



“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

July 19, 2012

**Suffolk Research Service, Inc. Releases Comparative 2<sup>nd</sup> Quarter 2012 Market Figures for the Real Estate Industry of Eastern Long Island**

**East End Real Estate Market Shows an Increase in Dollar Sales of 88%, 2<sup>nd</sup> qtr over 1<sup>st</sup> qtr 2012, an additional half \$ Billion in Real Estate Sales for the Quarter.**

According to George R. Simpson, President of Suffolk Research Service, Inc., the East End single family home median price for 2<sup>nd</sup> Qtr 2012 is the highest of last four quarters, but lower than 2<sup>nd</sup> Qtr 2011. Dollar sales and unit sales 2<sup>nd</sup> Qtr 2012 are highest of the last five quarters.

East End Market for Single Family Homes			
Year 2 <sup>nd</sup> Quarter	Median Price \$	Dollar Sales (\$Millions)	Unit Sales
2008	735,000	860	576
2009	590,000	396	344
2010	710,000	777	636
2011	760,000	948	614
2012	700,000	1,002	676

Median price jumped from \$542,160 to \$700,000 in the 2<sup>nd</sup> Qtr 2012 comparing it to the 1<sup>st</sup> Qtr of 2012. Unit sales increased 40%: 676 single family homes sold in 2<sup>nd</sup> Qtr 2012 vs 483 in 1<sup>st</sup> Qtr.2012.

The best news from the data is *an increase of dollar sales of 88%, 2<sup>nd</sup> qtr over 1<sup>st</sup> qtr 2012.*

Median Price changes for the 2<sup>nd</sup> Qtr 2012 vs 2<sup>nd</sup> Qtr 2011 were down in all the 5 East End towns: to \$830,000 in Southampton - (down 8.8% from 2<sup>nd</sup> Qtr 2011); \$950,000 in East Hampton (down 2.1%); \$320,000 in Riverhead (down 14%); to \$440,000 in Southold (down 8.2%). - and \$600,000 in Shelter Island (down 15.5% on sales of only 18 units, not statistically significant). We have provided graphs of Median Price, Unit Sales and Dollar Sales for 2<sup>nd</sup> Qtr 2008 – 2012.

East End Market for Single Family Homes			
Year/Qtr	Median Price \$	Dollar Sales (\$Millions)	Unit Sales
2011/2 <sup>nd</sup>	760,000	948	614
2011/3 <sup>rd</sup>	600,000	619	493
2011/4 <sup>th</sup>	652,000	667	490
2012/1 <sup>st</sup>	542,160	533	483
2012/2 <sup>nd</sup>	700,000	1,002	676

<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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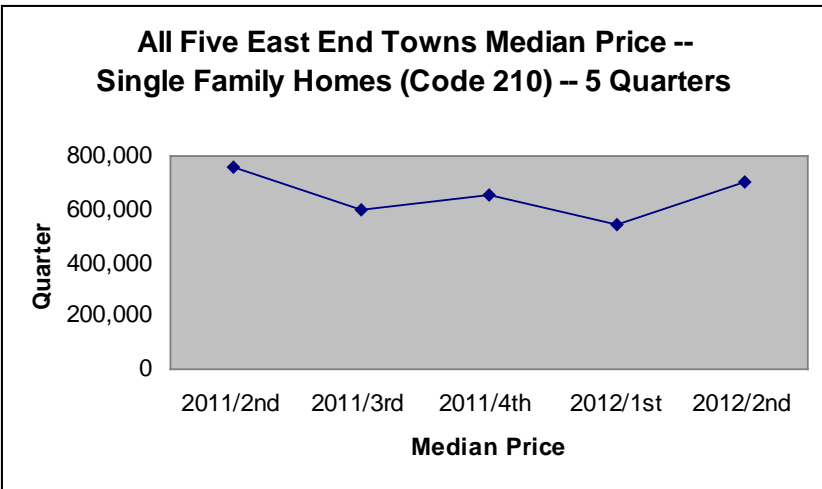
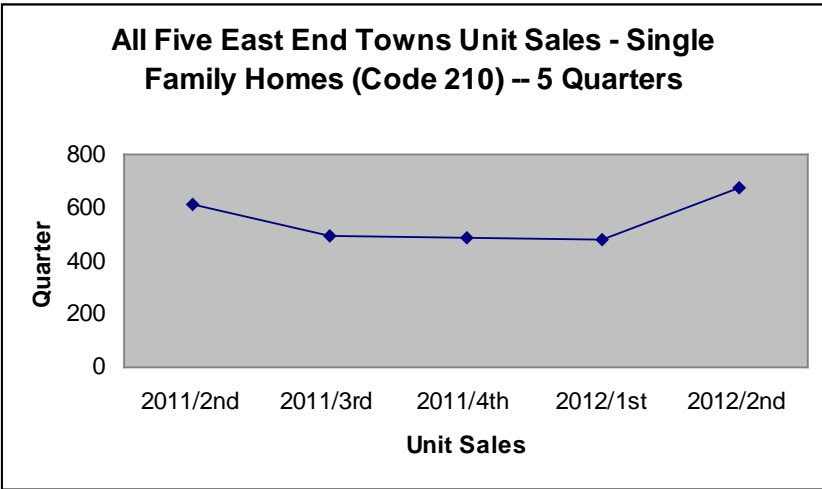
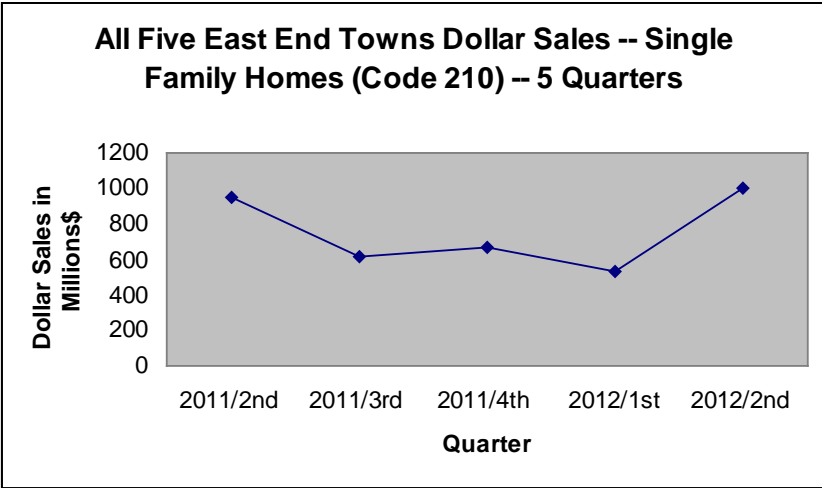
<b>Single Family Homes</b>					
<b>All Five Towns 2<sup>nd</sup> Qtr Comparison - 5 years</b>					
<b>Single Family Residences (Land Use: 210)</b>					
2 <sup>nd</sup> Qtr Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2008	735,000	860	576	-	-
2009	590,000	396	344	-19.7	-53.9
2010	710,000	777	636	20.3	96.1
2011	760,000	948	614	7.	22.
2012	700,000	1,002	676	-7.9	5.7

<b>Single Family Homes</b>					
<b>All Five Towns Last Five Quarters Comparison</b>					
<b>Single Family Residences (Land Use: 210)</b>					
Year/Qtr	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2011/2 <sup>nd</sup>	760,000	948	614	-	-
2011/3 <sup>rd</sup>	600,000	619	493	-21.0	-34.7
2011/4 <sup>th</sup>	652,000	667	490	8.7	7.7
2012/1 <sup>st</sup>	542,160	533	483	-16.8	-20.1
2012/2 <sup>nd</sup>	700,000	1,002	676	29.1	88.0

### **Comparative Market Figures**

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

<b>Southampton Town 2<sup>nd</sup> Qtr Comparison - 5 years Single Family Residences (Land Use: 210)</b>					
2 <sup>nd</sup> Qtr Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2008	891,000	532	257	-	-
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
2012	830,000	575	320	-8.8	-9.1

<b>East Hampton Town 2<sup>nd</sup> Qtr Comparison - 5 years Single Family Residences (Land Use: 210)</b>					
2 <sup>nd</sup> Qtr Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2008	999,999	194	120	-	-
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
2012	950,000	330	185	-2.1	42.4

<b>Riverhead Town 2<sup>nd</sup> Qtr Comparison - 5 years Single Family Residences (Land Use: 210)</b>					
2 <sup>nd</sup> Qtr Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2008	411,103	49	103	-	-
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
2012	320,000	27	76	-14.	10.9

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<b>Southold Town 2<sup>nd</sup> Qtr Comparison - 5 years Single Family Residences (Land Use: 210)</b>					
2 <sup>nd</sup> Qtr Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2008	507,500	54	79	-	-
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
2012	440,000	50	77	-11.8	11.8

<b>Shelter Island Town 2<sup>nd</sup> Qtr Comparison - 5 years Single Family Residences (Land Use: 210)</b>					
2 <sup>nd</sup> Qtr Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2008	1,130,000	31	17	-	-
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
2012	600,000	19	18	-15.5	35.6

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