East End
Single-Family Home Market Report
Fourth Quarter 2011
NUMBER OF SALES RISE IN HAMPTONS

The number of single-family home sales in the Hamptons rose 3%, from 288 in 2010’s fourth quarter to 298, led by a 16% gain in sales under $1 million. This helped bring both the average and median price lower compared to the fourth quarter of 2010.

At $1,708,983, the average price was 8% lower than during the fourth quarter of 2010, while the median price fell 13% to $842,500.

Data for this report is sourced from fourth quarter 2011 single-family sales reported by The Long Island Real Estate Report through January 20, 2012, and compared to prior data reported during a similar time frame.
South Fork

Average and Median Sales Price

Sales prices averaged $1,708,983 for single-family homes on the South Fork, 8% less than during the fourth quarter of 2010. The median price fell 13% to $842,500, while the number of reported closings rose 3% to 298.

Southold Township

Average and Median Sales Price

The average price rose 8% in Southold Township from the fourth quarter of 2010, as sales over $1 million rose sharply. The median price, which measures the middle of the market, actually fell 4% over the past year to $426,250. Closings jumped 26%, from 54 in 2010’s fourth quarter to 68.
**AMAGANSETT MARKET**

Average and Median Sales Price

Sales for at least $8 million more than doubled compared to the same quarter last year in the Bridgehampton market, accounting for almost one-third of all sales in this small area. This brought both the average and median price up sharply from the fourth quarter of 2010.

Homes in the Amagansett market sold for an average of $1,376,545 in the fourth quarter, 5% less than the same period in 2010. Sales under $1 million comprised 10% more of the market than in the fourth quarter of 2010, which helped bring the median price 9% lower during this time.

Includes Amagansett and Montauk.

**BRIDGEHAMPTON MARKET**

Average and Median Sales Price

Sales for at least $8 million more than doubled compared to the same quarter last year in the Bridgehampton market, accounting for almost one-third of all sales in this small area. This brought both the average and median price up sharply from the fourth quarter of 2010.

Includes Bridgehampton, Sagaponack and Wainscott.
EAST HAMPTON MARKET

Average and Median Sales Price

<table>
<thead>
<tr>
<th>Sales Price</th>
<th>4Q10</th>
<th>4Q11</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $1,000,000</td>
<td>17</td>
<td>39</td>
</tr>
<tr>
<td>$1,000,000-$2,499,999</td>
<td>14</td>
<td>12</td>
</tr>
<tr>
<td>$2,500,000-$3,999,999</td>
<td>7</td>
<td>3</td>
</tr>
<tr>
<td>$4,000,000-$7,999,999</td>
<td>4</td>
<td>3</td>
</tr>
<tr>
<td>$8,000,000 and higher</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>33</td>
<td>63</td>
</tr>
</tbody>
</table>

The average price fell 28% from 2010’s fourth quarter in East Hampton to $1,376,570, as sales under $1 million comprised 70% of all transactions, compared to 56% a year ago. This market was slightly more active, as the number of closings rose 3% from 2010’s fourth quarter.

Includes East Hampton and East Hampton Village.

SAG HARBOR MARKET

Average and Median Sales Price

<table>
<thead>
<tr>
<th>Sales Price</th>
<th>4Q10</th>
<th>4Q11</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $1,000,000</td>
<td>17</td>
<td>39</td>
</tr>
<tr>
<td>$1,000,000-$2,499,999</td>
<td>14</td>
<td>12</td>
</tr>
<tr>
<td>$2,500,000-$3,999,999</td>
<td>7</td>
<td>3</td>
</tr>
<tr>
<td>$4,000,000-$7,999,999</td>
<td>4</td>
<td>3</td>
</tr>
<tr>
<td>$8,000,000 and higher</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>33</td>
<td>63</td>
</tr>
</tbody>
</table>

Closings in the Sag Harbor market rose dramatically from 2010’s fourth quarter, fueled by sales under $1 million. At $727,500 the median price for this market was 26% lower than during the fourth quarter of 2010.

Includes North Haven, Noyack, Sag Harbor, Sag Harbor Village and Shelter Island.
**Southampton Market**

Average and Median Sales Price

Despite a 17% decline in the number of reported closings, both the average and median price rose in Southampton from the fourth quarter of 2010. The average price rose 3% to $2,170,698, while the median price of $1,157,500 was 7% higher than a year ago.

Includes North Sea, Southampton, Southampton Village and Water Mill.

**Westhampton Market**

Average and Median Sales Price

Homes in the Westhampton market sold for an average of $856,873 in the fourth quarter, 12% less than last year’s comparable period. The median price of $500,000 was down just 2% over this time. The 80 reported transactions during the quarter were a 10% improvement from 2010’s fourth quarter.

Includes East Quogue, Hampton Bays, Quiogue, Quogue Village, Remsenburg, Westhampton, Westhampton Beach, Westhampton Beach Village and Westhampton Dunes.