



“Suffolk Research Service, Inc. is the oldest and largest supplier of Real Estate Data on the East End of Long Island”

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Press Release, For Immediate Release

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East End Real Estate Market Shows Decline for 1st Quarter in Median Price, Slight increase in Unit Sales

Suffolk Research Service, Inc. Releases Comparative 1st Quarter 2012 Market Figures for the Real Estate Industry of Eastern Long Island

According to George R. Simpson, President of Suffolk Research Service, Inc., the real estate market on the East End of Long Island is showing a downward trend comparing the 1st Quarter of 2012 with 1st Quarter of 2011.

For single family residences, two of the market indicators: Median Price (down 12.6%) and Dollar Sales (down 10.6%), showed substantial declines for the 5 combined towns of the East End. Unit Sales showed a modest increase (3.3%).

East End Market for Single Family Homes			
Year 1 st Quarter	Median Price \$	Dollar Sales (\$Millions)	Unit Sales
2008	665,000	785	506
2009	576,800	298	256
2010	720,000	786	550
2011	620,000	596	467
2012	542,160	533	483

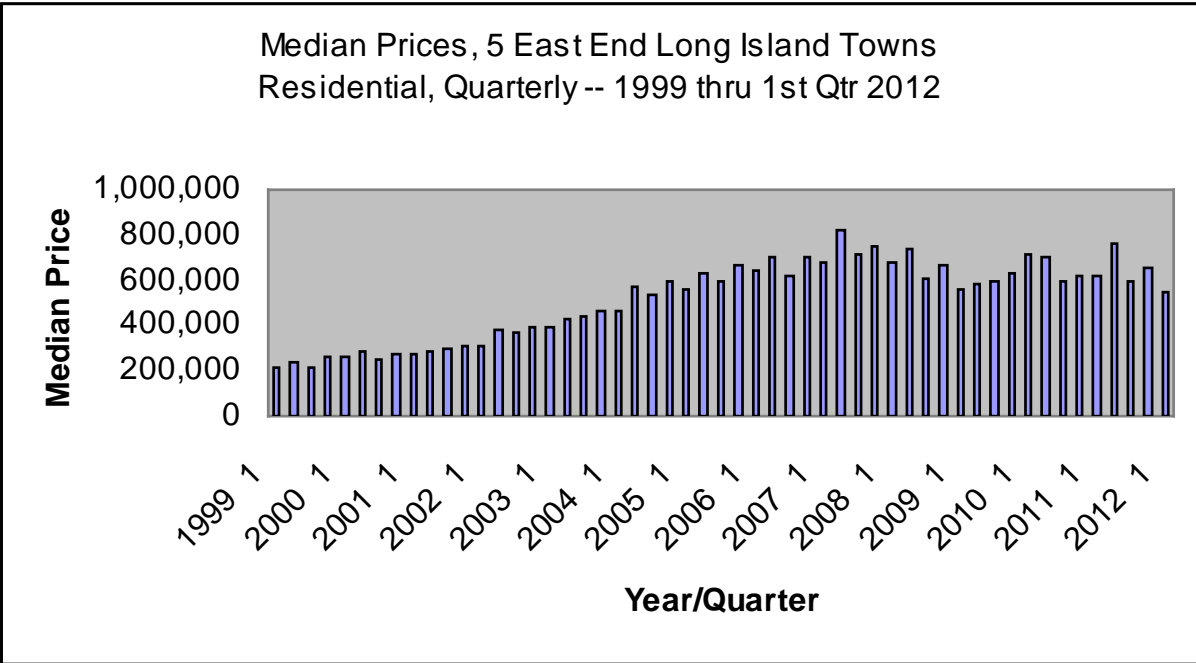
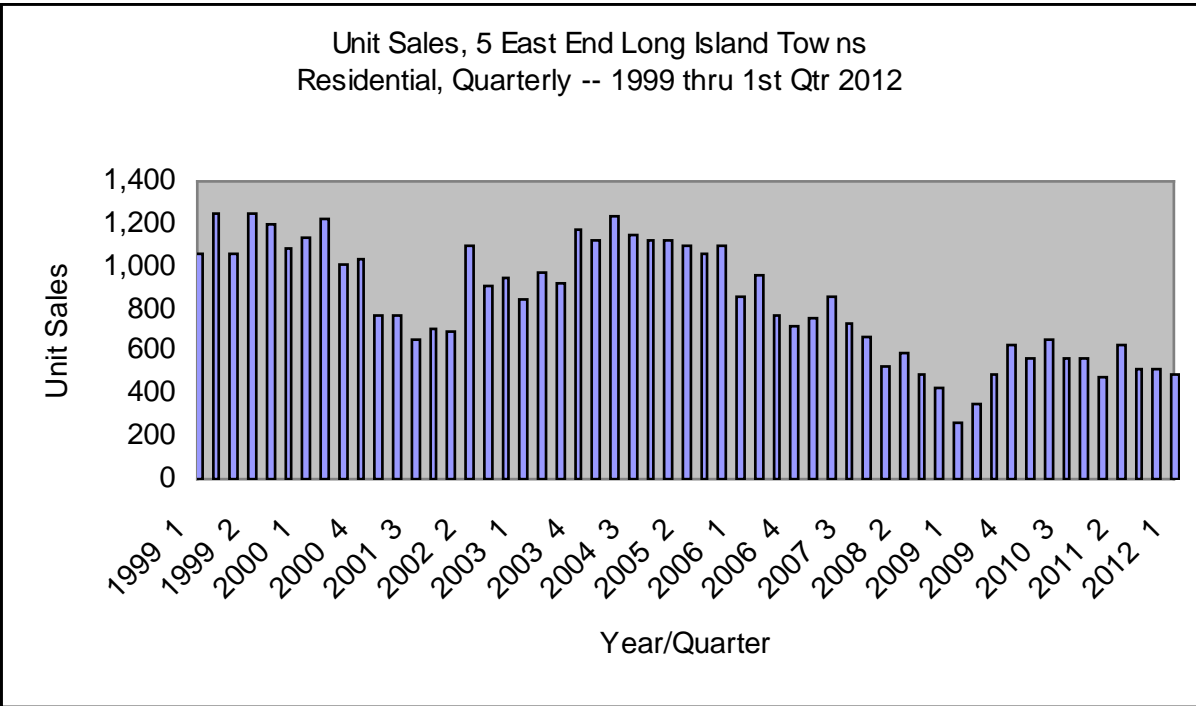
Median Price changes for the 1st Qtr 2012 vs 1st Qtr 2011 were down in three of the 5 East End towns: to \$650,000 in Southampton - (down 16.6% from 1st Qtr 2011); \$287,000 in Riverhead (down 15.6%); and to \$404,000 in Southold (down 8.2%). Median price was \$895,000 in East Hampton - (up 12.6%); and \$795,000 in Shelter Island (up 47.2% -- on sales of only 8 units, not statistically significant); from the 1st Qtr of 2011).

Unit sales declined in the towns of East Hampton and Shelter Island, remained the same for Southampton, and were up in Southold and Riverhead.

We have provided graphs of quarterly residential unit sales and quarterly residential median prices for the five Towns combined, for the years 1999 through 1st Quarter 2012.

These graphs show a picture of a depressed market – for the most recent four years. The real estate market on the East End isn't like the good old days.

<http://www.suffolkresearch.com/markets.htm> and on
www.hampton.com/research.ihtml Updated monthly with *latest* market figures.
Get Most Accurate, Most Current **Free Comps** at: www.eastendcomps.com



Comparative Market Figures

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Single Family Homes					
All Five Towns 1st Qtr Comparison - 5 years					
Single Family Residences (Land Use: 210)					
1 st Qtr Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2008	665,000	785	506	-	-
2009	576,800	298	256	-13.3	-62.
2010	720,000	786	550	24.8	163.5
2011	620,000	596	467	-13.9	-24.2
2012	542,160	533	483	-12.6	-10.6

Residential Vacant Land					
All Five Towns 1st Qtr Comparison - 5 years					
Residential Vacant Land (Land Use: 311)					
1 st Qtr Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2008	735,000	85	66	-	-
2009	260,000	19	29	-64.6	-77.6
2010	500,000	83	58	92.3	334.9
2011	550,000	58	62	10.	-29.8
2012	300,000	35	56	-45.5	-38.8

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Five Individual Towns – Single Family Residences

Southampton Town 1st Qtr Comparison - 5 years Single Family Residences (Land Use: 210)					
1 st Qtr Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2008	800,000	506	255	-	-
2009	640,000	165	106	-20.	-67.4
2010	850,000	388	249	32.8	135.6
2011	779,000	384	224	-8.4	-1.2
2012	650,000	319	224	-16.6	-16.8

East Hampton Town 1st Qtr Comparison - 5 years Single Family Residences (Land Use: 210)					
1 st Qtr Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2008	975,000	174	100	-	-
2009	825,000	81	55	-15.4	-53.4
2010	1,150,000	311	151	39.4	285.3
2011	795,000	144	115	-30.9	-53.9
2012	895,000	150	111	12.6	4.7

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Riverhead Town 1st Qtr Comparison - 5 years Single Family Residences (Land Use: 210)					
1 st Qtr Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2008	409,693	34	80	-	-
2009	377,098	21	51	-8.	-37.8
2010	326,000	23	67	-13.6	10.1
2011	340,000	19	56	4.3	-20.8
2012	287,000	22	66	-15.6	19.6

Southold Town 1st Qtr Comparison - 5 years Single Family Residences (Land Use: 210)					
1 st Qtr Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2008	485,000	61	65	-	-
2009	525,000	28	41	8.2	-53.8
2010	540,000	39	66	2.9	39.2
2011	440,000	40	58	-18.5	.
2012	404,000	36	74	-8.2	-9.5

Shelter Island Town 1st Qtr Comparison - 5 years Single Family Residences (Land Use: 210)					
1 st Qtr Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2008	1,290,000	9	6	-	-
2009	1,240,000	3	3	-3.9	-65.1
2010	1,400,000	23	16	12.9	652.3
2011	540,000	11	14	-61.4	-52.9
2012	795,000	5	8	47.2	-50.6

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