



“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**

October 12, 2011

**Suffolk Research Service, Inc. Releases 3<sup>rd</sup> Quarter Comparative Market Figures in Years 2007 thru 2011 for the Real Estate Industry of Eastern Long Island – and Market Data Graphs for 2003 through 2011.**

According to George R. Simpson, President of Suffolk Research Service, Inc., the real estate market on the East End of Long Island, (with the exception of the Town of Southampton), is down in the 3<sup>rd</sup> Quarter of 2011. It is showing **discouraging results over previous quarters and over the previous year.**

3 <sup>rd</sup> Quarter East End Market for Single Family Homes			
Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales
3 <sup>rd</sup> Q '07	717,000	1,005	701
3 <sup>rd</sup> Q '08	612,500	534	468
3 <sup>rd</sup> Q '09	612,000	572	477
3 <sup>rd</sup> Q '10	600,000	669	559
3 <sup>rd</sup> Q '11	600,000	619	493

Mr. Simpson said that two of the three East End Real Estate market indicators declined. 3<sup>rd</sup> Quarter Dollar Sales and Unit Sales dropped compared to sales a year ago for all 5 towns combined. Median Price did not change.

3<sup>rd</sup> Qtr Median Prices 2011 vs 2010 are **up** in Southampton and East Hampton, down in the other three East End Towns. Dollar sales in Southampton were \$393 M (**up** 11%) from 3<sup>rd</sup> Qtr of 2010; East Hampton Dollar Sales were \$147 M (**down** 35%); Riverhead \$26 M (**down** 16.9%); Shelter Island \$11 M (**down** 34%). Southold Town Dollar Sales were \$42 M (**down** 19.4%).

You probably don't have to ask where is the brightest market in the Hamptons: Sagaponack, the Goldman Sachs *Mecca* of the Hamptons, with the highest median prices, and most healthy growth in 2011.

It is interesting to note that during the 3<sup>rd</sup> Quarter of 2011, the Median price of single family homes in Southampton Town (\$790,000) surpassed the Median price for single family homes in East Hampton Town (\$750,000).

**The last page of this Press Release presents quarterly market graphs -- 2003 to 2011 for Median Sales Price, Dollar Sales, and Unit Sales for 5 Towns on the East End.**

<http://www.suffolkresearch.com/markets.htm> and on [www.hamptons.com/research.ihtml](http://www.hamptons.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 3<sup>rd</sup> Quarter Market Comparisons – Last 5 years</b>					
<b>Single Family Residences (Land Use: 210)</b>					
Year 3 <sup>rd</sup> Qtr	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Change in Med Price	Percent Change in \$ Sales
3 <sup>rd</sup> Qtr '07	717,000	1,005	701	-	-
3 <sup>rd</sup> Qtr '08	612,500	534	468	-14.6	-46.9
3 <sup>rd</sup> Qtr '09	612,000	572	477	-.1	7.2
3 <sup>rd</sup> Qtr '10	600,000	669	559	-2.	16.9
3 <sup>rd</sup> Qtr '11	600,000	619	493	.	-7.5

<b>Single Family Homes</b>					
<b>All Five Towns – Last 5 Quarters Comparison</b>					
<b>Single Family Residences (Land Use: 210)</b>					
Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Change in Med Price	Percent Change in \$ Sales
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
3 <sup>rd</sup> Qtr '11	600,000	619	493	-21,0	-34.7

### **Comparative Market Figures**

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

<b>Southampton Town 3<sup>rd</sup> Quarter Market Comparisons - 5 years Single Family Residences (Land Use: 210)</b>					
Year 3 <sup>rd</sup> Qtr	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Change in Med Price	Percent Change in \$ Sales
3 <sup>rd</sup> Q '07	990,000	543	299	-	-
3 <sup>rd</sup> Q '08	725,000	295	199	-26.8	-45.7
3 <sup>rd</sup> Q '09	795,000	343	231	9.7	16.6
3 <sup>rd</sup> Q '10	710,000	343	247	-10.7	.
3 <sup>rd</sup> Q '11	790,000	393	227	11.3	14.5

<b>East Hampton Town 3<sup>rd</sup> Quarter Market Comparisons, 5 years Single Family Residences (Land Use: 210)</b>					
Year 3 <sup>rd</sup> Qtr	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Change in Med Price	Percent Change in \$ Sales
3 <sup>rd</sup> Q '07	1,170,000	293	154	-	-
3 <sup>rd</sup> Q '08	964,999	128	84	-17.5	-56.5
3 <sup>rd</sup> Q '09	850,000	142	88	-11.9	11.5
3 <sup>rd</sup> Q '10	740,000	226	132	-12.9	58.6
3 <sup>rd</sup> Q '11	750,000	147	107	1.4	-35.

<b>Riverhead Town 3<sup>rd</sup> Quarter Market Comparisons - 5 years Single Family Residences (Land Use: 210)</b>					
Year 3 <sup>rd</sup> Qtr	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Change in Med Price	Percent Change in \$ Sales
3 <sup>rd</sup> Q '07	475,000	47	100	-	-
3 <sup>rd</sup> Q '08	449,000	38	78	-5.5	-19.1
3 <sup>rd</sup> Q '09	350,000	29	82	-22.	-24.3
3 <sup>rd</sup> Q '10	396,500	31	80	13.3	7.
3 <sup>rd</sup> Q '11	325,000	26	68	-18.	-16.9

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<b>Southold Town 3<sup>rd</sup> Quarter Market Comparisons - 5 years Single Family Residences (Land Use: 210)</b>					
Year 3 <sup>rd</sup> Qtr	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Change in Med Price	Percent Change in \$ Sales
3 <sup>rd</sup> Q '07	525,000	89	124	-	-
3 <sup>rd</sup> Q '08	460,000	59	96	-12.4	-33.6
3 <sup>rd</sup> Q '09	500,000	38	61	8.7	-36.3
3 <sup>rd</sup> Q '10	490,000	52	85	-2.	36.8
3 <sup>rd</sup> Q '11	440,000	42	79	-10.2	-19.4

<b>Shelter Island Town 3<sup>rd</sup> Quarter Market Comparisons - 5 years Single Family Residences (Land Use: 210)</b>					
Year 3 <sup>rd</sup> Qtr	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Change in Med Price	Percent Change in \$ Sales
3 <sup>rd</sup> Q '07	860,000	33	24	-	-
3 <sup>rd</sup> Q '08	895,000	13	10	4.1	-59.1
3 <sup>rd</sup> Q '09	900,000	19	15	.6	45.5
3 <sup>rd</sup> Q '10	935,750	17	15	4.	-12.7
3 <sup>rd</sup> Q '11	900,000	11	12	-3.8	-34.1

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

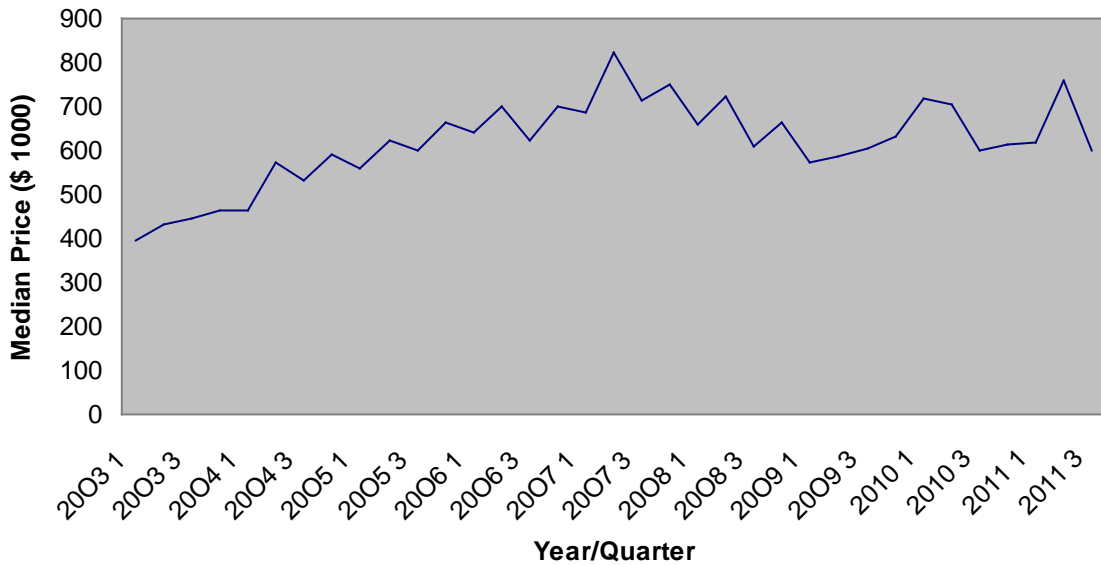
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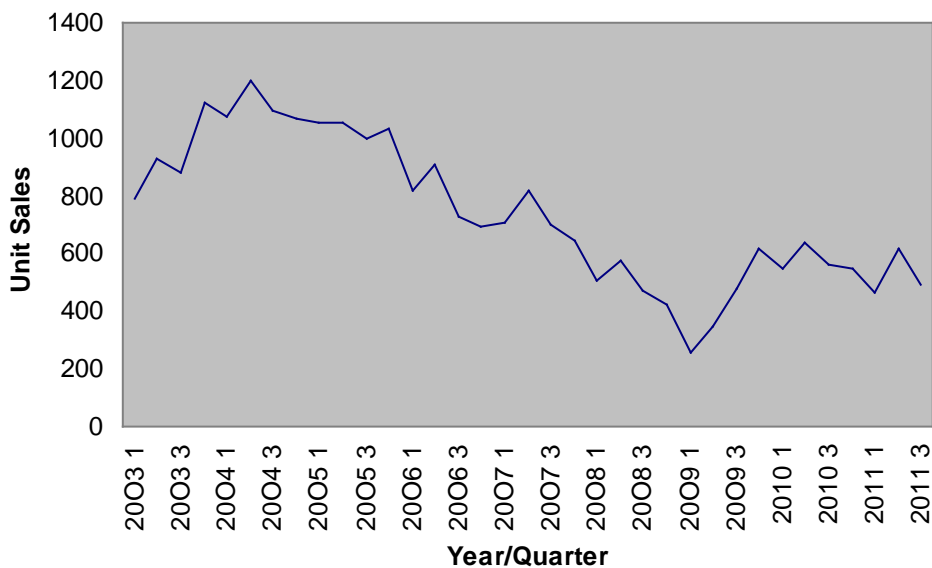


## **Graphs of 2003 through 2011 – Quarterly Results for All Five Eastern Long Island Towns**

**Median Price, 5 Eastern LI Towns, Single Family Homes  
(Code 210), 2003 to 2011**



**Quarterly Unit Sales, 5 Eastern LI Towns, Single Family  
Homes (Code 210), 2003 to 2011**

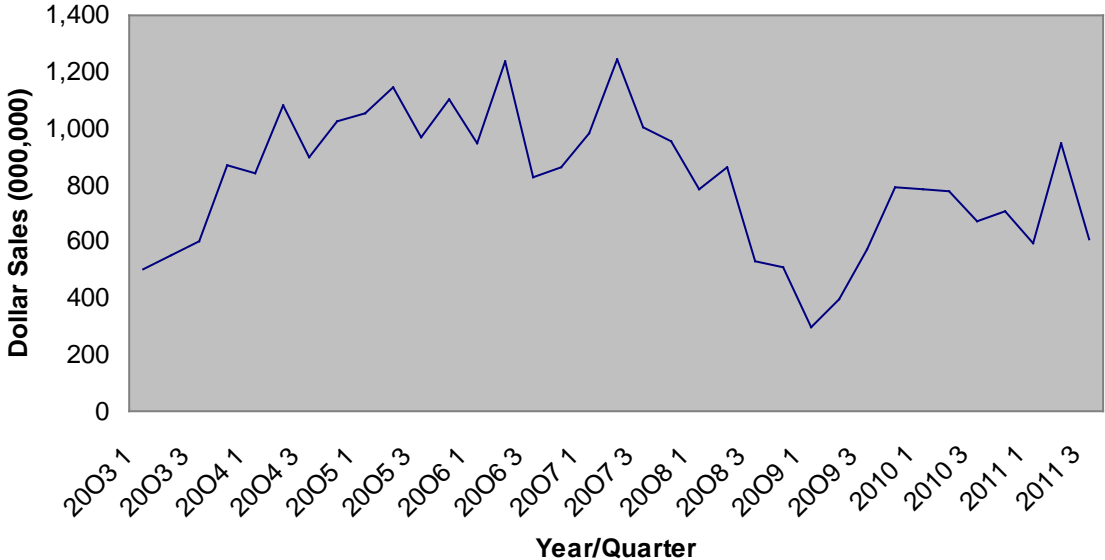


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**Dollar Sales, 5 Eastern LI Towns, Single Family Homes  
(Code 210), 2003 to 2011**



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