

Town & Country Real Estate of the East End LLC
Half Year Report
2006

Sag Harbor Area

(Includes Noyack and North Haven)

	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	#Sales \$1M to 1.99M	#Sales \$2M to \$3.49	#Sales \$3.5 to 4.99M	#Sales \$5M+
1st H 2006	49	63,355,847	899,000	5	25	10	7	1	1
Change	-39.51%	-25.61%	+5.76%	-37.50%	-50.98%	-33.33%	+16.67%	-	+
1st H 2005	81	85,163,600	850,000	8	51	15	6	1	

Sag Harbor Village

	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	#Sales \$1M to 1.99M	#Sales \$2M to \$3.49	#Sales \$3.5 to 4.99M	#Sales \$5M+
1st H 2006	27	37,698,500	1,150,000	1	10	8	8	-	-
Change	-20.59%	+28.58%	+58.08%	-90.00%	-28.57%	-	+300.00%	-	-
2nd H 2005	34	29,318,900	727,500	10	14	8	2	-	-

Shelter Island

	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	#Sales \$1M to 1.99M	#Sales \$2M to \$3.49	#Sales \$3.5 to 4.99M	#Sales \$5M+
2nd H 2006	38	60,137,100	907,500	8	14	7	4	3	2
Change	-11.63%	+39.98%	+13.44%	+33.33%	-46.15%	-	+33.33%	+200.00%	-
2nd H 2005	43	42,961,900	800,000	6	26	7	3	1	-

Southampton Area

(Includes North Sea)

	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	#Sales \$1M to 1.99M	#Sales \$2M to \$3.49	#Sales \$3.5 to 4.99M	#Sales \$5M+
2nd H 2006	72	76,825,790	892,500	6	39	22	5	-	-
Change	-38.98%	-26.73%	+24.83%	-66.67%	-47.30%	+22.22%	-16.67%	-100.00%	-
2nd H 2005	118	104,851,780	715,000	18	74	18	4	2	-

*source: LI Profiles

*All information is deemed reliable and correct. Information is subject to errors, omissions and withdrawal without prior notice.

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South Fork Half Year Report
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Southampton Village

	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	#Sales \$1M to 1.99M	#Sales \$2M to \$3.49	#Sales \$3.5 to 4.99M	#Sales \$5M+
1st H 2006	60	208,318,083	1,675,000	4	14	15	13	6	8
Change	-15.49%	-14.33%	+1.52%	+300.00%	-36.36%	-11.76%	+62.50%	+50.00	-57.89%
1st H 2005	71	243,171,100	1,650,000	1	22	17	8	4	19

Westhampton

	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	#Sales \$1M to 1.99M	#Sales \$2M to \$3.49	#Sales \$3.5 to 4.99M	#Sales \$5M+
1st H 2006	287	249,940,844	613,000	89	142	30	21	4	1
Change	-17.77%	-13.82%	+13.73%	-40.27%	+8.40%	-30.23%	+16.67%	-42.86	-
1st H 2005	349	290,029,354	539,000	149	131	43	18	7	1

Amagansett

	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	#Sales \$1M to 1.99M	#Sales \$2M to \$3.49	#Sales \$3.5 to 4.99M	#Sales \$5M+
1st H 2006	31	68,682,500	1,850,000	-	6	12	9	2	2
Change	-18.42%	-10.76%	+38.06%	-100.00%	-50.00%	-36.84%	+800.00%	-	-33.33%
1st H 2005	38	76,965,724	1,392,500	1	12	19	1	2	3

Bridgehampton

(Includes Water Mill and Sagaponack)

	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	#Sales \$1M to 1.99M	#Sales \$2M to \$3.49	#Sales \$3.5 to 4.99M	#Sales \$5M+
1st H 2006	118	424,234,546	2,307,500	1	21	33	23	16	24
Change	+22.92%	+89.62%	+53.32%	-66.67%	-12.50%	+3.13%	+21.05%	+33.33%	+300.00%
1st H 2005	96	223,728,420	1,505,000	3	24	32	19	12	6

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East Hampton Area
(Includes Waincott)

	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	#Sales \$1M to 1.99M	#Sales \$2M to \$3.49	#Sales \$3.5 to 4.99M	#Sales \$5M+
1st H 2006	206	312,586,810	902,000	12	117	45	21	5	6
Change 1st H 2005	-23.42%	+1.50%	+28.49%	-76.47%	-23.53%	-6.25%	+90.91%	+400.00%	+20.00%
	269	307,956,418	702,000	51	153	48	11	1	5

East Hampton Village

	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	#Sales \$1M to 1.99M	#Sales \$2M to \$3.49	#Sales \$3.5 to 4.99M	#Sales \$5M+
1st H 2006	31	103,721,718	1,950,000	-	6	10	6	2	7
Change 1st H 2005	-42.59%	-46.94%	-12.68%	-100.00%	-25.00%	-33.33%	-62.50%	-50.00%	-22.22%
	54	195,471,970	2,233,135	2	8	15	16	4	9

Montauk

	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	#Sales \$1M to 1.99M	#Sales \$2M to \$3.49	#Sales \$3.5 to 4.99M	#Sales \$5M+
1st H 2006	39	45,626,025	805,000	2	26	6	3	2	-
Change 1st H 2005	-30.36%	-9.48%	+5.70%	-33.33%	-33.33%	-45.45%	-	+	-
	56	50,403,910	761,600	3	39	11	3	-	-

The Hamptons
(All Markets Combined)

	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	#Sales \$1M to 1.99M	#Sales \$2M to \$3.49	#Sales \$3.5 to 4.99M	#Sales \$5M+
1st H 2006	958	1,651,127,763	900,000	128	420	198	120	41	51
Change 1st H 2005	-20.76%	+0.07%	+13.21%	-49.21%	-24.19%	-15.02%	+29.03%	+20.59%	+18.60%
	1,209	1,650,023,076	795,000	252	554	233	93	34	43

*source: LI Profiles

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