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**Town & Country**  
REAL ESTATE

## HAMPTONS 2008 Year End Home Sales Report

**Town & Country's** 2008 **Hamptons Home Sales Report** contains a few highlights amongst plenty of red ink. Four of the 11 markets we monitor saw increases in **Median Home Sale Prices**.

**SAG HARBOR VILLAGE** Median Home Sale Price, in fact, increased over 10% from \$999 to \$1.1M year end '07 to year end '08, respectively. In addition to **SAG HARBOR VILLAGE**, **SHELTER ISLAND**, **SOUTHAMPTON VILLAGE** and **EAST HAMPTON VILLAGE** all enjoyed gains in **Median Home Sale Prices** in 2008 when compared to 2007.

The two other criteria examined by **Town & Country**, **Number of Home Sales** and **Total Home Sales Volume**, both realized significant losses in all 11 markets monitored.

**AMAGANSETT** dropped nearly 58% in **Total Home Sales Volume** in '08 from '07 from \$236M to \$99.8M. Looking more closely at the specific price categories, you will see that the **Number of Home Sales** over \$2M, which is the **Median Home Sale Prices** for **AMAGANSETT**, went from 44 in 2007 to only 18 in 2008 - that being the core of the decline.

**BRIDGEHAMPTON (which includes Water Mill and Sagaponack)** suffered the greatest losses in both the **Number of Home Sales** (from 208 in '07 to 87 in '08) and **Median Home Sale Prices** (from \$2.7M in '07 to \$2.1M in '08). The **BRIDGEHAMPTON** market experienced a dramatic rise over the past few years, therefore corrections seem more severe. Over the past few years, in fact, the **Median Home Sale Prices** rose 20% from \$2.25M in '06 to \$2.7M in '07 and rose 25% from \$1.8M in '05 to \$2.25M in '06. Furthermore, the **Number of Home Sales** were 201 in '05, 203 in '06, 208 in '07 and 87 in '08. Thus the \$2.1M **Median Home Sale Prices** of 2008 reflects a 17% increase from the 2005 **Median Home Sale Prices** of \$1.8M — a sensational investment when evaluated in proper context.

Therefore while the short term view of **Hamptons Real Estate** may cause some to be concerned, the long term investment potential remains outstanding. Further supporting my personal investment of choice — **East End Real Estate**.

To view more specifics on your particular locations and price ranges 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 2008 Year End 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+
	2008	55	76,848,962	799,000	9	25	8	10	-	3
Change		-55.28%	-55.45%	-22.05%	-10.00%	-50.98%	-77.78%	-52.38%	-100.00%	+200.00%
	2007	123	172,483,150	1,025,000	10	51	36	21	4	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+
	2008	43	59,513,150	1,100,000	2	17	16	7	1	-
Change		-45.57%	-45.01%	+10.11%	-60.00%	-52.78%	-33.33%	-30.00%	-66.67%	-100.00%
	2007	79	108,226,000	999,000	5	36	24	10	3	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+
	2008	42	59,894,573	969,250	4	23	9	4	1	1
Change		-48.15%	-49.29%	+2.03%	-42.86%	-45.24%	-47.06%	-42.86%	-83.33%	-50.00%
	2007	81	118,101,000	950,000	7	42	17	7	6	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+
	2008	93	126,688,633	750,000	13	49	21	4	1	5
Change		-52.06%	-46.94%	-16.67%	-13.33%	-50.51%	-57.14%	-82.61%	-87.50%	-
	2007	194	238,762,738	900,000	15	99	49	23	8	-
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+
	2008	59	273,454,576	2,250,000	1	14	13	9	4	18
Change		-54.96%	-53.69%	+7.14%	-80.00%	-36.36%	-64.86%	-62.50%	-63.64%	-43.75%
	2007	131	590,503,741	2,100,000	5	22	37	24	11	32
Vesthampton (Includes Westhampton Beach, Hampton Bays, East Quogue, Quogue and Quogue Beach)										
		# 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+
	2008	292	282,764,399	570,858	130	91	41	16	9	5
Change		-44.17%	-52.96%	-19.60%	-13.33%	-54.50%	-60.58%	-62.79%	-47.06%	-44.44%
	2007	523	601,074,334	710,000	150	200	104	43	17	9
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+
	2008	38	99,847,564	1,958,000	-	10	10	7	4	7
Change		-56.32%	-57.67%	-2.10%	-100.00%	-37.50%	-61.54%	-72.00%	-42.86%	-41.67%
	2007	87	235,882,112	2,000,000	1	16	26	25	7	12
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+
	2008	87	319,219,614	2,100,000	3	16	22	15	13	18
Change		-58.17%	-56.09%	-21.90%	-62.50%	-44.83%	-46.34%	-73.21%	-61.76%	-55.00%
	2007	208	726,924,641	2,689,000	8	29	41	56	34	40
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+
	2008	199	236,487,230	875,000	21	104	53	14	4	3
Change		-46.22%	-56.71%	-4.58%	-19.23%	-42.22%	-45.92%	-72.00%	-50.00%	-62.50%
	2007	370	546,261,991	917,000	26	180	98	50	8	8
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+
	2008	41	196,094,800	3,350,000	1	4	11	7	7	11
Change		-37.88%	-36.28%	+2.29%	-	-50.00%	-31.25%	-30.00%	-36.36%	-45.00%
	2007	66	307,725,375	3,275,000	1	8	16	10	11	20
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+
	2008	47	67,935,000	875,000	5	23	13	5	-	1
Change		-53.00%	-53.27%	-3.31%	-	-58.18%	-51.85%	-37.50%	-100.00%	-50.00%
	2007	100	145,376,946	905,000	5	55	27	8	3	2
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+
	2008	996	1,798,748,501	928,500	189	376	217	98	44	72
Change		-49.24%	-52.56%	-10.91%	-18.88%	-49.05%	-54.32%	-64.62%	-60.71%	-43.31%
	2007	1,962	3,791,322,028	1,042,170	233	738	475	277	112	127