



“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**

November 5, 2013

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

**3<sup>rd</sup> Qtr Sales Dollars highest in 10 years.**

**Median Price is down from the 3<sup>rd</sup> Quarter 2012**

**Suffolk Research Service, Inc. Releases Comparative 3<sup>rd</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 unit sales and dollar sales, but a down trend in median price vs 3<sup>rd</sup> Qtr 2012.

For single family residences, Median Price is down 3.9%, Unit Sales are up 35.4%, and Dollar Sales up 26.1% over 3<sup>rd</sup> Qtr 2012 figures.

East End Market for Single Family Homes			
Year 3 <sup>rd</sup> Quarter	Median Price \$	Dollar Sales (\$Millions)	Unit Sales
2009	612,000	572	477
2010	600,000	669	559
2011	600,000	619	493
2012	665,000	813	635
2013	639,000	1,025	860

Median price for all five towns fell to \$639,000 in the 3<sup>rd</sup> Qtr of 2013, the lowest of the past 5 qtrs, and some distance away from the 3<sup>rd</sup> Qtr high of \$717,000 in boom year 2007. Median Price changes for the 3<sup>rd</sup> Qtr 2013, vs 3<sup>rd</sup> Qtr 2012 were *down* in four out of the five East End towns: to \$780,000 in Southampton - (down 13.3 % from 3<sup>rd</sup> Qtr 2012); to \$895,000 in East Hampton (down 6.3%), \$350,000 in Riverhead (down 1.4%); down 10.6% to \$429,000 in Southold. Shelter Island had a median price of \$760,000 (up 21.6 % on sales of only 22 units, not statistically significant, from the 3<sup>rd</sup> Qtr of 2012).

Unit Sales are highest in five Quarters and five years. Unit sales increased in all 5 towns of the East End 3<sup>rd</sup> Qtr 2013, compared to 3<sup>rd</sup> Qtr 2012.

Dollar Sales this quarter surpassed Dollar Sales in 2007, rising to \$1.025 Billion, higher than sales of \$1.005 Billion in the 3<sup>rd</sup> qtr of *boom* year 2007.

<http://www.suffolkresearch.com/markets.htm> and on [www.hamptonsonline.com/research.ihtml](http://www.hamptonsonline.com/research.ihtml) Updated monthly with *latest* 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
2009	612,000	572	477	-	-
2010	600,000	669	559	-2.	16.9
2011	600,000	619	493	.	-7.5
2012	665,000	813	635	10.8	31.4
2013	639,000	1,025	860	-3.9	26.1

<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
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
3 <sup>rd</sup> Qtr '13	639,000	1,025	860	-11.4	-10.6

**Comparative Market Figures**

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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
2009	795,000	343	231	-	-
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
2013	780,000	560	371	-13.3	27.6

<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
2009	850,000	142	88	-	-
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.
2013	895,000	321	218	-6.3	31.8

<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
2009	350,000	29	82	-	-
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
2013	350,000	46	122	-1.4	42.

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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
2009	500,000	38	61	-	-
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
2013	429,000	72	127	-10.6	10.9

<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
2009	900,000	19	15	-	-
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
2013	760,000	25	22	21.6	-14.6

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