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Town & Country

REAL ESTATE

HAMPTONS

3rd Quarter 2011 Home Sales Report

TOWN & COUNTRY'S 3rd Quarter Hamptons Home Sales Report is chock full of good news, the most significant of which is the increased activity on the high end. In fact the upper 3 price categories monitored by **TOWN & COUNTRY** for all **Hampton Markets Combined** realized sizable gains by as much as 60% (sales \$5M and up).

Southampton Area (which includes North Sea) exploded in Total Home Sales at +245% from \$11.9M 3rd Quarter 2010 to \$41M same period 2011.

Amagansett experienced the greatest year over year change in the Number of Home Sales at 83% from 6 in 2010 to 11 in 2011 3rd Quarter. **Amagansett** actually saw gains in every criteria and nearly every price range monitored by **TOWN & COUNTRY**.

A statistic that is a true stand alone though is the Median Home Sales Price in **East Hampton Village** - a staggering \$4.85M, yes \$4.85M. That's a 155% increase over last year's respectable \$1.9M. An odd phenomenon in **East Hampton Village** though was a drop of 46% (from 13 to 7) in the Number of Home Sales. With only 7 trades in **East Hampton Village** for the 3rd Quarter, it becomes apparent that the median number is easily shifted significantly.

All in all, analyzing **All Hamptons Markets Combined** and the trend for the 3rd Quarter 2011 is crystal clear - the high end drove the ship.

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 Third 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+
3rd Q 2011	14	19,159,300	945,000	2	6	3	2	-	1
Change	-	+24.59%	-2.49%	-33.33%	+20.00%	-25.00%	-	-	-
3rd Q 2010	14	15,377,554	969,167	3	5	4	2	-	-

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+
3rd Q 2011	10	11,991,777	863,750	1	5	3	1	-	-
Change	-	+14.45%	-6.52%	-50.00%	-	+200.00%	-50.00%	-	-
3rd Q 2010	10	10,478,000	924,000	2	5	1	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+
3rd Q 2011	12	9,844,500	790,000	3	8	-	1	-	-
Change	+33.33%	-2.07%	-40.38%	+50.00%	+300.00%	-100.00%	-	-	-
3rd Q 2010	9	10,052,250	1,325,000	2	2	5	-	-	-

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+
3rd Q 2011	22	40,995,566	750,000	2	12	5	2	-	1
Change	+37.50%	+244.86%	+20.97%	-66.67%	+100.00%	+25.00%	-	-	-
3rd Q 2010	16	11,887,700	620,000	6	6	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+
3rd Q 2011	14	48,707,200	2,552,500	-	1	4	5	1	3
Change	-12.50%	+16.81%	+43.20%	-100.00%	-75.00%	+33.33%	-16.67%	-	+50.00%
3rd Q 2010	16	41,698,750	1,782,500	1	4	3	6	-	2

Westhampton

(Includes Westhampton Beach, East Quogue, Quogue and Quoguee)

	# 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+
3rd Q 2011	35	39,984,000	700,000	13	9	7	5	-	1
Change	-14.63%	-20.74%	-12.50%	+8.33%	-47.06%	-12.50%	+66.67%	-	-
3rd Q 2010	41	50,445,926	800,000	12	17	8	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+
3rd Q 2011	27	13,115,750	420,000	21	4	2	-	-	-
Change	-	-3.38%	+6.33%	+16.67%	-50.00%	+100.00%	-	-	-
3rd Q 2010	27	13,573,940	395,000	18	8	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+
3rd Q 2011	11	24,170,000	1,350,000	-	5	2	3	-	1
Change	+83.33%	+47.61%	+8.04%	-	+66.67%	-	-	-	-
3rd Q 2010	6	16,374,000	1,249,500	-	3	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+
3rd Q 2011	26	112,415,061	2,475,000	1	4	5	6	5	5
Change	+30.00%	+98.88%	+20.53%	-	-20.00%	+66.67%	+50.00%	-	+150.00%
3rd Q 2010	20	56,524,795	2,053,500	1	5	3	4	5	2

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+
3rd Q 2011	42	52,665,081	850,000	6	20	9	5	1	1
Change	-25.00%	-22.43%	+39.92%	-60.00%	-33.33%	+80.00%	-	-	-
3rd Q 2010	56	67,894,886	607,500	15	30	5	5	-	1

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+
3rd Q 2011	7	30,238,170	4,850,000	1	1	1	-	1	3
Change	-46.15%	-47.63%	+155.26%	-	-50.00%	-80.00%	-100.00%	-	-
3rd Q 2010	13	57,735,000	1,900,000	-	2	5	2	1	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+
3rd Q 2011	13	15,723,500	850,000	1	8	2	2	-	-
Change	-7.14%	+60.17%	+27.34%	-75.00%	-	-	-	-	-
3rd Q 2010	14	9,817,000	667,500	4	8	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+
3rd Q 2011	233	419,009,905	925,000	51	83	43	32	8	16
Change	-3.72%	+15.79%	+19.94%	-20.31%	-12.63%	-	+33.33%	+33.33%	+60.00%
3rd Q 2010	242	361,859,801	771,250	64	95	43	24	6	10