



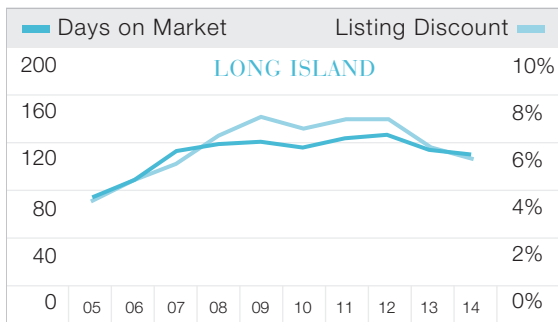
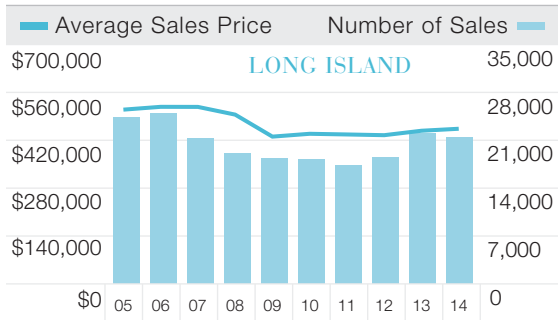
LONG ISLAND

Decade Survey of Residential Sales

2005-2014

ELLIMANREPORT

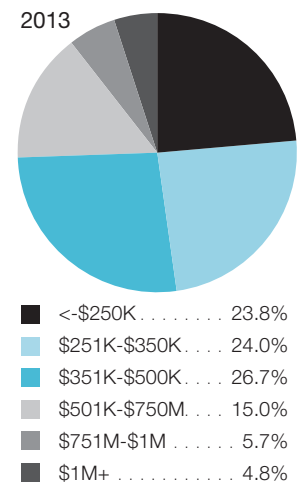
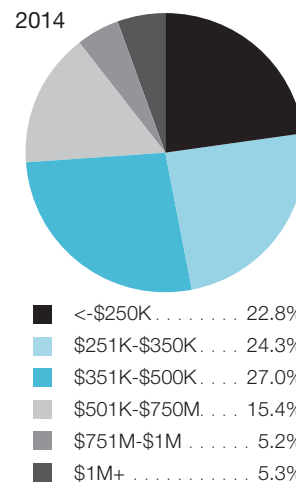
[The Hamptons and the North Fork reported separately]



Long Island Market Matrix	2014	%Chg (YR)	2013	%Chg (10-YR)	2005
Average Sales Price	\$454,273	1.3%	\$448,324	-11.2%	\$511,311
Median Sales Price	\$365,000	1.1%	\$361,000	-14.3%	\$426,000
Number of Sales	21,542	-2.7%	22,145	-11.7%	24,409
Days on Market (From Original List Date)	111	-3.5%	115	50.0%	74
Listing Discount (From Original List Price)	5.3%		5.8%		3.5%
Listing Inventory	13,517	5.6%	12,801	-7.9%	14,679
Absorption Rate (mos)	7.5	8.7%	6.9	4.2%	7.2

Quintiles (Median Sales Price By NOS)	2014	%Chg (YR)	2013	%Chg (10-YR)	2005
5/5	\$752,250	-2.2%	\$769,000	-7.1%	\$810,000
4/5	\$460,000	-1.1%	\$465,000	-13.2%	\$530,000
3/5	\$362,000	0.3%	\$361,000	-15.8%	\$430,000
2/5	\$285,000	1.8%	\$280,000	-20.8%	\$360,000
1/5	\$179,000	5.3%	\$170,000	-34.4%	\$273,000

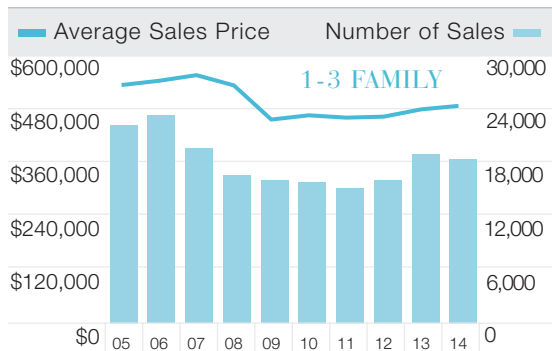
	Average Sales Price	Median Sales Price	Number of Sales
2014	\$454,273	\$365,000	21,542
2013	\$448,324	\$361,000	22,145
2012	\$435,082	\$346,000	18,554
2011	\$437,257	\$350,000	17,409
2010	\$439,247	\$366,000	18,311
2009	\$430,802	\$367,000	18,366
2008	\$496,473	\$415,000	19,106
2007	\$519,491	\$434,000	21,320
2006	\$519,706	\$440,000	24,959
2005	\$511,311	\$426,000	24,409



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.



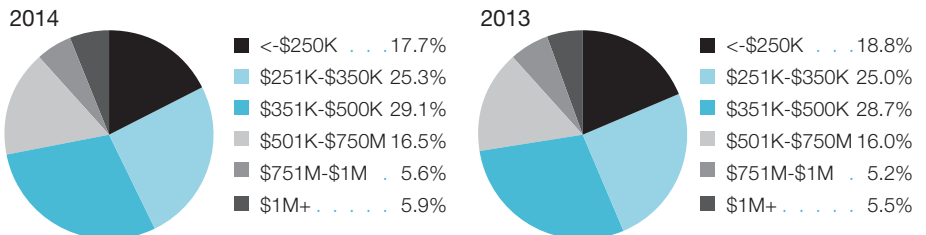
1-3 FAMILY



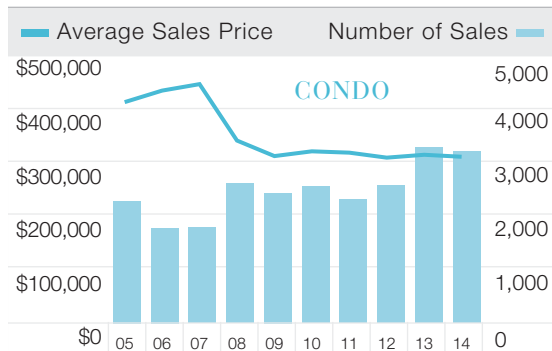
	Avg. Sales Price	Med. Sales Price	No. of Sales
2014	\$480,445	\$377,000	18,343
2013	\$472,565	\$375,000	18,870
2012	\$456,217	\$345,000	15,990
2011	\$454,041	\$362,089	15,115
2010	\$459,269	\$375,696	15,768
2009	\$449,720	\$377,844	15,946
2008	\$526,338	\$426,309	16,506
2007	\$549,324	\$449,000	19,537
2006	\$536,670	\$447,000	23,188
2005	\$527,189	\$435,000	22,138

1-3 Family Market Matrix	2014	%Chg (YR)	2013	%Chg (10-YR)	2005
Average Sales Price	\$480,445	1.7%	\$472,565	-8.9%	\$527,189
Median Sales Price	\$377,000	0.5%	\$375,000	-13.3%	\$435,000
Number of Sales	18,343	-2.8%	18,870	-17.1%	22,138
Days on Market (From Original List Date)	108	-3.6%	112	N/A	N/A
Listing Discount (From Original List Price)	5.4%		5.8%	N/A	N/A
Listing Inventory	12,589	5.5%	11,930	N/A	N/A
Absorption Rate (mos)	8.2	7.9%	7.6	N/A	N/A

Quintiles (Median Sales Price By NOS)	2014	%Chg (YR)	2013	%Chg (10-YR)	2005
5/5	\$802,250	0.3%	\$800,000	-2.2%	\$820,500
4/5	\$481,563	0.3%	\$480,000	-10.0%	\$535,000
3/5	\$377,000	0.5%	\$375,000	-13.3%	\$435,000
2/5	\$303,000	1.0%	\$300,000	-17.1%	\$365,650
1/5	\$202,968	1.5%	\$200,000	-27.5%	\$280,000



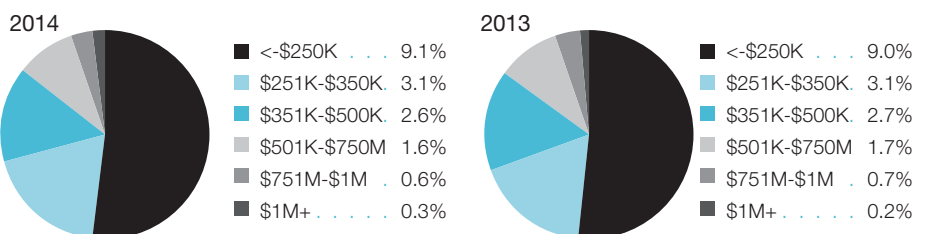
CONDOS



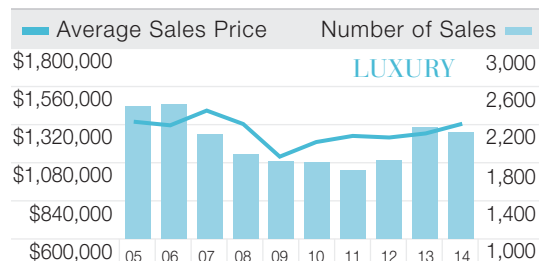
	Avg. Sales Price	Med. Sales Price	No. of Sales
2014	\$304,955	\$241,125	3,199
2013	\$308,648	\$244,000	3,275
2012	\$303,278	\$240,000	2,564
2011	\$312,600	\$248,000	2,294
2010	\$315,095	\$256,000	2,543
2009	\$306,208	\$255,000	2,421
2008	\$335,238	\$275,000	2,600
2007	\$440,688	\$379,725	1,783
2006	\$428,593	\$380,000	1,771
2005	\$407,050	\$359,900	2,271

Condos Market Matrix	2014	%Chg (YR)	2013	%Chg (10-YR)	2005
Average Sales Price	\$304,955	-1.2%	\$308,648	-25.1%	\$407,050
Median Sales Price	\$241,125	-1.2%	\$244,000	-33.0%	\$359,900
Number of Sales	3,199	-2.3%	3,275	40.9%	2,271
Days on Market (From Original List Date)	122	-6.9%	131	N/A	N/A
Listing Discount (From Original List Price)	4.9%	-3.9%	5.1%	N/A	N/A
Listing Inventory	2,097	2.2%	2,052	N/A	N/A
Absorption Rate (mos)	7.9	5.3%	7.5	N/A	N/A

Quintiles (Median Sales Price By NOS)	2014	%Chg (YR)	2013	%Chg (10-YR)	2005
5/5	\$572,250	-3.8%	\$595,000	-17.1%	\$690,000
4/5	\$342,513	-3.5%	\$355,000	-21.5%	\$436,100
3/5	\$241,125	-1.2%	\$244,000	-32.6%	\$358,000
2/5	\$173,750	-2.4%	\$178,000	-39.0%	\$285,000
1/5	\$102,188	5.3%	\$97,000	-52.5%	\$215,000



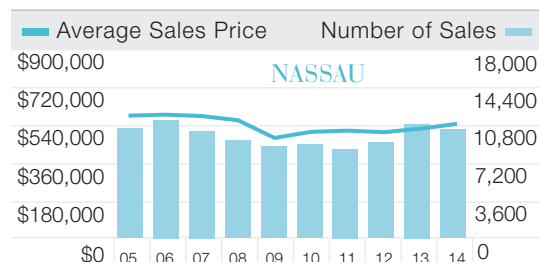
LUXURY



	Avg. Sales Price	Med. Sales Price	No. of Sales
2014	\$1,339,097	\$1,047,250	2,151
2013	\$1,278,446	\$999,000	2,214
2012	\$1,252,852	\$962,500	1,854
2011	\$1,262,795	\$980,919	1,741
2010	\$1,224,310	\$976,224	1,831

	Avg. Sales Price	Med. Sales Price	No. of Sales
2009	\$1,132,593	\$910,057	1,837
2008	\$1,337,439	\$1,077,195	1,911
2007	\$1,421,922	\$1,175,000	2,132
2006	\$1,329,457	\$1,090,000	2,460
2005	\$1,352,062	\$1,088,250	2,441

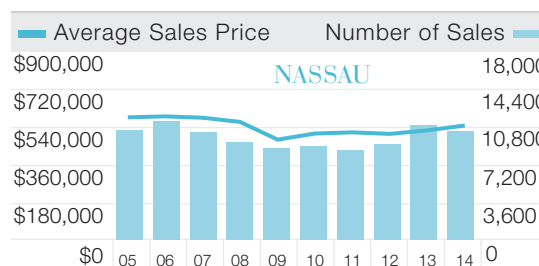
NASSAU



	Avg. Sales Price	Med. Sales Price	No. of Sales
2014	\$559,732	\$422,688	10,613
2013	\$537,052	\$415,000	11,138
2012	\$520,319	\$400,000	9,315
2011	\$527,530	\$400,000	8,683
2010	\$522,036	\$412,000	9,101

	Avg. Sales Price	Med. Sales Price	No. of Sales
2009	\$493,340	\$410,000	8,946
2008	\$576,666	\$465,000	9,517
2007	\$596,526	\$475,000	10,460
2006	\$602,841	\$490,000	11,524
2005	\$598,238	\$480,000	10,727

SUFFOLK



	Avg. Sales Price	Med. Sales Price	No. of Sales
2014	\$352,033	\$306,000	10,929
2013	\$358,539	\$310,000	11,007
2012	\$349,143	\$302,000	9,239
2011	\$347,429	\$300,000	8,726
2010	\$357,438	\$320,000	9,210

	Avg. Sales Price	Med. Sales Price	No. of Sales
2009	\$371,410	\$327,000	9,420
2008	\$416,883	\$365,000	9,589
2007	\$445,294	\$390,000	10,860
2006	\$448,396	\$400,000	13,435
2005	\$443,159	\$380,000	13,682

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