



“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

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East End Real Estate Market Shows Growth in Riverhead and Shelter Island, But Not on the South Fork, for Single Family Residences Median Price, Unit and Dollar Sales Residential Vacant Land Dollar Sales Were up 48%

Suffolk Research Service, Inc. Releases Comparative 3rd Quarter 2016 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 not showing a trend of growth for single family residential sales on the South Fork, but significant growth in Riverhead.

For single family residences, three of the key market indicators are *down for the 5 Towns combined*, 3rd Qtr 2016 over 3rd Qtr 2015. Median Price is down 4.5%, Unit Sales are down 2.0 %, and Dollar Sales down 4.2 % over 3rd Qtr 2015 figures.

East End Market for Single Family Homes			
3 rd Quarter	Median Price \$	Dollar Sales (\$Millions)	Unit Sales
2012	665,000	813	635
2013	638,500	1,025	861
2014	675,000	1,075	856
2015	660,000	1,184	890
2016	630,000	1,135	872

Median Prices for the 3rd Qtr 2016 vs 3rd Qtr 2015 were down 6.7% (to \$782,859) in Southampton and down 24.4% (to \$875,000) in East Hampton.

Riverhead Median Price is up 8.5%, Southold up 4.9% and Shelter Island up 13.6% over 3rd Qtr 2015.

Dollar Sales were down 8.7% in Southampton Town, down 11% in Southold, and minimally down in East Hampton 0.7%. Riverhead Dollar Sales were up 38.1% and Shelter Island up 30.5% over 3rd Qtr 2015. Residential Vacant Land (land use code 311) Dollar Sales were up 48% 3rd Qtr 2016 from a year ago on the East End.

Unit sales were virtually the same, 2015 and 2016, 3rd quarter for the 5 Towns (down 2%), but they are up 9% from the 2nd Qtr of 2016.

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

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Single Family Homes					
All Five Towns 3rd Qtr Comparison - 5 years					
Single Family Residences (Land Use: 210)					
3 rd Qtr Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2012	665,000	813	635	-	-
2013	638,500	1,025	861	-4.	26.1
2014	675,000	1,075	856	5.7	4.8
2015	660,000	1,184	890	-2.2	10.2
2016	630,000	1,135	872	-4.5	-4.2

Residential Vacant Land					
All Five Towns 3rd Qtr Comparison - 5 years					
Residential Vacant Land (Land Use: 311)					
3 rd Qtr Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2012	625,000	76	76	-	-
2013	405,000	82	97	-35.2	8.1
2014	395,000	153	126	-2.5	86.3
2015	360,000	67	115	-8.9	-55.9
2016	315,000	99	94	-12.5	46.9

Single Family Homes					
All Five Towns 5 Quarters Comparison					
Single Family Residences (Land Use: 210)					
Quarter	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
3 rd Qtr '15	660,000	1,184	890	-15.1	-7.5
4 th Qtr '15	715,000	1,456	876	8.3	22.9
1 st Qtr '16	700,000	1,209	807	-20.0	-17.0
2 nd Qtr '16	685,000	1,050	798	-2.2	-13.2
3 rd Qtr '16	630,000	1,135	872	-7.0	--1.4

Comparative Market Figures

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Five Individual Towns – Single Family Residences

Southampton Town 3rd Qtr Comparison - 5 years Single Family Residences (Land Use: 210)					
3 rd Qtr Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2012	900,000	439	278	-	-
2013	780,000	560	372	-13.3	27.6
2014	835,000	658	431	7.1	17.4
2015	839,000	727	437	.5	10.5
2016	782,859	664	386	-6.7	-8.7

East Hampton Town 3rd Qtr Comparison - 5 years Single Family Residences (Land Use: 210)					
3 rd Qtr Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2012	955,000	244	142	-	-
2013	895,000	321	218	-6.3	31.8
2014	1,050,000	265	175	17.3	-17.6
2015	1,158,000	294	164	10.3	11.
2016	875,000	292	166	-24.4	-7.

Riverhead Town 3rd Qtr Comparison - 5 years Single Family Residences (Land Use: 210)					
3 rd Qtr Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2012	355,000	33	88	-	-
2013	350,000	46	122	-1.4	42.
2014	338,880	40	105	-3.2	-13.6
2015	355,000	51	135	4.8	27.5
2016	385,000	71	176	8.5	38.1

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Southold Town 3rd Qtr Comparison - 5 years Single Family Residences (Land Use: 210)					
3 rd Qtr Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2012	480,000	65	104	-	-
2013	429,000	72	127	-10.6	10.9
2014	477,500	88	131	11.3	22.1
2015	510,000	91	134	6.8	2.8
2016	535,000	80	122	4.9	-11.1

Shelter Island Town 3rd Qtr Comparison - 5 years Single Family Residences (Land Use: 210)					
3 rd Qtr Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2012	625,000	29	21	-	-
2013	760,000	25	22	21.6	-14.6
2014	1,155,000	24	14	52.	-4.5
2015	809,999	21	20	-29.9	-11.7
2016	920,000	28	22	13.6	30.5

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