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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 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 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+
1st H 2010	39	80,432,750	1,600,000	1	12	13	7	3	3
Change	+129%	+74.69%	-22.89%	-	+300.00%	+160.00%	+40.00%	-	+200.00%
1st H 2009	17	46,043,500	2,075,000	-	3	5	5	3	1

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+
1st H 2010	83	281,502,402	2,150,000	3	11	24	22	11	12
Change	+131%	+123.40%	-19.51%	+50.00%	+120.00%	+242.86%	+266.67%	+120.00%	+9.09%
1st H 2009	36	126,010,200	2,671,000	2	5	7	6	5	11

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+
1st H 2010	167	212,843,047	877,500	30	71	43	17	3	3
Change	+139%	+147.19%	+35.00%	+87.50%	+97.22%	+377.78%	+183.33%	-	-
1st H 2009	70	86,104,821	650,000	16	36	9	6	-	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+
1st H 2010	26	90,944,500	2,925,000	1	5	4	7	3	6
Change	+100%	+165.03%	+135.41%	-50.00%	+150.00%	-	+250.00%	+50.00%	+500.00%
1st H 2009	13	34,315,000	1,242,500	2	2	4	2	2	1

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+
1st H 2010	39	42,510,737	747,500	7	20	9	1	1	1
Change	+179%	+268.22%	+4.18%	+40.00%	+300.00%	+200.00%	-	-	-
1st H 2009	14	11,545,000	717,500	5	5	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+
1st H 2010	753	1,217,638,592	970,000	140	264	176	106	32	35
Change	+125%	+139.04%	+19.38%	+77.22%	+116.39%	+183.87%	+171.79%	+146.15%	+75.00%
1st H 2009	335	509,395,511	812,500	79	122	62	39	13	20