

**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+
<b>1st H 2006</b>	<b>49</b>	<b>63,355,847</b>	<b>899,000</b>	<b>5</b>	<b>25</b>	<b>10</b>	<b>7</b>	<b>1</b>	<b>1</b>
<b>Change</b>	<b>-39.51%</b>	<b>-25.61%</b>	<b>+5.76%</b>	<b>-37.50%</b>	<b>-50.98%</b>	<b>-33.33%</b>	<b>+16.67%</b>	<b>-</b>	<b>+</b>
<b>1st H 2005</b>	<b>81</b>	<b>85,163,600</b>	<b>850,000</b>	<b>8</b>	<b>51</b>	<b>15</b>	<b>6</b>	<b>1</b>	

**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+
<b>1st H 2006</b>	<b>27</b>	<b>37,698,500</b>	<b>1,150,000</b>	<b>1</b>	<b>10</b>	<b>8</b>	<b>8</b>	<b>-</b>	<b>-</b>
<b>Change</b>	<b>-20.59%</b>	<b>+28.58%</b>	<b>+58.08%</b>	<b>-90.00%</b>	<b>-28.57%</b>	<b>-</b>	<b>+300.00%</b>	<b>-</b>	<b>-</b>
<b>2nd H 2005</b>	<b>34</b>	<b>29,318,900</b>	<b>727,500</b>	<b>10</b>	<b>14</b>	<b>8</b>	<b>2</b>	<b>-</b>	<b>-</b>

**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+
<b>2nd H 2006</b>	<b>38</b>	<b>60,137,100</b>	<b>907,500</b>	<b>8</b>	<b>14</b>	<b>7</b>	<b>4</b>	<b>3</b>	<b>2</b>
<b>Change</b>	<b>-11.63%</b>	<b>+39.98%</b>	<b>+13.44%</b>	<b>+33.33%</b>	<b>-46.15%</b>	<b>-</b>	<b>+33.33%</b>	<b>+200.00%</b>	<b>-</b>
<b>2nd H 2005</b>	<b>43</b>	<b>42,961,900</b>	<b>800,000</b>	<b>6</b>	<b>26</b>	<b>7</b>	<b>3</b>	<b>1</b>	<b>-</b>

**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+
<b>2nd H 2006</b>	<b>72</b>	<b>76,825,790</b>	<b>892,500</b>	<b>6</b>	<b>39</b>	<b>22</b>	<b>5</b>	<b>-</b>	<b>-</b>
<b>Change</b>	<b>-38.98%</b>	<b>-26.73%</b>	<b>+24.83%</b>	<b>-66.67%</b>	<b>-47.30%</b>	<b>+22.22%</b>	<b>-16.67%</b>	<b>-100.00%</b>	<b>-</b>
<b>2nd H 2005</b>	<b>118</b>	<b>104,851,780</b>	<b>715,000</b>	<b>18</b>	<b>74</b>	<b>18</b>	<b>4</b>	<b>2</b>	<b>-</b>

\*source: LI Profiles

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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+
<b>1st H 2006</b>	<b>60</b>	<b>208,318,083</b>	<b>1,675,000</b>	<b>4</b>	<b>14</b>	<b>15</b>	<b>13</b>	<b>6</b>	<b>8</b>
<b>Change</b>	<b>-15.49%</b>	<b>-14.33%</b>	<b>+1.52%</b>	<b>+300.00%</b>	<b>-36.36%</b>	<b>-11.76%</b>	<b>+62.50%</b>	<b>+50.00</b>	<b>-57.89%</b>
<b>1st H 2005</b>	<b>71</b>	<b>243,171,100</b>	<b>1,650,000</b>	<b>1</b>	<b>22</b>	<b>17</b>	<b>8</b>	<b>4</b>	<b>19</b>

**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+
<b>1st H 2006</b>	<b>287</b>	<b>249,940,844</b>	<b>613,000</b>	<b>89</b>	<b>142</b>	<b>30</b>	<b>21</b>	<b>4</b>	<b>1</b>
<b>Change</b>	<b>-17.77%</b>	<b>-13.82%</b>	<b>+13.73%</b>	<b>-40.27%</b>	<b>+8.40%</b>	<b>-30.23%</b>	<b>+16.67%</b>	<b>-42.86</b>	<b>-</b>
<b>1st H 2005</b>	<b>349</b>	<b>290,029,354</b>	<b>539,000</b>	<b>149</b>	<b>131</b>	<b>43</b>	<b>18</b>	<b>7</b>	<b>1</b>

**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+
<b>1st H 2006</b>	<b>31</b>	<b>68,682,500</b>	<b>1,850,000</b>	<b>-</b>	<b>6</b>	<b>12</b>	<b>9</b>	<b>2</b>	<b>2</b>
<b>Change</b>	<b>-18.42%</b>	<b>-10.76%</b>	<b>+38.06%</b>	<b>-100.00%</b>	<b>-50.00%</b>	<b>-36.84%</b>	<b>+800.00%</b>	<b>-</b>	<b>-33.33%</b>
<b>1st H 2005</b>	<b>38</b>	<b>76,965,724</b>	<b>1,392,500</b>	<b>1</b>	<b>12</b>	<b>19</b>	<b>1</b>	<b>2</b>	<b>3</b>

**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+
<b>1st H 2006</b>	<b>118</b>	<b>424,234,546</b>	<b>2,307,500</b>	<b>1</b>	<b>21</b>	<b>33</b>	<b>23</b>	<b>16</b>	<b>24</b>
<b>Change</b>	<b>+22.92%</b>	<b>+89.62%</b>	<b>+53.32%</b>	<b>-66.67%</b>	<b>-12.50%</b>	<b>+3.13%</b>	<b>+21.05%</b>	<b>+33.33%</b>	<b>+300.00%</b>
<b>1st H 2005</b>	<b>96</b>	<b>223,728,420</b>	<b>1,505,000</b>	<b>3</b>	<b>24</b>	<b>32</b>	<b>19</b>	<b>12</b>	<b>6</b>

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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+
<b>1st H 2006</b>	<b>206</b>	<b>312,586,810</b>	<b>902,000</b>	<b>12</b>	<b>117</b>	<b>45</b>	<b>21</b>	<b>5</b>	<b>6</b>
<b>Change 1st H 2005</b>	<b>-23.42%</b>	<b>+1.50%</b>	<b>+28.49%</b>	<b>-76.47%</b>	<b>-23.53%</b>	<b>-6.25%</b>	<b>+90.91%</b>	<b>+400.00%</b>	<b>+20.00%</b>
<b>1st H 2005</b>	<b>269</b>	<b>307,956,418</b>	<b>702,000</b>	<b>51</b>	<b>153</b>	<b>48</b>	<b>11</b>	<b>1</b>	<b>5</b>

**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+
<b>1st H 2006</b>	<b>31</b>	<b>103,721,718</b>	<b>1,950,000</b>	<b>-</b>	<b>6</b>	<b>10</b>	<b>6</b>	<b>2</b>	<b>7</b>
<b>Change 1st H 2005</b>	<b>-42.59%</b>	<b>-46.94%</b>	<b>-12.68%</b>	<b>-100.00%</b>	<b>-25.00%</b>	<b>-33.33%</b>	<b>-62.50%</b>	<b>-50.00%</b>	<b>-22.22%</b>
<b>1st H 2005</b>	<b>54</b>	<b>195,471,970</b>	<b>2,233,135</b>	<b>2</b>	<b>8</b>	<b>15</b>	<b>16</b>	<b>4</b>	<b>9</b>

**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+
<b>1st H 2006</b>	<b>39</b>	<b>45,626,025</b>	<b>805,000</b>	<b>2</b>	<b>26</b>	<b>6</b>	<b>3</b>	<b>2</b>	<b>-</b>
<b>Change 1st H 2005</b>	<b>-30.36%</b>	<b>-9.48%</b>	<b>+5.70%</b>	<b>-33.33%</b>	<b>-33.33%</b>	<b>-45.45%</b>	<b>-</b>	<b>+</b>	<b>-</b>
<b>1st H 2005</b>	<b>56</b>	<b>50,403,910</b>	<b>761,600</b>	<b>3</b>	<b>39</b>	<b>11</b>	<b>3</b>	<b>-</b>	<b>-</b>

**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+
<b>1st H 2006</b>	<b>958</b>	<b>1,651,127,763</b>	<b>900,000</b>	<b>128</b>	<b>420</b>	<b>198</b>	<b>120</b>	<b>41</b>	<b>51</b>
<b>Change 1st H 2005</b>	<b>-20.76%</b>	<b>+0.07%</b>	<b>+13.21%</b>	<b>-49.21%</b>	<b>-24.19%</b>	<b>-15.02%</b>	<b>+29.03%</b>	<b>+20.59%</b>	<b>+18.60%</b>
<b>1st H 2005</b>	<b>1,209</b>	<b>1,650,023,076</b>	<b>795,000</b>	<b>252</b>	<b>554</b>	<b>233</b>	<b>93</b>	<b>34</b>	<b>43</b>

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