

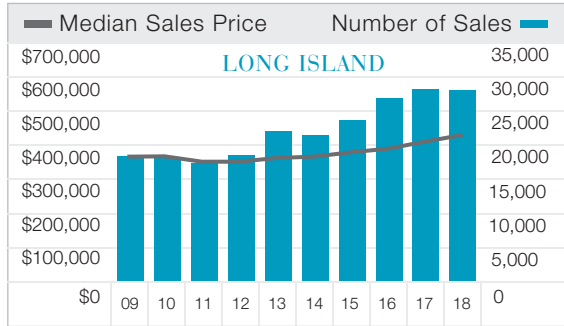
ELLIMAN REPORT

2009-2018

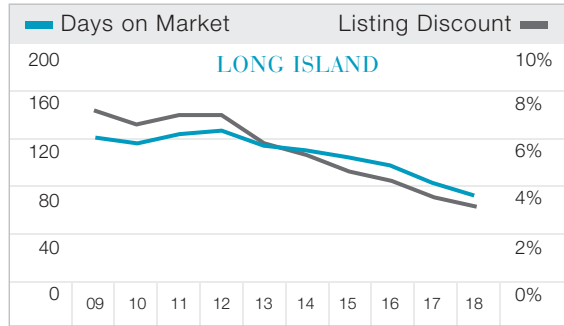
LONG ISLAND

Decade Survey of Residential Sales

[The Hamptons and the North Fork reported separately]

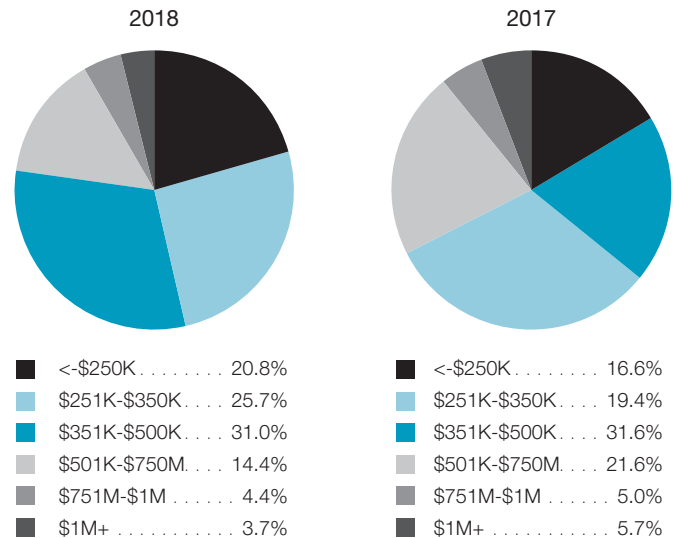


Long Island Market Matrix	2018	%Δ (YR)	2017	%Δ (10-YR)	2009
Average Sales Price	\$507,693	3.3%	\$491,335	17.8%	\$430,802
Median Sales Price	\$430,000	4.9%	\$410,000	17.8%	\$365,000
Number of Sales	28,142	-0.3%	28,236	53.2%	18,366
Days on Market (From Original List Date)	72	-13.3%	83	-41.0%	122
Listing Discount (From Original List Price)	3.1%		3.5%		7.2%
Listing Inventory	9,572	-6.8%	10,273	-50.8%	19,450
Months of Supply	3.9	-11.4%	4.4	-69.3%	12.7



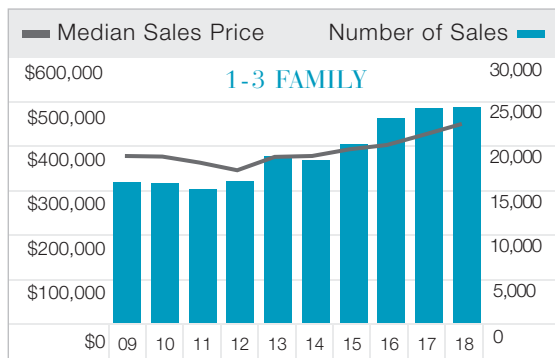
Quintiles (Median Sales Price By NOS)	2018	%Δ (YR)	2017	%Δ (10-YR)	2009
5/5	\$818,900	-0.7%	\$824,900	17.0%	\$700,000
4/5	\$537,000	4.3%	\$515,000	19.3%	\$450,000
3/5	\$430,000	4.9%	\$410,000	17.8%	\$365,000
2/5	\$345,000	6.2%	\$324,900	16.9%	\$295,000
1/5	\$225,000	12.5%	\$200,000	21.6%	\$185,000

	Average Sales Price	Median Sales Price	Number of Sales
2018	\$507,693	\$430,000	28,142
2017	\$491,335	\$410,000	28,236
2016	\$473,426	\$388,850	26,939
2015	\$466,972	\$378,000	23,655
2014	\$454,273	\$365,000	21,542
2013	\$448,324	\$361,000	22,145
2012	\$435,082	\$350,000	18,554
2011	\$437,257	\$350,000	17,409
2010	\$439,247	\$366,000	18,311
2009	\$430,802	\$365,000	18,366



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.

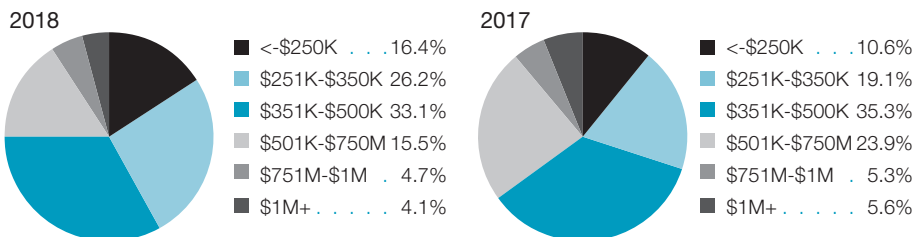
1-3 FAMILY



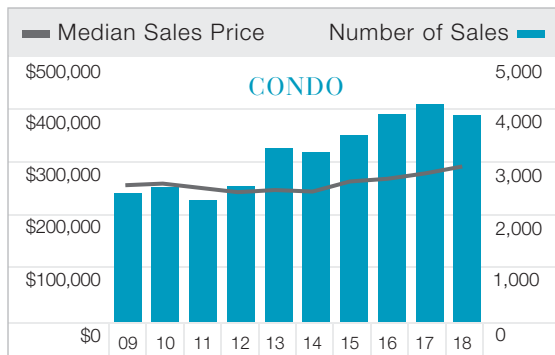
	Avg. Sales Price	Med. Sales Price	No. of Sales
2018	\$532,150	\$449,000	24,262
2017	\$514,363	\$425,000	24,151
2016	\$493,737	\$401,700	23,048
2015	\$491,696	\$392,000	20,142
2014	\$480,445	\$377,000	18,343
2013	\$472,565	\$375,000	18,870
2012	\$456,217	\$345,000	15,990
2011	\$454,041	\$362,089	15,115
2010	\$459,269	\$375,696	15,768
2009	\$449,719	\$377,000	15,945

1-3 Family Market Matrix	2018	%Δ (YR)	2017	%Δ (10-YR)	2009
Average Sales Price	\$532,150	3.5%	\$514,363	18.3%	\$449,719
Median Sales Price	\$449,000	5.6%	\$425,000	19.1%	\$377,000
Number of Sales	24,262	0.5%	24,151	52.2%	15,945
Days on Market (From Original List Date)	71	-12.3%	81	-40.3%	119
Listing Discount (From Original List Price)	3.1%		3.5%		7.2%
Listing Inventory	9,475	-4.4%	9,915	N/A	16,441
Months of Supply	4.4	-10.2%	4.9	N/A	12.4

Quintiles (Median Sales Price By NOS)	2018	%Δ (YR)	2017	%Δ (10-YR)	2009
5/5	\$845,000	-0.6%	\$850,000	17.4%	\$720,000
4/5	\$550,000	3.8%	\$530,000	19.6%	\$460,000
3/5	\$449,000	5.6%	\$425,000	19.1%	\$377,000
2/5	\$365,000	5.8%	\$345,000	17.0%	\$312,000
1/5	\$260,000	12.1%	\$232,000	25.6%	\$207,000



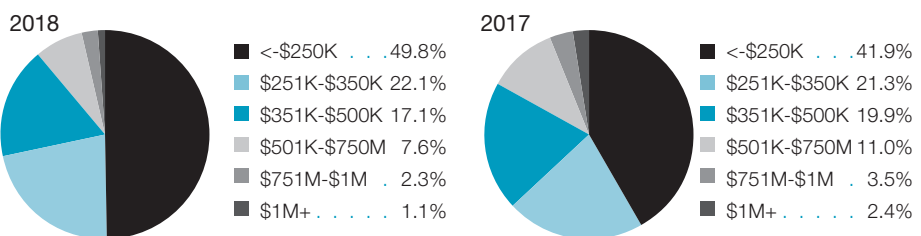
CONDOS



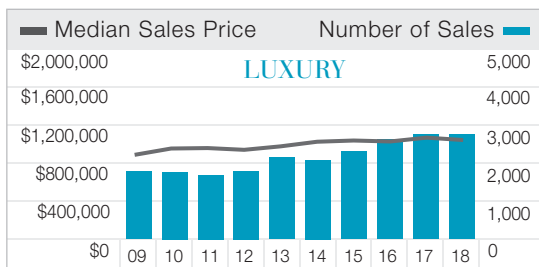
	Avg. Sales Price	Med. Sales Price	No. of Sales
2018	\$354,762	\$288,000	3,880
2017	\$355,190	\$275,000	4,085
2016	\$353,114	\$265,000	3,891
2015	\$325,216	\$260,000	3,513
2014	\$304,955	\$241,125	3,199
2013	\$308,648	\$244,000	3,275
2012	\$303,278	\$240,000	2,564
2011	\$312,600	\$248,000	2,294
2010	\$315,095	\$256,000	2,543
2009	\$306,209	\$253,000	2,421

Condos Market Matrix	2018	%Δ (YR)	2017	%Δ (10-YR)	2009
Average Sales Price	\$354,762	-0.1%	\$355,190	15.9%	\$306,209
Median Sales Price	\$288,000	4.7%	\$275,000	13.8%	\$253,000
Number of Sales	3,880	-5.0%	4,085	60.3%	2,421
Days on Market (From Original List Date)	76	-17.4%	92	-46.9%	143
Listing Discount (From Original List Price)	2.7%		3.0%		6.6%
Listing Inventory	1,100	-20.9%	1,390	N/A	3,007
Months of Supply	3.2	-22.0%	4.1	N/A	14.9

Quintiles (Median Sales Price By NOS)	2018	%Δ (YR)	2017	%Δ (10-YR)	2009
5/5	\$629,100	-2.6%	\$645,594	19.8%	\$525,000
4/5	\$390,000	1.3%	\$385,000	13.2%	\$344,375
3/5	\$288,000	4.7%	\$275,000	13.8%	\$253,000
2/5	\$216,775	5.7%	\$204,997	11.0%	\$195,250
1/5	\$128,478	8.0%	\$119,000	2.8%	\$125,000



LUXURY

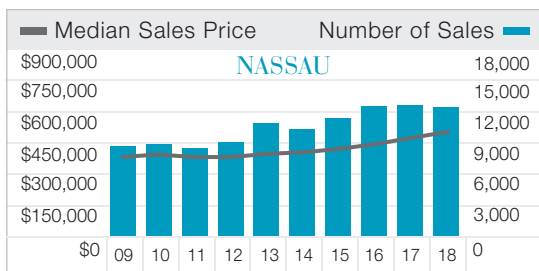


Luxury Market Matrix	2018	%Δ (YR)	2017	%Δ (10-YR)	2009
Average Sales Price	\$1,302,826	-1.8%	\$1,327,338	14.9%	\$1,133,946
Median Sales Price	\$1,065,000	-2.3%	\$1,090,000	17.0%	\$910,000
Number of Sales	2,838	-0.2%	2,845	54.6%	1,836
Days on Market (From Original List Date)	100	-7.4%	108	-26.5%	136
Listing Discount (From Original List Price)	6.0%		6.0%		10.5%
Listing Inventory	2,887	12.6%	2,563	N/A	403900.0%
Months of Supply	11.4	5.6%	10.8	N/A	2640.0%

	Avg. Sales Price	Med. Sales Price	No. of Sales
2018	\$1,302,826	\$1,065,000	2,838
2017	\$1,327,338	\$1,090,000	2,845
2016	\$1,329,213	\$1,050,000	2,705
2015	\$1,328,675	\$1,060,000	2,376
2014	\$1,339,097	\$1,047,250	2,151

	Avg. Sales Price	Med. Sales Price	No. of Sales
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
2009	\$1,133,946	\$910,000	1,836

NASSAU

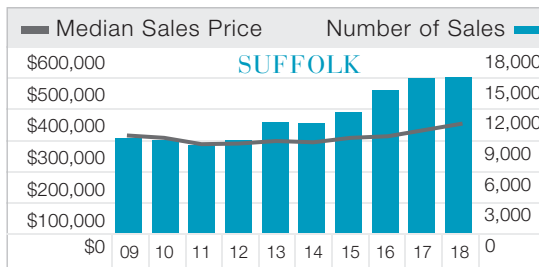


Nassau Market Matrix	2018	%Δ (YR)	2017	%Δ (10-YR)	2009
Average Sales Price	\$633,895	2.8%	\$616,511	28.5%	\$493,340
Median Sales Price	\$520,000	5.6%	\$492,337	30.0%	\$400,000
Number of Sales	12,709	-1.4%	12,889	42.1%	8,946
Days on Market (From Original List Date)	72	-8.9%	79	-37.4%	115
Listing Discount (From Original List Price)	3.7%		3.8%		8.0%
Listing Inventory	4,684	13.6%	4,123	-42.3%	8,116
Months of Supply	4.2	10.5%	3.8	-61.5%	10.9

	Avg. Sales Price	Med. Sales Price	No. of Sales
2018	\$633,895	\$520,000	12,709
2017	\$616,511	\$492,337	12,889
2016	\$593,236	\$462,000	12,814
2015	\$571,108	\$439,000	11,659
2014	\$559,732	\$422,688	10,613

	Avg. Sales Price	Med. Sales Price	No. of Sales
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
2009	\$493,340	\$400,000	8,946

SUFFOLK



Suffolk Market Matrix	2018	%Δ (YR)	2017	%Δ (10-YR)	2009
Average Sales Price	\$403,767	4.5%	\$386,208	8.7%	\$371,410
Median Sales Price	\$365,000	5.8%	\$345,000	11.5%	\$327,500
Number of Sales	15,433	0.6%	15,347	63.8%	9,420
Days on Market (From Original List Date)	72	-16.3%	86	-44.2%	129
Listing Discount (From Original List Price)	2.2%		2.9%		3.2%
Listing Inventory	4,888	-20.5%	6,150	-56.9%	11,334
Months of Supply	3.5	-27.1%	4.8	-75.7%	14.4

	Avg. Sales Price	Med. Sales Price	No. of Sales
2018	\$403,767	\$365,000	15,433
2017	\$386,208	\$345,000	15,347
2016	\$364,735	\$325,000	14,125
2015	\$365,762	\$320,000	11,996
2014	\$352,033	\$306,000	10,929

	Avg. Sales Price	Med. Sales Price	No. of Sales
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
2009	\$371,410	\$327,500	9,420

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