2006	615K	514K	-13%	-3%
	2005	708K	532K		
TOTAL	2006	676K	537K	-7%	-1%
	2005	724K	544K		

The East End Sales Report is based on data collected from Suffolk Profiles.

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