

FOR IMMEDIATE  
RELEASE

July 21, 2010  
For further info  
contact  
Judi A. Desiderio  
631-324-8080 ext.21

# Town & Country

REAL ESTATE

## HAMPTONS Mid-year 2010 Home Sales Report

This **Town & Country Real Estate** mid-year home sales report validates what we have been expressing to the media – the Hamptons real estate market is significantly off the bottom.

**SAG HARBOR VILLAGE** is the bold front runner, followed closely by a strong performance on Shelter Island. **SAG HARBOR VILLAGE** blew past last year's anemic performance of 7 home sales in the first 6 months in 2009 with a 243% increase to 24 in the first half of 2010. Additionally, the **Total Home Sales Volume** exploded 547% greater year over year from \$7M in 2009 to \$45M in 2010 same period. A closer look at the 6 price categories monitored by Town & Country and you can surmise the additional 400% increase in the \$2M-\$3.49M category and the additional 2 home sales over \$5M in 2010, pushes the **Total Home Sales Volume** up, as well as the **Median Home Sale Price** which increased 45% from \$700K in 2009 to \$1M in 2010 mid-year report.

All 11 markets which **Town & Country** reports on saw great increases in the Number of Home Sales with the lowest increase in **WESTHAMPTON (which includes West Hampton Beach, Hampton Bays, East Quogue, Quogue and Quogue)** which nearly doubled from 97 home sales in 2009 to 186 in the same period 2010.

8 of the 11 markets saw the **Median Home Sales Price** shift higher and all 11 markets reported great **Total Home Sales Volumes** and **Number of Home Sales**.

**EAST HAMPTON VILLAGE** experienced the greatest shift higher in **Median Home Sales Price**... up 135% from \$1,242,500 in the first half of 2009 to \$2,925,000 in the same period this year, clearly due to the sales over \$5M which went from 1 in 2009 to 6 in 2010.

**ALL HAMPTONS MARKETS COMBINED** tell the tale of the Hamptons Real Estate market for the first 6 months of 2010 – A vast improvement from a year ago.

To view more specifics in your particular locations and price ranges, please visit our website [1TownandCountry.com](http://1TownandCountry.com) and click on "Reports".

Judi A. Desiderio, CEO  
[jd@1TownandCountry.com](mailto:jd@1TownandCountry.com)  
631-324-8080

**1TownandCountry.com**

\*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 2010 Half 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+
1st H 2010	38	46,692,426	687,500	11	12	4	11	-	-
Change	+100%	+67.05%	-14.06%	+266.67%	+50.00%	+300.00%	+83.33%	-	-100.00%
1st H 2009	19	27,950,900	800,000	3	8	1	6	-	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+
1st H 2010	24	45,103,500	1,016,250	4	8	5	5	-	2
Change	+243%	+547.11%	+45.18%	+100.00%	+300.00%	+150.00%	+400.00%	-	-
1st H 2009	7	6,970,000	700,000	2	2	2	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+
1st H 2010	30	36,034,901	950,000	4	13	7	6	-	-
Change	+233%	+319.25%	+11.11%	+100.00%	+225.00%	+250.00%	+500.00%	-	-
1st H 2009	9	8,595,000	855,000	2	4	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 \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M+
1st H 2010	76	87,847,887	917,500	9	34	21	12	-	-
Change	+124%	+161.20%	+13.41%	+80.00%	+100.00%	+133.33%	+300.00%	-	-
1st H 2009	34	33,632,325	809,000	5	17	9	3	-	-

## 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+
1st H 2010	45	120,114,448	1,851,909	2	6	17	8	6	6
Change	+137%	+175.35%	+5.82%	-	-	+142.86%	+166.67%	+500.00%	+200.00%
1st H 2009	19	43,622,786	1,750,000	-	6	7	3	1	2

## Westhampton

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

	# 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+
1st H 2010	186	173,611,994	652,500	68	72	29	10	5	2
Change	+92%	+105.20%	+13.48%	+61.90%	+111.76%	+123.08%	+100.00%	+150.00%	+100.00%
1st H 2009	97	84,605,979	575,000	42	34	13	5	2	1

## 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+
<b>1st H 2010</b>	<b>39</b>	<b>80,432,750</b>	<b>1,600,000</b>	<b>1</b>	<b>12</b>	<b>13</b>	<b>7</b>	<b>3</b>	<b>3</b>
<b>Change</b>	<b>+129%</b>	<b>+74.69%</b>	<b>-22.89%</b>	<b>-</b>	<b>+300.00%</b>	<b>+160.00%</b>	<b>+40.00%</b>	<b>-</b>	<b>+200.00%</b>
<b>1st H 2009</b>	<b>17</b>	<b>46,043,500</b>	<b>2,075,000</b>	<b>-</b>	<b>3</b>	<b>5</b>	<b>5</b>	<b>3</b>	<b>1</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 \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M+
<b>1st H 2010</b>	<b>83</b>	<b>281,502,402</b>	<b>2,150,000</b>	<b>3</b>	<b>11</b>	<b>24</b>	<b>22</b>	<b>11</b>	<b>12</b>
<b>Change</b>	<b>+131%</b>	<b>+123.40%</b>	<b>-19.51%</b>	<b>+50.00%</b>	<b>+120.00%</b>	<b>+242.86%</b>	<b>+266.67%</b>	<b>+120.00%</b>	<b>+9.09%</b>
<b>1st H 2009</b>	<b>36</b>	<b>126,010,200</b>	<b>2,671,000</b>	<b>2</b>	<b>5</b>	<b>7</b>	<b>6</b>	<b>5</b>	<b>11</b>

## 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+
<b>1st H 2010</b>	<b>167</b>	<b>212,843,047</b>	<b>877,500</b>	<b>30</b>	<b>71</b>	<b>43</b>	<b>17</b>	<b>3</b>	<b>3</b>
<b>Change</b>	<b>+139%</b>	<b>+147.19%</b>	<b>+35.00%</b>	<b>+87.50%</b>	<b>+97.22%</b>	<b>+377.78%</b>	<b>+183.33%</b>	<b>-</b>	<b>-</b>
<b>1st H 2009</b>	<b>70</b>	<b>86,104,821</b>	<b>650,000</b>	<b>16</b>	<b>36</b>	<b>9</b>	<b>6</b>	<b>-</b>	<b>3</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 \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M+
<b>1st H 2010</b>	<b>26</b>	<b>90,944,500</b>	<b>2,925,000</b>	<b>1</b>	<b>5</b>	<b>4</b>	<b>7</b>	<b>3</b>	<b>6</b>
<b>Change</b>	<b>+100%</b>	<b>+165.03%</b>	<b>+135.41%</b>	<b>-50.00%</b>	<b>+150.00%</b>	<b>-</b>	<b>+250.00%</b>	<b>+50.00%</b>	<b>+500.00%</b>
<b>1st H 2009</b>	<b>13</b>	<b>34,315,000</b>	<b>1,242,500</b>	<b>2</b>	<b>2</b>	<b>4</b>	<b>2</b>	<b>2</b>	<b>1</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 \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M+
<b>1st H 2010</b>	<b>39</b>	<b>42,510,737</b>	<b>747,500</b>	<b>7</b>	<b>20</b>	<b>9</b>	<b>1</b>	<b>1</b>	<b>1</b>
<b>Change</b>	<b>+179%</b>	<b>+268.22%</b>	<b>+4.18%</b>	<b>+40.00%</b>	<b>+300.00%</b>	<b>+200.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>1st H 2009</b>	<b>14</b>	<b>11,545,000</b>	<b>717,500</b>	<b>5</b>	<b>5</b>	<b>3</b>	<b>1</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 \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M+
<b>1st H 2010</b>	<b>753</b>	<b>1,217,638,592</b>	<b>970,000</b>	<b>140</b>	<b>264</b>	<b>176</b>	<b>106</b>	<b>32</b>	<b>35</b>
<b>Change</b>	<b>+125%</b>	<b>+139.04%</b>	<b>+19.38%</b>	<b>+77.22%</b>	<b>+116.39%</b>	<b>+183.87%</b>	<b>+171.79%</b>	<b>+146.15%</b>	<b>+75.00%</b>
<b>1st H 2009</b>	<b>335</b>	<b>509,395,511</b>	<b>812,500</b>	<b>79</b>	<b>122</b>	<b>62</b>	<b>39</b>	<b>13</b>	<b>20</b>