

Town & Country

REAL ESTATE

HAMPTONS

2011 Mid Year Home Sales Report

TOWN & COUNTRY REAL ESTATE'S Mid Year Home Sales Report for the Hamptons is a combination of the winter of white (we had more than 60" of the white stuff) and an emerging second quarter.

The top performer for the first 6 months of 2011 was the **Sag Harbor Area (which includes Noyac and North Haven)** with 100% – double – the **Total Home Sales Volume** to \$93.4M from \$46.7M, this year to last, as well as a 37% jump in the **Median Home Sales Price** to \$942,500 in 2011 from \$687,500 in 2010 first half year. Additionally, there was a slight up tick of 5% in the **Number of Home Sales**. Closer examination of the 6 price categories monitored by **TOWN & COUNTRY** and you see that the 2 highest price points saw gains of 4 sales in the \$3.5M to \$4.99M and 1 \$5M and up, when there were none in either price category, in 2010.

The **Bridgehampton market (which includes Water Mill and Sagaponack)** also realized significant gains in **Total Home Sales Volume (+23%)** and **Median Home Sales Price (+15%)** as well as +7% in the **Number of Home Sales** – again with the 2 highest price categories experiencing the greatest increases of 45.5% in the \$3.5M to \$4.99M and 41.7% in the \$5M and up price range.

The **Westhampton market (which includes Westhampton Beach, East Quogue, Quogue and Quogue)** saw the greatest pull back in sales activity with a 25% reduction in the **Number of Home Sales** from 115 in 2010 to 86 in 2011. Conversely, the **Median Home Sales Price** rose 12.15% from \$802,500 in 2010 to \$900,000 in 2011, same time period.

While 9 of the 12 markets monitored by **TOWN & COUNTRY** realized less closings in the first 6 months of 2011 from 2010, the **Median Home Sales Prices** in 7 of the same 12 markets rose. The price category with the greatest change was \$3.5M to \$4.99M with a 28% leap! Thus communicating the high end is alive and well in the Hamptons.

The second half of 2011 is already shaping up to be tremendously better than the first half! Stay Tuned! Have you signed up to receive **TOWN & COUNTRY REAL ESTATE'S** Quarterly Reports via email?

To view more specifics on your particular locations visit www.1TownandCountry.com/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 2011 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 2011	40	93,403,750	942,500	5	16	8	6	4	1
Change	+5%	+100.04%	+37.09%	-54.55%	+33.33%	+100.00%	-45.45%	-	-
1st H 2010	38	46,692,426	687,500	11	12	4	11	-	-

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 2011	20	26,025,500	1,312,500	3	5	9	2	-	1
Change	-17%	-42.30%	+29.15%	-25.00%	-37.50%	+80.00%	-60.00%	-	-50.00%
1st H 2010	24	45,103,500	1,016,250	4	8	5	5	-	2

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 2011	28	30,369,999	670,000	8	10	5	4	1	-
Change	-7%	-15.72%	-29.47%	+100.00%	-23.08%	-28.57%	-33.33%	-	-
1st H 2010	30	36,034,901	950,000	4	13	7	6	-	-

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 2011	69	76,800,716	762,500	17	26	15	9	1	1
Change	-9%	-12.58%	-16.89%	+88.89%	-23.53%	-28.57%	-25.00%	-	-
1st H 2010	76	87,847,887	917,500	9	34	21	12	-	-

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 2011	37	174,585,385	2,478,000	1	9	7	6	6	8
Change	-18%	+45.35%	+33.81%	-50.00%	+50.00%	-58.82%	-25.00%	-	+33.33%
1st H 2010	45	120,114,448	1,851,909	2	6	17	8	6	6

Westhampton

(Includes Westhampton Beach, 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+
1st H 2011	86	96,217,764	900,000	21	29	25	8	3	-
Change	-25%	-23.70%	+12.15%	-12.50%	-45.28%	+4.17%	-20.00%	-	-100.00%
1st H 2010	115	126,104,655	802,500	24	53	24	10	3	1

Hampton Bays

	# 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 2011	81	42,292,860	368,000	60	15	5	-	1	-
Change	+14%	-10.98%	-10.24%	+36.36%	-21.05%	-	-	-50.00%	-100.00%
1st H 2010	71	47,507,339	410,000	44	19	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 2011	31	70,633,500	1,862,500	1	5	12	7	2	4
Change	-21%	-12.18%	+16.41%	-	-58.33%	-7.69%	-	-33.33%	+33.33%
1st H 2010	39	80,432,750	1,600,000	1	12	13	7	3	3

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 2011	89	347,044,500	2,475,000	3	13	21	19	16	17
Change	+7%	+23.28%	+15.12%	-	+18.18%	-12.50%	-13.64%	+45.45%	+41.67%
1st H 2010	83	281,502,402	2,150,000	3	11	24	22	11	12

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 2011	142	148,587,948	820,000	24	69	36	10	2	1
Change	-15%	-30.19%	-6.55%	-20.00%	-2.82%	-16.28%	-41.18%	-33.33%	-66.67%
1st H 2010	167	212,843,047	877,500	30	71	43	17	3	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 2011	21	74,832,999	2,200,000	-	2	7	4	5	3
Change	-19%	-17.72%	-24.79%	-100.00%	-60.00%	+75.00%	-42.86%	+66.67%	-50.00%
1st H 2010	26	90,944,500	2,925,000	1	5	4	7	3	6

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 2011	38	33,421,800	823,500	4	28	4	2	-	-
Change	-3%	-21.38%	+10.17%	-42.86%	+40.00%	-55.56%	+100.00%	-100.00%	-100.00%
1st H 2010	39	42,510,737	747,500	7	20	9	1	1	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 2011	682	1,214,216,721	950,000	147	227	154	77	41	36
Change	-9%	-0.28%	-2.06%	+5.00%	-14.02%	-12.50%	-27.36%	+28.13%	+2.86%
1st H 2010	753	1,217,638,592	970,000	140	264	176	106	32	35