



“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 Strong Trend for Recovery In Median Price, Unit Sales and Dollar Sales

Suffolk Research Service, Inc. Releases Comparative 1st Quarter 2014 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 healthy trend of recovery in all respects.

For single family residences, all three market indicators are up 1st Qtr 2014 over 2013. Median Price is up 5.9 %, Unit Sales are up 7.9 %, and Dollar Sales up 5% over 1st Qtr 2013 figures.

Year 1 st Quarter	Median Price \$	Dollar Sales (\$Millions)	Unit Sales
2010	720,000	786	550
2011	620,000	596	467
2012	542,160	533	483
2013	675,000	910	631
2014	715,000	956	685

Median Price changes for the 1st Qtr 2014 vs 1st Qtr 2013 were up in two of the five East End towns: to \$988,000 in East Hampton (up 12.9%) – to \$1,625,000 in Shelter Island (up 51.2%) on sales of 11 units, not statistically significant. Median Prices went down in Riverhead, to \$310,000 (down 8.8% from 1st Qtr of 2013); to \$809,000 in Southampton (down 3.1%) and to \$440,000 in Southold (down 15.4%).

Unit sales increased in 4 of the 5 East End towns 1st Qtr 2014, compared to 1st Qtr 2013. Unit Sales in Shelter Island were down in 1st Qtr 2014 vs 1st Qtr 2013.

Residential Vacant Land (land use code 311) Dollar Sales were up 48.8.7% in 1st Qtr 2014 over 1st Qtr 2013, 115 parcels vs. 94 a year ago. Median price of Vacant Land was down 48.8% over the same period.

<http://www.suffolkresearch.com/markets.htm> and on
www.hampton.com/research.ihtml Updated monthly with *latest* 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
2010	720,000	786	550	-	-
2011	620,000	596	467	-13.9	-24.2
2012	542,160	533	483	-12.6	-10.6
2013	675,000	910	631	24.5	70.7
2014	715,000	956	685	5.9	5.

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
2010	500,000	83	58	-	-
2011	550,000	63	63	10.	-24.3
2012	300,000	35	56	-45.5	-43.2
2013	550,000	119	94	83.3	236.7
2014	456,500	178	115	-17.	48.8

Single Family Homes					
All Five Towns 5 Quarters Comparison					
Single Family Residences (Land Use: 210)					
Quarter	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
1 st Qtr '13	675,000	910	631	2.2	-10.7
2 nd Qtr '13	721,000	1,147	772	21.6	23.7
3 rd Qtr '13	639,000	1,025	860	-11.4	-10.6
4 th Qtr '13	687,500	1,466	1,002	6.7	43
1 st Qtr '14	715,000	956	685	4.0	-34.8

Comparative Market Figures

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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
2010	850,000	388	249	-	-
2011	779,000	384	224	-8.4	-1.2
2012	650,000	319	224	-16.6	-16.8
2013	835,000	569	300	28.5	78.
2014	809,000	575	341	-3.1	1.1

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
2010	1,150,000	311	151	-	-
2011	795,000	144	115	-30.9	-53.9
2012	895,000	150	111	12.6	4.7
2013	875,000	245	165	-2.2	63.
2014	988,000	273	175	12.9	11.5

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
2010	326,000	23	67	-	-
2011	340,000	19	56	4.3	-20.8
2012	287,000	22	66	-15.6	19.6
2013	340,000	27	71	18.5	20.2
2014	310,000	29	79	-8.8	7.5

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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
2010	540,000	39	66	-	-
2011	440,000	40	58	-18.5	.
2012	404,000	36	74	-8.2	-9.5
2013	520,000	45	76	28.7	26.5
2014	440,000	53	78	-15.4	16.6

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
2010	1,400,000	23	16	-	-
2011	540,000	11	14	-61.4	-52.9
2012	795,000	5	8	47.2	-50.6
2013	1,075,000	25	19	35.2	355.2
2014	1,625,000	26	11	51.2	5.

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