



“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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**Market is UP!!! East End Real Estate Market Shows Encouraging Results for the 2nd Quarter 2011**

**Suffolk Research Service, Inc. Releases Comparative Market Figures in Years 2007 thru 2011, 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 UP!! It is showing **encouraging results over previous quarters.**

Mr. Simpson said that all three of the market indicators: Median Price, Unit Sales and Dollar Sales showed a **strong upward trend** in the 2<sup>nd</sup> Qtr 2011 vs 1<sup>st</sup> Qtr 2011.

**Median Price Up 22.6%. Dollar Sales Up 59% and Unit Sales up 31.5%.**

2 <sup>nd</sup> Quarter East End Market for Single Family Homes			
Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales
2 <sup>nd</sup> Q '07	825,000	1,244	815
2 <sup>nd</sup> Q '08	735,000	860	576
2 <sup>nd</sup> Q '09	590,000	396	344
2 <sup>nd</sup> Q '10	710,000	777	636
2 <sup>nd</sup> Q '11	760,000	948	614

Median Price, and Dollar Sales showed a **strong upward trend** in the 2<sup>nd</sup> Qtr 2011 vs 2<sup>nd</sup> Qtr 2010. Unit sales for 2<sup>nd</sup> Qtr 2011 vs 2<sup>nd</sup> Qtr 2010 showed a slight decline.

2<sup>nd</sup> Qtr Median Prices 2011 vs 2010 are **up** in three of the 5 East End towns: \$970,000 in East Hampton - (**up** 4.9%); to \$499,000 in Southold (**up** 11.5%); to \$372,000 in Riverhead (**up** 3.6%) Median Price; Southampton Town Median Price is \$910,000 in - (**down** 1.6%); Median Price in Shelter Island is \$710,000 (**down** 23.2%);

Dollar sales in Southampton is \$632 M (**up** 40.2%) from 2<sup>nd</sup> Qtr of 2010; East Hampton \$232 M (**up** 2.9%); Riverhead \$24 M (**down** 26.4%); Shelter Island \$14 M (**down** 16.8%). Southold Town Dollar Sales were \$45 M (**down** 10.6%).

<http://www.suffolkresearch.com/markets.htm> and on [www.hampton.com/research.ihtml](http://www.hampton.com/research.ihtml) Updated monthly with *latest* market figures.

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See our Market Blog: [www.eastendlistings.com](http://www.eastendlistings.com).

<b>Single Family Homes</b>					
<b>All Five Towns 2<sup>nd</sup> Quarter Market Comparisons – Last 5 years</b>					
<b>Single Family Residences (Land Use: 210)</b>					
Year 2 <sup>nd</sup> Qtr	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Change in Med Price	Percent Change in \$ Sales
2 <sup>nd</sup> Qtr '07	825,000	1,244	815	-	-
2 <sup>nd</sup> Qtr '08	735,000	860	576	-10.9	-30.8
2 <sup>nd</sup> Qtr '09	590,000	396	344	-19.7	-53.9
2 <sup>nd</sup> Qtr '10	710,000	777	636	20.3	96.1
2 <sup>nd</sup> Qtr '11	760,000	948	614	7.	22.

<b>Single Family Homes</b>					
<b>All Five Towns – Last 5 Quarters Comparison</b>					
<b>Single Family Residences (Land Use: 210)</b>					
Quarter	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Change in Med Price	Percent Change in \$ Sales
2 <sup>nd</sup> Qtr '10	710,000	777	636	-1.0	-.9
3 <sup>rd</sup> Qtr '10	600,000	669	559	-15.4.	-13.8
4 <sup>th</sup> Qtr '10	615,000	710	546	+2.5	+6.1
1 <sup>th</sup> Qtr '11	620,000	596	467	1.0	-16.1
2 <sup>nd</sup> Qtr '11	760,000	948	614	22.6.	59.00

**Comparative Market Figures, 2<sup>nd</sup> Quarter, 2007 thru 2011**

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## **Five Individual Towns – Single Family Residences**

<b>Southampton Town 2<sup>nd</sup> Quarter Market Comparisons - 5 years Single Family Residences (Land Use: 210)</b>					
Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Change in Med Price	Percent Change in \$ Sales
2007	975,000	768	396	-	-
2008	891,000	532	257	-8.6	-30.8
2009	760,000	229	162	-14.7	-56.9
2010	925,000	451	294	21.7	96.7
2011	910,000	632	322	-1.6	40.2

<b>East Hampton Town 2<sup>nd</sup> Quarter Market Comparisons, 5 years Single Family Residences (Land Use: 210)</b>					
Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Change in Med Price	Percent Change in \$ Sales
2007	1,125,000	330	199	-	-
2008	999,999	194	120	-11.1	-41.
2009	950,000	107	65	-5.	-45.1
2010	925,000	226	159	-2.6	111.2
2011	970,000	232	153	4.9	2.9

<b>Riverhead Town 2<sup>nd</sup> Quarter Market Comparisons - 5 years Single Family Residences (Land Use: 210)</b>					
Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Change in Med Price	Percent Change in \$ Sales
2007	375,000	43	100	-	-
2008	411,103	49	103	9.6	15.3
2009	355,000	22	57	-13.6	-55.8
2010	359,000	33	92	1.1	52.6
2011	372,000	24	58	3.6	-26.4

### **Comparative Market Figures, 2<sup>nd</sup> Quarter, 2007 thru 2011**

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<b>Southold Town 2<sup>nd</sup> Quarter Market Comparisons - 5 years Single Family Residences (Land Use: 210)</b>					
Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Change in Med Price	Percent Change in \$ Sales
2007	551,000	71	97	-	-
2008	507,500	54	79	-7.9	-23.6
2009	450,000	32	53	-11.3	-41.
2010	447,500	50	75	-.6	57.5
2011	499,000	45	68	11.5	-10.6

<b>Shelter Island Town 2<sup>nd</sup> Quarter Market Comparisons - 5 years Single Family Residences (Land Use: 210)</b>					
Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Change in Med Price	Percent Change in \$ Sales
2007	845,000	32	23	-	-
2008	1,130,000	31	17	33.7	-4.2
2009	855,000	6	7	-24.3	-79.
2010	925,000	17	16	8.2	161.4
2011	710,000	14	13	-23.2	-16.8

**Note:** The Shelter Island data sample for a quarter is small, and therefore, variations may not be statistically significant.

**Comparative Market Figures, 2<sup>nd</sup> Quarter, 2007 thru 2011**

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