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HAMPTONS 2nd QUARTER REPORT

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\$3.5 Million was the Median Home Sale Price for East Hampton Village in the 2nd Quarter 2007..not only a most impressive number but a documented leap of 30.23% from 2nd Quarter 2006 Median Home Sales Price of \$2.69 Million. Although Sagaponack received National Recognition as “the most expensive zip code in the United States” the Blue Chip-like quality of East Hampton Village and Southampton Village real estate continued to entrench their foothold as top performers.

Southampton Village realized a whopping 64% increase in Median Home Sales Price in 2nd Quarter from \$1.6 Million in '06 to \$2.6 Million in '07. Additionally, Southampton Village topped the charts in Total Home Sales Volume increase with an impressive 67% for 2nd Quarter to \$212,996,500 Million in '07 from \$127,673,250 Million in '06.

Amagansett once again, quietly, yet confidently, spreads its peacock feathers with the greatest 2nd Quarter increase in activity with 28 home sales in '07, that's a 75% increase from the 16 in '06.

Bridgehampton (which includes Water Mill and Sagaponack) has remained a force to be reckoned with with a 35.5% increase in Median Home Sales Price of \$2.6 Million from \$1.9 Million in 2006, which is second only to Southampton Village.

\$231,229,020 was spent in the 2nd Quarter of 2007 in the Market of East Hampton Area (which includes Wainscott), Bridgehampton (which includes Water Mill and Sagaponack) brought in \$228,165,979 followed by Southampton Village with \$212,996,500.

On a less favorable note, 8 of the 11 Markets monitored by Town & Country Real Estate realized declines in the Number of Home Sales, only 2 saw an increase and 1 remained the same. The greatest decline in activity was in Montauk with a 32.14% drop in the Number of Home Sales from 28 in '06 to 19 in '07 and a 54% decline in Total Home Sales Volume to \$18 Million from \$39 Million – yet with both criteria in the red, the Median Home Sales Price remained in the black, though just a bit, at \$825,000 in '07 from \$820,000 in '06.

All Markets Combined gives us the overview of Hamptons Real Estate activity for 2nd Quarter 2007 with a 19% decrease in Number of Home Sales from 635 to 517, yet the Median Home Sales Price rose 10% to \$990,000 from \$899,000 and a Total Home Sales Volume relatively staple at approximately \$1 Billion for All Hampton Markets Combined.

Visit 1TownandCountry.com for full reports and statistics for the Hamptons North Fork and Shelter Island.

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*source: LI Profiles

*All information is deemed reliable and correct. Information is subject to errors, omissions and withdrawal without prior notice.

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HAMPTONS Q2 2007 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+
2nd Q 2007	39	47,856,500	1,025,000	5	13	14	6	1	-
Change	-7.14%	-9.68%	+4.38%	+150.00%	-43.48%	+27.27%	+20.00%	-	-100.00%
2nd Q 2006	42	52,982,780	982,015	2	23	11	5	-	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+
2nd Q 2007	23	21,714,000	849,000	3	15	4	1	-	-
Change	+53.33%	+16.60%	-10.63%	+200.00%	+114.29%	-	-66.67%	-	-
2nd Q 2006	15	18,622,000	950,000	1	7	4	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+
2nd Q 2007	25	32,140,884	850,000	3	13	5	3	-	1
Change	-16.67%	-33.05%	-4.76%	-57.14%	+30.00%	-16.67%	-	-100.00%	-50.00%
2nd Q 2006	30	48,009,000	892,500	7	10	6	3	2	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+
2nd Q 2007	42	43,542,651	875,000	5	21	12	4	-	-
Change	-14.29%	-18.76%	-8.14%	+66.67%	-16.00%	-29.41%	-	-	-
2nd Q 2006	49	53,594,310	952,500	3	25	17	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+
2nd Q 2007	32	212,996,500	2,623,750	-	6	9	5	2	10
Change	-	+66.83%	+64.04%	-100.00%	+20.00%	-	-	-50.00%	+66.67%
2nd Q 2006	32	127,673,250	1,599,500	3	5	9	5	4	6

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+
2nd Q 2007	137	129,169,950	604,200	44	57	27	4	4	1
Change	-25.95%	-20.09%	-3.79%	-22.81%	-38.04%	+12.50%	-50.00%	+33.33%	-
2nd Q 2006	185	161,653,010	628,000	57	92	24	8	3	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+
nd Q 2007	28	59,170,000	1,962,500	1	5	8	10	3	1
Change	+75.00%	+51.68%	+2.08%	-	+66.67%	+33.33%	+150.00%	+200.00%	-50.00%
nd Q 2006	16	39,010,000	1,922,500	-	3	6	4	1	2

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+
nd Q 2007	53	228,165,979	2,575,000	-	12	9	11	10	11
Change	-25.35%	+2.76%	+35.53%	-100.00%	-14.29%	-60.87%	-8.33%	+25.00%	-15.38%
nd Q 2006	71	222,043,696	1,900,000	1	14	23	12	8	13

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+
nd Q 2007	105	231,229,020	995,000	6	50	27	18	2	2
Change	-29.53%	+9.80%	+13.65%	-25.00%	-44.44%	-12.90%	+28.57%	-33.33%	-33.33%
nd Q 2006	149	210,587,481	875,500	8	90	31	14	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+
nd Q 2007	14	60,504,000	3,500,000	-	2	2	3	4	3
Change	-22.22%	-20.78%	+30.23%	-	-	-75.00%	-	+300.00%	-50.00%
nd Q 2006	18	76,371,719	2,687,500	-	-	8	3	1	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+
nd Q 2007	19	18,242,780	825,000	3	11	4	-	1	-
Change	-32.14%	-53.72%	+0.61%	-	-31.25%	+100.00%	-100.00%	-66.67%	-
nd Q 2006	28	39,422,500	820,000	3	16	2	4	3	-

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+
nd Q 2007	517	1,084,732,264	990,000	70	205	121	65	27	29
Change	-18.58%	+3.31%	+10.12%	-17.65%	-28.07%	-14.18%	-	+8.00%	-14.71%
nd Q 2006	635	1,049,969,746	899,000	85	285	141	65	25	34