



For Immediate Release

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Hampton Report
Second Quarter 2006

Judi Desiderio, Principal Broker at Town and Country Real Estate of the East End, L.L.C. has just released the Hampton Report on the second quarter activity for 2006. As expected, in all markets on both the North and South Forks, the numbers of sales have declined by as much as 51.4%. The greatest decline was in the **Southampton Area** from 72 to 35. Yet the median price increased in all but one market.

In fact the median price rose in all Hamptons markets except **Southampton Village** where it dropped 11.7% to \$1.55M from \$1.755M.

Ms. Desiderio remarks, "In the Hamptons the under \$500,000 category might see the same fate as what is expected of our beloved copper penny". In **Amagansett** and **East Hampton Village**, second quarter '05 and second quarter '06 there were no trades under \$500,000. In **Bridgehampton** there were none in the second quarter '06 and only one in, **Southampton Area** and **Montauk** under \$500K in '06.

The least significant decline in activity was in **Bridgehampton** with the number of sales from 60 to 58 in '05 to '06 respectively, a 3% change.

All Hamptons markets combined saw a 23% decline in number of sales; a slight drop of 3% in the Total Sales Volume and a 17% increase in the median home sales. In the Hamptons markets (**All Markets Combined**), in '05 and '06 the greatest number of sales occurred in the category \$500K and \$999. Second quarter '06 where the number trades was 229 down 29% from '05 when 324 trades occurred. The greatest number in activity occurred in the \$5M and over category which increased from 24 to 31.

Above it all though, sales \$5M up increased by 29% from 24 to 31. "This clearly substantiates high end home sales in the Hamptons remain Bullish" said Judi A. Desiderio, Principal Broker of Town and Country Real Estate of the East End, L.L.C.

*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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**Town & Country Real Estate of the East End LLC
South Fork Second Quarter 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+
2nd Q 2006	33	44,152,780	995,000	2	16	9	5	-	1
Change	-26.67%	-2.41%	+17.06%	-33.33%	-50.00%	+50.00%	+25.00%	-	-
2nd Q 2005	45	45,244,850	850,000	3	32	6	4	-	-

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+
2nd Q 2006	14	17,422,000	924,500	1	7	3	3	-	-
Change	-33.33%	-1.29%	+24.93%	-80.00%	-36.36%	-25.00%	+200.00%	-	-
2nd Q 2005	21	17,650,000	740,000	5	11	4	1	-	-

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 Q 2006	21	40,039,000	1,150,000	3	7	5	2	2	2
Change	-16.00%	+56.68%	+43.75%	-40.00%	-50.00%	+66.67%	-	+100.00%	-
2nd Q 2005	25	25,553,900	800,000	5	14	3	2	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 Q 2006	35	40,062,810	890,000	1	20	10	4	-	-
Change	-51.39%	-43.25%	+21.50%	-85.71%	-55.56%	-28.57%	-	100.00%	-
2nd Q 2005	72	70,599,730	732,500	7	45	14	4	2	-

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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+
2nd Q 2006	28	112,374,250	1,549,500	3	4	9	4	3	5
Change	-22.22%	-18.16%	-11.72%	+200.00%	-50.00%	-10.00%	-	-	-50.00%
2nd Q 2005	36	137,305,000	1,755,250	1	8	10	4	3	10

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+
2nd Q 2006	149	134,475,461	635,000	45	75	17	8	3	1
Change	-16.29%	-4.34%	+15.45%	-31.82%	-9.64%	-	-11.11%	-	-
2nd Q 2005	178	140,573,054	550,000	66	83	17	9	3	-

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+
2nd Q 2006	15	37,395,000	1,995,000	-	3	5	4	1	2
Change	-25.00%	-31.81%	+43.27%	-	-57.14%	-28.57%	+300.00%	-50.00%	-33.33%
2nd Q 2005	20	54,835,474	1,392,500	-	7	7	1	2	3

Bridgethampston

(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+
2nd Q 2006	58	195,198,946	2,025,000	-	10	19	11	7	11
Change	-3.33%	+26.96%	+32.35%	-100.00%	-	-24.00%	+22.22%	-22.22%	+120.00%
2nd Q 2005	60	153,743,500	1,530,000	2	10	25	9	9	5

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East Hampton Area
(Includes Wainscott)

	# 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 Q 2006	131	195,188,410	896,000	7	77	27	14	3	3
Change	-14.38%	+35.09%	+19.47%	-69.57%	-13.48%	-15.63%	+75.00%	+200.00%	-
2nd Q 2005	153	144,491,869	750,000	23	89	32	8	1	-

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+
2nd Q 2006	16	71,346,719	2,687,500	-	-	7	3	-	6
Change	-46.67%	-43.72%	+1.22%	-	-100.00%	-	-66.67%	-100.00%	-
2nd Q 2005	30	126,763,270	2,655,000	-	5	7	9	3	6

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+
2nd Q 2006	17	25,727,500	850,000	1	10	1	3	2	-
Change	-45.16%	-4.86%	+13.33%	-50.00%	-50.00%	-87.50%	+200.00%	-	-
2nd Q 2005	31	27,041,510	750,000	2	20	8	1	-	-

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+
2nd Q 2006	517	913,382,876	935,000	63	229	112	61	21	31
Change	-22.95%	-3.22%	+16.88%	-44.74%	-29.32%	-15.79%	+17.31%	-12.50%	+29.17%
2nd Q 2005	671	943,802,157	800,000	114	324	133	52	24	24

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