



“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 18, 2012

**East End Real Estate Market Shows *Increase* for 3<sup>rd</sup> Quarter in Median Price, Unit Sales and Dollar Sales**

**Suffolk Research Service, Inc. Releases Comparative 3<sup>rd</sup> Quarter 2012 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 an upward trend comparing the 3<sup>rd</sup> Quarter of 2012 with 3<sup>rd</sup> Quarter of 2011.

Compared to the 3<sup>rd</sup> Qtr one year ago, median price is up 10.8%, dollar sales are up 31.4% and unit sales up 28.8% for the 5 East End towns, combined.

East End Market for Single Family Homes			
Year 3 <sup>rd</sup> Quarter	Median Price \$	Dollar Sales (\$Millions)	Unit Sales
2008	612,500	534	468
2009	612,000	572	477
2010	600,000	669	559
2011	600,000	619	493
2012	665,000	813	635

Median Price for the 3<sup>rd</sup> Qtr 2012 is up to \$900,000 in Southampton - (up 13.9% from 3<sup>rd</sup> Qtr 2011); to \$355,000 in Riverhead (up 9.2%); to \$480,000 in Southold (up 9.1%), and to \$955,000 in East Hampton - (up 27.3%). Median price in Shelter Island went to \$625,000, down 30.6% -- on sales of 21 units, up from 12 units sold a year ago (figures in Shelter Island are not statistically significant, quarter to quarter, because of the small number of sales).

Unit sales and dollar sales increased in all five towns on the East End, 3<sup>rd</sup> Qtr 2011 to 3<sup>rd</sup> Qtr 2012.

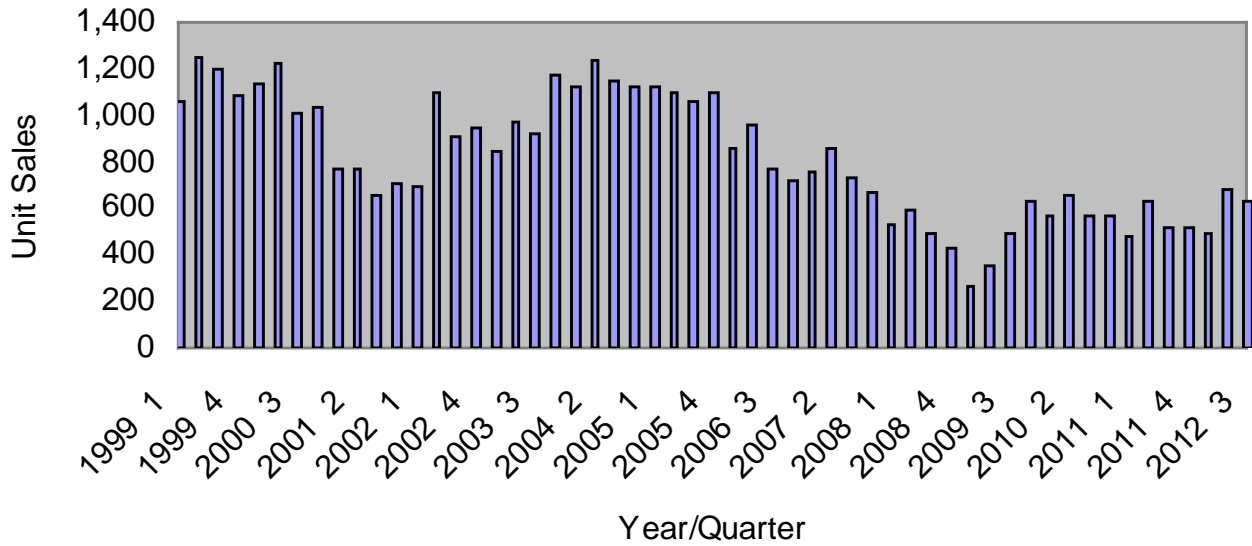
We have provided graphs of quarterly residential unit sales and quarterly residential median prices for the five Towns combined, for the years 1999 through 3<sup>rd</sup> Quarter 2012.

These graphs show a picture of a depressed market, for the most recent four years, improving for the last two quarters.

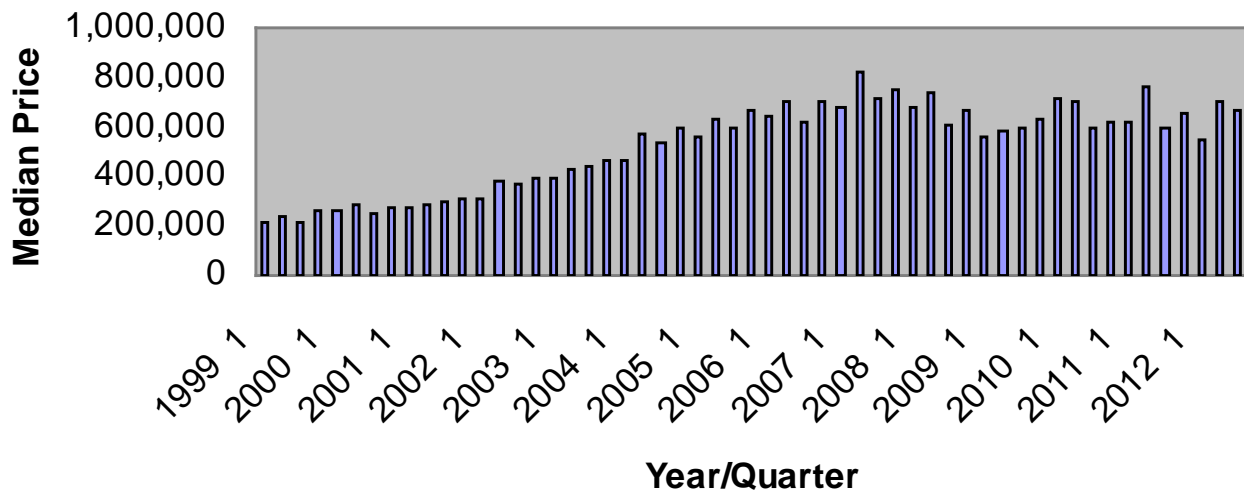
<http://www.suffolkresearch.com/markets.htm> and on [www.hampton.com/research.ihtml](http://www.hampton.com/research.ihtml) Updated monthly with *latest* market figures.

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Unit Sales, 5 East End Long Island Towns  
Residential, Quarterly -- 1999 thru 3rd Qtr 2012



Median Prices, 5 East End Long Island Towns  
Residential, Quarterly -- 1999 thru 3rd Qtr 2012



**Comparative Market Figures**

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<b>Single Family Homes</b>					
<b>All Five Towns 3<sup>rd</sup> Qtr Comparison - 5 years</b>					
<b>Single Family Residences (Land Use: 210)</b>					
3 <sup>rd</sup> Qtr Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2008	612,500	534	468	-	-
2009	612,000	572	477	-.1	7.2
2010	600,000	669	559	-2.	16.9
2011	600,000	619	493	-	-7.5
2012	665,000	813	635	10.8	31.4

<b>Residential Vacant Land</b>					
<b>All Five Towns 3<sup>rd</sup> Qtr Comparison - 5 years</b>					
<b>Residential Vacant Land (Land Use: 311)</b>					
3 <sup>rd</sup> Qtr Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2008	495,000	74	64	-	-
2009	450,000	67	47	-9.1	-9.9
2010	325,000	51	74	-27.8	-24.1
2011	455,000	87	75	40.	73.
2012	625,000	76	76	37.4	-13.2

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

<b>Southampton Town 3<sup>rd</sup> Qtr Comparison - 5 years Single Family Residences (Land Use: 210)</b>					
3 <sup>rd</sup> Qtr Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2008	725,000	295	199	-	-
2009	795,000	343	231	9.7	16.6
2010	710,000	343	247	-10.7	.
2011	790,000	393	227	11.3	14.5
2012	900,000	439	278	13.9	11.6

<b>East Hampton Town 3<sup>rd</sup> Qtr Comparison - 5 years Single Family Residences (Land Use: 210)</b>					
3 <sup>rd</sup> Qtr Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2008	964,999	128	84	-	-
2009	850,000	142	88	-11.9	11.5
2010	740,000	226	132	-12.9	58.6
2011	750,000	147	107	1.4	-35.
2012	955,000	244	142	27.3	66.

<b>Riverhead Town 3<sup>rd</sup> Qtr Comparison - 5 years Single Family Residences (Land Use: 210)</b>					
3 <sup>rd</sup> Qtr Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2008	449,000	38	78	-	-
2009	350,000	29	82	-22.	-24.3
2010	396,500	31	80	13.3	7.
2011	325,000	26	68	-18.	-16.9
2012	355,000	33	88	9.2	26.8

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<b>Southold Town 3<sup>rd</sup> Qtr Comparison - 5 years Single Family Residences (Land Use: 210)</b>					
3 <sup>rd</sup> Qtr Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2008	460,000	59	96	-	-
2009	500,000	38	61	8.7	-36.3
2010	490,000	52	85	-2.	36.8
2011	440,000	42	79	-10.2	-19.4
2012	480,000	65	104	9.1	55.7

<b>Shelter Island Town 3<sup>rd</sup> Qtr Comparison - 5 years Single Family Residences (Land Use: 210)</b>					
3 <sup>rd</sup> Qtr Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2008	895,000	13	10	-	-
2009	900,000	19	15	.6	45.5
2010	935,750	17	15	4.	-12.7
2011	900,000	11	12	-3.8	-34.1
2012	625,000	29	21	-30.6	163.5

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