



## HAMPTONS 5 Year History Report

**TOWN & COUNTRY REAL ESTATE** has compiled a 5 year study of the 11 specific markets comprising the Hamptons, Long Island.

We chose 5 years specifically due to the fact that **TOWN & COUNTRY** had identified the summer of 2005 as the “Top of the Market” for sales activity (August 2005) and we were the first to identify the first half of 2009 as “The Bottom” (March 2009). Thus looking to analyze the comparison from Bull to Bear!

This evaluation examines the **Number of Home Sales, Total Home Sales Volume and Median Home Sales Price** in all 11 markets monitored by **TOWN & COUNTRY** including 6 specific price ranges within each market.

In the Hamptons, while we experienced the most **Number of Home Sales** in 2005 (2,544), 2007 was the best year for high end home sales, as evidenced by the highest **Median Home Sales Price** of \$999,000 (2007). A closer look at the different price ranges monitored by **TOWN & COUNTRY** and you will see from \$2M up, the highest **Number of Home Sales** occurred in 2007! In fact 5 of our 11 markets posted their highest **Median Home Sales Price** in 2007!

7 of the 11 individual markets monitored by **TOWN & COUNTRY** had their best year in 2005 for the **Number of Home Sales** – or sales activity as we say – with 2007 second best.

Now some sobering statistics... **SAG HARBOR VILLAGE** and **SOUTHAMPTON AREA (which includes North Sea)** dropped the most in the **Number of Home Sales** – 67%. Furthermore 9 of the 11 markets saw declines of at least 50% in sales activity when comparing the **Number of Home Sales** in 2005 with the **Number of Home Sales** in 2009. The **Total Home Sales Volume** in the **SOUTHAMPTON AREA (which includes North Sea)** experienced the greatest decline - 69% - from \$273M in 2005 down to \$83.5M in 2009.

**MONTAUK** and **BRIDGEHAMPTON (which includes Water Mill and Sagaponack)** on the other hand posted their highest **Median Home Sales Price** in 2009, \$909,930 and \$2.675M respectively.

While these statistics may have a sobering effect – the good news is we are off the bottom! This leaves us future advancing markets.

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

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# Hamptons 5 Year History

## 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	73	92,607,509	800,000	12	35	9	13	3	1
2008	76	116,089,055	828,000	11	32	11	17	1	4
2007	125	171,490,508	965,000	13	51	35	21	4	1
2006	109	127,923,515	816,000	9	66	18	12	3	1
2005	165	177,238,351	830,000	17	99	35	11	2	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 \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M+
2009	24	28,495,000	1,032,500	4	8	10	1	-	1
2008	49	69,871,150	1,105,000	3	18	19	7	1	1
2007	75	90,926,000	991,500	5	37	22	10	1	-
2006	59	80,214,155	1,125,000	4	24	20	10	-	1
2005	73	66,764,918	800,000	16	34	20	3	-	-

## 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	46	50,346,184	867,600	7	24	10	4	-	1
2008	49	64,175,573	940,000	9	23	11	4	1	1
2007	86	134,155,999	973,500	7	43	17	9	7	3
2006	71	105,098,315	875,000	11	33	12	7	5	3
2005	110	107,605,400	757,500	18	64	17	9	2	-

## 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	88	83,511,314	760,000	14	46	22	5	1	-
2008	120	170,645,027	847,000	16	58	29	9	2	6
2007	197	241,657,663	900,000	19	97	51	22	7	1
2006	176	231,948,674	934,425	12	89	49	19	4	3
2005	270	272,907,624	782,500	35	155	56	20	4	-

## 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	69	192,117,947	1,800,000	-	22	18	13	5	11
2008	72	408,627,576	2,275,000	1	15	17	12	4	23
2007	129	585,102,242	2,000,000	3	24	37	22	12	31
2006	124	489,364,493	1,900,000	6	22	36	22	15	23
2005	137	456,360,215	1,700,000	4	38	37	18	9	31

## 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+
2009	316	305,940,521	570,000	134	102	46	20	9	5
2008	341	334,110,239	575,000	147	108	48	22	11	5
2007	537	606,067,521	680,000	162	206	101	43	14	11
2006	567	565,158,742	618,000	179	252	72	45	11	8
2005	732	693,968,525	586,750	279	281	101	51	14	6

## 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	46	104,930,500	1,962,500	2	9	12	14	8	1
2008	48	131,497,564	2,106,500	1	10	11	13	5	8
2007	94	252,936,612	2,010,000	1	18	27	27	9	12
2006	60	148,597,468	1,909,000	-	8	24	16	6	6
2005	78	199,517,281	1,431,250	1	22	34	11	3	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	138	502,306,527	2,675,000	5	11	27	43	18	34
2008	121	449,789,974	2,350,000	4	18	29	24	20	26
2007	203	727,339,641	2,625,000	8	31	39	54	29	42
2006	219	791,990,541	2,400,000	3	35	54	49	36	42
2005	239	605,287,265	1,920,000	7	44	75	66	28	19

## 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	204	221,159,341	700,000	41	100	45	13	-	5
2008	234	271,598,295	842,500	28	121	61	16	5	3
2007	382	536,578,517	917,000	27	187	102	53	7	6
2006	391	506,066,312	870,000	24	230	94	31	6	6
2005	528	578,384,965	778,500	72	303	114	32	1	6

## 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	39	154,044,501	2,750,000	1	8	7	8	4	11
2008	49	209,147,300	2,250,000	1	8	13	8	8	11
2007	62	311,385,364	3,425,000	-	8	14	10	11	19
2006	64	219,169,286	2,725,000	-	11	18	13	8	14
2005	98	336,356,877	2,400,000	2	16	25	25	12	18

## 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	51	82,229,122	909,930	9	22	10	5	1	4
2008	59	77,268,533	875,000	8	30	15	5	-	1
2007	105	161,248,946	885,000	7	59	26	7	3	3
2006	89	96,689,775	840,000	5	59	18	4	3	-
2005	114	122,172,794	867,500	7	74	23	6	3	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	1,094	1,817,688,466	909,965	229	387	216	139	49	74
2008	1,218	2,302,820,286	950,000	229	441	264	137	58	89
2007	1,995	3,818,889,013	999,000	252	761	471	278	104	129
2006	1,929	3,362,221,276	950,000	253	829	415	228	97	107
2005	2,544	3,616,564,215	849,500	458	1,130	537	252	78	89