



HAMPTONS Year End 2009 Home Sales Report

TOWN & COUNTRY REAL ESTATE monitors 11 specific Hamptons markets in the most comprehensive report available. The 2009 year end statistics clearly shows shifts in price ranges and locations deemed “the best values”. In addition, the current year end report was saved by a sudden increase in sales activity in the final months of 2009.

Similar to our 4th Quarter Report, **BRIDGEHAMPTON (which includes Water Mill and Sagaponack)** realized significant gains in all 3 parameters monitored by **TOWN & COUNTRY**. The Number of **Homes Sales** shot up 50% from 87 in 2008 to 131 in 2009. The **Total Home Sales Volume** increased 46% from \$319M to \$466M year to year, and the **Median Home Sales Price** rose 29% from \$2.1M in 2008 to \$2.7M in 2009. Further scrutiny of the 6 different price ranges reported by **TOWN & COUNTRY**, showed a 173% increase in the \$2M - \$3.49M category with 15 **Total Home Sales** in 2008 to 41 in 2009. Keep in mind **BRIDGEHAMPTON (which includes Water Mill and Sagaponack)** took one of the biggest hits during this market correction, and buyers realize these markets are value driven.

On the flip side, **SAG HARBOR VILLAGE** seems to be taking the longest to turn around. There the declines were the greatest in the Number of **Home Sales**, down 47% (from 43 in 2008 to 23 in 2009) and the **Total Home Sales Volume** down 54% (from \$59.5M in 2008 to \$27.4M in 2009). While in the past few years both the **Sag Harbor Village** and **Shelter Island** markets have been comparable in **Total Number of Home Sales**, in 2009 there were 43 home sold on **Shelter Island** and only 23 in **Sag Harbor Village**.

Of all 11 markets monitored by **TOWN & COUNTRY**, **EAST HAMPTON VILLAGE** experienced the greatest downward shift in **Median Home Sales Price** from \$3.35M in 2008 to \$2.4M in 2009 or a decline of 28.4%. In the under \$1M price category, **Total Home Sales** doubled from 4 to 8 year over year, 2008 to 2009.

THE HAMPTONS (all markets combined) clearly show the shift towards the lower price range activity, though the greatest gain was present in the \$2M-\$3.49M price category which jumped 34% from 98 **Total Home Sales** in 2008 to 131 in 2009.

In conclusion, we see the buyer’s attention focused on value, and that different hamlets are emerging from this great recession at different levels.

To view more specifics on your particular locations and price ranges visit our website **1TownandCountry.com** and click on “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 Full Year 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+
2009	70	89,867,509	800,000	12	33	8	13	3	1
Change	+27.27%	+16.94%	+0.13%	+33.33%	+32.00%	-	+30.00%	-	-66.67%
2008	55	76,848,962	799,000	9	25	8	10	-	3

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+
2009	23	27,420,000	990,000	4	8	9	1	-	1
Change	-46.51%	-53.93%	-10.00%	+100.00%	-52.94%	-43.75%	-85.71%	-100.00%	-
2008	43	59,513,150	1,100,000	2	17	16	7	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 \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M+
2009	43	46,501,184	855,000	7	23	8	4	-	1
Change	+2.38%	-22.36%	-11.79%	+75.00%	-	-11.11%	-	-100.00%	-
2008	42	59,894,573	969,250	4	23	9	4	1	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+
2009	85	81,603,081	770,000	13	45	21	5	1	-
Change	-8.60%	-35.59%	+2.67%	-	-8.16%	-	+25.00%	-	-100.00%
2008	93	126,688,633	750,000	13	49	21	4	1	5

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+
2009	68	191,264,947	1,840,000	-	21	18	13	5	11
Change	+15.25%	-30.06%	-18.22%	-100.00%	+50.00%	+38.46%	+44.44%	+25.00%	-38.89%
2008	59	273,454,576	2,250,000	1	14	13	9	4	18

Westhampton

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

	# 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+
2009	301	281,585,731	565,000	127	99	44	19	9	3
Change	+3.08%	-0.42%	-1.03%	-2.31%	+8.79%	+7.32%	+18.75%	-	-40.00%
2008	292	282,764,399	570,858	130	91	41	16	9	5

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+
2009	43	100,895,500	2,075,000	2	8	11	13	8	1
Change	+13.16%	+1.05%	+5.98%	-	-20.00%	+10.00%	+85.71%	+100.00%	-85.71%
2008	38	99,847,564	1,958,000	-	10	10	7	4	7

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+
2009	131	465,885,133	2,700,000	5	10	26	41	18	31
Change	+50.57%	+45.95%	+28.57%	+66.67%	-37.50%	+18.18%	+173.33%	+38.46%	+72.22%
2008	87	319,219,614	2,100,000	3	16	22	15	13	18

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+
2009	197	215,011,841	700,000	39	97	44	12	-	5
Change	-1.01%	-9.08%	-20.00%	+85.71%	-6.73%	-16.98%	-14.29%	-100.00%	+66.67%
2008	199	236,487,230	875,000	21	104	53	14	4	3

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+
2009	35	129,474,501	2,400,000	1	8	7	6	4	9
Change	-14.63%	-33.97%	-28.36%	-	+100.00%	-36.36%	-14.29%	-42.86%	-18.18%
2008	41	196,094,800	3,350,000	1	4	11	7	7	11

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+
2009	49	78,880,122	905,000	9	21	10	4	1	4
Change	+4.26%	+16.11%	+3.43%	+80.00%	-8.70%	-23.08%	-20.00%	-	+300.00%
2008	47	67,935,000	875,000	5	23	13	5	-	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+
2009	1,045	1,708,389,549	905,000	219	373	206	131	49	67
Change	+4.92%	-5.02%	-2.53%	+15.87%	-0.80%	-5.07%	+33.67%	+11.36%	-6.94%
2008	996	1,798,748,501	928,500	189	376	217	98	44	72