

FOR IMMEDIATE  
RELEASE

April 19, 2010  
For further info  
contact  
Judi A. Desiderio  
631-324-8080 ext.21



## HAMPTONS 1st Quarter 2010 Home Sales Report

There's nothing more impressive than a powerful recovery!

**Town & Country** was the first to identify the bottom in the middle of last year, and promised a report in 2010 that would prove activity levels were returning.

It seems some of the markets hit hardest by the recession came back with a bang!

**SHELTER ISLAND** posted a whopping 1300% increase in **Number of Home Sales** from 1 to 14 and therefore an **OUT OF THIS WORLD** increase of 1442% in **Total Home Sales Volume** from \$1.24M to \$19M – which is twice the \$9.5M posted for 1st quarter 2008! Oddly though the **Median Home Sales Price** dropped 15.4% from \$1,240,000 to \$1,049,500 – a trend we see in 4 markets thereby clearly conforming to the public's demand for lower priced homes.

All 11 markets monitored by **Town & Country** saw **BLACK** or increases, in the **Number of Home Sales**. 10 of the 11 markets saw increases in the **Total Home Sales Volume** with the only exception being **SAG HARBOR AREA (which includes Noyac and North Haven)** with a 16% dip. And 6 of the same 11 markets experienced gains in **Median Home Sales Price** in this year to year 1st quarter report.

**EAST HAMPTON VILLAGE** **Median Home Sales Price** rose 137% from \$1,242,500 to \$2,950,000. While quite impressive, it still trails the \$3.45M posted 1st quarter 2008, pre-recession.

**SOUTHAMPTON VILLAGE** **Median Home Sales Price** also experienced a grand increase of 103% from \$825,000 to \$1,675,000, 2009 to 2010 respectively. Still a far cry from 1st quarter 2008 when **SOUTHAMPTON VILLAGE** **Median Home Sales Price** was \$2,775,000.

Studying **All Hamptons Markets Combined** we see just how impressive this recovery is. The **Number of Home Sales** rose 175% from 106 in 2009 to 292 in 2010 – which trumped the 287 posted back in 2008 before the crash! Further, the **Total Home Sales Volume** sky rocketed 251% from \$153.6M in 2009 to \$539M in 2010 and the **Median Home Sales Price** rose 51% from \$730,000 in 2009 to \$1.1M in 2010 – again trumping the \$975,000 **Median Home Sales Price** 1st quarter 2008. Clear across the board **All Hamptons Markets Combined** in every category and every price range displayed pure and powerful black.

If the time were ever more right to buy... I haven't seen it!

To view more specifics on your particular locations and price ranges, visit our website **1TownandCountry.com** and click "Reports".

Judi A. Desiderio, CEO  
[jd@1TownandCountry.com](mailto:jd@1TownandCountry.com)  
631-324-8080

**1TownandCountry.com**

# Hamptons 2010 First Quarter 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 Q 2010	9	9,850,726	675,000	-	6	2	1	-	-
Change	+28.57%	-15.74%	-6.90%	-100.00%	+100.00%	+100.00%	-	-	-100.00%
1st Q 2009	7	11,690,600	725,000	1	3	1	1	-	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 Q 2010	11	24,093,500	800,000	4	2	1	3	-	1
Change	+450%	+845%	-37.25%	-	-	-50.00%	-	-	-
1st Q 2009	2	2,550,000	1,275,000	-	-	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 Q 2010	14	19,121,416	1,049,500	2	5	4	3	-	-
Change	+1300%	+1442%	-15.36%	-	-	+300%	-	-	-
1st Q 2009	1	1,240,000	1,240,000	-	-	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 Q 2010	29	35,108,750	955,000	3	12	9	5	-	-
Change	+142%	+253%	+33.97%	+50.00%	+71.43%	+200%	-	-	-
1st Q 2009	12	9,948,722	712,861	2	7	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 Q 2010	15	44,170,048	1,675,000	-	1	9	2	1	2
Change	+400%	+1480%	+103.03%	-	-50.00%	+800%	-	-	-
1st Q 2009	3	2,795,286	825,000	-	2	1	-	-	-

## 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 Q 2010	70	67,643,759	632,500	25	29	9	3	3	1
Change	+141%	+170%	+15.00%	+92.31%	+222%	+125%	+50.00%	+200%	-
1st Q 2009	29	25,043,155	550,000	13	9	4	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 Q 2010	15	30,300,000	1,600,000	-	5	6	2	1	1
Change	+114%	+17.76%	-22.89%	-	+150%	+500%	+100%	-50.00%	-
1st Q 2009	7	25,730,000	2,075,000	-	2	1	1	2	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 Q 2010	35	126,376,400	2,600,000	1	3	10	8	6	7
Change	+192%	+183%	-16.69%	-	+200%	+400%	+300%	+200%	+75.00%
1st Q 2009	12	44,586,100	3,121,000	1	1	2	2	2	4
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 Q 2010	63	94,718,324	996,000	10	24	17	10	-	2
Change	+152%	+310%	+66.00%	+42.86%	+100%	+750%	+150%	-	-
1st Q 2009	25	23,129,284	600,000	7	12	2	4	-	-
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 Q 2010	17	66,090,500	2,950,000	-	1	4	5	3	4
Change	+467%	+1499%	+137%	-	-	+33.33%	-	-	-
1st Q 2009	3	4,132,500	1,242,500	-	-	3	-	-	-
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 Q 2010	14	21,655,000	780,000	2	7	2	1	1	1
Change	+180%	+685%	+33.33%	-	+133%	-	-	-	-
1st Q 2009	5	2,760,000	585,000	2	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+
1st Q 2010	292	539,128,423	1,100,000	47	95	73	43	15	19
Change	+175%	+251%	+50.68%	+80.77%	+144%	+265%	+330%	+200%	+217%
1st Q 2009	106	153,605,647	730,000	26	39	20	10	5	6