



“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 of Long Island Real Estate Market Shows Strong Turnaround for the Third Straight Quarter

Suffolk Research Service, Inc. Releases Comparative Fourth Quarter Market Figures in Years 2005 thru 2009, 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 strong signs that a market turnaround happened in the 2nd quarter of 2009 – and *the upward trend has continued for the 4th quarter of '09.*

East End Market for Single Family Homes			
Quarter	Median Price \$	Dollar Sales (\$Millions)	Unit Sales
1 st Qtr '09	576,800	298	256
2 nd Qtr '09	590,000	396	344
3 rd Qtr '09	612,000	572	477
4 th Qtr '09	630,700	790	618

Mr. Simpson said that all three of the market indicators: Median Price, Unit Sales, and Dollar Sales showed a turnaround in the 2nd quarter of 2009, and all three market indicators continue to improve through the 4th quarter of 2009. Unit sales of single family homes have almost **tripled** from the 1st quarter 2009 through the 4th quarter of 2009 (from 256 units to 618 units). Median Price has increased from \$576,800 to \$630,700 (8.8% increase).

Fourth quarter Dollar Sales of single family homes for 2009 in the East End market were up 54.7 % from 4th qtr a year ago. Median Price for the 4th quarter was down 5.2% from 4th quarter 2008. (Median Price is the middle price when all houses sold are listed in order of price).

Median Price changes from 4th Qtr 2008 to 4th Qtr '09 are mixed for the 5 East End towns: to \$850,000 in Southampton - (up 9.7%); \$995,000 in East Hampton - (down 9.5%); \$345,000 in Riverhead (down 1.4%); to \$745,000 in Shelter Island (down 15.8%); and to \$450,000 in Southold (down 21.7%) in the 4th Qtr of 2009.

The attached tables include quarterly comparisons and yearly comparisons for all towns combined and each of the five towns separately.

<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 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 '08	665,000	511	423	8.6	-4.3
1 st Qtr '09	576,800	298	256	-12.2	-42
2 nd Qtr '09	590,000	396	344	2.4	32.9
3 rd Qtr '09	612,000	572	477	3.7	44.4
4 th Qtr '09	630,700	790	618	-5.2	54.7

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
2005	664,000	1,103	1,036	-	-
2006	700,000	862	692	5.4	-21.8
2007	750,000	952	642	7.1	10.4
2008	665,000	511	423	-11.3	-46.3
2009	630,700	790	618	-5.2	54.7

Comparative Market Figures, 4th Quarter, 2005 thru 2009

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Five Individual Towns – Single Family Residences

Southampton Town 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
2005	741,600	553	474	-	-
2006	805,000	522	321	8.5	-5.6
2007	900,000	473	297	11.8	-9.4
2008	775,000	231	171	-13.9	-51.2
2009	850,000	479	289	9.7	107.9

East Hampton Town 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
2005	975,000	330	202	-	-
2006	985,000	194	141	1.	-41.2
2007	1,150,000	333	135	16.8	72.2
2008	1,100,000	176	92	-4.3	-47.1
2009	995,000	201	126	-9.5	13.9

Riverhead Town 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
2005	400,000	80	180	-	-
2006	495,000	60	113	23.8	-25.2
2007	417,334	36	77	-15.7	-40.
2008	350,000	28	67	-16.1	-23.1
2009	345,000	34	90	-1.4	23.6

Comparative Market Figures, 4th Quarter, 2005 thru 2009

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Southold Town 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
2005	519,000	101	139	-	-
2006	487,600	67	103	-6.1	-33.
2007	499,000	68	109	2.3	1.4
2008	575,000	64	79	15.2	-6.
2009	450,000	59	96	-21.7	-9.

Shelter Island Town 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
2005	790,000	39	41	-	-
2006	850,000	19	14	7.6	-51.9
2007	999,999	41	24	17.6	115.8
2008	885,000	12	13	-11.5	-71.5
2009	745,000	17	17	-15.8	48.4

Comparative Market Figures, 4th Quarter, 2005 thru 2009

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Yearly – All Five Towns – Single Family Residences

Single Family Homes					
All Five Towns 5 Year, Yearly Comparison Single Family Residences (Land Use: 210)					
Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2005	615,000	4,268	4,144	-	-
2006	660,000	3,866	3,148	7.3	-9.4
2007	740,000	4,182	2,867	12.1	8.2
2008	650,000	2,690	1,973	-12.2	-35.7
2009	605,000	2,057	1,695	-6.9	-23.5

Yearly -- 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
2005	739,000	2,249	1,854	-	-
2006	765,000	2,280	1,484	3.5	1.4
2007	925,000	2,329	1,329	20.9	2.1
2008	799,900	1,563	882	-13.5	-32.9
2009	795,000	1,217	788	-6	-22.2

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
2005	849,000	1,254	885	-	-
2006	913,000	953	645	7.5	-24.
2007	1,100,000	1,256	648	20.5	31.8
2008	995,000	672	396	-9.5	-46.5
2009	909,931	531	334	-8.5	-21.

Comparative Market Figures, 4th Quarter, 2005 thru 2009

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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
2005	371,380	316	770	-	-
2006	430,000	257	539	15.8	-18.8
2007	432,500	178	387	.6	-30.6
2008	409,693	149	328	-5.3	-16.2
2009	355,000	106	280	-13.3	-28.8

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
2005	490,000	337	533	-	-
2006	500,000	264	405	2.	-21.7
2007	525,000	292	420	5.	10.7
2008	500,000	239	319	-4.8	-18.
2009	462,500	157	251	-7.5	-34.5

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
2005	750,000	105	101	-	-
2006	897,500	112	75	19.7	6.3
2007	950,000	128	83	5.8	14.
2008	962,500	65	46	1.3	-49.3
2009	899,000	46	42	-6.6	-28.5

Comparative Market Figures, 4th Quarter, 2005 thru 2009

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