

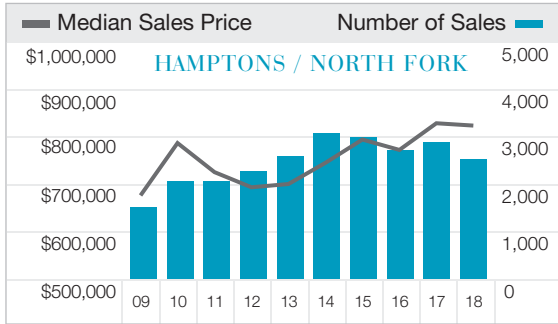
ELLIMAN REPORT

2009-2018

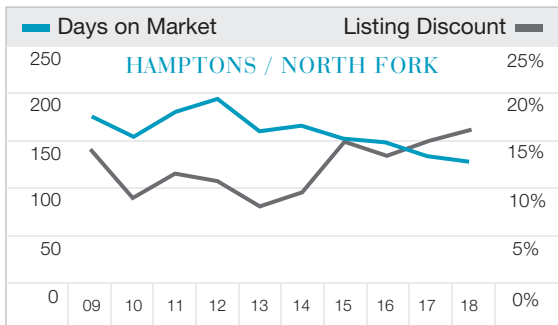
HAMPTONS & NORTH FORK

Decade Survey of Residential Sales

[The Hamptons and the North Fork reported separately]

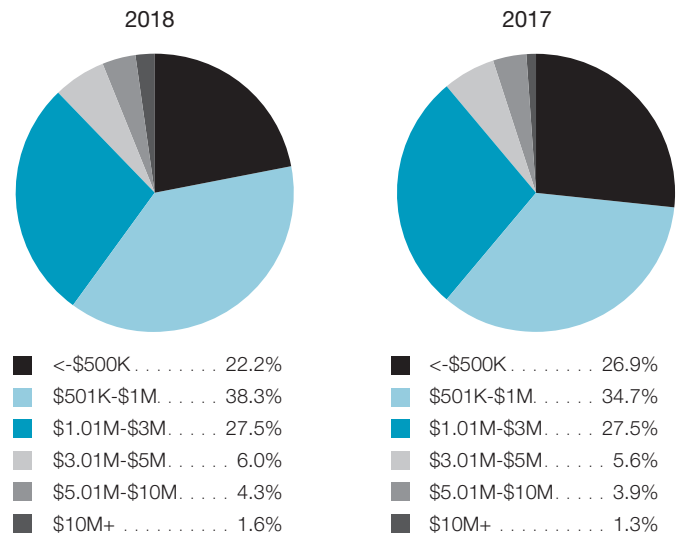


Hamptons/North Fork Market Matrix	2018	% Chg (YR)	2017	% Chg (10-YR)	2009
Average Sales Price	\$1,618,549	3.9%	\$1,557,603	25.7%	\$1,287,525
Median Sales Price	\$825,000	-0.6%	\$830,000	22.2%	\$675,000
Number of Sales	2,547	-12.4%	2,907	66.4%	1,531
Days on Market (From Original List Date)	129	-4.4%	135	-27.5%	178
Listing Discount (From Original List Price)	16.5%		15.3%		14.4%
Listing Inventory	2,352	51.4%	1,553	8.9%	2,159
Months of Supply	11.1	73.4%	6.4	-34.3%	16.9



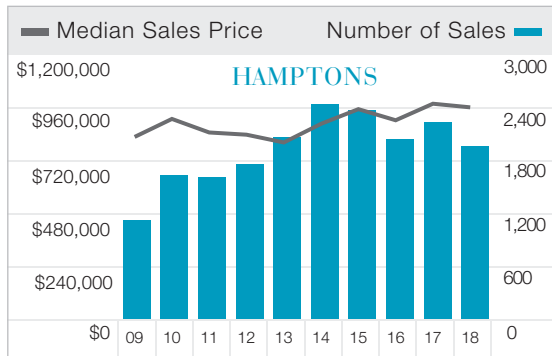
Quintiles (Median Sales Price By NOS)	2018	% Chg (YR)	2017	% Chg (10-YR)	2009
5/5	\$3,441,900	5.9%	\$3,250,600	23.8%	\$2,779,350
4/5	\$1,350,000	-1.1%	\$1,365,000	21.7%	\$1,109,688
3/5	\$825,000	-0.6%	\$830,000	22.9%	\$671,250
2/5	\$580,000	1.8%	\$570,000	29.8%	\$447,000
1/5	\$375,000	7.1%	\$350,000	32.7%	\$282,519

	Average Sales Price	Median Sales Price	Number of Sales
2018	\$1,618,549	\$825,000	2,547
2017	\$1,557,603	\$830,000	2,907
2016	\$1,482,272	\$772,730	2,736
2015	\$1,634,125	\$795,000	3,015
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



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.

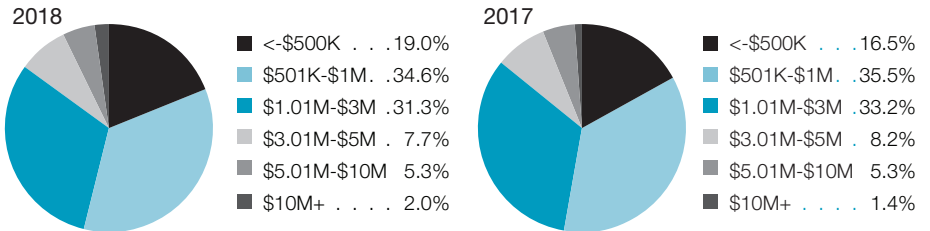
HAMPTONS



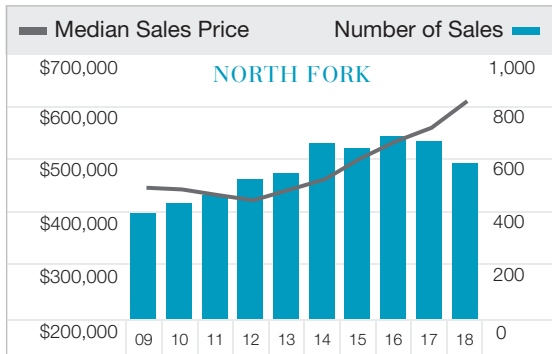
Year	Avg. Sales Price	Med. Sales Price	No. of Sales
2009	\$1,529,427	\$825,000	1,124
2010	\$1,662,468	\$906,000	1,632
2011	\$1,627,559	\$845,000	1,605
2012	\$1,771,135	\$835,000	1,760
2013	\$1,528,341	\$800,000	2,052
2014	\$1,743,392	\$884,000	2,429
2015	\$1,895,932	\$950,000	2,364
2016	\$1,742,468	\$900,000	2,039
2017	\$1,795,617	\$974,500	2,230
2018	\$1,857,429	\$958,167	1,954

Hamptons Market Matrix	2018	%Chg (YR)	2017	%Chg (10-YR)	2009
Average Sales Price	\$1,857,429	3.4%	\$1,795,617	21.4%	\$1,529,427
Median Sales Price	\$958,167	-1.7%	\$974,500	16.1%	\$825,000
Number of Sales	1,954	-12.4%	2,230	73.8%	1,124
Days on Market (From Original List Date)	134	-5.6%	142	-25.6%	180
Listing Discount (From Original List Price)	17.4%		15.9%		15.3%
Listing Inventory	2,197	81.9%	1,208	34.5%	1,634
Months of Supply	13.5	107.7%	6.5	-22.4%	17.4

Quintiles (Median Sales Price By NOS)	2018	%Δ (YR)	2017	%Δ (10-YR)	2009
5/5	\$4,000,000	6.1%	\$3,770,500	18.8%	\$3,365,625
4/5	\$1,590,000	-2.2%	\$1,626,500	13.4%	\$1,402,500
3/5	\$958,167	-1.7%	\$974,500	20.8%	\$793,225
2/5	\$645,000	-0.6%	\$649,000	24.8%	\$516,813
1/5	\$380,000	1.3%	\$375,000	30.0%	\$292,394



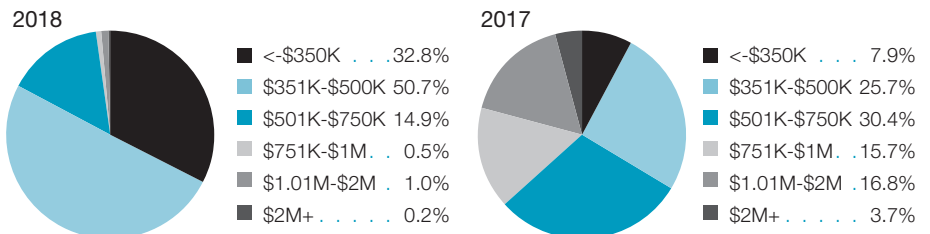
NORTH FORK



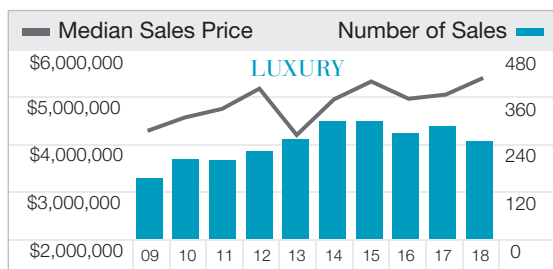
Year	Avg. Sales Price	Med. Sales Price	No. of Sales
2009	\$619,471	\$454,000	407
2010	\$667,353	\$450,771	443
2011	\$624,362	\$440,000	472
2012	\$631,981	\$430,000	533
2013	\$601,847	\$450,000	556
2014	\$690,863	\$470,000	669
2015	\$683,414	\$510,000	651
2016	\$721,095	\$543,000	697
2017	\$773,599	\$569,000	677
2018	\$831,415	\$620,000	593

North Fork Market Matrix	2018	%Δ (YR)	2017	%Δ (10-YR)	2009
Average Sales Price	\$831,415	7.5%	\$773,599	34.2%	\$619,471
Median Sales Price	\$620,000	9.0%	\$569,000	36.6%	\$454,000
Number of Sales	593	-12.4%	677	45.7%	407
Days on Market (From Original List Date)	120	-3.2%	124	-31.0%	174
Listing Discount (From Original List Price)	10.1%		10.2%		12.1%
Listing Inventory	155	-55.1%	345	-70.5%	525
Months of Supply	3.1	-49.2%	6.1	-80.0%	15.5

Quintiles (Median Sales Price By NOS)	2018	%Δ (YR)	2017	%Δ (10-YR)	2009
5/5	\$1,437,786	11.5%	\$1,289,000	18.1%	\$1,217,313
4/5	\$804,100	7.2%	\$750,000	29.7%	\$619,750
3/5	\$620,000	9.0%	\$569,000	37.4%	\$451,375
2/5	\$491,500	11.7%	\$439,980	37.6%	\$357,184
1/5	\$350,000	9.4%	\$320,000	30.7%	\$267,825



LUXURY

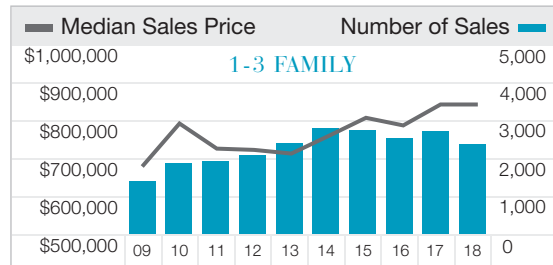


Luxury Market Matrix	2018	%Δ (YR)	2017	%Δ (10-YR)	2009
Average Sales Price	\$7,270,889	8.6%	\$6,695,789	35.7%	\$5,358,010
Median Sales Price	\$5,450,000	6.9%	\$5,100,000	25.6%	\$4,337,500
Number of Sales	256	-13.2%	295	62.0%	158
Days on Market (From Original List Date)	196	4.3%	188	8.3%	181
Listing Discount (From Original List Price)	20.3%		17.5%		17.0%
Listing Inventory	563	54.2%	365	82.8%	308
Months of Supply	26.4	78.4%	14.8	12.8%	23.4

	Avg. Sales Price	Med. Sales Price	No. of Sales
2018	\$7,270,889	\$5,450,000	256
2017	\$6,695,789	\$5,100,000	295
2016	\$6,694,102	\$5,012,500	276
2015	\$7,608,920	\$5,375,000	307
2014	\$7,177,265	\$5,000,000	309

	Avg. Sales Price	Med. Sales Price	No. of Sales
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
2009	\$5,358,010	\$4,337,500	158

1-3 FAMILY

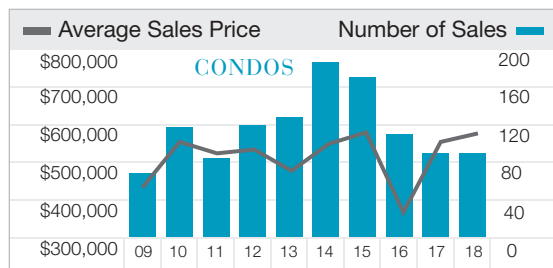


1-3 Family Market Matrix	2018	%Δ (YR)	2017	%Δ (10-YR)	2009
Average Sales Price	\$1,658,052	4.4%	\$1,587,867	25.1%	\$1,325,900
Median Sales Price	\$850,000	0.0%	\$850,000	23.7%	\$687,000
Number of Sales	2,455	-12.8%	2,814	68.2%	1,460
Days on Market (From Original List Date)	129	-4.4%	135	-26.3%	175
Listing Discount (From Original List Price)	16.7%		15.3%		11.0%
Listing Inventory	2,273	58.1%	1,438	10.8%	2,052
Months of Supply	11.1	82.0%	6.1	-34.3%	16.9

	Avg. Sales Price	Med. Sales Price	No. of Sales
2018	\$1,658,052	\$850,000	2,455
2017	\$1,587,867	\$850,000	2,814
2016	\$1,521,951	\$795,000	2,623
2015	\$1,679,319	\$815,000	2,840
2014	\$1,574,374	\$767,375	2,906

	Avg. Sales Price	Med. Sales Price	No. of Sales
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
2009	\$1,325,900	\$687,000	1,460

CONDOS



Condos Market Matrix	2018	%Δ (YR)	2017	%Δ (10-YR)	2009
Average Sales Price	\$564,437	-12.1%	\$641,875	15.4%	\$489,285
Median Sales Price	\$582,500	4.0%	\$560,000	32.4%	\$440,000
Number of Sales	92	-1.1%	93	29.6%	71
Days on Market (From Original List Date)	124	-9.5%	137	-38.9%	203
Listing Discount (From Original List Price)	8.0%		12.8%		11.0%
Listing Inventory	79	-31.3%	115	-26.2%	107
Months of Supply	10.3	-30.4%	14.8	-43.1%	18.1

	Avg. Sales Price	Med. Sales Price	No. of Sales
2018	\$564,437	\$582,500	92
2017	\$641,875	\$560,000	93
2016	\$561,219	\$375,000	113
2015	\$900,680	\$585,000	175
2014	\$634,134	\$555,000	192

	Avg. Sales Price	Med. Sales Price	No. of Sales
2013	\$551,134	\$484,000	132
2012	\$510,516	\$540,000	123
2011	\$587,853	\$530,000	87
2010	\$584,286	\$560,000	121
2009	\$489,285	\$440,000	71