

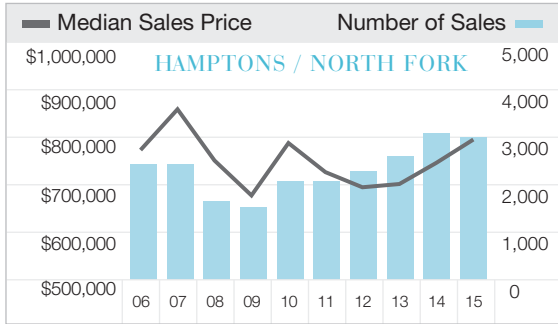
ELLIMAN REPORT

2006-2015

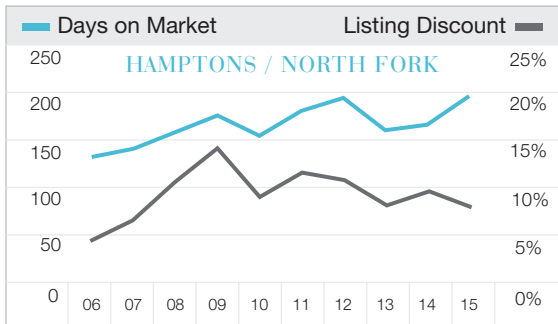
HAMPTONS & NORTH FORK

Decade Survey of Residential Sales

[The Hamptons and the North Fork reported separately]

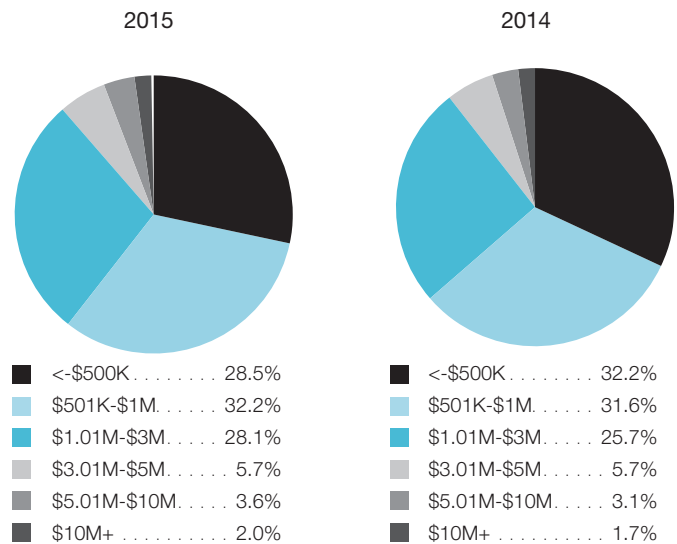


Hamptons/North Fork Market Matrix	2015	% Chg (YR)	2014	% Chg (10-YR)	2006
Average Sales Price	\$1,634,125	7.8%	\$1,516,102	18.0%	\$1,384,774
Median Sales Price	\$795,000	6.7%	\$745,000	2.9%	\$772,500
Number of Sales	3,015	-2.7%	3,098	23.9%	2,434
Days on Market (From Original List Date)	154	-8.3%	168	15.8%	133
Listing Discount (From Original List Price)	15.2%		9.8%		7.9%
Listing Inventory	1,944	-7.3%	2,096	36.4%	1,425
Absorption Rate (mos)	7.7	0.0%	7.7	10.0%	7.0



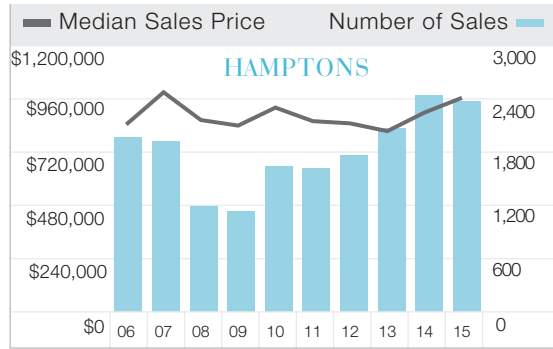
Quintiles (Median Sales Price By NOS)	2015	%Δ (YR)	2014	%Δ (10-YR)	2006
5/5	\$3,300,000	3.8%	\$3,178,750	26.9%	\$2,600,000
4/5	\$1,394,000	10.6%	\$1,260,000	25.6%	\$1,110,000
3/5	\$795,000	6.7%	\$745,000	8.2%	\$735,000
2/5	\$525,000	11.7%	\$470,000	-3.1%	\$541,625
1/5	\$315,000	12.5%	\$280,000	-14.9%	\$370,000

	Average Sales Price	Median Sales Price	Number of Sales
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
2008	\$1,494,472	\$750,000	1,659
2007	\$1,576,050	\$860,000	2,436
2006	\$1,384,774	\$772,500	2,434



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.

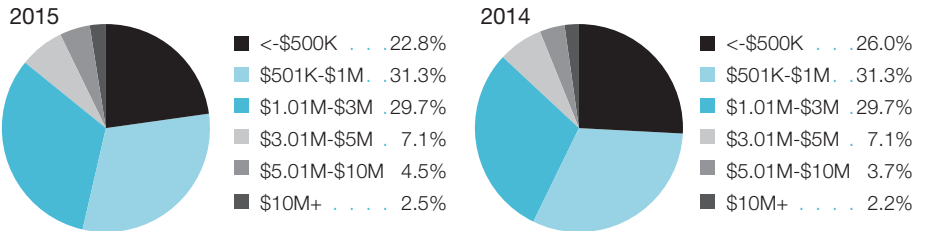
HAMPTONS



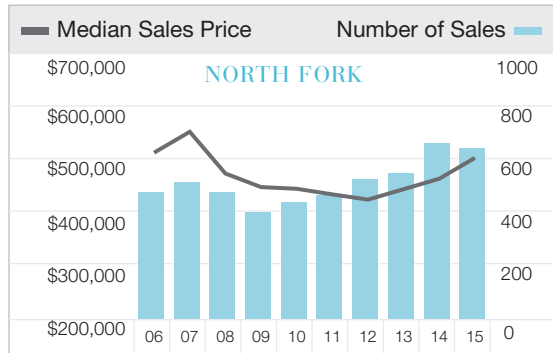
Year	Avg. Sales Price	Med. Sales Price	No. of Sales
2015	\$1,895,932	\$950,000	2,364
2014	\$1,743,392	\$884,000	2,429
2013	\$1,528,341	\$800,000	2,052
2012	\$1,771,135	\$835,000	1,760
2011	\$1,627,559	\$845,000	1,605
2010	\$1,662,468	\$906,000	1,632
2009	\$1,529,427	\$825,000	1,124
2008	\$1,762,779	\$850,000	1,178
2007	\$1,787,955	\$975,000	1,917
2006	\$1,541,818	\$830,000	1,952

Hamptons Market Matrix	2015	%Chg (YR)	2014	%Chg (10-YR)	2006
Average Sales Price	\$1,895,932	8.7%	\$1,743,392	23.0%	\$1,541,818
Median Sales Price	\$950,000	7.5%	\$884,000	14.5%	\$830,000
Number of Sales	2,364	-2.7%	2,429	21.1%	1,952
Days on Market (From Original List Date)	162	-7.4%	175	20.0%	135
Listing Discount (From Original List Price)	15.6%		10.3%		3.2%
Listing Inventory	1,472	-6.5%	1,575	33.8%	1,100
Absorption Rate (mos)	7.5	2.7%	7.3	10.3%	6.8

Quintiles (Median Sales Price By NOS)	2015	%Δ (YR)	2014	%Δ (10-YR)	2006
5/5	\$3,998,500	9.8%	\$3,643,000	35.5%	\$2,950,000
4/5	\$1,662,300	10.8%	\$1,500,000	27.9%	\$1,300,000
3/5	\$950,000	7.5%	\$884,000	15.2%	\$825,000
2/5	\$609,469	12.3%	\$542,750	-2.5%	\$625,000
1/5	\$325,000	12.1%	\$290,000	-20.7%	\$410,000



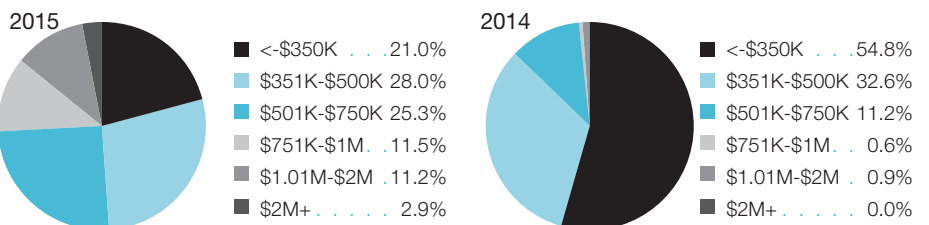
NORTH FORK



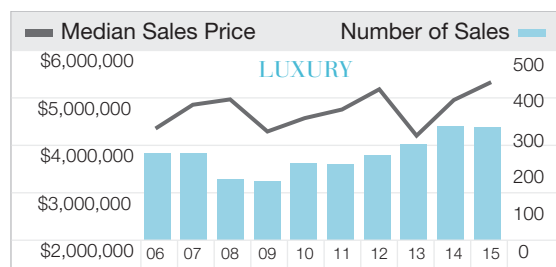
Year	Avg. Sales Price	Med. Sales Price	No. of Sales
2015	\$683,414	\$510,000	651
2014	\$690,863	\$470,000	669
2013	\$601,847	\$450,000	556
2012	\$631,981	\$430,000	533
2011	\$624,362	\$440,000	472
2010	\$667,353	\$450,771	443
2009	\$619,471	\$454,000	407
2008	\$837,372	\$480,000	481
2007	\$793,351	\$560,000	519
2006	\$748,780	\$520,000	482

North Fork Market Matrix	2015	%Δ (YR)	2014	%Δ (10-YR)	2006
Average Sales Price	\$683,414	-1.1%	\$690,863	-8.7%	\$748,780
Median Sales Price	\$510,000	8.5%	\$470,000	-1.9%	\$520,000
Number of Sales	651	-2.7%	669	35.1%	482
Days on Market (From Original List Date)	142	-2.1%	145	12.7%	126
Listing Discount (From Original List Price)	11.3%		8.1%		5.8%
Listing Inventory	472	-9.4%	521	45.2%	325
Absorption Rate (mos)	8.7	-4.4%	9.1	7.4%	8.1

Quintiles (Median Sales Price By NOS)	2015	%Δ (YR)	2014	%Δ (10-YR)	2006
5/5	\$1,300,000	7.2%	\$1,212,500	12.1%	\$1,160,000
4/5	\$675,000	4.0%	\$649,000	3.8%	\$650,000
3/5	\$510,000	8.5%	\$470,000	-1.0%	\$515,000
2/5	\$388,800	3.7%	\$375,000	-7.0%	\$418,100
1/5	\$280,000	12.0%	\$250,000	-3.4%	\$290,000



LUXURY

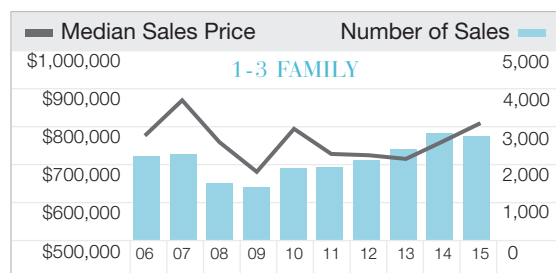


Luxury Market Matrix	2015	%Δ (YR)	2014	%Δ (10-YR)	2006
Average Sales Price	\$7,608,920	6.0%	\$7,177,265	27.2%	\$5,982,904
Median Sales Price	\$5,375,000	7.5%	\$5,000,000	22.2%	\$4,400,000
Number of Sales	307	-0.6%	309	30.1%	236
Days on Market (From Original List Date)	266	46.2%	182	36.4%	195
Listing Discount (From Original List Price)	18.0%		13.2%	N/A	N/A
Listing Inventory	280	-10.5%	313	N/A	N/A
Absorption Rate (mos)	10.9	-10.7%	12.2	N/A	N/A

	Avg. Sales Price	Med. Sales Price	No. of Sales
2015	\$7,608,920	\$5,375,000	307
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

	Avg. Sales Price	Med. Sales Price	No. of Sales
2010	\$6,618,897	\$4,618,500	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

1-3 FAMILY

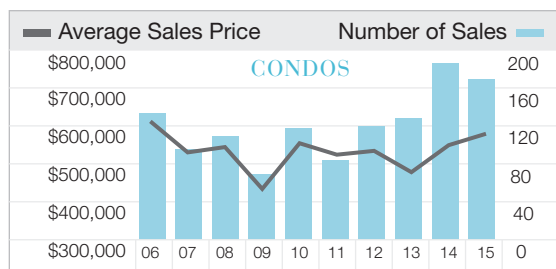


1-3 Family Market Matrix	2015	%Δ (YR)	2014	%Δ (10-YR)	2006
Average Sales Price	\$1,679,319	6.7%	\$1,574,374	17.3%	\$1,431,879
Median Sales Price	\$815,000	6.2%	\$767,375	4.2%	\$782,000
Number of Sales	2,840	-2.3%	2,906	23.7%	2,296
Days on Market (From Original List Date)	149	-3.2%	154	8.8%	137
Listing Discount (From Original List Price)	15.5%		8.1%	N/A	N/A
Listing Inventory	1,843	-6.6%	1,974	N/A	N/A
Absorption Rate (mos)	7.8	-4.9%	8.2	N/A	N/A

	Avg. Sales Price	Med. Sales Price	No. of Sales
2015	\$1,679,319	\$815,000	2,840
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

	Avg. Sales Price	Med. Sales Price	No. of Sales
2010	\$1,503,980	\$800,000	1,954
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

CONDOS



Condos Market Matrix	2015	%Δ (YR)	2014	%Δ (10-YR)	2006
Average Sales Price	\$900,680	42.0%	\$634,134	48.6%	\$605,926
Median Sales Price	\$585,000	5.4%	\$555,000	-5.3%	\$617,500
Number of Sales	175	-8.9%	192	26.8%	138
Days on Market (From Original List Date)	209	19.8%	174	66.8%	125
Listing Discount (From Original List Price)	4.8%		8.3%	N/A	N/A
Listing Inventory	101	-17.2%	122	N/A	N/A
Absorption Rate (mos)	6.9	-43.4%	12.2	N/A	N/A

	Avg. Sales Price	Med. Sales Price	No. of Sales
2015	\$900,680	\$585,000	175
2014	\$634,134	\$555,000	192
2013	\$551,134	\$484,000	132
2012	\$510,516	\$540,000	123
2011	\$587,853	\$530,000	87

	Avg. Sales Price	Med. Sales Price	No. 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

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