"Suffolk Research Service, Inc. is the oldest and largest supplier of Real Estate Data on the East End of Long Island"

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Press Release, For Immediate Release

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East End Real Estate Market Shows a Mixed Trend
In Median Price, Unit Sales and Dollar Sales

Suffolk Research Service, Inc. Releases Comparative 1st Quarter 2016 Market Figures for the Real Estate Industry of Eastern Long Island

According to George R. Simpson, President of Suffolk Research Service, Inc., the real estate market on the East End of Long Island is showing a mixed trend. Median Price is down 7% from 1st Qtr 2015. Dollar Sales and Unit Sales are up from 1st Qtr 2015.

But, Median Price, Unit Sales, and Dollar Sales are all down from 4th Qtr 2015.

East End Market for Single Family Homes			
Year 1st Quarter	Median Price $	Dollar Sales ($Millions)	Unit Sales
2012	542,160	533	483
2013	675,000	910	631
2014	715,000	956	685
2015	750,000	1,018	721
2016	700,000	1,209	807

For single family residences, Median Price is down ($750,000 to $700,000), 1st Qtr 2016 over 1st Qtr 2015. Unit Sales are up 12%, and Dollar Sales up 19% over 1st Qtr 2015 figures.

Median Prices for the 1st Qtr 2016 vs 1st Qtr 2015 were up in three of the five East End towns. The Median Price in Riverhead and Southampton were down 5%.

Unit sales of single family residences increased in 4 of the 5 East End towns 1st Qtr 2016, compared to 1st Qtr 2015. Unit Sales in East Hampton Town were down slightly.

Residential Vacant Land (land use code 311) Unit Sales and Dollar Sales are down,

Dollar Sales for 1st Qtr 2016 vs 1st Qtr 2015 were up in all 5 East End Towns. East Hampton Dollar Sales were up 46% over 1st Qtr 2015. Southold Dollar Sales were up 60%, Riverhead up 27%, Shelter Island up 25%, and Southampton up 1% over 1st Qtr 2015.

Single Family Homes					
All Five Towns 1st Qtr Comparison - 5 years ***Single Family Residences*** (Land Use: 210)					
1st Qtr Year	Median Price $	Dollar Sales ($Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in $ Sales
2012	542,160	533	483	-	-
2013	675,000	910	631	24.5	70.7
2014	715,000	956	685	5.9	5.
2015	750,000	1,018	721	4.9	6.6
2016	700,000	1,209	807	-6.7	18.7

Residential Vacant Land					
All Five Towns 1st Qtr Comparison - 5 years ***Residential Vacant Land*** (Land Use: 311)					
1st Qtr Year	Median Price $	Dollar Sales ($Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in $ Sales
2012	300,000	35	56	-	-
2013	550,000	119	94	83.3	236.7
2014	456,500	178	115	-17.	48.8
2015	350,000	157	130	-23.3	-11.8
2016	450,000	115	99	28.6	-26.4

Single Family Homes					
All Five Towns 5 Quarters Comparison ***Single Family Residences*** (Land Use: 210)					
Quarter	Median Price $	Dollar Sales ($Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in $ Sales
1st Qtr '15	750,000	1,018	721	-	-
2nd Qtr '15	777,500	1,280	852	3.7	25.7
3rd Qtr '15	660,000	1,184	890	-15.1	-7.5
4th Qtr '15	715,000	1,456	876	8.3	22.9
1st Qtr '16	700,000	1,209	807	-20.0	-17.0

Comparative Market Figures

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Five Individual Towns – Single Family Residences

Southampton Town 1st Qtr Comparison - 5 years ***Single Family Residences*** (Land Use: 210)					
1st Qtr Year	Median Price $	Dollar Sales ($Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in $ Sales
2012	650,000	319	224	-	-
2013	835,000	569	300	28.5	78.
2014	809,000	575	341	-3.1	1.1
2015	880,000	605	332	8.8	5.3
2016	836,500	610	348	-4.9	.9

East Hampton Town 1st Qtr Comparison - 5 years ***Single Family Residences*** (Land Use: 210)					
1st Qtr Year	Median Price $	Dollar Sales ($Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in $ Sales
2012	895,000	150	111	-	-
2013	875,000	245	165	-2.2	63.
2014	988,000	273	175	12.9	11.5
2015	1,065,000	306	191	7.8	12.3
2016	1,151,000	446	190	8.1	45.7

Riverhead Town 1st Qtr Comparison - 5 years ***Single Family Residences*** (Land Use: 210)					
1st Qtr Year	Median Price $	Dollar Sales ($Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in $ Sales
2012	287,000	22	66	-	-
2013	340,000	27	71	18.5	20.2
2014	310,000	29	79	-8.8	7.5
2015	370,000	37	96	19.4	29.2
2016	350,000	47	119	-5.4	26.7

Comparative Market Figures

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Southold Town 1st Qtr Comparison - 5 years ***Single Family Residences*** (Land Use: 210)					
1st Qtr Year	Median Price $	Dollar Sales ($Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in $ Sales
2012	404,000	36	74	-	-
2013	520,000	45	76	28.7	26.5
2014	440,000	53	78	-15.4	16.6
2015	499,500	53	87	13.5	1.3
2016	510,000	85	129	2.1	60.4

Shelter Island Town 1st Qtr Comparison - 5 years ***Single Family Residences*** (Land Use: 210)					
1st Qtr Year	Median Price $	Dollar Sales ($Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in $ Sales
2012	795,000	5	8	-	-
2013	1,075,000	25	19	35.2	355.2
2014	1,625,000	26	11	51.2	5.
2015	770,000	16	15	-52.6	-37.7
2016	821,500	20	21	6.7	25.3

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