



“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 *Downward* Trend In Median Price, Unit Sales and Dollar Sales

Suffolk Research Service, Inc. Releases Comparative 2nd 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 *downward* trend. Unit Sales are down 6.5% from 2nd Qtr 2015. Dollar Sales and Median Price are also down from 2nd Qtr 2015.

And, numbers are down from 1st Qtr 2016: Median Price is down 2.2%, Unit Sales down 1.2%, and Dollar Sales are down 13.2% in 2nd Qtr 2016.

East End Market for Single Family Homes			
Year 2 nd Quarter	Median Price \$	Dollar Sales (\$Millions)	Unit Sales
2012	700,000	1,002	676
2013	721,000	1,147	772
2014	755,000	1,138	805
2015	777,500	1,282	853
2016	685,000	1,050	798

For single family residences, Median Price is down 11.9% (\$777,500 to \$685,000), 2nd Qtr 2016 from 2nd Qtr 2015. Unit Sales are down 6.5%, and Dollar Sales down 18.1% from 2nd Qtr 2015 figures.

Median Prices for the 2nd Qtr 2016 vs 2nd Qtr 2015 are up in East Hampton 10.6%, Shelter Island 22.7%, and Southold 2.5%. The Median Price in Riverhead is down 8.2% and Southampton down 24.2% from 2nd Qtr 2015.

Unit sales of single family residences decreased in 3 of the 5 East End towns 2nd Qtr 2016, compared to 2nd Qtr 2015. Unit Sales in Riverhead Town and Shelter Island are up.

Dollar Sales for 2nd Qtr 2016 vs 2nd Qtr 2015 are up in 3 of the 5 East End Towns, Riverhead, Southold & Shelter Island. East Hampton Dollar Sales are down 7.4% and Southampton down 29.9% from 2nd Qtr 2015.

Residential Vacant Land (land use code 311) Unit Sales are up slightly to 116 from 111 in 2nd Qtr 2015 and Dollar Sales are down 2.4%.

<http://www.suffolkresearch.com/markets.htm> and on
www.hampton.com/research.ihtml Updated monthly with *latest* market figures.

Single Family Homes					
All Five Towns 2nd Qtr Comparison - 5 years					
Single Family Residences (Land Use: 210)					
2nd Qtr Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2012	700,000	1,002	676	-	-
2013	721,000	1,147	772	3.	14.5
2014	755,000	1,138	805	4.7	-8
2015	777,500	1,282	853	3.	12.7
2016	685,000	1,050	798	-11.9	-18.1

Residential Vacant Land					
All Five Towns 2nd Qtr Comparison - 5 years					
Residential Vacant Land (Land Use: 311)					
2 nd Qtr Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2012	500,000	85	79	-	-
2013	225,000	89	111	-55.	5.3
2014	550,000	149	130	144.4	67.1
2015	530,000	110	111	-3.6	-26.4
2016	380,000	107	116	-28.3	-2.4

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
2 nd Qtr '15	777,500	1,280	852	3.7	25.7
3 rd Qtr '15	660,000	1,184	890	-15.1	-7.5
4 th Qtr '15	715,000	1,456	876	8.3	22.9
1 st Qtr '16	700,000	1,209	807	-20.0	-17.0
2 nd Qtr '16	685,000	1,050	798	-2.2	-13.2

Comparative Market Figures

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Five Individual Towns – Single Family Residences

Southampton Town 2nd Qtr Comparison - 5 years Single Family Residences (Land Use: 210)					
2 nd Qtr Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2012	830,000	575	320	-	-
2013	857,000	596	338	3.3	3.7
2014	795,000	592	413	-7.2	-.7
2015	1,002,996	781	426	26.2	32.
2016	760,000	548	379	-24.2	-29.9

East Hampton Town 2nd Qtr Comparison - 5 years Single Family Residences (Land Use: 210)					
2 nd Qtr Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2012	950,000	330	185	-	-
2013	955,000	453	244	.5	37.2
2014	1,050,000	400	209	9.9	-11.8
2015	995,000	387	216	-5.2	-3.1
2016	1,100,000	359	185	10.6	-7.4

Riverhead Town 2nd Qtr Comparison - 5 years Single Family Residences (Land Use: 210)					
2 nd Qtr Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2012	320,000	27	76	-	-
2013	337,500	35	89	5.5	30.9
2014	360,500	24	61	6.8	-33.
2015	365,000	35	94	1.2	47.5
2016	335,000	43	111	-8.2	21.4

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Southold Town 2nd Qtr Comparison - 5 years Single Family Residences (Land Use: 210)					
2 nd Qtr Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2012	440,000	50	77	-	-
2013	425,000	41	81	-3.4	-19.3
2014	470,000	71	103	10.6	76.
2015	520,000	65	102	10.6	-9.3
2016	532,819	73	99	2.5	12.9

Shelter Island Town 2nd Qtr Comparison - 5 years Single Family Residences (Land Use: 210)					
2 nd Qtr Year	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2012	600,000	19	18	-	-
2013	880,000	22	20	46.7	13.3
2014	815,000	51	19	-7.4	134.8
2015	750,000	13	15	-8.	-73.7
2016	920,000	28	24	22.7	109.1

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