



“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

All Five Towns – Single Family Residences and Residential Vacant Land

Single Family Homes					
All Five Towns 4th Qtr, '08, 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
4Qtr 2004	595,000	1,023	1,068	-	-
4Qtr 2005	664,000	1,103	1,036	11.6	7.8
4Qtr 2006	700,000	862	692	5.4	-21.8
4Qtr 2007	750,000	952	642	7.1	10.4
4Qtr 2008	665,000	511	423	-11.3	-46.3

Five Individual Towns – Single Family Residences

Southampton Town 4th Qtr, '08, 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
4Qtr 2004	680,000	535	500	-	-
4Qtr 2005	741,600	553	474	9.1	3.4
4Qtr 2006	805,000	522	321	8.5	-5.6
4Qtr 2007	900,000	473	297	11.8	-9.4
4Qtr 2008	775,000	231	171	-13.9	-51.2

East Hampton Town 4th Qtr, '08, 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
4Qtr 2004	780,000	321	263	-	-
4Qtr 2005	975,000	330	202	25.	2.5
4Qtr 2006	985,000	194	141	1.	-41.2
4Qtr 2007	1,150,000	333	135	16.8	72.2
4Qtr 2008	1,100,000	176	92	-4.3	-47.1

Riverhead Town 4th Qtr, '08, 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
4Qtr 2004	375,425	57	150	-	-
4Qtr 2005	400,000	80	180	6.5	41.7
4Qtr 2006	495,000	60	113	23.8	-25.2
4Qtr 2007	417,334	36	77	-15.7	-40.
4Qtr 2008	350,000	28	67	-16.1	-23.1

Comparative Market Figures, 4th Quarter, 2004 thru 2008

Copyright©, 2008, Suffolk Research Service, Inc., Hampton Bays, NY 11946
All Rights Reserved -- permission granted for publication of data, showing Copyright© notice.



Southold Town 4th Qtr, '08, 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
4Qtr 2004	435,000	78	129	-	-
4Qtr 2005	519,000	101	139	19.3	29.3
4Qtr 2006	487,600	67	103	-6.1	-33.
4Qtr 2007	499,000	68	109	2.3	1.4
4Qtr 2008	575,000	64	79	15.2	-6.

Shelter Island Town 4th Qtr, '08, 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
4Qtr 2004	900,000	31	25	-	-
4Qtr 2005	790,000	39	41	-12.2	24.8
4Qtr 2006	850,000	19	14	7.6	-51.9
4Qtr 2007	999,999	41	24	17.6	115.8
4Qtr 2008	885,000	12	13	-11.5	-71.5

Comparative Market Figures, 4th Quarter, 2004 thru 2008

Copyright©, 2008, Suffolk Research Service, Inc., Hampton Bays, NY 11946
 All Rights Reserved -- permission granted for publication of data, showing Copyright©
 notice.

