



“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 31, 2013

**Again, East End Real Estate Market Shows Strong Trend for Recovery  
In Median Price, Unit Sales and Dollar Sales**

**Suffolk Research Service, Inc. Releases Comparative 2<sup>nd</sup> Quarter 2013 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 continues to show a healthy trend of recovery in all respects.

For single family residences, all three market indicators are up 2<sup>nd</sup> Qtr 2013 over 2012. Median Price is up 3%, Unit Sales are up 14.2%, and Dollar Sales up 14.5% over 2<sup>nd</sup> Qtr 2012 figures.

East End Market for Single Family Homes			
Year 2 <sup>nd</sup> Quarter	Median Price \$	Dollar Sales (\$Millions)	Unit Sales
2009	590,000	396	344
2010	710,000	777	636
2011	760,000	948	614
2012	700,000	1,002	676
2013	721,000	1,147	772

Median Price changes for the 2<sup>nd</sup> Qtr 2013 vs 2<sup>nd</sup> Qtr 2012 were up in four out of the five the East End towns: to \$857,000 in Southampton - (up 3.3 % from 2<sup>nd</sup> Qtr 2012); to \$955,000 in East Hampton (up 0.5 %), \$357,500 in Riverhead (up 5.5%); \$880,000 in Shelter Island (up 46.7 % on sales of only 20 units, not statistically significant, from the 1<sup>st</sup> Qtr of 2012). Median price was down 3.4 % to \$425,000 in Southold.

Unit sales increased in all 5 towns of the East End 1<sup>st</sup> Qtr 2013, compared to 1<sup>st</sup> Qtr 2012.

Median price for all five towns reached \$721,000 in the 2<sup>nd</sup> Qtr of 2013 – still some distance away from the 2<sup>nd</sup> Qtr low of \$590,000 in 2009 (Sales of \$396 Million) and the high of \$825,000 in the boom year of 2007 (Sales of.\$1.244 Billion).

<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> st 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
2006	700,000	1,234	909	11.1	7.8
2007	825,000	1,244	815	17.9	.8
2008	735,000	860	576	-10.9	-30.8
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
2013	721,000	1,147	772	3.	14.5

<b>Single Family Homes</b>					
<b>All Five Towns 5 Quarters Comparison</b>					
<b>Single Family Residences (Land Use: 210)</b>					
Quarter	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2 <sup>nd</sup> Qtr '12	700,000	1,002	676	29.1	88.0
3 <sup>rd</sup> Qtr '12	665,000	813	635	-5.0	-18.9
4 <sup>th</sup> Qtr '12	660,000	1,012	636	-0.75	24.5
1 <sup>st</sup> Qtr '13	675,000	910	631	2.2	-10.7
2 <sup>nd</sup> Qtr '13	721,000	1,147	772	21.6	23.7

### **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
2009	760,000	229	162	-	-
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
2013	857,000	596	338	3.3	3.7

<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
2009	950,000	107	65	-	-
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
2013	955,000	453	244	.5	37.2

<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
2009	355,000	22	57	-	-
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
2013	337,500	35	89	5.5	30.9

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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
2009	450,000	32	53	-	-
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
2013	425,000	41	81	-3.4	-19.3

<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
2009	855,000	6	7	-	-
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
2013	880,000	22	20	46.7	13.3

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