



"Suffolk Research Service, Inc. is the oldest and largest supplier of Real Estate Data on the East End of Long Island"

Suffolk Research Service, Inc., PO Box 775, Hampton Bays, NY 11946, 631-357-9502
www.SuffolkResearch.com

Press Release, For Immediate Release

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East End Real Estate Market Shows Improvement in the 4th Qtr vs 3rd Qtr 2011, But 2011 Showed No Improvement in Dollar Sales or Unit Sales Over 2010

Suffolk Research Service, Inc. Releases Comparative Market Figures in Years 2007 thru 2011, 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 some improvement compared to 3rd quarter 2011, but little to no improvement compared to 2010 yearly results.

Mr. Simpson said that all three of the market indicators: Median Price, Unit Sales, and Dollar Sales showed a *stationary trend* 2011 vs 2010, although improved over 2008 and 2009.

Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales
2007	740,000	4,182	2,867
2008	650,000	2,690	1,973
2009	605,000	2,057	1,696
2010	650,000	2,942	2,291
2011	652,000	2,830	2,064

Comparing quarterly sales on the East End for 4th quarter of 2011 vs the previous (3rd) quarter, Median Price was up 8.7%, and Dollar Sales were up 7.8%. Unit sales of single family homes were down by three units.

Median Price changes for the year 2011 vs the year 2010 were down in four of the 5 East End towns: \$865,000 in Southampton - (up 8.1%); \$ 875,000 in East Hampton - (down 9.1%); \$340,000 in Riverhead (down 6.8%); to \$710,000 in Shelter Island (down 24.1%); and to \$440,000 in Southold (down 1.7% from the year 2010).

Comparing 4th quarter 2011 with 4th quarter of 2010, two indicators were *down* for the five East End Towns, combined, Dollar Sales and Unit sales. Median Price rose 6% from 2010.

Comparing market price segments, all segments declined in unit volume from 2010 to 2011, except the price segment of \$5Million to \$10Million, which increased from 61 (2010) to 70 units in 2011.

<http://www.suffolkresearch.com/markets.htm> and on
www.hamptonsonline.com/research.ihtml Updated monthly with *latest* market figures.
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Single Family Homes					
All Five Towns Full Year Market Comparisons - 5 years					
Single Family Residences (Land Use: 210)					
Full Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2007	740,000	4,182	2,867	-	-
2008	650,000	2,690	1,973	-12.2	-35.7
2009	605,000	2,057	1,696	-6.9	-23.5
2010	650,000	2,942	2,291	7.4	43.
2011	652,000	2,830	2,064	.3	-3.8

Single Family Homes					
All Five Towns 4th Qtr Market Comparisons - 5 years					
Single Family Residences (Land Use: 210)					
Year 4 th Qtr	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
4 th Qtr '07	750,000	952	642	-	-
4 th Qtr '08	665,000	511	423	-11.3	-46.3
4 th Qtr '09	630,000	791	619	-5.3	54.7
4 th Qtr '10	615,000	710	546	-2.4	-10.2
4 th Qtr '11	652,000	667	490	6.	-6.

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
4 th Qtr '10	615,000	710	546	-	-
1 th Qtr '11	620,000	596	467	1.0	-16.1
2 nd Qtr '11	760,000	948	614	22.6.	59.00
3 rd Qtr '11	600,000	619	493	-21.0	-34.7
4 th Qtr '11	652,000	667	490	8.7	7.8

Comparative Market Figures, 2007 thru 2011

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**Five Eastern Long Island Towns, Residential Sales (code 210 and other Res codes),
2006 thru 2011 by Market Segment, Yearly Unit Sales**

<i>Year</i>	<i>under \$500K</i>	<i>\$500K to \$1M</i>	<i>\$1M to \$2M</i>	<i>\$2M to \$5M</i>	<i>\$5M to \$10M</i>	<i>\$10M and above</i>
2006	1,020	1,337	493	343	71	38
2007	792	1,163	543	392	90	41
2008	669	765	301	221	66	26
2009	682	551	244	196	60	12
2010	872	744	374	275	61	29
2011	805	647	347	248	70	28
	4,840	5,207	2,302	1,675	418	174

Five Individual Towns – Single Family Residences

Southampton Town Yearly Market Comparisons - 5 years Single Family Residences (Land Use: 210)					
Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2007	925,000	2,329	1,329	-	-
2008	799,900	1,563	882	-13.5	-32.9
2009	789,144	1,217	789	-1.3	-22.1
2010	800,000	1,591	1,043	1.4	30.7
2011	865,000	1,793	980	8.1	12.7

East Hampton Town Yearly Market Comparisons, 5 years Single Family Residences (Land Use: 210)					
Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2007	1,100,000	1,256	648	-	-
2008	995,000	672	396	-9.5	-46.5
2009	909,931	531	334	-8.5	-21.
2010	962,500	969	562	5.8	82.5
2011	875,000	714	491	-9.1	-26.3

Comparative Market Figures, 2007 thru 2011

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Riverhead Town Yearly Market Comparisons - 5 years Single Family Residences (Land Use: 210)					
Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2007	432,500	178	387	-	-
2008	409,693	149	328	-5.3	-16.2
2009	355,000	106	280	-13.3	-28.8
2010	365,000	113	304	2.8	6.1
2011	340,000	91	242	-6.8	-19.2

Southold Town Yearly Market Comparisons - 5 years Single Family Residences (Land Use: 210)					
Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2007	525,000	292	420	-	-
2008	500,000	239	319	-4.8	-18.
2009	462,500	157	251	-7.5	-34.5
2010	447,500	190	318	-3.2	21.3
2011	440,000	180	293	-1.7	-5.2

Shelter Island Town Yearly Market Comparisons - 5 years Single Family Residences (Land Use: 210)					
Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2007	950,000	128	83	-	-
2008	962,500	65	46	1.3	-49.3
2009	899,000	46	42	-6.6	-28.5
2010	935,750	79	63	4.1	71.1
2011	710,000	52	58	-24.1	-34.5

Comparative Market Figures, 2007 thru 2011

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