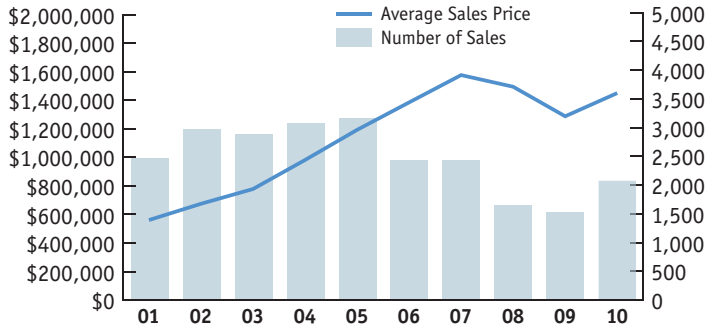


2001-2010

the DOUGLAS ELLIMAN report

10-Year Hamptons/North Fork Sales Trend Analysis

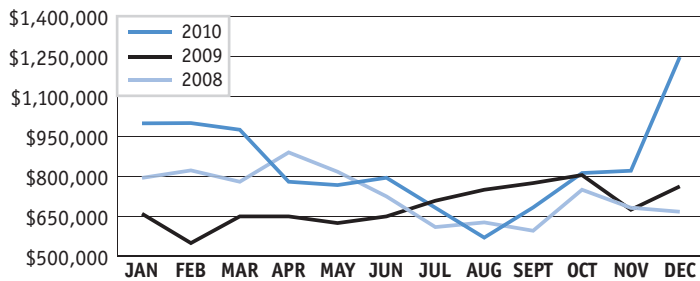
AVERAGE SALES PRICE / NUMBER OF SALES



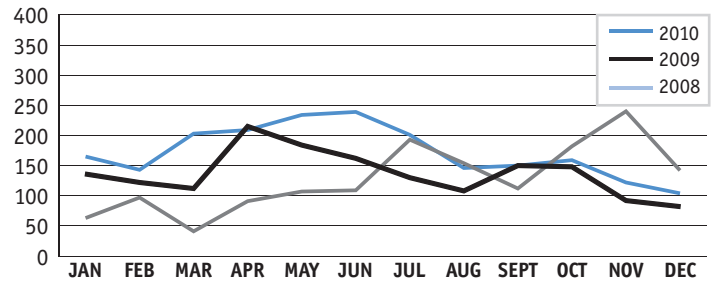
HAMPTONS / NORTH FORK MARKET MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,450,017	12.6%	\$1,287,525	158.5%	\$560,882
Median Sales Price	\$787,500	16.7%	\$675,000	125%	\$350,000
Number of Sales	2,075	35.5%	1,531	-16.2%	2,477
Days on Market (From Last List Date)	156	-12.7%	179		n/a
Listing Discount (From Last List Price)	9.2%		14.5%		n/a
Listing Inventory	2,292	6.2%	2,159		n/a

MEDIAN SALES PRICE BY MONTH



NUMBER OF SALES BY MONTH



PRICE BRACKETS / UNITS

Price Bracket	1 Year % Chg	Market Share
>\$50M	N/A	0.0%
>\$40M, <\$50M	N/A	0.0%
>\$30M, <\$40M	N/A	0.1%
>\$20M, <\$30M	2400%	1.2%
>\$10M, <\$20M	0%	0.4%
>\$9M, <\$10M	100.0%	0.5%
>\$8M, <\$9M	-12.5%	0.3%
>\$7M, <\$8M	100.0%	0.5%
>\$6M, <\$7M	31.6%	1.2%
>\$5M, <\$6M	23.5%	1.0%
>\$4.5M, <\$5M	25.0%	0.5%
>\$4M, <\$4.5M	17.6%	1.0%
>\$3.5M, <\$4M	11.1%	1.4%
>\$3M, <\$3.5M	91.3%	2.1%
>\$2.5M, <\$3M	46.7%	3.2%
>\$2M, <\$2.5M	27.3%	4.0%
>\$1.5M, <\$2M	57.9%	7.2%
>\$1M, <\$1.5M	45.6%	10.4%
>\$500K, <\$1M	35.5%	32.6%
<\$500K	24.9%	32.3%

PRICE BRACKETS / VOLUME

Price Bracket	1 Year % Chg	Market Share
>\$50M	N/A	1.4%
>\$40M, <\$50M	N/A	1%
>\$30M, <\$40M	N/A	2.4%
>\$20M, <\$30M	1148.4%	10.4%
>\$10M, <\$20M	0.0%	3.4%
>\$9M, <\$10M	96.7%	3.1%
>\$8M, <\$9M	-11.5%	1.9%
>\$7M, <\$8M	99.1%	2.4%
>\$6M, <\$7M	33.0%	5.3%
>\$5M, <\$6M	23.0%	3.8%
>\$4.5M, <\$5M	24.2%	1.6%
>\$4M, <\$4.5M	17.1%	2.8%
>\$3.5M, <\$4M	10.9%	3.7%
>\$3M, <\$3.5M	88.3%	4.6%
>\$2.5M, <\$3M	45.8%	5.9%
>\$2M, <\$2.5M	23.9%	6%
>\$1.5M, <\$2M	55.2%	8.4%
>\$1M, <\$1.5M	45.5%	8.8%
>\$500K, <\$1M	37.2%	16%
<\$500K	25.8%	7.3%

10-YEAR DATA

Year	Avg Sales Price	Median Sales Price	No. of Sales
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
2004	\$981,409	\$640,000	3,073
2003	\$778,223	\$525,000	2,879
2002	\$674,783	\$450,000	2,968
2001	\$560,882	\$350,000	2,477

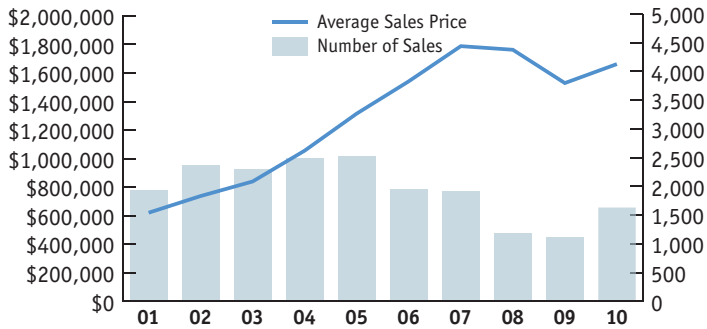
QUINTILES / MEDIAN SALES PRICE

Quintile	Current Year	Prior Year	% Change
5/5	\$3,172,500	\$2,875,000	10.3%
4/5	\$1,350,000	\$1,126,000	19.9%
3/5	\$785,000	\$675,000	16.3%
2/5	\$500,500	\$450,000	11.2%
1/5	\$325,000	\$291,250	11.6%



Prudential Douglas Elliman Real Estate

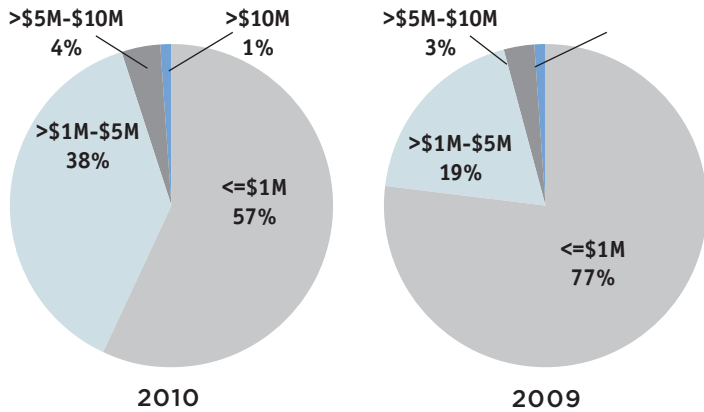
AVERAGE SALES PRICE / NUMBER OF SALES



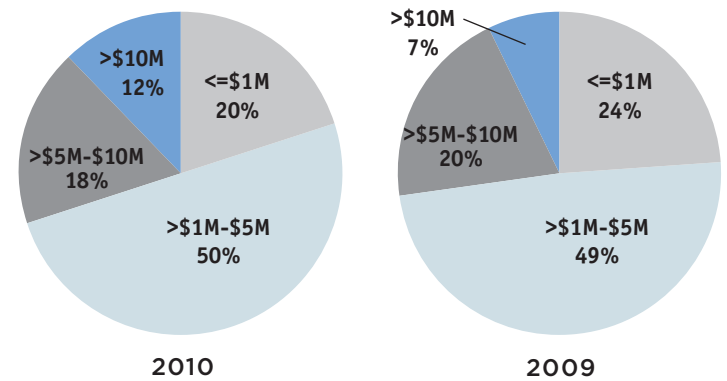
HAMPTONS MARKET MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,662,468	8.7%	\$1,529,427	167.5%	\$621,376
Median Sales Price	\$906,000	9.8%	\$825,000	147.5%	\$366,000
Number of Sales	1,632	45.2%	1,124	-15.3%	1,926
Days on Market (From Last List Date)	155	-13.9%	180		n/a
Listing Discount (From Last List Price)	8.9%		15.3%		n/a
Listing Inventory	1,597	-2.3%	1,634		n/a

MARKET SHARE / UNIT



MARKET SHARE / VOLUME



10-YEAR DATA

	Average Sales Price	Median Sales Price	Number of Sales
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
2004	\$1,056,262	\$677,500	2,488
2003	\$840,276	\$550,000	2,299
2002	\$738,195	\$475,000	2,360
2001	\$621,376	\$366,000	1,926

LAND

Acres	1.2
Frontage	123.1
Depth	196

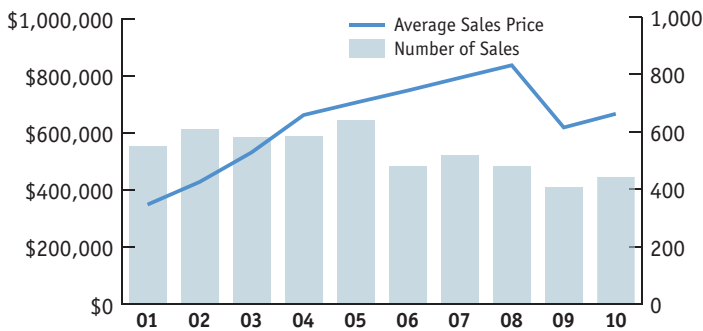
TIMING

Contract to Close (Days)	60
Close to Record (Days)	9

QUINTILES / MEDIAN SALES PRICE

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
5/5	\$3,462,500	-2.5%	\$3,550,000	211.2%	\$1,112,500
4/5	\$1,530,750	5.5%	\$1,450,500	178.3%	\$550,000
3/5	\$906,000	9.8%	\$825,000	147.5%	\$366,000
2/5	\$595,000	10.4%	\$539,046	122.8%	\$267,000
1/5	\$342,000	11.2%	\$307,500	123.5%	\$153,000

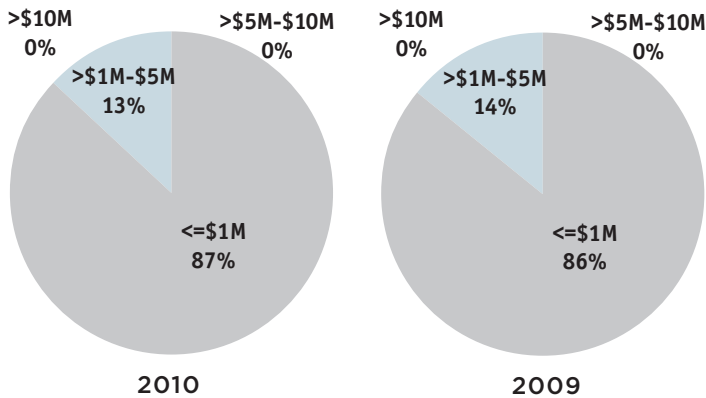
AVERAGE SALES PRICE / NUMBER OF SALES



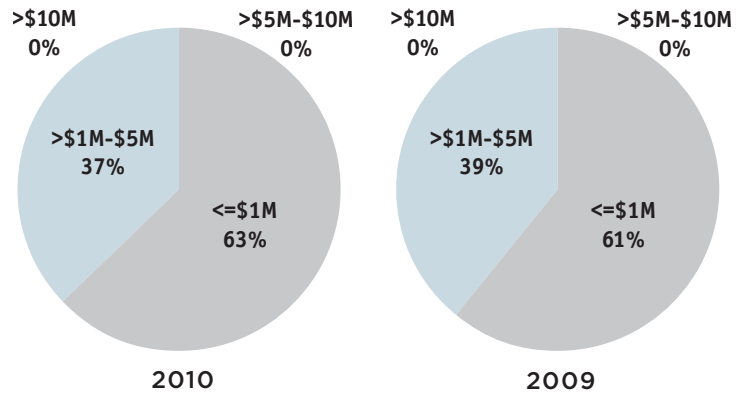
NORTH FORK MARKET MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$667,353	7.7%	\$619,471	91%	\$349,428
Median Sales Price	\$450,771	-0.7%	\$454,000	67%	\$270,000
Number of Sales	443	8.8%	407	-19.6%	551
Days on Market (From Last List Date)	158	-9.2%	174		n/a
Listing Discount (From Last List Price)	10.3%		12.1%		n/a
Listing Inventory	695	32.4%	525		n/a

MARKET SHARE / UNIT



MARKET SHARE / VOLUME



10-YEAR DATA

	Average Sales Price	Median Sales Price	Number of Sales
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
2004	\$663,062	\$475,000	585
2003	\$532,259	\$420,000	580
2002	\$428,644	\$339,500	608
2001	\$349,428	\$270,000	551

LAND

Acres	0.9
Frontage	151
Depth	181.1

TIMING

Contract to Close (Days)	59
Close to Record (Days)	12

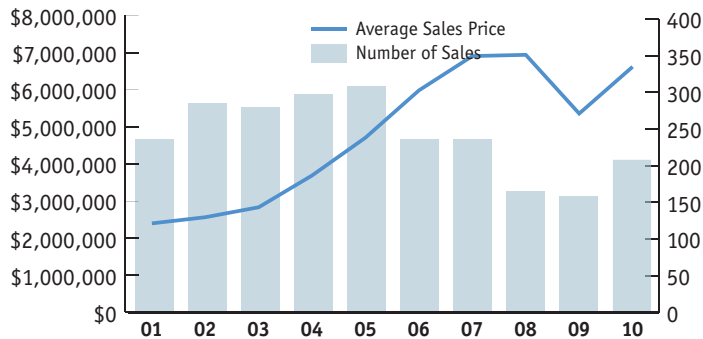
QUINTILES / MEDIAN SALES PRICE

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
5/5	\$1,450,000	20.8%	\$1,200,000	132%	\$625,000
4/5	\$655,000	5.6%	\$620,000	84.5%	\$355,000
3/5	\$450,771	-0.8%	\$454,500	67%	\$270,000
2/5	\$362,500	-0.1%	\$362,900	78.4%	\$203,250
1/5	\$280,000	6.7%	\$262,500	96.1%	\$142,750

LUXURY MARKET MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$6,618,897	23.5%	\$5,358,010	175.8%	\$2,399,563
Median Sales Price	\$4,618,500	6.5%	\$4,337,500	170.9%	\$1,705,000
Number of Sales	208	31.6%	158	-11.9%	236
Days on Market (From Last List Date)	127	-29.9%	181		n/a
Listing Discount (From Last List Price)	11%		17%		n/a
Listing Inventory	265	-14%	308		n/a

AVERAGE SALES PRICE / NUMBER OF SALES



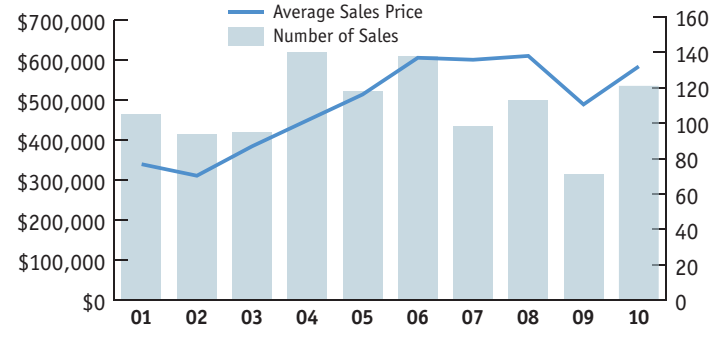
10-YEAR DATA

	Average Sales Price	Median Sales Price	Number of Sales
2010	\$6,618,897	\$5,000,000	208
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
2004	\$3,691,384	\$2,995,000	297
2003	\$2,833,952	\$2,125,000	279
2002	\$2,565,215	\$1,860,000	285
2001	\$2,399,563	\$1,705,000	236

CONDO MARKET MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$584,286	19.4%	\$489,285	71.8%	\$340,010
Median Sales Price	\$560,000	27.3%	\$440,000	115.4%	\$260,000
Number of Sales	121	70.4%	71	15.2%	105
Days on Market (From Last List Date)	122	-39.7%	203		n/a
Listing Discount (From Last List Price)	7.6%		11%		n/a
Listing Inventory	123	15%	107		n/a

AVERAGE SALES PRICE / NUMBER OF SALES



10-YEAR DATA

	Average Sales Price	Median Sales Price	Number of Sales
2010	\$584,286	\$560,000	121
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
2004	\$449,582	\$350,000	140
2003	\$384,768	\$361,700	95
2002	\$311,250	\$312,250	94
2001	\$340,010	\$260,000	105

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 631.283.4343

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 2488 Main St
 631.537.5900

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 631.723.2721

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