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HAMPTONS 4th Quarter 2009 Home Sales Report

TOWN & COUNTRY REAL ESTATE'S 4th Quarter Home Sales Report is predominantly in the **BLACK**.

Suffice to say there are few surprises here. As stated in our 3rd Q Report, activity levels have increased in all markets as of summer 2009 and since our Reports are a year to year evaluation, no one should be surprised to see significant increases nearly across the board, for last year this time was the worst I have experienced in my nearly three decades in East End Real Estate.

Closer scrutiny of the 11 individual Markets monitored by **TOWN & COUNTRY** we find the market leading the way out of the stagnation of our local housing recession was **BRIDGEHAMPTON (which includes Water Mill and Sagaponack)** clear across the board in every way. The **Total Home Sales Volume in BRIDGEHAMPTON (which includes Water Mill and Sagaponack)** broke the sound barrier with an amazing 266.4% increase. The Number of **Home Sales** more than doubled (up 140%) from 15 in 4th Q 2008 to 36 in 4th Q 2009. The third criteria studied by **TOWN & COUNTRY** is **Median Home Sales Price** where an increase of over 70% was seen in **BRIDGEHAMPTON (which includes Water Mill and Sagaponack)** from \$1.525M to \$2.6M (2008 to 2009).

Now before we all pop the corks, let us remember the **BRIDGEHAMPTON market (which includes Water Mill and Sagaponack)** was one of the hardest hit markets by this recession. This may be primarily due to the buying population consisting of a significant number of those in the banking industry

The **SAG HARBOR AREA (which includes Noyac and North Haven)** experienced an unusual phenomenon. The Number of **Home Sales** shot up an incredible 125% (8 to 18) while the **Median Home Sales Price** dropped sharply 42% from \$1.3M to \$750,000. It seems the lower end experienced a 200% increase in sales.

Nearly all 11 Markets monitored by **TOWN & COUNTRY** realized significant gains in the Number of **Home Sales** with the sole exception of **SAG HARBOR VILLAGE** where there was a single sale drop from 7 to 6 Sales 4th Q 2008 compared to the same period to 2009.

EAST HAMPTON VILLAGE took a bit of a hair cut in both **Total Home Sales Volume** (down 35%) and **Median Home Sales Price** (down 28%) but this may be more relative to a lack of good inventory vs. a lack of demand.

Viewing the 6 different price categories in **ALL HAMPTONS MARKETS COMBINED** clearly demonstrates a surge in the \$1-3.5M price categories and the best performance in the Number of Sales was at the \$5M and up, which went from 10 to 18 in the 4th Q 2008 to 4th Q 2009.

Overall, looking at **ALL HAMPTONS MARKETS COMBINED** makes calls for the "Happy Dance" down Main Street! And while the statistics are impressive, we are really looking at the rebound of off the floor. There are very few who are sad to see 2009 leave us. Here's to a happy, healthy and prosperous 2010 to all.

To view more specifics on your particular locations and price ranges visit our website **1TownandCountry.com** and click "Reports".

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*Source: The Long Island Real Estate Report

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

Hamptons 2009 Fourth Quarter Statistics

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 \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M+
4th Q 2009	18	20,954,000	750,500	3	9	3	2	1	-
Change	+125.00%	+90.10%	-41.77%	-	+200.00%	-	-	-	-
4th Q 2008	8	11,022,500	1,288,750	-	3	3	2	-	-

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 \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M+
4th Q 2009	6	11,735,000	1,207,500	-	1	4	-	-	1
Change	-14.29%	+16.53%	+13.65%	-100.00%	-50.00%	+100.00%	-100.00%	-	-
4th Q 2008	7	10,070,500	1,062,500	1	2	2	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 \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M+
4th Q 2009	14	11,265,500	647,000	3	9	1	1	-	-
Change	+55.56%	+50.51%	-23.46%	+50.00%	+50.00%	-	-	-	-
4th Q 2008	9	7,484,824	845,325	2	6	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 \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M+
4th Q 2009	18	15,822,050	867,500	2	11	5	-	-	-
Change	+28.57%	+48.94%	+40.03%	+100.00%	-	+150.00%	-	-	-
4th Q 2008	14	10,623,433	619,500	1	11	2	-	-	-

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 \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M+
4th Q 2009	19	46,037,911	1,950,000	-	6	4	5	1	3
Change	+26.67%	+21.68%	+34.95%	-	+20.00%	-42.86%	-	-	+50.00%
4th Q 2008	15	37,834,555	1,445,000	-	5	7	-	1	2

Westhampton

(Includes Westhampton Beach, Hampton Bays, East Quogue, Quogue and Quiogue)

	# 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 \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M+
4th Q 2009	76	64,095,570	542,500	33	26	11	5	-	1
Change	+40.74%	+34.44%	+7.43%	+32.00%	+52.94%	+120.00%	-	-100.00%	-
4th Q 2008	54	47,675,255	505,000	25	17	5	5	2	-

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 \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M+
4th Q 2009	10	20,551,000	1,372,500	-	3	3	2	2	-
Change	+11.11%	-19.44%	-39.00%	-	+50.00%	+50.00%	-33.33%	-	-100.00%
4th Q 2008	9	25,510,500	2,250,000	-	2	2	3	-	2

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 \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M+
4th Q 2009	36	136,106,000	2,600,000	-	3	7	15	4	7
Change	+140.00%	+266.42%	+70.49%	-100.00%	+200.00%	-	+400.00%	+300.00%	+250.00%
4th Q 2008	15	37,145,000	1,525,000	1	1	7	3	1	2

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 \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M+
4th Q 2009	44	49,591,795	1,007,500	3	19	21	-	-	1
Change	+37.50%	+39.91%	+13.52%	-40.00%	+35.71%	+133.33%	-100.00%	-100.00%	-
4th Q 2008	32	35,444,955	887,500	5	14	9	3	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 \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M+
4th Q 2009	10	34,809,501	2,622,500	-	2	2	2	1	3
Change	+25.00%	-34.65%	-27.53%	-	+100.00%	-	-	-50.00%	-
4th Q 2008	8	53,267,500	3,618,750	-	1	-	2	2	3

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 \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M+
4th Q 2009	12	32,235,000	1,250,000	-	5	2	2	1	2
Change	+50.00%	+23.03%	+32.63%	-	-	-	-	-	+100.00%
4th Q 2008	8	26,200,000	942,500	-	5	-	2	-	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 \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M+
4th Q 2009	263	443,203,327	985,000	44	94	63	34	10	18
Change	+46.93%	+46.62%	+12.57%	+25.71%	+40.30%	+65.79%	+54.55%	+42.86%	+80.00%
4th Q 2008	179	302,279,022	875,000	35	67	38	22	7	10