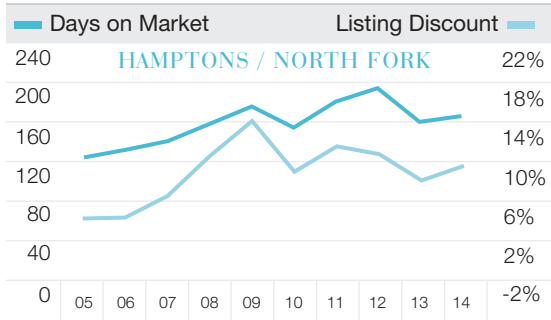
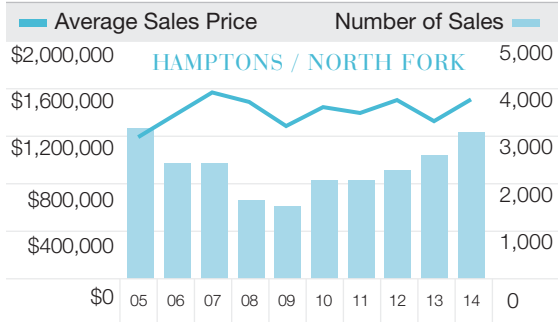




# ELLIMAN REPORT

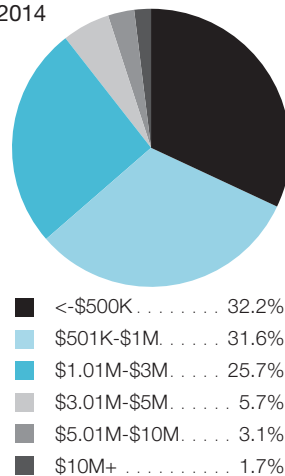


Hamptons/North Fork Market Matrix	2014	% Chg (YR)	2013	% Chg (10-YR)	2005
Average Sales Price	\$1,516,102	14.0%	\$1,330,102	27.2%	\$1,192,341
Median Sales Price	\$745,000	6.5%	\$699,500	-0.7%	\$750,000
Number of Sales	3,098	18.8%	2,608	-2.3%	3,170
Days on Market (From Original List Date)	168	0.0%	168	34.4%	125
Listing Discount (From Original List Price)	9.8%		8.8%		4.4%
Listing Inventory	2,096	3.6%	2,024		N/A
Absorption Rate (mos)	7.7	-17.2%	9.3		N/A

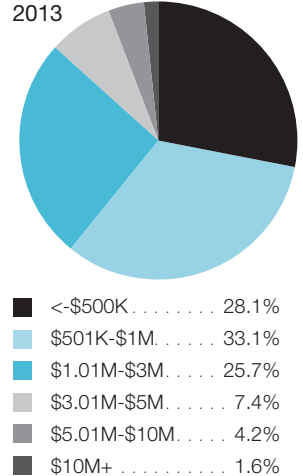
Quintiles (Median Sales Price By NOS)	2014	%Chg (YR)	2013	%Chg (10-YR)	2005
5/5	\$3,178,750	10.6%	\$2,875,000	39.7%	\$2,275,000
4/5	\$1,260,000	9.6%	\$1,150,000	27.7%	\$987,000
3/5	\$745,000	6.5%	\$699,500	11.2%	\$670,000
2/5	\$470,000	3.3%	\$455,000	2.2%	\$460,000
1/5	\$280,000	0.0%	\$280,000	21.0%	\$231,500

	Average Sales Price	Median Sales Price	Number of Sales
2014	\$1,516,102	\$745,000	3,098
2013	\$1,329,375	\$699,500	2,610
2012	\$1,510,557	\$692,500	2,293
2011	\$1,399,582	\$725,000	2,077
2010	\$1,450,017	\$787,500	2,075
2009	\$1,287,525	\$675,000	1,531
2008	\$1,494,472	\$750,000	1,659
2007	\$1,576,050	\$860,000	2,436
2006	\$1,384,774	\$772,500	2,434
2005	\$1,192,341	\$750,000	3,170

2014



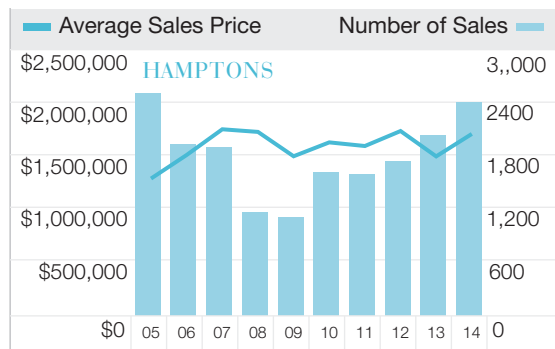
2013



The Douglas Elliman Report series is recognized as the industry standard for providing the state of the residential real estate market in the New York City metropolitan region. The report includes an extensive suite of tools to help readers objectively identify and measure market trends, provide historical context to current information and provide comprehensive analysis of the results.



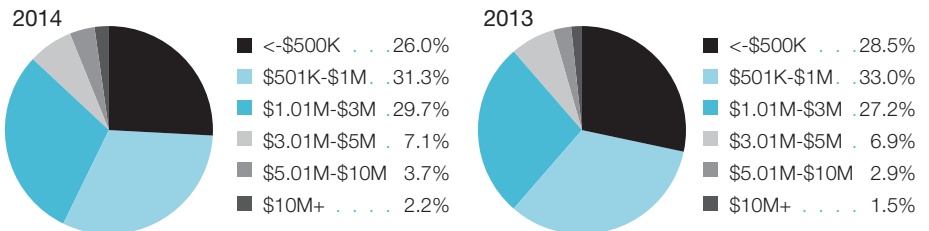
## HAMPTONS



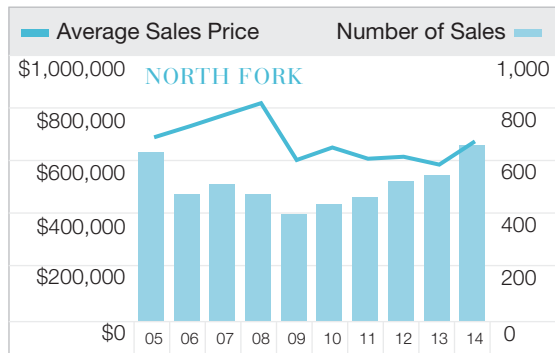
	Avg. Sales Price	Med. Sales Price	No. of Sales
2014	\$1,743,392	\$884,000	2,429
2013	\$1,528,341	\$800,000	2,052
2012	\$1,771,135	\$835,000	1,760
2011	\$1,627,559	\$845,000	1,605
2010	\$1,662,468	\$906,000	1,632
2009	\$1,529,427	\$825,000	1,124
2008	\$1,762,779	\$850,000	1,178
2007	\$1,787,955	\$975,000	1,917
2006	\$1,541,818	\$830,000	1,952
2005	\$1,315,732	\$800,000	2,528

Hamptons Market Matrix	2014	%Chg (YR)	2013	%Chg (10-YR)	2005
Average Sales Price	\$1,743,392	14.1%	\$1,528,341	32.5%	\$1,315,732
Median Sales Price	\$884,000	10.5%	\$800,000	10.5%	\$800,000
Number of Sales	2,429	18.4%	2,052	-3.9%	2528
Days on Market (From Original List Date)	175	2.9%	170		N/A
Listing Discount (From Original List Price)	10.3%		9.0%		N/A
Listing Inventory	1,575	0.4%	1,569		N/A
Absorption Rate (mos)	7.3	-20.7%	9.2		N/A

Quintiles (Median Sales Price By NOS)	2014	%Chg (YR)	2013	%Chg (10-YR)	2005
5/5	\$3,643,000	10.4%	\$3,300,000	45.7%	\$2,500,000
4/5	\$1,500,000	9.1%	\$1,375,000	33.6%	\$1,122,500
3/5	\$884,000	10.5%	\$800,000	21.1%	\$730,000
2/5	\$542,750	3.4%	\$525,000	11.0%	\$489,125
1/5	\$290,000	0.3%	\$289,000	20.8%	\$240,000



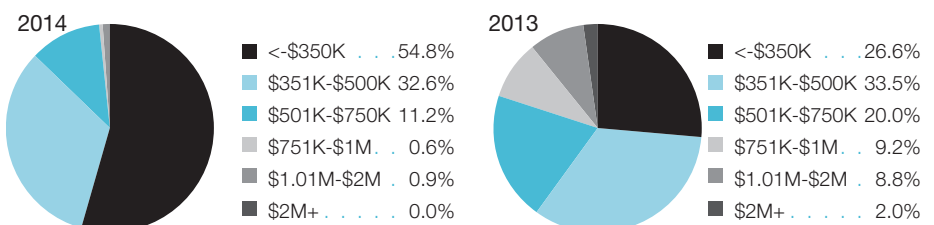
## NORTH FORK



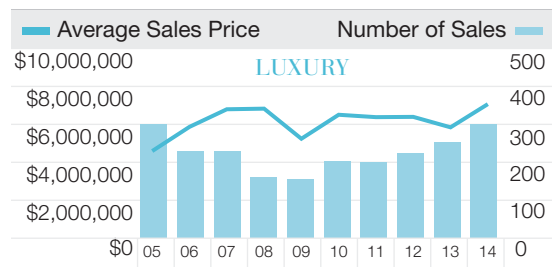
	Avg. Sales Price	Med. Sales Price	No. of Sales
2014	\$690,863	\$470,000	669
2013	\$601,847	\$450,000	556
2012	\$631,981	\$430,000	533
2011	\$624,362	\$440,000	472
2010	\$667,353	\$450,771	443
2009	\$619,471	\$454,000	407
2008	\$837,372	\$480,000	481
2007	\$793,351	\$560,000	519
2006	\$748,780	\$520,000	482
2005	\$706,465	\$528,500	642

North Fork Market Matrix	2014	%Chg (YR)	2013	%Chg (10-YR)	2005
Average Sales Price	\$690,863	14.8%	\$601,847	-2.2%	\$706,465
Median Sales Price	\$470,000	4.4%	\$450,000	-11.1%	\$528,500
Number of Sales	669	20.3%	556	4.2%	642
Days on Market (From Original List Date)	145	-10.5%	162		N/A
Listing Discount (From Original List Price)	8.1%		7.8%		N/A
Listing Inventory	521	14.5%	455		N/A
Absorption Rate (mos)	9.1	-7.1%	9.8		N/A

Quintiles (Median Sales Price By NOS)	2014	%Chg (YR)	2013	%Chg (10-YR)	2005
5/5	\$1,212,500	10.2%	\$1,100,000	-6.2%	\$1,292,500
4/5	\$649,000	8.2%	\$600,000	-5.3%	\$685,000
3/5	\$470,000	4.4%	\$450,000	-6.0%	\$500,000
2/5	\$375,000	1.4%	\$370,000	-4.2%	\$391,250
1/5	\$250,000	-5.7%	\$265,000	18.9%	\$210,250



## LUXURY

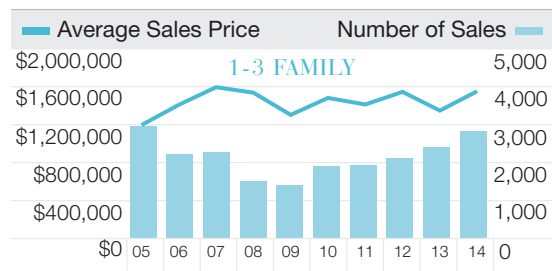


Luxury Market Matrix	2014 %Chg (YR)		2013 %Chg (10-YR)		2005
Average Sales Price	\$7,177,265	20.5%	\$5,958,451	52.4%	\$4,710,620
Median Sales Price	\$5,000,000	17.6%	\$4,250,000	48.1%	\$3,375,000
Number of Sales	309	18.8%	260	0.3%	308
Days on Market (From Original List Date)	182	-24.8%	242		N/A
Listing Discount (From Original List Price)	13.2%		11.1%		N/A
Listing Inventory	313	29.9%	241		N/A
Absorption Rate (mos)	12.2	9.9%	11.1		N/A

	Avg. Sales Price	Med. Sales Price	No. of Sales
2014	\$7,177,265	\$5,000,000	309
2013	\$5,958,451	\$4,250,000	260
2012	\$6,507,822	\$5,225,000	231
2011	\$6,493,451	\$4,800,000	206
2010	\$6,618,897	\$4,618,500	208

	Avg. Sales Price	Med. Sales Price	No. of Sales
2009	\$5,358,010	\$4,337,500	158
2008	\$6,940,130	\$5,012,500	165
2007	\$6,907,474	\$4,900,000	236
2006	\$5,982,904	\$4,400,000	236
2005	\$4,710,620	\$3,375,000	308

## 1-3 FAMILY

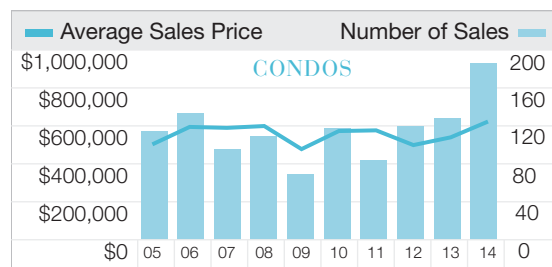


1-3 Family Market Matrix	2014 %Chg (YR)		2013 %Chg (10-YR)		2005
Average Sales Price	\$1,574,374	14.8%	\$1,370,831	29.2%	\$1,218,900
Median Sales Price	\$767,375	6.4%	\$721,000	0.3%	\$765,000
Number of Sales	2,906	17.3%	2,478	-4.8%	3,052
Days on Market (From Original List Date)	154	-4.3%	161		N/A
Listing Discount (From Original List Price)	8.1%		8.4%		N/A
Listing Inventory	1,974	3.8%	1,901		N/A
Absorption Rate (mos)	8.2	-10.9%	9.2		N/A

	Avg. Sales Price	Med. Sales Price	No. of Sales
2014	\$1,574,374	\$767,375	2,906
2013	\$1,370,831	\$721,000	2,478
2012	\$1,567,529	\$730,650	2,170
2011	\$1,435,073	\$734,000	1,990
2010	\$1,503,980	\$800,000	1,954

	Avg. Sales Price	Med. Sales Price	No. of Sales
2009	\$1,325,900	\$687,000	1,460
2008	\$1,559,050	\$765,000	1,546
2007	\$1,616,840	\$875,000	2,338
2006	\$1,431,879	\$782,000	2,296
2005	\$1,218,900	\$765,000	3,052

## CONDOS



Condos Market Matrix	2014 %Chg (YR)		2013 %Chg (10-YR)		2005
Average Sales Price	\$634,134	15.1%	\$551,134	23.3%	\$514,205
Median Sales Price	\$555,000	14.7%	\$484,000	32.3%	\$419,500
Number of Sales	192	45.5%	132	62.7%	118
Days on Market (From Original List Date)	174	2.4%	170		N/A
Listing Discount (From Original List Price)	8.3%		7.0%		N/A
Listing Inventory	122	-0.8%	123		N/A
Absorption Rate (mos)	12.2	8.9%	11.2		N/A

	Avg. Sales Price	Med. Sales Price	No. of Sales
2014	\$634,134	\$555,000	192
2013	\$551,134	\$484,000	132
2012	\$510,516	\$540,000	123
2011	\$587,853	\$530,000	87
2010	\$584,286	\$560,000	121

	Avg. Sales Price	Med. Sales Price	No. of Sales
2009	\$489,285	\$440,000	71
2008	\$610,537	\$550,000	113
2007	\$600,958	\$536,000	98
2006	\$605,926	\$617,500	138
2005	\$514,205	\$419,500	118

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