

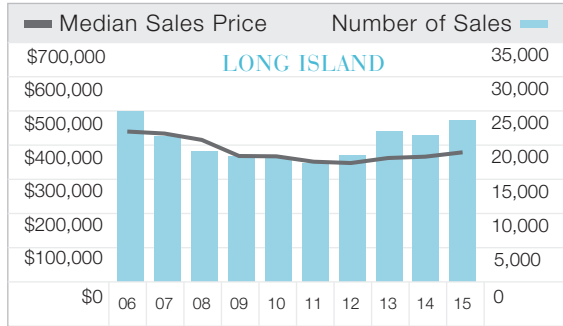
ELLIMAN REPORT

2006-2015

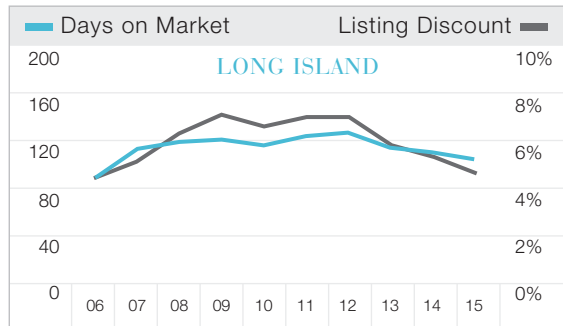
LONG ISLAND

Decade Survey of Residential Sales

[The Hamptons and the North Fork reported separately]

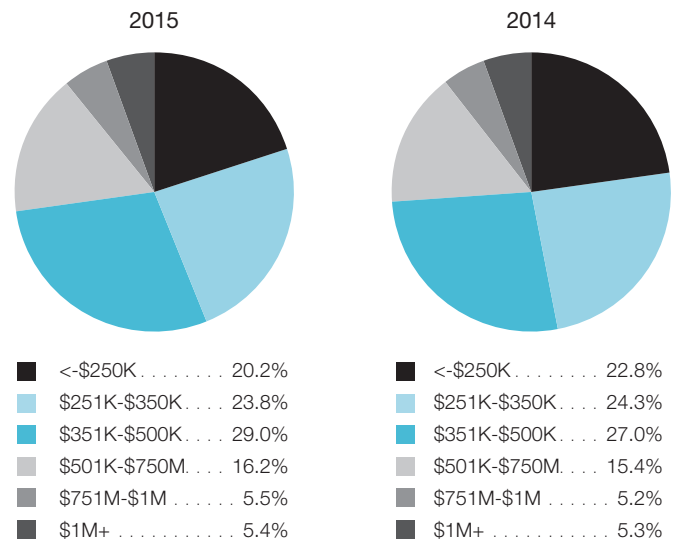


Days on Market	Listing Discount
2006	5.5%
2007	6.5%
2008	7.5%
2009	8.5%
2010	7.5%
2011	8.5%
2012	8.5%
2013	7.5%
2014	6.5%
2015	5.5%



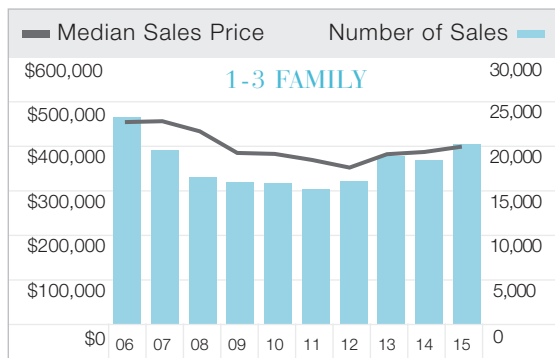
Quintiles (Median Sales Price By NOS)	2015	%Δ (YR)	2014	%Δ (10-YR)	2006
5/5	\$780,000	3.7%	\$752,250	-2.5%	\$800,000
4/5	\$480,000	4.3%	\$460,000	-11.0%	\$539,038
3/5	\$378,000	4.4%	\$362,000	-14.7%	\$443,000
2/5	\$297,500	4.4%	\$285,000	-21.7%	\$380,000
1/5	\$185,000	3.4%	\$179,000	-37.3%	\$295,000

	Average Sales Price	Median Sales Price	Number of Sales
2015	\$466,972	\$378,000	23,655
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



The Douglas Elliman Report series is recognized as the industry standard for providing the state of the residential real estate market. 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.

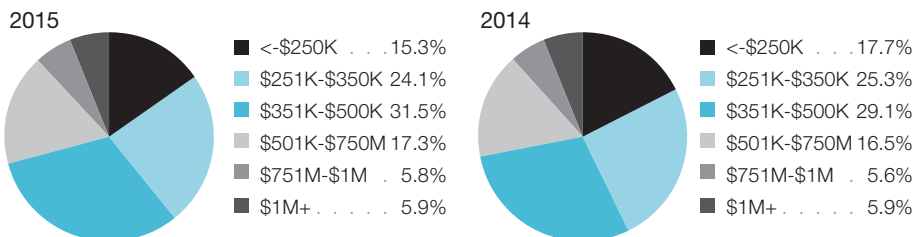
1-3 FAMILY



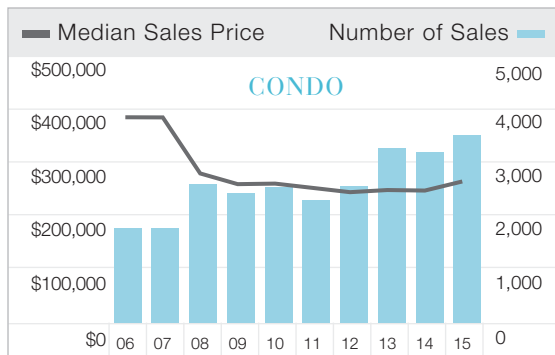
Year	Avg. Sales Price	Med. Sales Price	No. of Sales
2015	\$491,696	\$392,000	20,142
2014	\$480,445	\$380,000	18,343
2013	\$472,565	\$375,000	18,870
2012	\$456,217	\$345,000	15,990
2011	\$454,041	\$362,089	15,115
2010	\$459,269	\$375,696	15,768
2009	\$449,720	\$377,844	15,946
2008	\$526,338	\$426,309	16,506
2007	\$549,324	\$449,000	19,537
2006	\$536,670	\$447,000	23,188

1-3 Family Market Matrix	2015	%Δ (YR)	2014	%Δ (10-YR)	2006
Average Sales Price	\$491,696	2.3%	\$480,445	-8.4%	\$536,670
Median Sales Price	\$392,000	4.0%	\$377,000	-12.3%	\$447,000
Number of Sales	20,142	9.8%	18,343	-13.1%	23,188
Days on Market (From Original List Date)	103	-4.6%	108	N/A	N/A
Listing Discount (From Original List Price)	4.6%		5.4%	N/A	N/A
Listing Inventory	12,027	-4.5%	12,589	N/A	N/A
Absorption Rate (mos)	7.2	-12.2%	8.2	N/A	N/A

Quintiles (Median Sales Price By NOS)	2015	%Δ (YR)	2014	%Δ (10-YR)	2006
5/5	\$802,500	0.0%	\$802,250	-1.5%	\$815,000
4/5	\$495,000	2.8%	\$481,563	-8.8%	\$543,000
3/5	\$392,000	4.0%	\$377,000	-12.3%	\$447,000
2/5	\$319,000	5.3%	\$303,000	-17.1%	\$385,000
1/5	\$219,050	7.9%	\$202,968	-27.5%	\$302,000



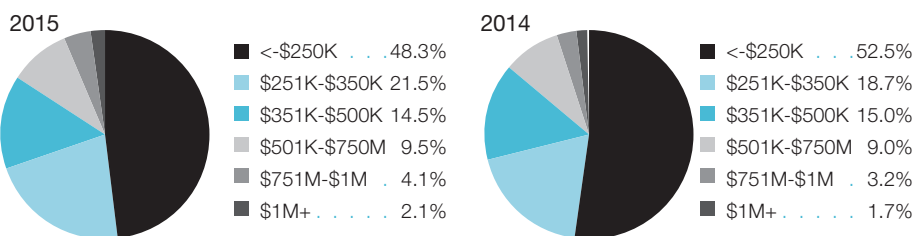
CONDOS



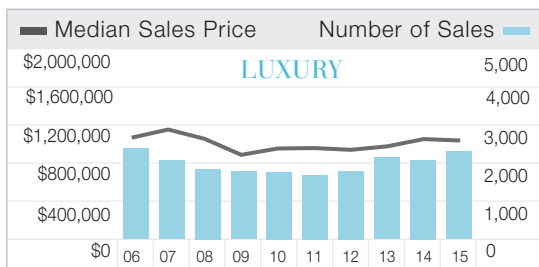
Year	Avg. Sales Price	Med. Sales Price	No. of Sales
2015	\$325,216	\$260,000	3,513
2014	\$304,955	\$243,000	3,199
2013	\$308,648	\$244,000	3,275
2012	\$303,278	\$240,000	2,564
2011	\$312,600	\$248,000	2,294
2010	\$315,095	\$256,000	2,543
2009	\$306,208	\$255,000	2,421
2008	\$335,238	\$275,000	2,600
2007	\$440,688	\$379,725	1,783
2006	\$428,593	\$380,000	1,771

Condos Market Matrix	2015	%Δ (YR)	2014	%Δ (10-YR)	2006
Average Sales Price	\$325,216	6.6%	\$304,955	-24.1%	\$428,593
Median Sales Price	\$260,000	7.8%	\$241,125	-31.6%	\$380,000
Number of Sales	3,513	9.8%	3,199	98.4%	1,771
Days on Market (From Original List Date)	114	-6.6%	122	N/A	N/A
Listing Discount (From Original List Price)	4.0%	-18.4%	4.9%	N/A	N/A
Listing Inventory	1,836	-12.4%	2,097	N/A	N/A
Absorption Rate (mos)	6.3	-20.3%	7.9	N/A	N/A

Quintiles (Median Sales Price By NOS)	2015	%Δ (YR)	2014	%Δ (10-YR)	2006
5/5	\$620,000	8.3%	\$572,250	-10.7%	\$694,000
4/5	\$352,700	3.0%	\$342,513	-24.2%	\$465,064
3/5	\$260,000	7.8%	\$241,125	-31.6%	\$380,000
2/5	\$186,000	7.1%	\$173,750	-41.0%	\$315,000
1/5	\$113,600	11.2%	\$102,188	-50.6%	\$230,000



LUXURY

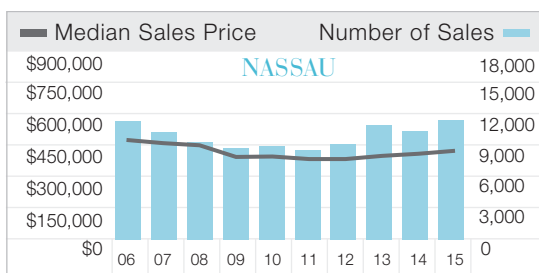


Luxury Market Matrix	2015	%Δ (YR)	2014	%Δ (10-YR)	2006
Average Sales Price	\$1,328,675	-0.8%	\$1,339,097	-0.1%	\$1,329,457
Median Sales Price	\$1,060,000	1.2%	\$1,047,250	-2.8%	\$1,090,000
Number of Sales	2,376	10.5%	2,151	-3.4%	2,460
Days on Market (From Original List Date)	109	-7.6%	118	N/A	N/A
Listing Discount (From Original List Price)	6.3%		7.5%	N/A	N/A
Listing Inventory	3,107	10.1%	2,821	N/A	N/A
Absorption Rate (mos)	15.7	0.0%	15.7	N/A	N/A

	Avg. Sales Price	Med. Sales Price	No. of Sales
2015	\$1,328,675	\$1,060,000	2,376
2014	\$1,339,097	\$1,075,000	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

	Avg. Sales Price	Med. Sales Price	No. of Sales
2010	\$1,224,310	\$976,224	1,831
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

NASSAU

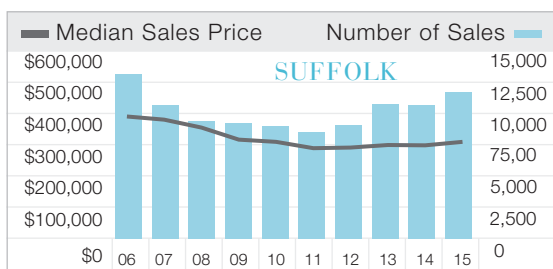


Nassau Market Matrix	2015	%Δ (YR)	2014	%Δ (10-YR)	2006
Average Sales Price	\$571,108	2.0%	\$559,732	-5.3%	\$602,841
Median Sales Price	\$439,000	3.9%	\$422,688	-10.4%	\$490,000
Number of Sales	11,659	9.9%	10,613	1.2%	11,524
Days on Market (From Original List Date)	99	-4.8%	104	N/A	N/A
Listing Discount (From Original List Price)	4.9%		5.9%	N/A	N/A
Listing Inventory	7,362	29.2%	5,700	N/A	N/A
Absorption Rate (mos)	7.6	18.8%	6.4	N/A	N/A

	Avg. Sales Price	Med. Sales Price	No. of Sales
2015	\$571,108	\$439,000	11,659
2014	\$559,732	\$425,000	10,613
2013	\$537,052	\$415,000	11,138
2012	\$520,319	\$400,000	9,315
2011	\$527,530	\$400,000	8,683

	Avg. Sales Price	Med. Sales Price	No. of Sales
2010	\$522,036	\$412,000	9,101
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

SUFFOLK



Suffolk Market Matrix	2015	%Δ (YR)	2014	%Δ (10-YR)	2006
Average Sales Price	\$365,762	3.9%	\$352,033	-18.4%	\$448,396
Median Sales Price	\$320,000	4.6%	\$306,000	-20.0%	\$400,000
Number of Sales	11,996	9.8%	10,929	-10.7%	13,435
Days on Market (From Original List Date)	110	-6.0%	117	N/A	N/A
Listing Discount (From Original List Price)	4.1%		4.4%	N/A	N/A
Listing Inventory	5,206	-33.4%	7,817	N/A	N/A
Absorption Rate (mos)	5.2	-39.5%	8.6	N/A	N/A

	Avg. Sales Price	Med. Sales Price	No. of Sales
2015	\$365,762	\$320,000	11,996
2014	\$352,033	\$309,000	10,929
2013	\$358,539	\$310,000	11,007
2012	\$349,143	\$302,000	9,239
2011	\$347,429	\$300,000	8,726

	Avg. Sales Price	Med. Sales Price	No. of Sales
2010	\$357,438	\$320,000	9,210
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

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