

Town & Country

R E A L E S T A T E

HAMPTONS Year End 2010 Home Sales Report

TOWN & COUNTRY REAL ESTATE is pleased to release the year end statistics for Hamptons Real Estate Home Sales for 2010.

I just love statistics...the numbers don't lie or embellish, and they have no opinion or ego. They simply disclose the absolute truth. So here you have it...

In all 11 markets monitored by **TOWN & COUNTRY** the Number of Home Sales increased by as much as 122% and the Total Home Sales Volume in 10 of the 11 markets rose (the 11th dipped by only 1.9%) a statistical confirmation of a recovery.

SAG HARBOR VILLAGE experienced the most dramatic turn around in 2010 from 2009 realized a staggering 122% increase in Number of Home Sales from 23 to 51 and 190% increase in Total Home Sales Volume from \$27.4M to \$79.6M. While all 6 price categories experienced increased, the \$2 – 3.49M exploded 1,100% from 1 sale in 2009 to 12 in 2010! WOW!

In **EAST HAMPTON VILLAGE** the Median Home Sales Price rose more than the other 10 markets with nearly 22% increase from \$2.4M to \$2.925M. At \$2.925M **EAST HAMPTON VILLAGE** once again takes the crown for the highest Median Home Sales Price on the East End.

A closer look at **ALL HAMPTONS MARKETS COMBINED** and you see – BLACK – across the board! 42% increase in the Number of Home Sales and 41.5% increase in the Total Home Sales Volume are the tell tale stats. The Median Home Sales Price increased only .55% from \$905,000 to \$910,000, 2009 to 2010, year to year, and each of the price categories monitored by **TOWN & COUNTRY** experienced increased activity, particularly under \$500K and \$1 - \$1.99M where the Number of Home Sales more than doubled in each. Clearly **THE HAMPTONS** housing market began its recovery in 2010 from the great recession.

In conclusion, it is with great pleasure that we confirm in black and white **The Hamptons** housing market is off the bottom.

To view more specifics on your particular locations visit www.1TownandCountry.com/reports.

Judi A. Desiderio, CEO

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 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+
2010	75	88,186,780	732,507	20	24	12	19	-	-
Change	+7.14%	-1.87%	-8.44%	+66.67%	-27.27%	+50.00%	+46.15%	-100.00%	-100.00%
2009	70	89,867,509	800,000	12	33	8	13	3	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+
2010	51	79,568,500	965,000	8	20	9	12	-	2
Change	+122%	+190.18%	-2.53%	+100.00%	+150.00%	-	+1100%	-	+100.00%
2009	23	27,420,000	990,000	4	8	9	1	-	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+
2010	58	72,751,651	930,375	8	24	16	9	-	1
Change	+34.88%	+56.45%	+8.82%	+14.29%	+4.35%	+100.00%	+125.00%	-	-
2009	43	46,501,184	855,000	7	23	8	4	-	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+
2010	145	160,509,151	887,500	25	62	39	18	-	1
Change	+70.59%	+96.69%	+15.26%	+92.31%	+37.78%	+85.71%	+260.00%	-100.00%	-
2009	85	81,603,081	770,000	13	45	21	5	1	-

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+
2010	97	282,053,732	1,675,000	6	19	28	19	7	18
Change	+42.65%	+47.47%	-8.97%	-	-9.52%	+55.56%	+46.15%	+40.00%	+63.64%
2009	68	191,264,947	1,840,000	-	21	18	13	5	11

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+
2010	375	335,300,374	552,500	170	123	51	18	9	4
Change	+24.58%	+19.08%	-2.21%	+33.86%	+24.24%	+15.91%	-5.26%	-	+33.33%
2009	301	281,585,731	565,000	127	99	44	19	9	3

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+
2010	68	145,248,370	1,600,000	2	21	22	13	4	6
Change	+58.14%	+43.96%	-22.89%	-	+162.50%	+100.00%	-	-50.00%	+500.00%
2009	43	100,895,500	2,075,000	2	8	11	13	8	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+
2010	163	554,930,704	2,295,000	7	25	40	39	24	28
Change	+24.43%	+19.11%	-15.00%	+40.00%	+150.00%	+53.85%	-4.88%	+33.33%	-9.68%
2009	131	465,885,133	2,700,000	5	10	26	41	18	31

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+
2010	325	408,414,548	775,000	76	137	68	33	6	5
Change	+64.97%	+89.95%	+10.71%	+94.87%	+41.24%	+54.55%	+175.00%	-	-
2009	197	215,011,841	700,000	39	97	44	12	-	5

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+
2010	52	209,149,500	2,925,000	1	8	13	10	6	14
Change	+48.57%	+61.54%	+21.88%	-	-	+85.71%	+66.67%	+50.00%	+55.56%
2009	35	129,474,501	2,400,000	1	8	7	6	4	9

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+
2010	76	80,602,734	726,250	14	40	16	3	1	2
Change	+55.10%	+2.18%	-19.75%	+55.56%	+90.48%	+60.00%	-25.00%	-	-50.00%
2009	49	78,880,122	905,000	9	21	10	4	1	4

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+
2010	1,485	2,416,716,044	910,000	337	503	314	193	57	81
Change	+42.11%	+41.46%	+0.55%	+53.88%	+34.85%	+52.43%	+47.33%	+16.33%	+20.90%
2009	1,045	1,708,389,549	905,000	219	373	206	131	49	67