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HAMPTONS 2nd Quarter 2010 Home Sales Report

What a difference a year makes! It's a wonderful thing to see Black dominate over Red!

Town & Country Real Estate monitors 11 specific Hampton markets – each very different. We are pleased to report that in all 11 Hampton markets, the Number of Home Sales and Total Home Sales Volume saw increases – significant ones at that.

MONTAUK blows away the competition with a 171% increase in Number of Home Sales from 7 in 2nd quarter 2009 to 19 in 2nd quarter 2010. The Total Home Sales Volume also rose 127% from \$7.225M to \$16.410M 2009 to 2010, 2nd quarter. Oddly though, the Median Home Sales Price dropped 21.32%, from \$950,000 to \$747,500. A closer look shows a 350% increase in sales between \$500,000 - \$999,000, from 2 to 9 – year to year. This dynamic shifts the Median Home Sales Price. Suffice to say though, Montauk is HOT!!!

SAG HARBOR VILLAGE has also proudly made a mark 2nd quarter 2010 with the greatest increases in the Total Home Sales Volume and Median Home Sales Price. The Total Home Sales Volume for **SAG HARBOR VILLAGE** exploded with a 350.45% increase from \$4.42M to \$19.91M 2nd quarter 2009 to 2nd quarter 2010 and the Median Home Sales Price shot up 72.11% from \$605,000 to \$1,041,250. The 2009 2nd quarter for **SAG HARBOR VILLAGE** was a severely off quarter, 2010 is more in line with a usual quarter.

One statistic to recognize is that 8 of the 11 markets monitored by **Town & Country** realized declines in the Median Home Sales Price. The **BRIDGEHAMPTON Market (which includes Water Mill and Sagaponack)** saw the greatest decline with -42.76%. A closer look at the Number of Home Sales in that particular market clearly demonstrates the shift in sales were by \$2-3.49M range (Bridgehampton's most active price range) increased 600% from 2 sales 2nd quarter 2009 to 14 in 2nd quarter 2010 while the higher price categories saw smaller increases and even a decrease of 16.7% in the \$5M and up category.

Looking at **ALL HAMPTON MARKETS COMBINED**, we see exactly what occurred in the 2nd quarter of 2010 for home sales in the Hamptons. The Number of Home Sales more than doubled (+119%) along with the Total Home Sales Volume which doubled (103.7%) yet the Median Home Sales Price remained stable (-2.63%) and within each of the 6 price categories monitored by **Town & Country**, there were increases of as much as 150%.

All in all, the Hamptons home sale markets enjoyed a good 2nd quarter 2010. We are pleased to report the activity level has remained healthy with inquiries, appointments, offers and contracts which will all lead to another healthy quarter next quarter.

To view more specifics on your particular locations and price ranges, visit our website **1TownandCountry.com** and click "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 2010 Second 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+
2nd Q 2010	25	31,086,700	700,000	9	6	2	8	-	-
Change	+150%	+131.81%	-19.98%	+350.00%	+50.00%	-	+100.00%	-	-
2nd Q 2009	10	13,410,300	874,750	2	4	-	4	-	-

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 2010	12	19,910,000	1,041,250	-	6	3	2	-	1
Change	+140%	+350.45%	+72.11%	-100.00%	+200.00%	-	+100.00%	-	-
2nd Q 2009	5	4,420,000	605,000	2	2	-	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+
2nd Q 2010	9	9,831,485	740,000	2	3	2	2	-	-
Change	+50.00%	+53.62%	-20.00%	+100.00%	-	+100.00%	+100.00%	-	-
2nd Q 2009	6	6,400,000	925,000	1	3	1	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+
2nd Q 2010	41	44,734,250	905,000	6	19	11	5	-	-
Change	+141%	+158.81%	-2.16%	+200.00%	+111.11%	+175.00%	+150.00%	-	-
2nd Q 2009	17	17,284,516	925,000	2	9	4	2	-	-

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 2010	22	61,459,000	2,125,000	2	3	4	5	5	3
Change	+46.67%	+57.27%	+13.03%	-	-25.00%	-20.00%	+66.67%	+400.00%	+50.00%
2nd Q 2009	15	39,077,500	1,880,000	-	4	5	3	1	2

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 2010	95	85,868,590	658,500	34	36	18	5	1	1
Change	+107%	+90.26%	-9.79%	+112.50%	+100.00%	+125.00%	+66.67%	-	-
2nd Q 2009	46	45,132,256	730,000	16	18	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+
2nd Q 2010	17	38,490,000	1,660,000	-	6	4	4	1	2
Change	+113%	+126.73%	-19.52%	-	+500.00%	+33.33%	+33.33%	-	-
2nd Q 2009	8	16,976,000	2,062,500	-	1	3	3	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+
2nd Q 2010	42	147,001,002	2,287,500	2	6	10	14	5	5
Change	+147%	+115.00%	-42.76%	-	+200.00%	+150.00%	+600.00%	+66.67%	-16.67%
2nd Q 2009	17	68,374,100	3,996,500	-	2	4	2	3	6

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+
2nd Q 2010	94	106,761,700	810,000	17	44	24	5	3	1
Change	+154%	+134.70%	+24.62%	+88.89%	+144.44%	+242.86%	+400.00%	-	-50.00%
2nd Q 2009	37	45,489,129	650,000	9	18	7	1	-	2

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+
2nd Q 2010	8	24,379,000	2,012,000	-	4	-	2	-	2
Change	+14.29%	+2.05%	-16.17%	-100.00%	+300.00%	-100.00%	-	-100.00%	+100.00%
2nd Q 2009	7	23,890,000	2,400,000	1	1	1	2	1	1

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+
2nd Q 2010	19	16,410,737	747,500	4	9	6	-	-	-
Change	+171%	+127.14%	-21.32%	+100.00%	+350.00%	+200.00%	-100.00%	-	-
2nd Q 2009	7	7,225,000	950,000	2	2	2	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+
2nd Q 2010	384	585,932,464	925,000	76	142	84	52	15	15
Change	+119%	+103.68%	-2.63%	+117.14%	+121.88%	+140.00%	+126.09%	+150.00%	+25.00%
2nd Q 2009	175	287,678,801	950,000	35	64	35	23	6	12