



Suffolk County Market Update

November 2010

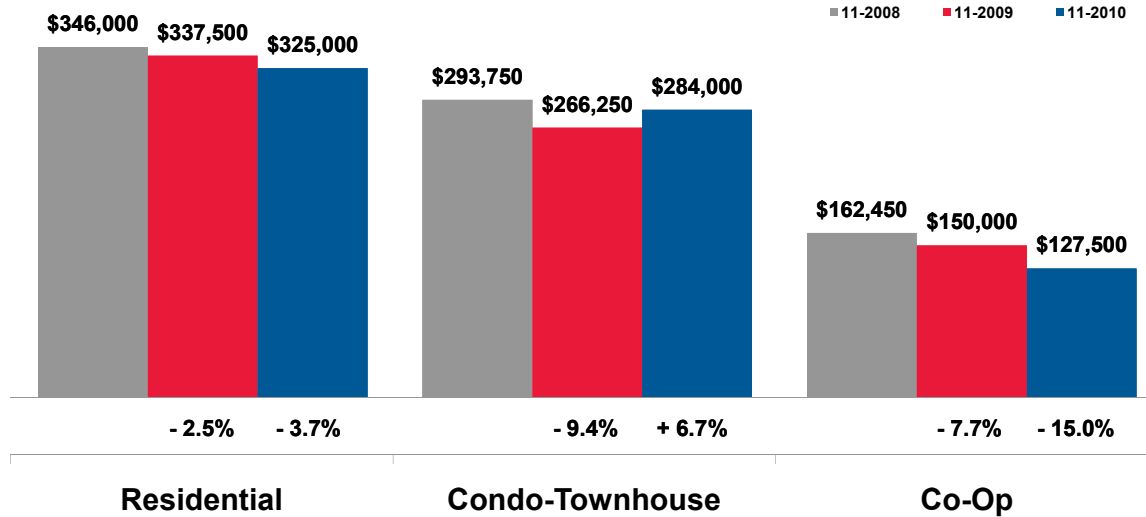
Data for this report was pulled on December 6, 2010

Median Sales Price of Closed Sales	.....	2
Average Sales Price of Closed Sales	.....	3
Median Contract Price of Contract Sales	.....	4
Average Contract Price of Contract Sales	.....	5
Pct. of Original List Price Received at Sale	.....	6
Housing Affordability Index	.....	7
Contract Sales	.....	8
Closed Sales	.....	9
Closed Sales by Price Range	.....	10
Active Inventory of Homes for Sale	.....	11
Months Supply of Inventory	.....	12

Median Sales Price of Closed Sales

Suffolk County Only

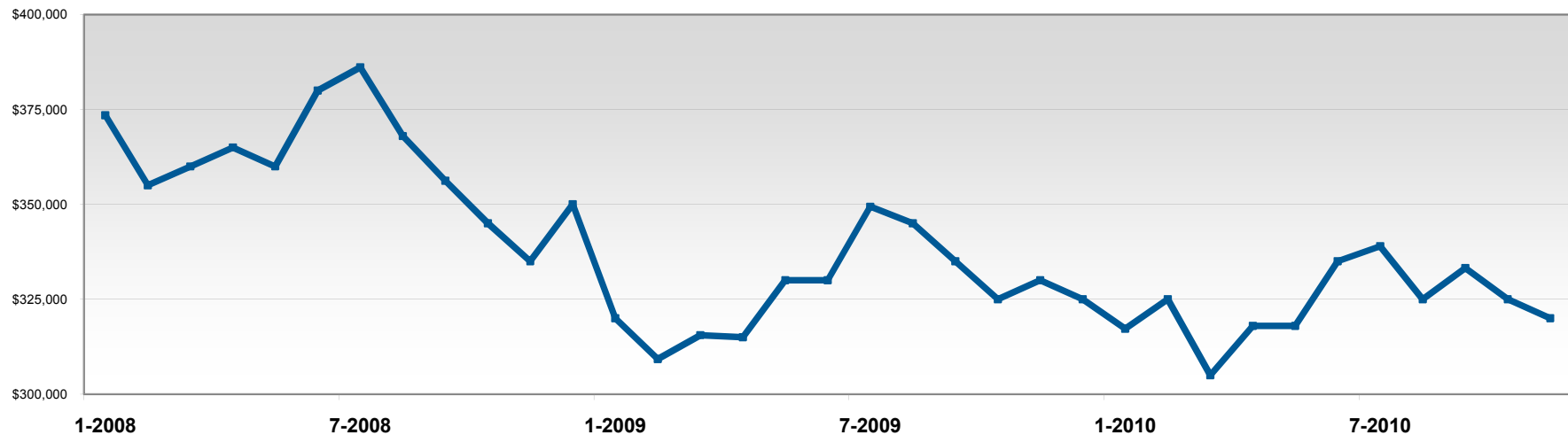
By Property Type



All Property Types

Month	Current Year	One Year Previous	One Year Change
12-2009	\$325,000	\$350,000	- 7.1%
1-2010	\$317,250	\$319,990	- 0.9%
2-2010	\$325,000	\$309,250	+ 5.1%
3-2010	\$305,000	\$315,545	- 3.3%
4-2010	\$318,000	\$315,000	+ 1.0%
5-2010	\$318,000	\$330,000	- 3.6%
6-2010	\$335,000	\$330,000	+ 1.5%
7-2010	\$339,000	\$349,400	- 3.0%
8-2010	\$325,000	\$345,000	- 5.8%
9-2010	\$333,200	\$335,000	- 0.5%
10-2010	\$325,000	\$325,000	- 0.0%
11-2010	\$320,000	\$330,000	- 3.0%
12-Month Avg:	\$323,788	\$329,515	- 1.7%

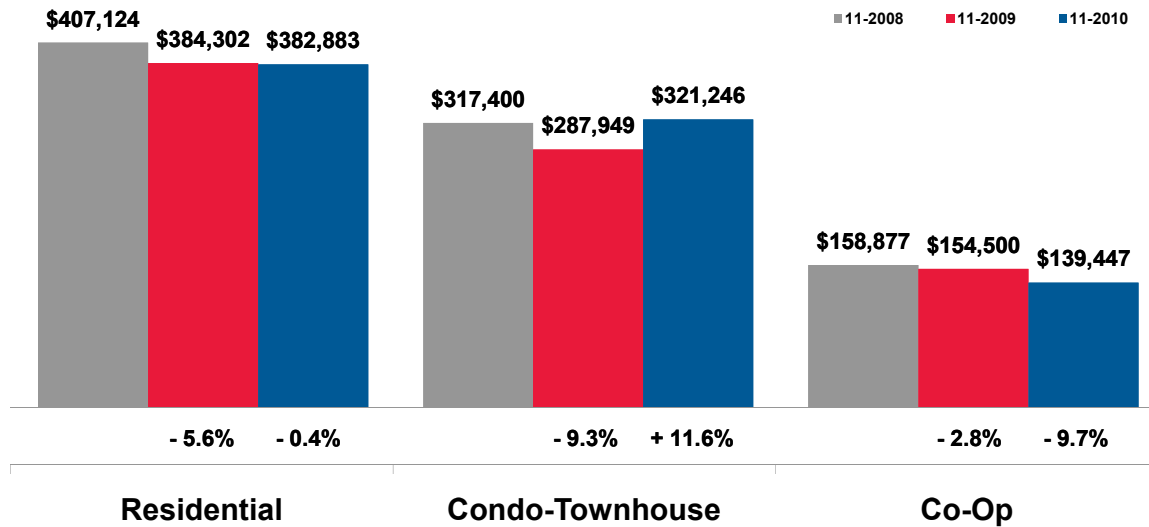
Historical Median Sales Price in Suffolk County



Average Sales Price of Closed Sales

Suffolk County Only

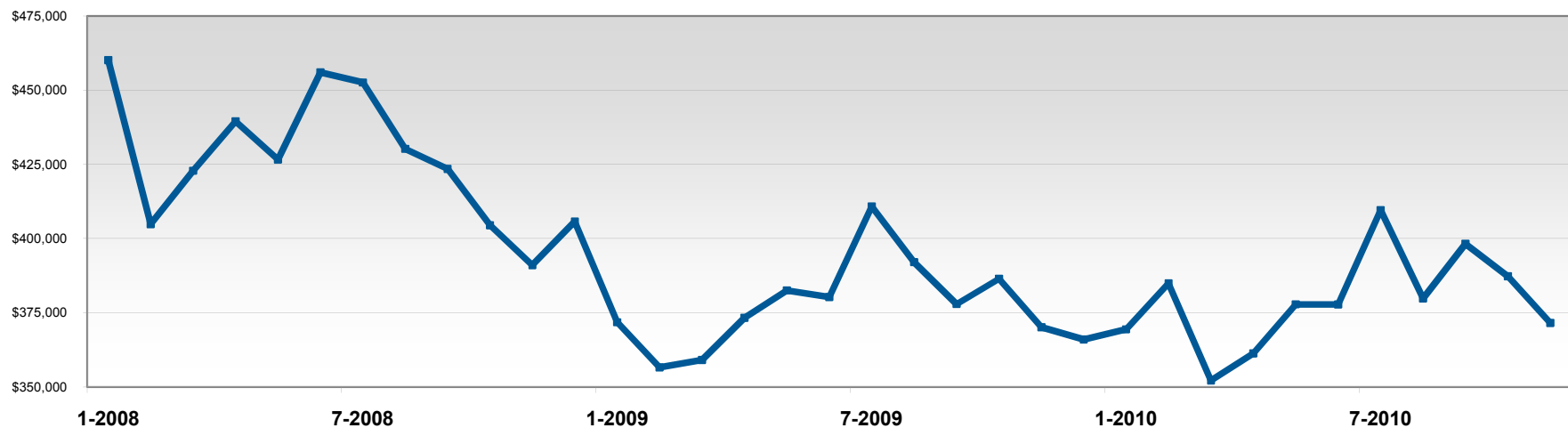
By Property Type



All Property Types

Month	Current Year	One Year Previous	One Year Change
12-2009	\$365,987	\$405,743	- 9.8%
1-2010	\$369,393	\$371,796	- 0.6%
2-2010	\$384,885	\$356,599	+ 7.9%
3-2010	\$352,114	\$359,078	- 1.9%
4-2010	\$361,282	\$373,244	- 3.2%
5-2010	\$377,829	\$382,532	- 1.2%
6-2010	\$377,784	\$380,279	- 0.7%
7-2010	\$409,568	\$410,839	- 0.3%
8-2010	\$379,788	\$392,023	- 3.1%
9-2010	\$398,217	\$377,924	+ 5.4%
10-2010	\$387,275	\$386,387	+ 0.2%
11-2010	\$371,536	\$370,090	+ 0.4%
12-Month Avg:	\$377,972	\$380,545	- 0.7%

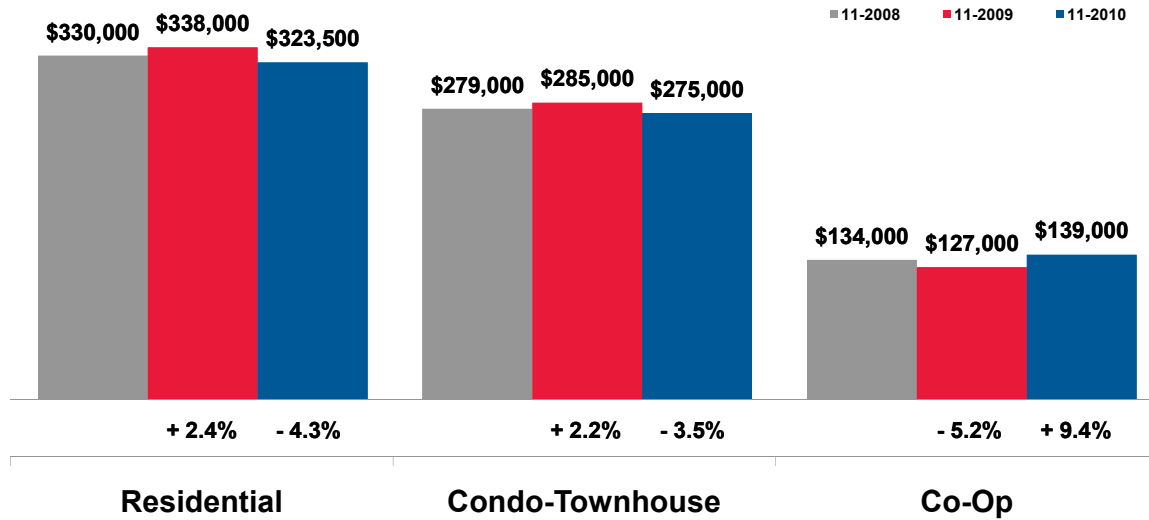
Historical Average Sales Price in Suffolk County



Median Contract Price of Contract Sales

Suffolk County Only

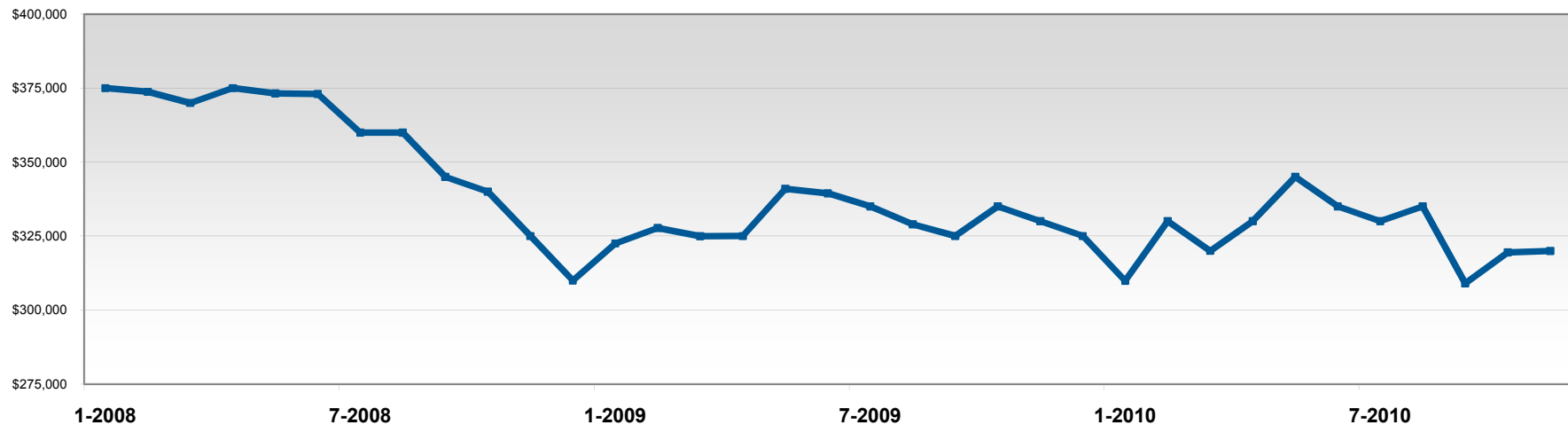
By Property Type



All Property Types

Month	Current Year	One Year Previous	One Year Change
12-2009	\$325,000	\$310,000	+ 4.8%
1-2010	\$309,900	\$322,500	- 3.9%
2-2010	\$330,000	\$327,750	+ 0.7%
3-2010	\$320,000	\$324,950	- 1.5%
4-2010	\$330,000	\$325,000	+ 1.5%
5-2010	\$345,000	\$341,000	+ 1.2%
6-2010	\$335,000	\$339,450	- 1.3%
7-2010	\$330,000	\$335,000	- 1.5%
8-2010	\$335,000	\$329,000	+ 1.8%
9-2010	\$309,000	\$325,000	- 4.9%
10-2010	\$319,450	\$335,000	- 4.6%
11-2010	\$319,950	\$330,000	- 3.0%
12-Month Avg:	\$325,692	\$328,721	- 0.9%

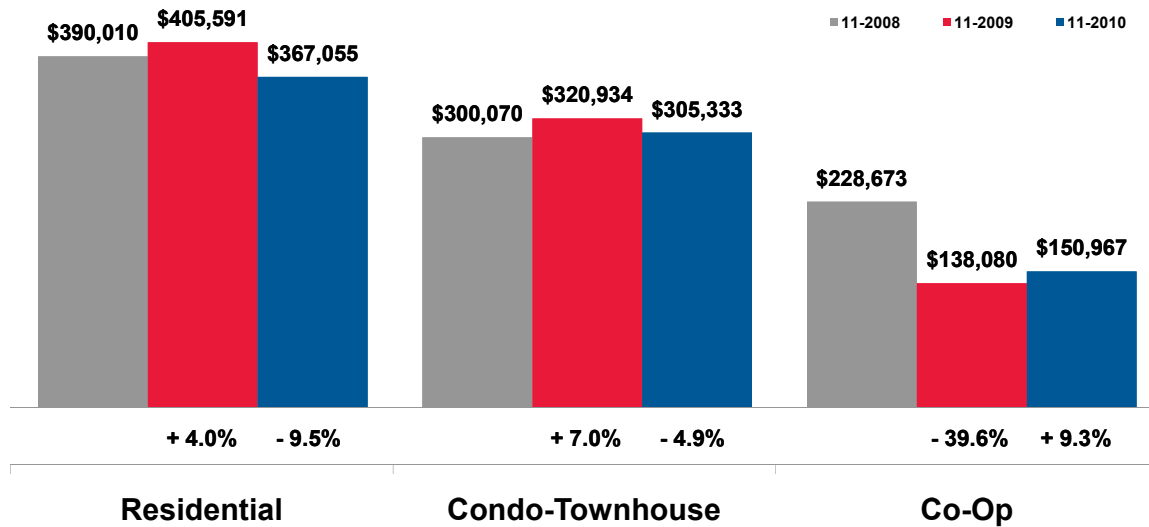
Historical Median Contract Price of Contract Sales in Suffolk County



Average Contract Price of Contract Sales

Suffolk County Only

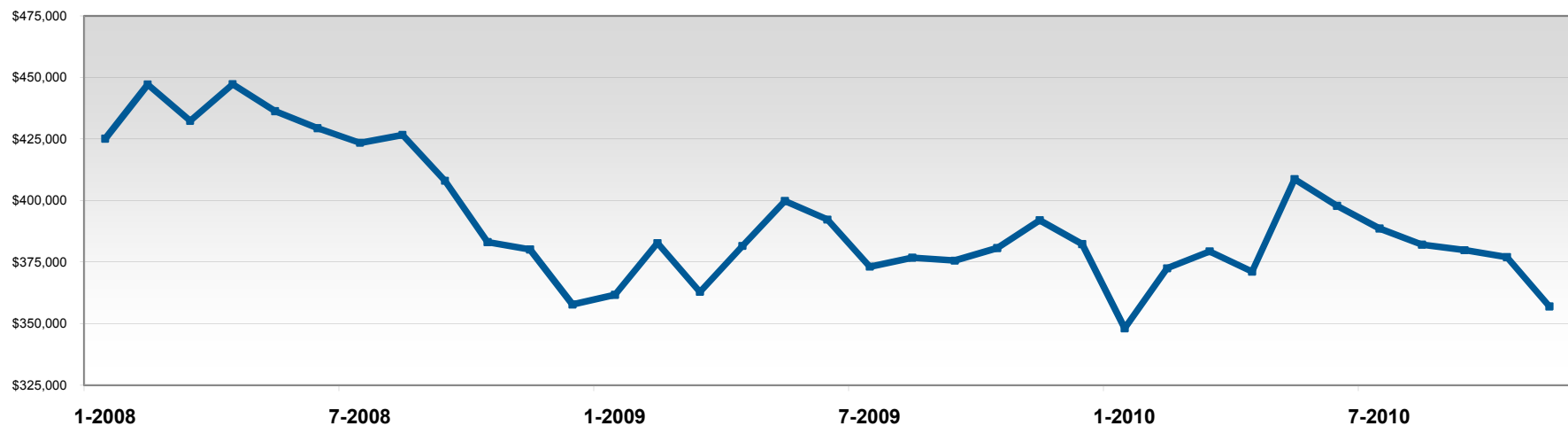
By Property Type



All Property Types

Month	Current Year	One Year Previous	One Year Change
12-2009	\$382,264	\$357,796	+ 6.8%
1-2010	\$348,101	\$361,717	- 3.8%
2-2010	\$372,459	\$382,702	- 2.7%
3-2010	\$379,349	\$362,876	+ 4.5%
4-2010	\$371,095	\$381,538	- 2.7%
5-2010	\$408,623	\$399,773	+ 2.2%
6-2010	\$397,855	\$392,260	+ 1.4%
7-2010	\$388,596	\$373,133	+ 4.1%
8-2010	\$382,099	\$376,806	+ 1.4%
9-2010	\$379,817	\$375,567	+ 1.1%
10-2010	\$376,995	\$380,646	- 1.0%
11-2010	\$356,962	\$391,959	- 8.9%
12-Month Avg:	\$378,684	\$378,064	+ 0.2%

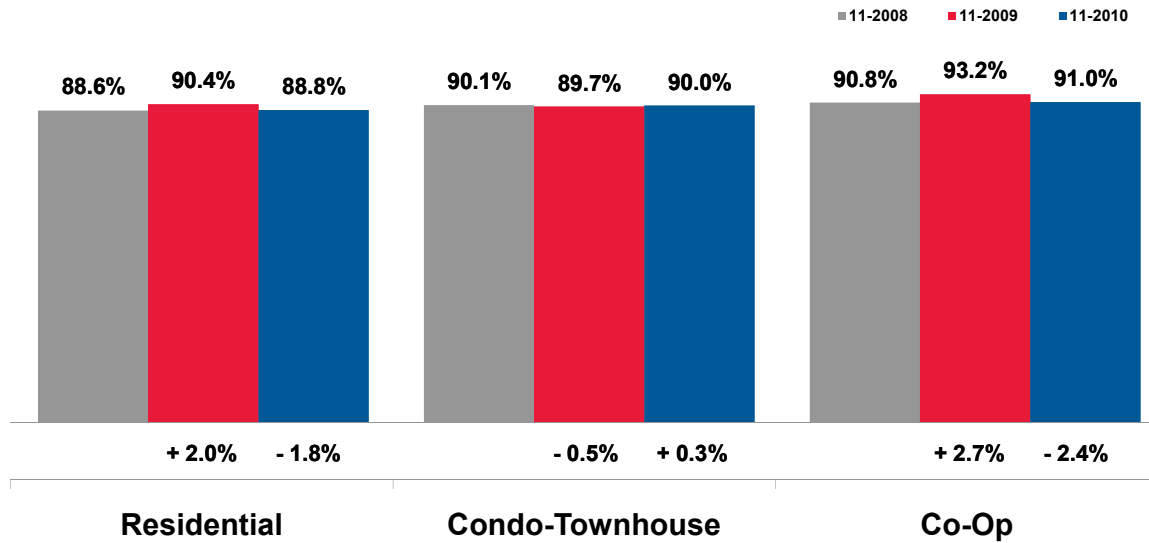
Historical Average Contract Price of Contract Sales in Suffolk County



Pct. of Original List Price Received at Sale

Suffolk County Only

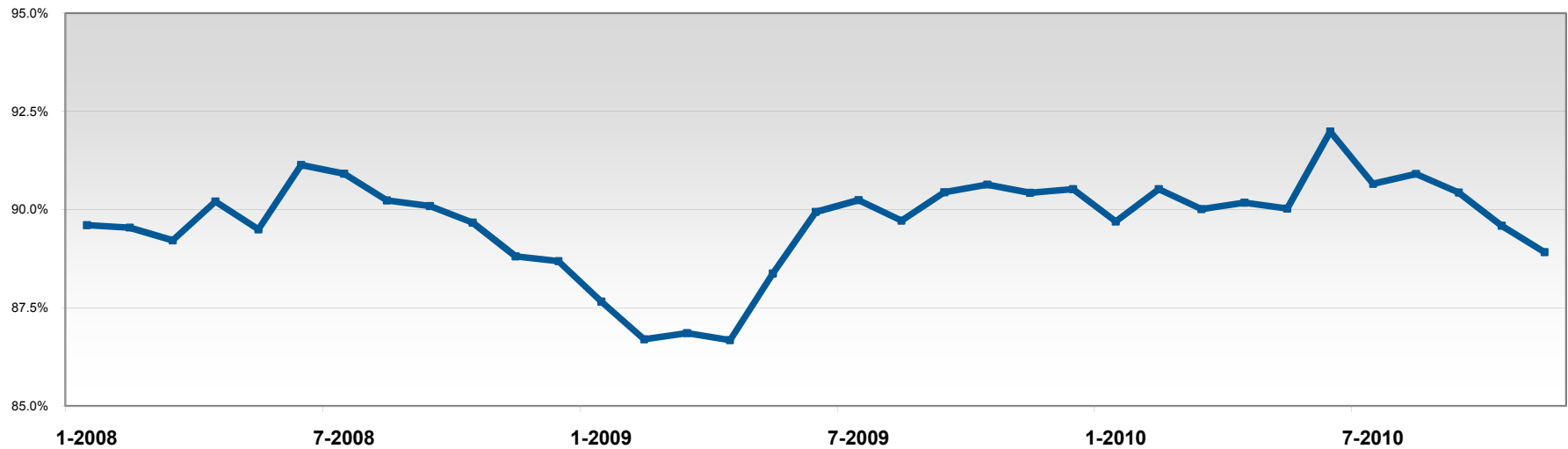
By Property Type



All Property Types

Month	Current Year	One Year Previous	One Year Change
12-2009	90.5%	88.7%	+ 2.1%
1-2010	89.7%	87.7%	+ 2.3%
2-2010	90.5%	86.7%	+ 4.4%
3-2010	90.0%	86.9%	+ 3.6%
4-2010	90.2%	86.7%	+ 4.0%
5-2010	90.0%	88.4%	+ 1.9%
6-2010	92.0%	89.9%	+ 2.3%
7-2010	90.7%	90.2%	+ 0.5%
8-2010	90.9%	89.7%	+ 1.3%
9-2010	90.4%	90.4%	- 0.0%
10-2010	89.6%	90.6%	- 1.2%
11-2010	88.9%	90.4%	- 1.7%
12-Month Avg:	90.3%	88.9%	+ 1.6%

Historical Pct. Of Original List Price Received At Sale in Suffolk County

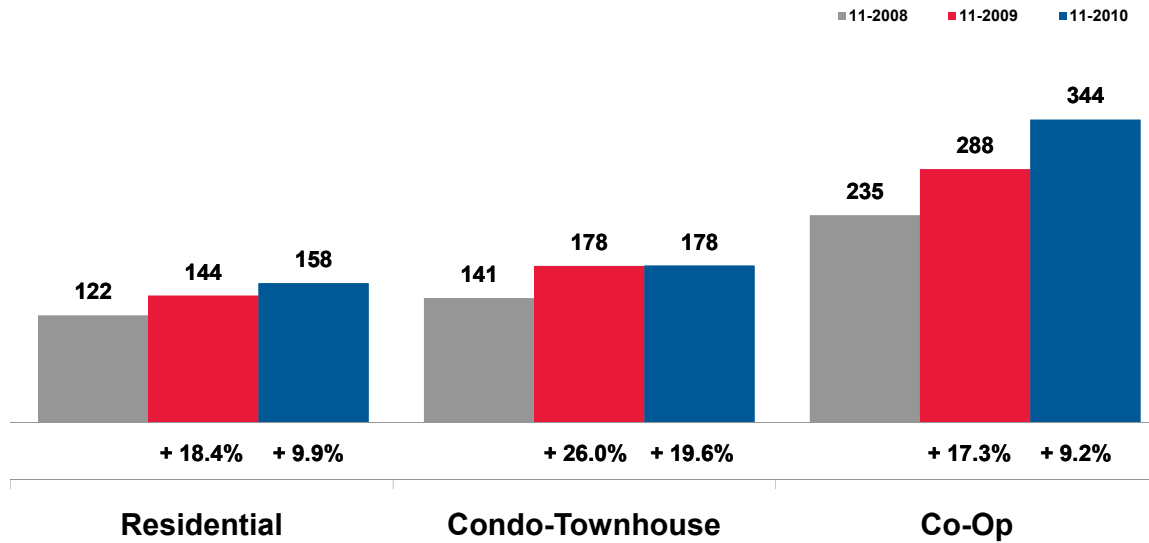


Housing Affordability Index

Suffolk County Only



By Property Type

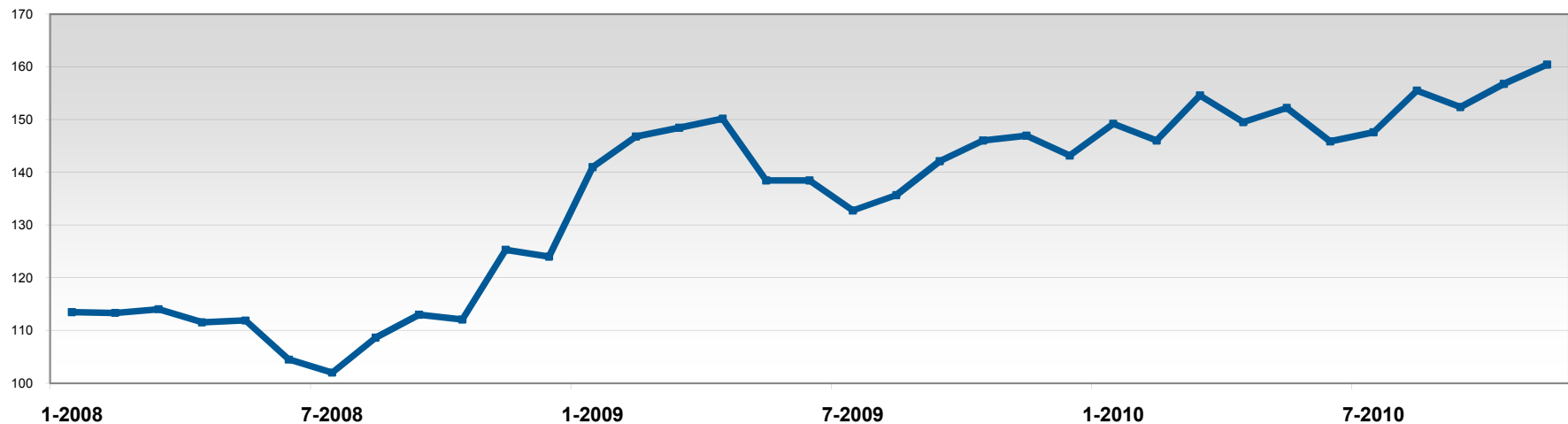


All Property Types

Month	Current Year	One Year Previous	One Year Change
12-2009	143	124	+ 15.5%
1-2010	149	141	+ 5.9%
2-2010	146	147	- 0.5%
3-2010	155	148	+ 4.1%
4-2010	149	150	- 0.4%
5-2010	152	138	+ 9.9%
6-2010	146	138	+ 5.4%
7-2010	148	133	+ 11.2%
8-2010	155	136	+ 14.6%
9-2010	152	142	+ 7.2%
10-2010	157	146	+ 7.4%
11-2010	160	147	+ 9.2%
12-Month Avg:	151	141	+ 7.2%

Historical Housing Affordability Index in Suffolk County

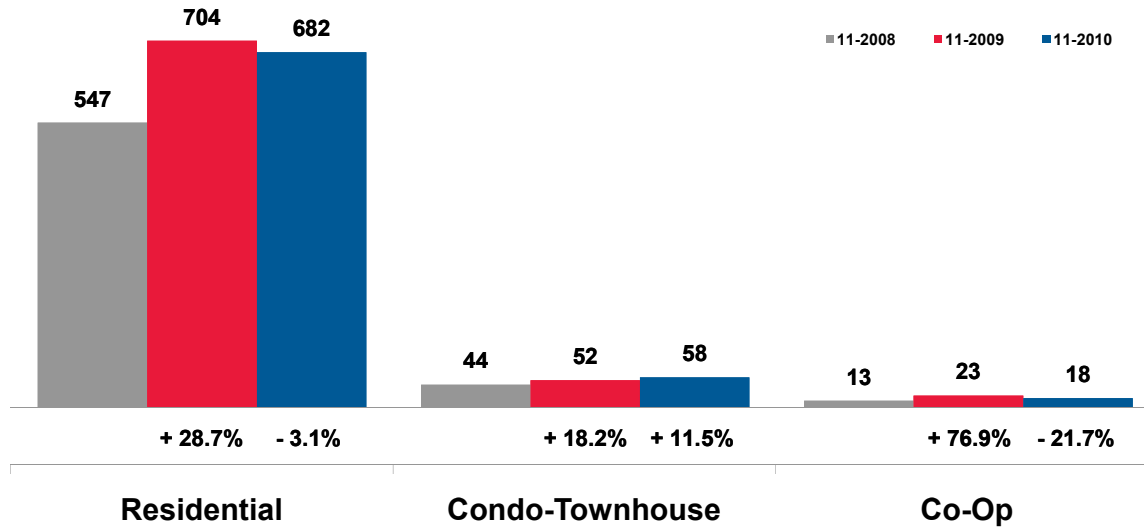
HAI measures housing affordability for Suffolk County. An HAI of 120 means the median family income is 120% of the necessary income to qualify for the median priced home using 20% downpayment, 30-yr fixed rate mortgage.



Contract Sales

Suffolk County Only

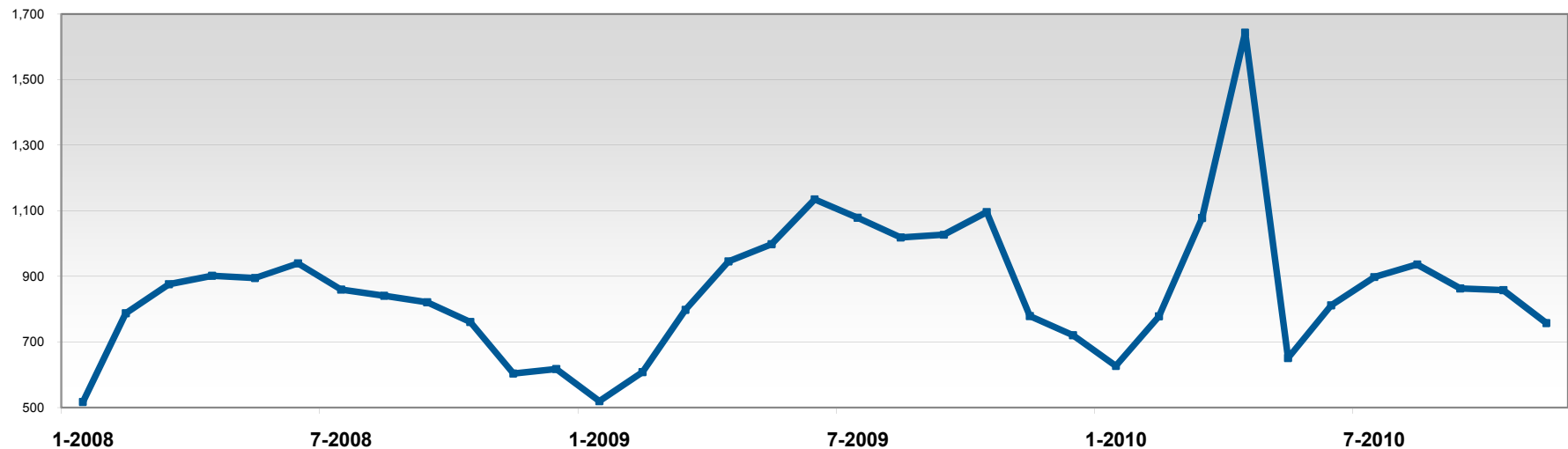
By Property Type



All Property Types

Month	Current Year	One Year Previous	One Year Change
12-2009	721	618	+ 16.7%
1-2010	627	520	+ 20.6%
2-2010	778	608	+ 28.0%
3-2010	1,078	798	+ 35.1%
4-2010	1,643	946	+ 73.7%
5-2010	651	998	- 34.8%
6-2010	812	1,135	- 28.5%
7-2010	898	1,079	- 16.8%
8-2010	936	1,019	- 8.1%
9-2010	863	1,027	- 16.0%
10-2010	858	1,096	- 21.7%
11-2010	758	779	- 2.7%
12-Month Total:	10,623	10,623	- 0.0%

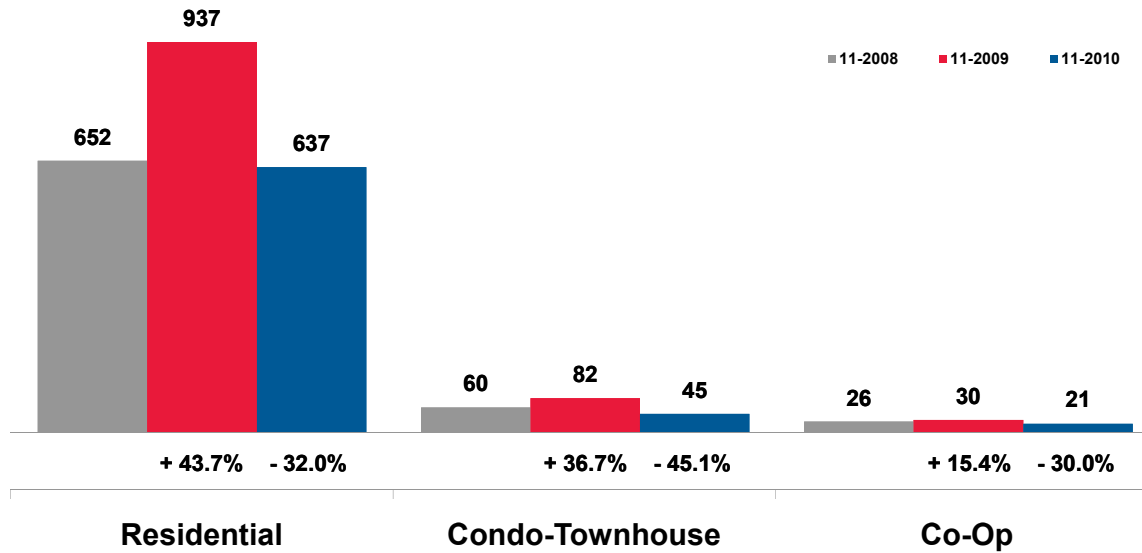
Historical Pending Sales in Suffolk County



Closed Sales

Suffolk County Only

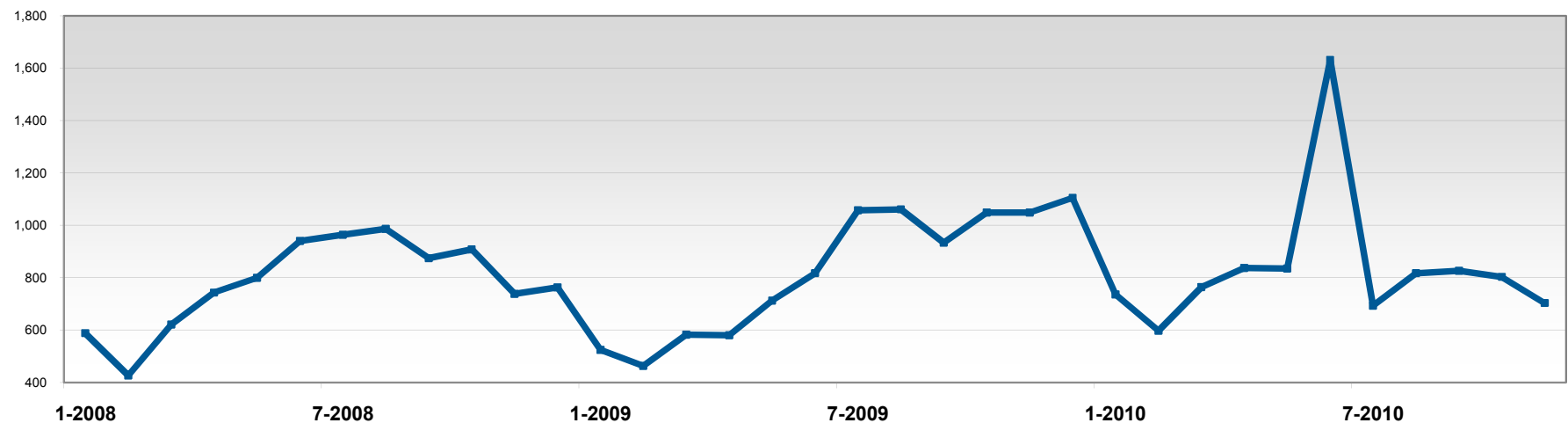
By Property Type



All Property Types

Month	Current Year	One Year Previous	One Year Change
12-2009	1,105	763	+ 44.8%
1-2010	736	524	+ 40.5%
2-2010	597	463	+ 28.9%
3-2010	764	582	+ 31.3%
4-2010	837	580	+ 44.3%
5-2010	835	712	+ 17.3%
6-2010	1,631	817	+ 99.6%
7-2010	693	1,057	- 34.4%
8-2010	817	1,061	- 23.0%
9-2010	826	934	- 11.6%
10-2010	803	1,049	- 23.5%
11-2010	703	1,049	- 33.0%
12-Month Total:	10,347	9,591	+ 7.9%

Historical Closed Sales in Suffolk County

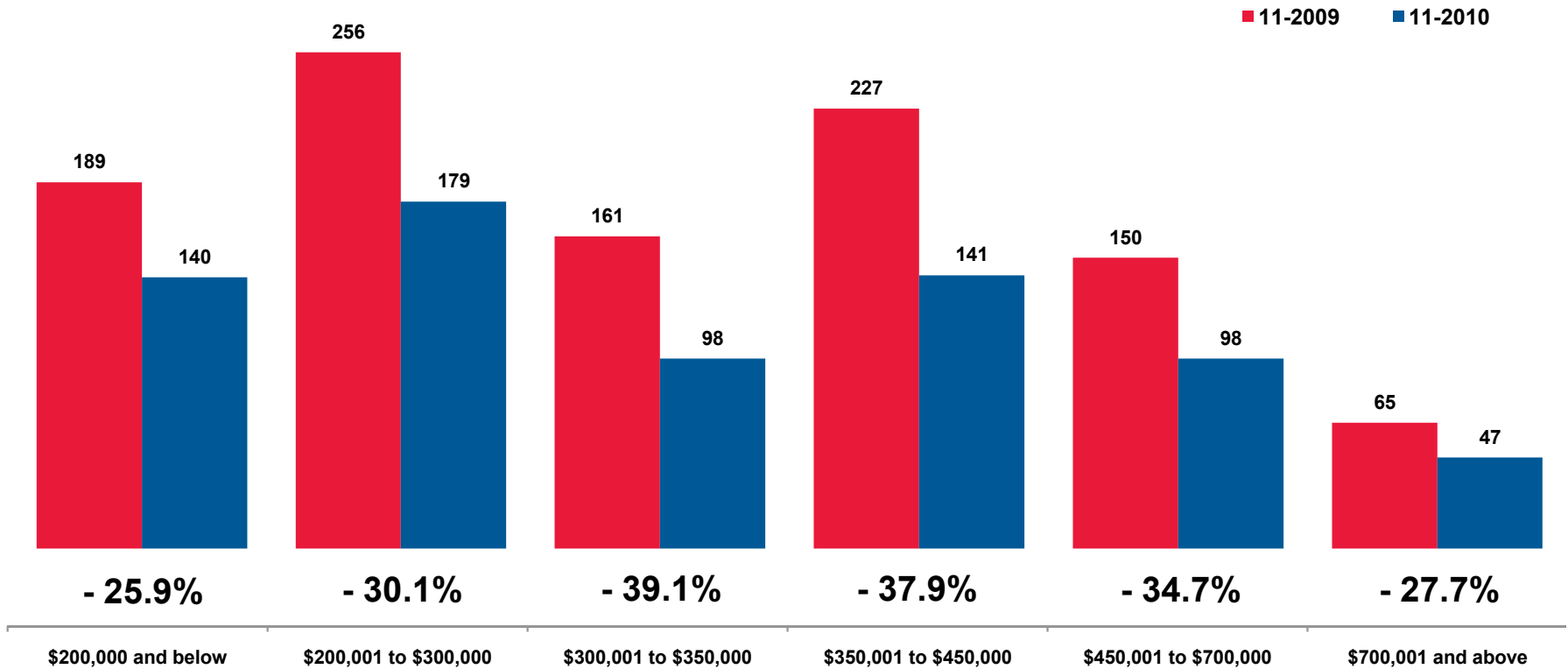


Closed Home Sales by Price Range

Suffolk County Only



	\$200,000 and below	\$200,001 to \$300,000	\$300,001 to \$350,000	\$350,001 to \$450,000	\$450,001 to \$700,000	\$700,001 and above	All Price Ranges
11-2009	189	256	161	227	150	65	1,048
11-2010	140	179	98	141	98	47	703
+/-	- 25.9%	- 30.1%	- 39.1%	- 37.9%	- 34.7%	- 27.7%	- 32.9%

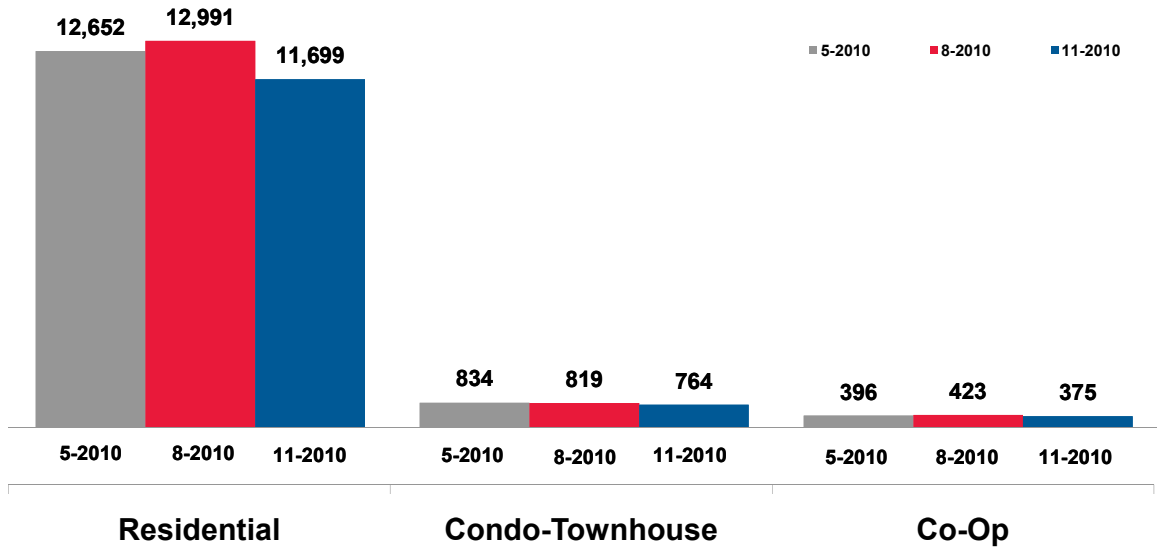


Active Inventory of New Homes for Sale

Suffolk County Only

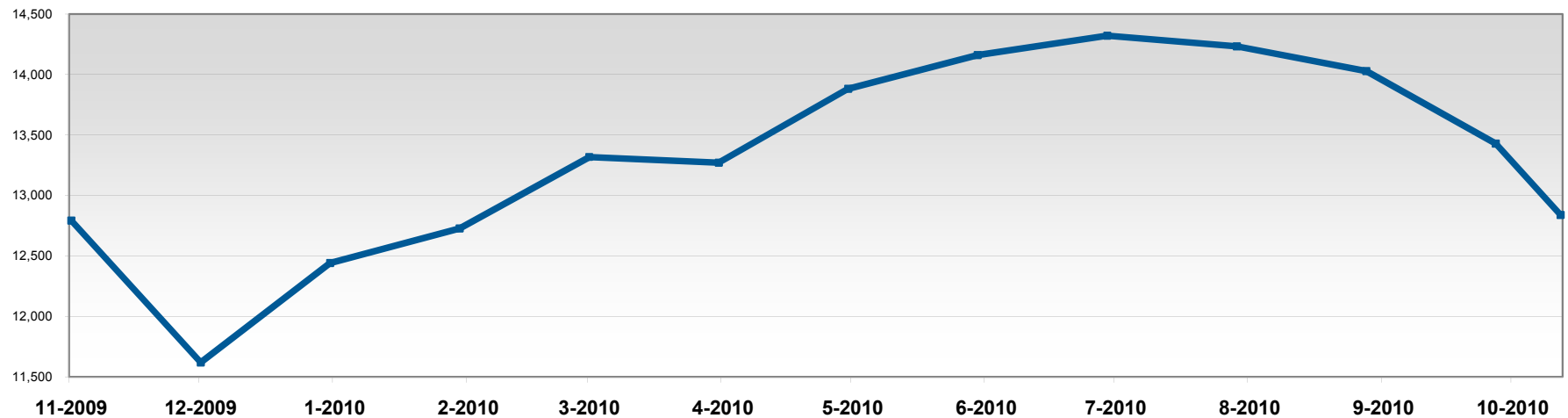


By Property Type—Last 6 Months



	6 Months Ago	3 Months Ago	Current Month
Residential	12,652	12,991	11,699
Condo-Townhouse	834	819	764
Co-Op	396	423	375
All Properties	13,882	14,233	12,838

Historical Inventory in Suffolk County

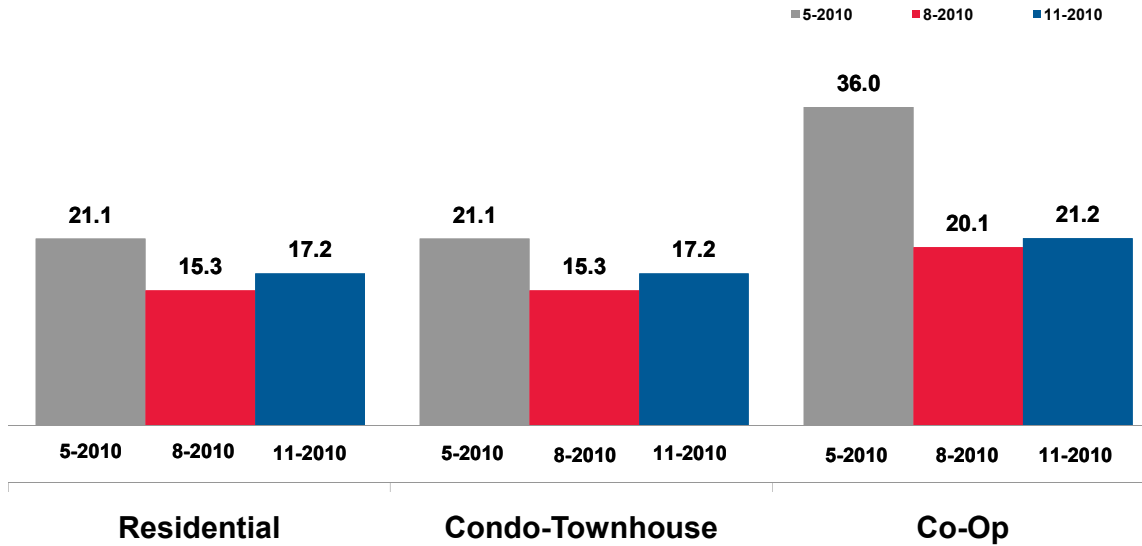


Months Supply of Inventory

Suffolk County Only



By Property Type—Last 6 Months



	6 Months Ago	3 Months Ago	Current Month
Residential	21.1	15.3	17.2
Condo-Townhouse	21.1	15.3	17.2
Co-Op	36.0	20.1	21.2
All Properties	21.3	15.2	17.0

Historical Months Supply of Inventory in Suffolk County

