



Suffolk County Market Update

June 2011

Data for this report was pulled on July 7, 2011

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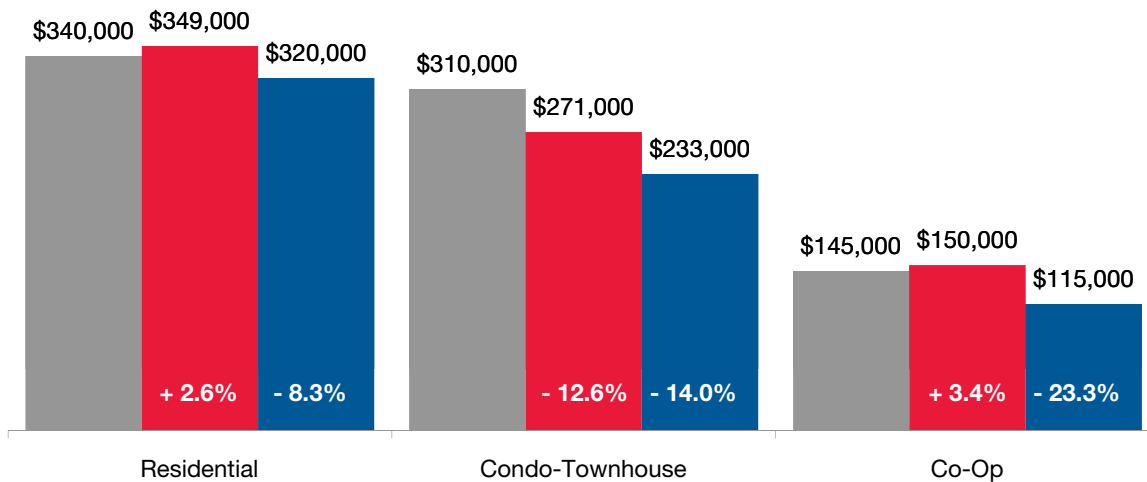
Median Sales Price of Closed Sales

Suffolk County Only



Median Sales Price of Closed Sales by Property Type

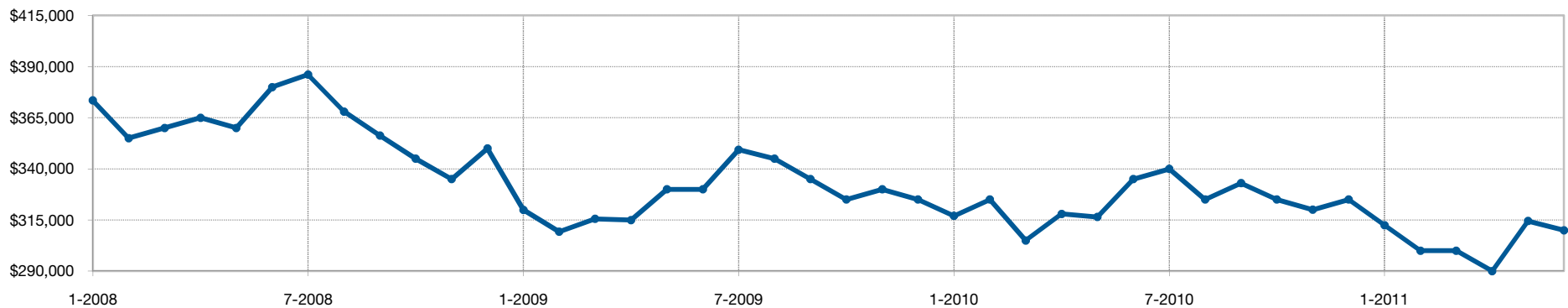
■ 6-2009 ■ 6-2010 ■ 6-2011



Data for All Property Types

Month	Current Year	Prior Year	+ / -
7-2010	\$340,000	\$349,400	- 2.7%
8-2010	\$325,000	\$345,000	- 5.8%
9-2010	\$333,000	\$335,000	- 0.6%
10-2010	\$325,000	\$325,000	- 0.0%
11-2010	\$320,000	\$330,000	- 3.0%
12-2010	\$325,000	\$325,000	- 0.0%
1-2011	\$312,500	\$317,000	- 1.4%
2-2011	\$300,000	\$325,000	- 7.7%
3-2011	\$300,000	\$305,000	- 1.6%
4-2011	\$290,000	\$318,000	- 8.8%
5-2011	\$314,500	\$316,500	- 0.6%
6-2011	\$310,000	\$335,000	- 7.5%
12-Month Avg	\$316,250	\$327,158	- 3.3%

Historical Median Sales Price in Suffolk County All Property Types



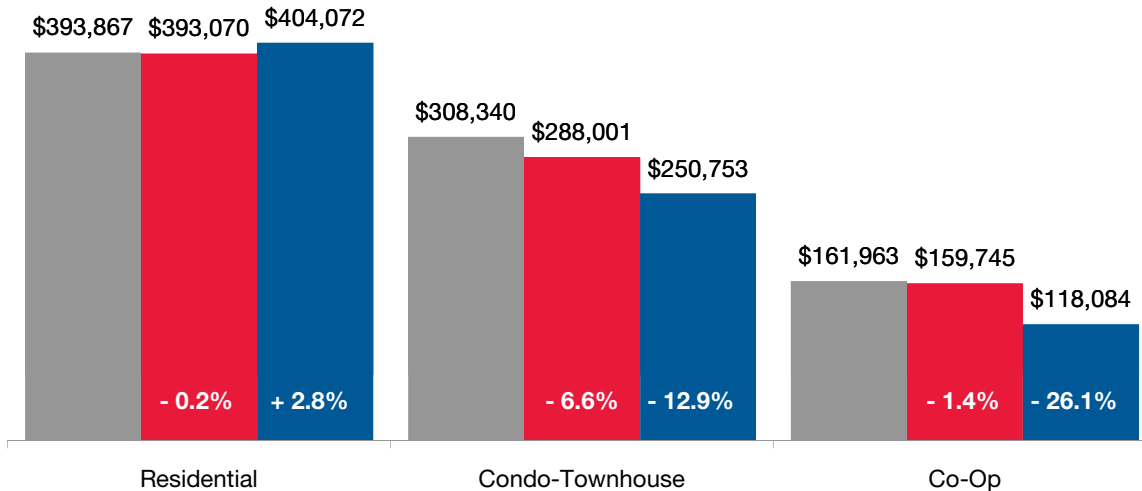
Average Sales Price of Closed Sales

Suffolk County Only



Average Sales Price of Closed Sales by Property Type

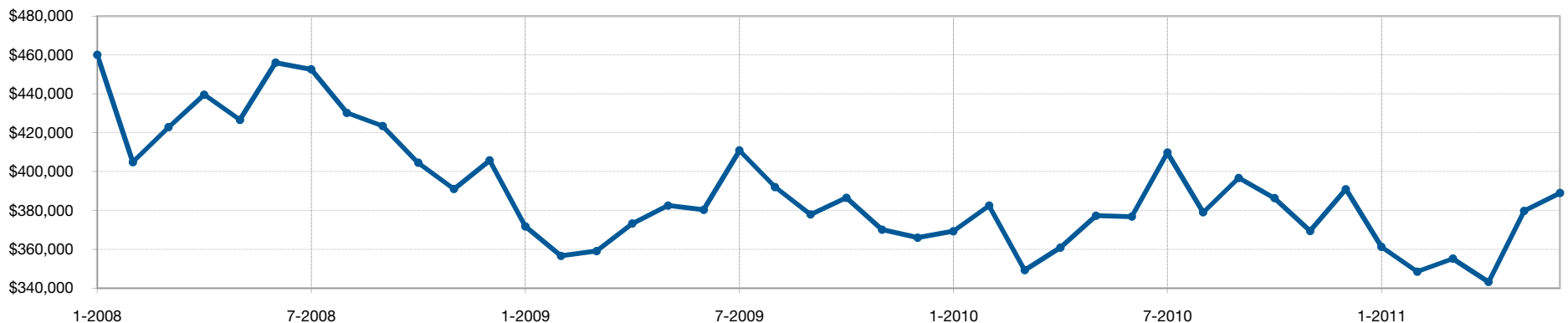
■ 6-2009 ■ 6-2010 ■ 6-2011



Data for All Property Types

Month	Current Year	Prior Year	+ / -
7-2010	\$409,738	\$410,839	- 0.3%
8-2010	\$378,969	\$392,023	- 3.3%
9-2010	\$396,735	\$377,924	+ 5.0%
10-2010	\$386,294	\$386,490	- 0.1%
11-2010	\$369,413	\$370,090	- 0.2%
12-2010	\$390,891	\$365,982	+ 6.8%
1-2011	\$361,197	\$369,272	- 2.2%
2-2011	\$348,480	\$382,418	- 8.9%
3-2011	\$355,140	\$349,267	+ 1.7%
4-2011	\$343,186	\$360,875	- 4.9%
5-2011	\$379,741	\$377,272	+ 0.7%
6-2011	\$388,943	\$376,796	+ 3.2%
12-Month Avg	\$375,727	\$376,604	- 0.2%

Historical Average Sales Price in Suffolk County All Property Types

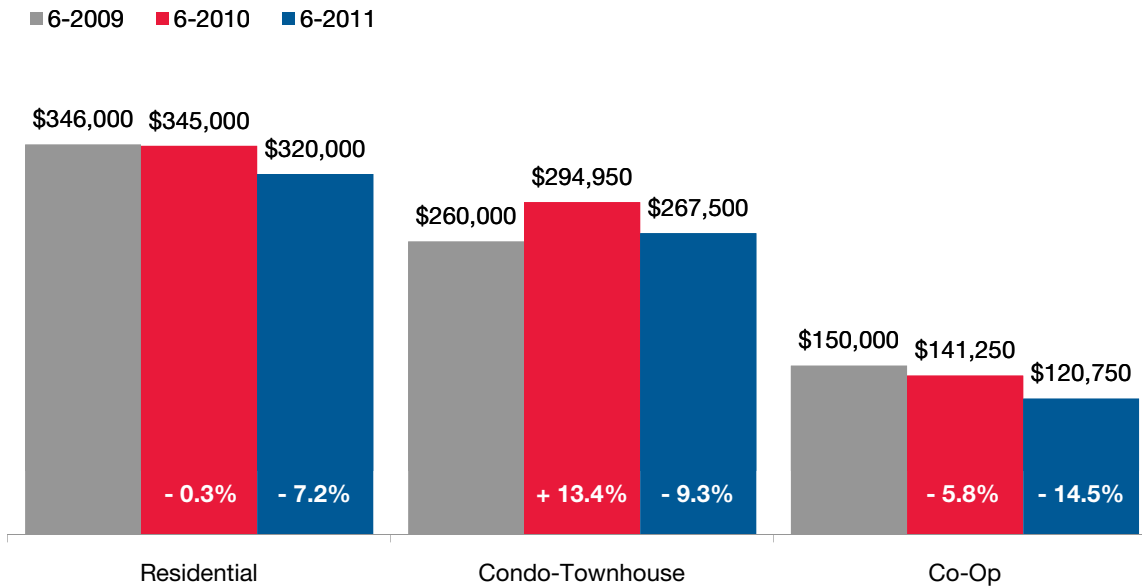


Median Contract Price of Contract Sales

Suffolk County Only



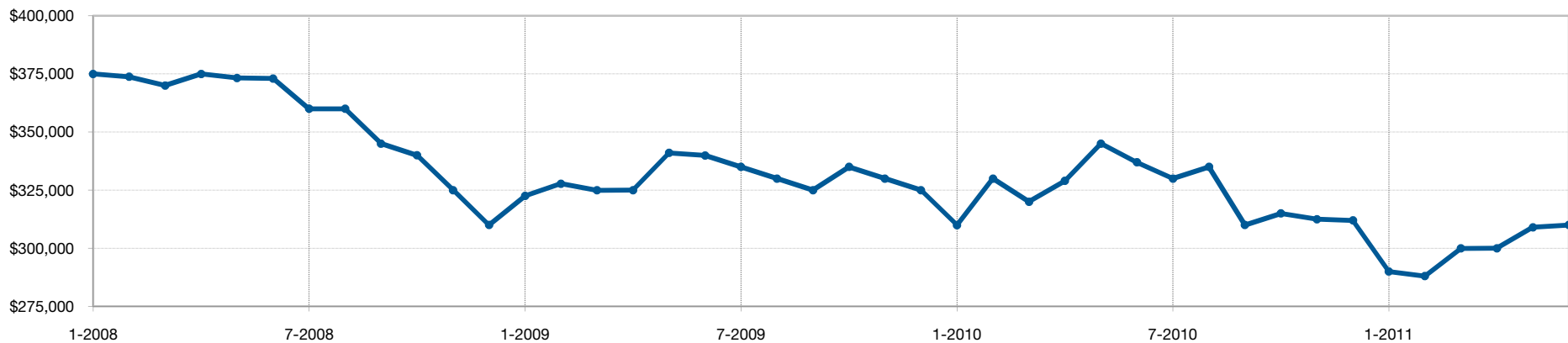
Median Contract Price of Contract Sales by Property Type



Data for All Property Types

Month	Current Year	Prior Year	+ / -
7-2010	\$330,000	\$335,000	- 1.5%
8-2010	\$335,000	\$329,995	+ 1.5%
9-2010	\$310,000	\$325,000	- 4.6%
10-2010	\$315,000	\$335,000	- 6.0%
11-2010	\$312,500	\$330,000	- 5.3%
12-2010	\$312,000	\$325,000	- 4.0%
1-2011	\$290,000	\$309,950	- 6.4%
2-2011	\$288,000	\$330,000	- 12.7%
3-2011	\$299,920	\$320,000	- 6.3%
4-2011	\$300,000	\$329,000	- 8.8%
5-2011	\$309,000	\$345,000	- 10.4%
6-2011	\$310,000	\$337,000	- 8.0%
12-Month Avg	\$309,285	\$329,245	- 6.1%

Historical Median Sales Price of Contract Sales in Suffolk County All Properties



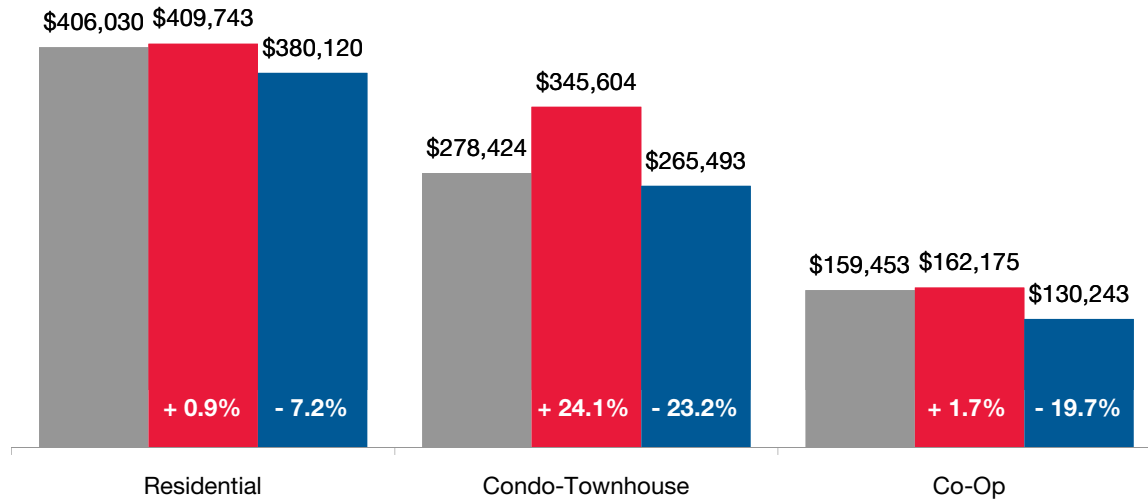
Average Contract Price of Contract Sales

Suffolk County Only



Average Contract Price of Contract Sales by Property Type

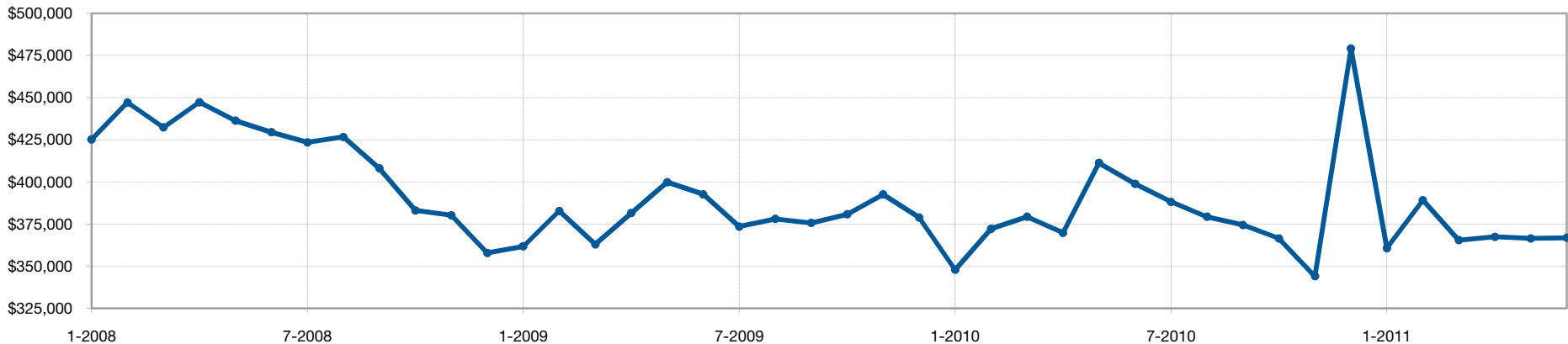
■ 6-2009 ■ 6-2010 ■ 6-2011



Data for All Property Types

Month	Current Year	Prior Year	+ / -
7-2010	\$388,130	\$373,422	+ 3.9%
8-2010	\$379,262	\$378,006	+ 0.3%
9-2010	\$374,428	\$375,629	- 0.3%
10-2010	\$366,391	\$380,725	- 3.8%
11-2010	\$344,017	\$392,551	- 12.4%
12-2010	\$479,137	\$378,901	+ 26.5%
1-2011	\$360,701	\$347,812	+ 3.7%
2-2011	\$389,142	\$372,162	+ 4.6%
3-2011	\$365,389	\$379,252	- 3.7%
4-2011	\$367,361	\$369,787	- 0.7%
5-2011	\$366,412	\$411,246	- 10.9%
6-2011	\$366,861	\$398,880	- 8.0%
12-Month Avg	\$378,936	\$379,864	- 0.2%

Historical Average Contract Price of Contract Sales in Suffolk County All Property Types



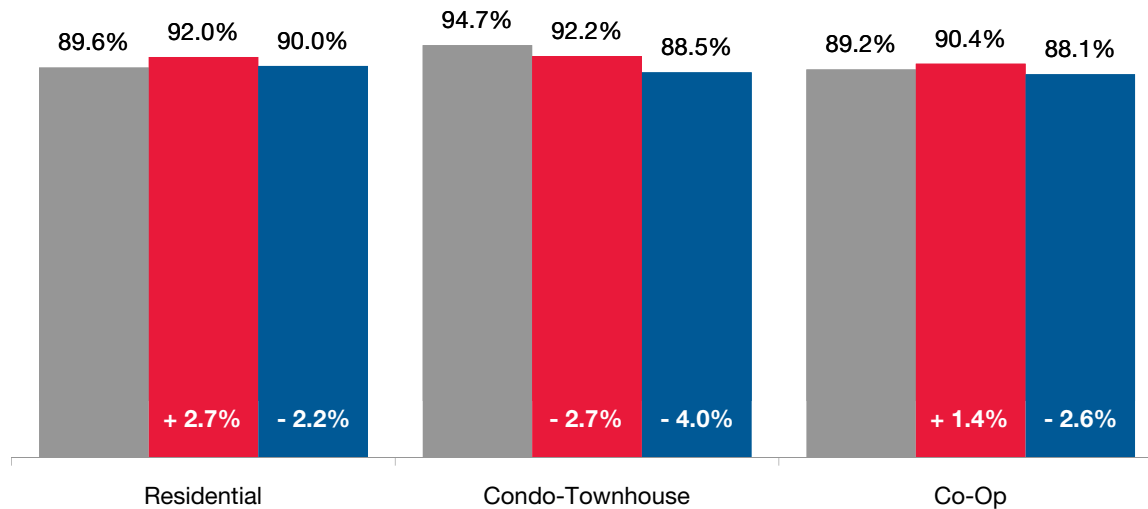
Pct. of Original List Price Received at Sale

Suffolk County Only



Pct. of Original List Price Received at Sale by Property Type

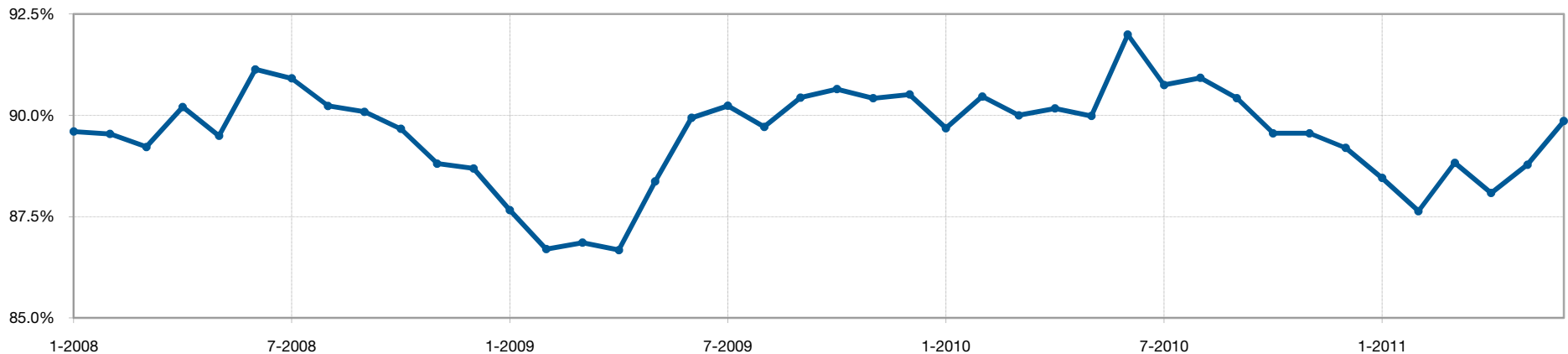
■ 6-2009 ■ 6-2010 ■ 6-2011



Data for All Property Types

Month	Current Year	Prior Year	+ / -
7-2010	90.7%	90.2%	+ 0.6%
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	89.6%	90.4%	- 1.0%
12-2010	89.2%	90.5%	- 1.5%
1-2011	88.5%	89.7%	- 1.4%
2-2011	87.6%	90.5%	- 3.1%
3-2011	88.8%	90.0%	- 1.3%
4-2011	88.1%	90.2%	- 2.3%
5-2011	88.8%	90.0%	- 1.3%
6-2011	89.9%	92.0%	- 2.3%
12-Month Avg	89.3%	90.4%	- 1.1%

Historical Pct. of Original List Price Received at Sale for Suffolk County All Property Types

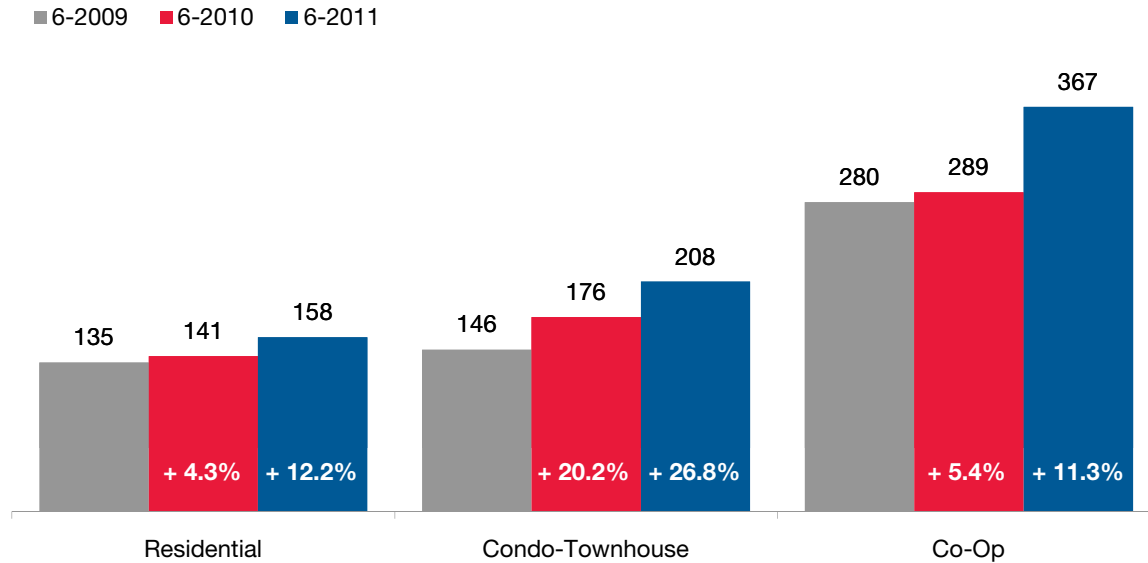


Housing Affordability Index

Suffolk County Only



Housing Affordability Indices by Property Type

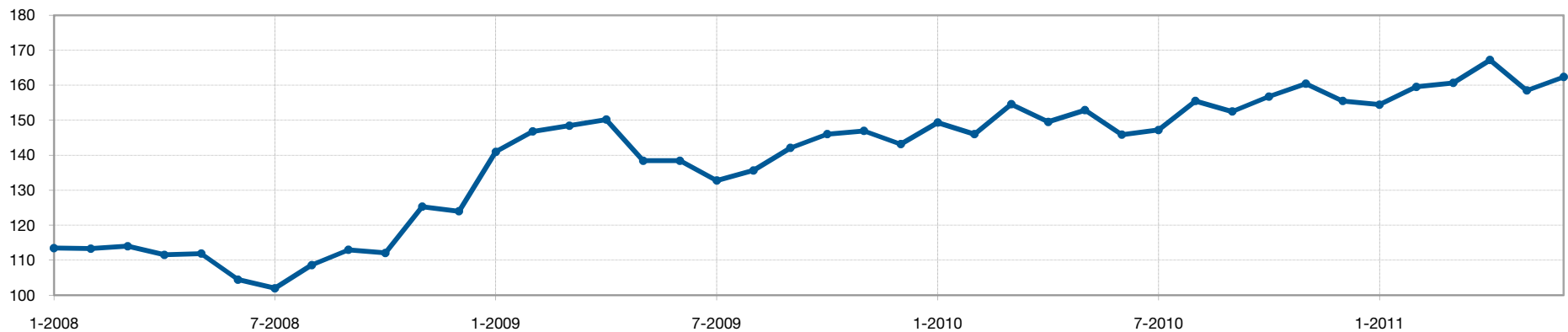


Data for All Property Types

Month	Current Year	Prior Year	+ / -
7-2010	147	133	+ 10.9%
8-2010	155	136	+ 14.6%
9-2010	152	142	+ 7.3%
10-2010	157	146	+ 7.4%
11-2010	160	147	+ 9.2%
12-2010	155	143	+ 8.6%
1-2011	154	149	+ 3.4%
2-2011	160	146	+ 9.3%
3-2011	161	155	+ 3.9%
4-2011	167	150	+ 11.8%
5-2011	158	153	+ 3.7%
6-2011	162	146	+ 11.3%
12-Month Avg	158	145	+ 8.4%

Historical Housing Affordability Index for Suffolk County All Property Types

HAI measures housing affordability for Nassau 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.

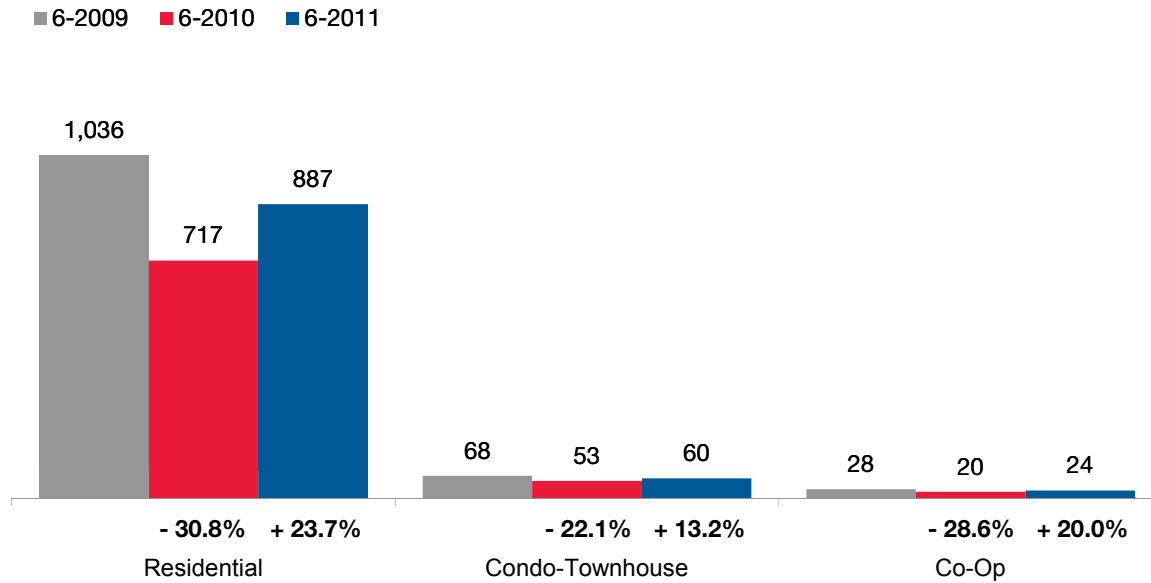


Contract Sales

Suffolk County Only



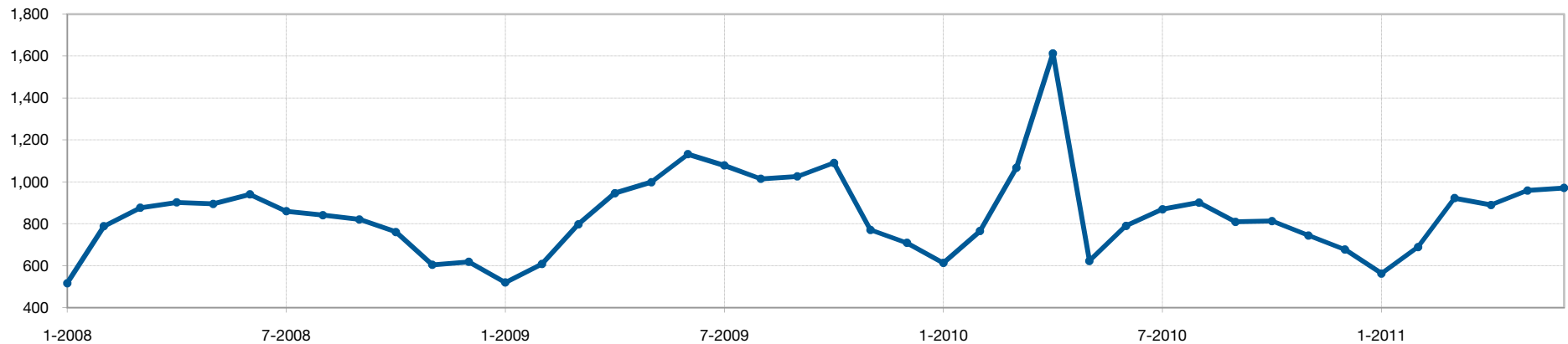
Contract Sales by Property Type



Data for All Property Types

Month	Current Year	Prior Year	+ / -
7-2010	869	1,078	- 19.4%
8-2010	901	1,014	- 11.1%
9-2010	809	1,026	- 21.2%
10-2010	813	1,090	- 25.4%
11-2010	744	771	- 3.5%
12-2010	677	709	- 4.5%
1-2011	563	613	- 8.2%
2-2011	689	765	- 9.9%
3-2011	922	1,067	- 13.6%
4-2011	890	1,613	- 44.8%
5-2011	959	623	+ 53.9%
6-2011	971	790	+ 22.9%
12-Month Total	9,807	11,159	- 12.1%

Historical Contract Sales in Suffolk County All Property Types



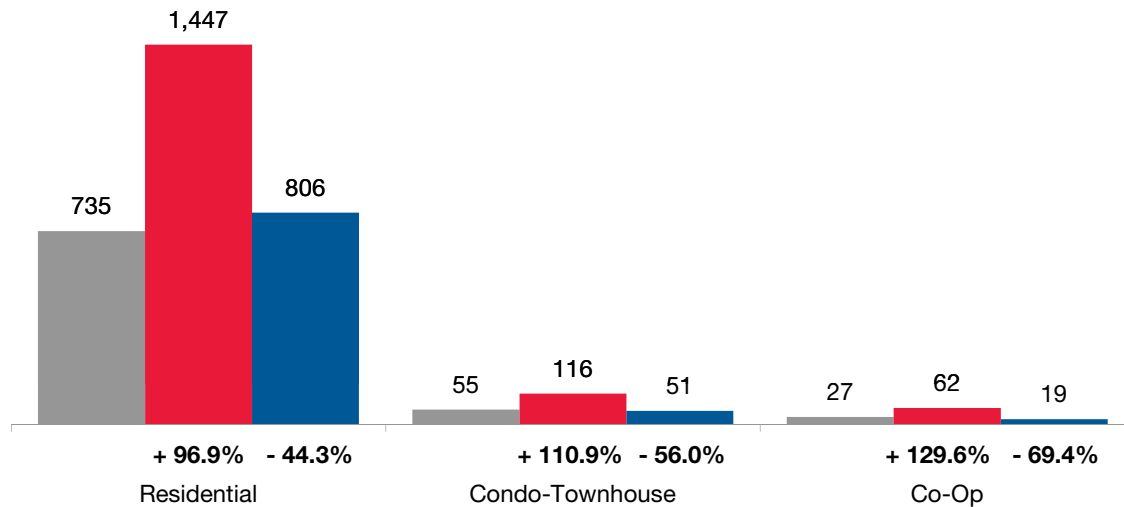
Closed Sales

Suffolk County Only



Closed Sales by Property Type

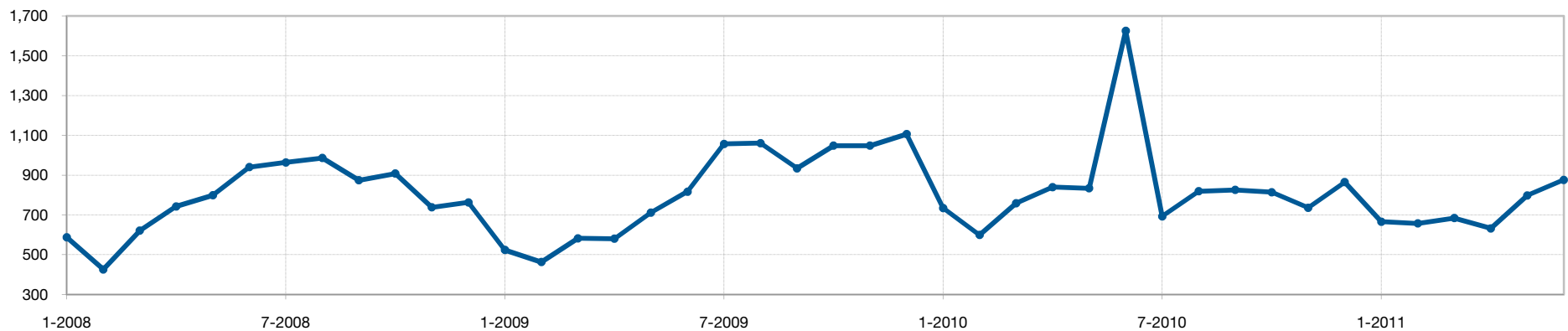
■ 6-2009 ■ 6-2010 ■ 6-2011



Data for All Property Types

Month	Current Year	Prior Year	+ / -
7-2010	693	1,057	- 34.4%
8-2010	819	1,061	- 22.8%
9-2010	826	934	- 11.6%
10-2010	814	1,048	- 22.3%
11-2010	736	1,048	- 29.8%
12-2010	865	1,106	- 21.8%
1-2011	666	735	- 9.4%
2-2011	657	599	+ 9.7%
3-2011	684	759	- 9.9%
4-2011	632	840	- 24.8%
5-2011	798	834	- 4.3%
6-2011	876	1,625	- 46.1%
12-Month Total	9,066	11,646	- 22.2%

Historical Closed Sales in Suffolk County All Property Types

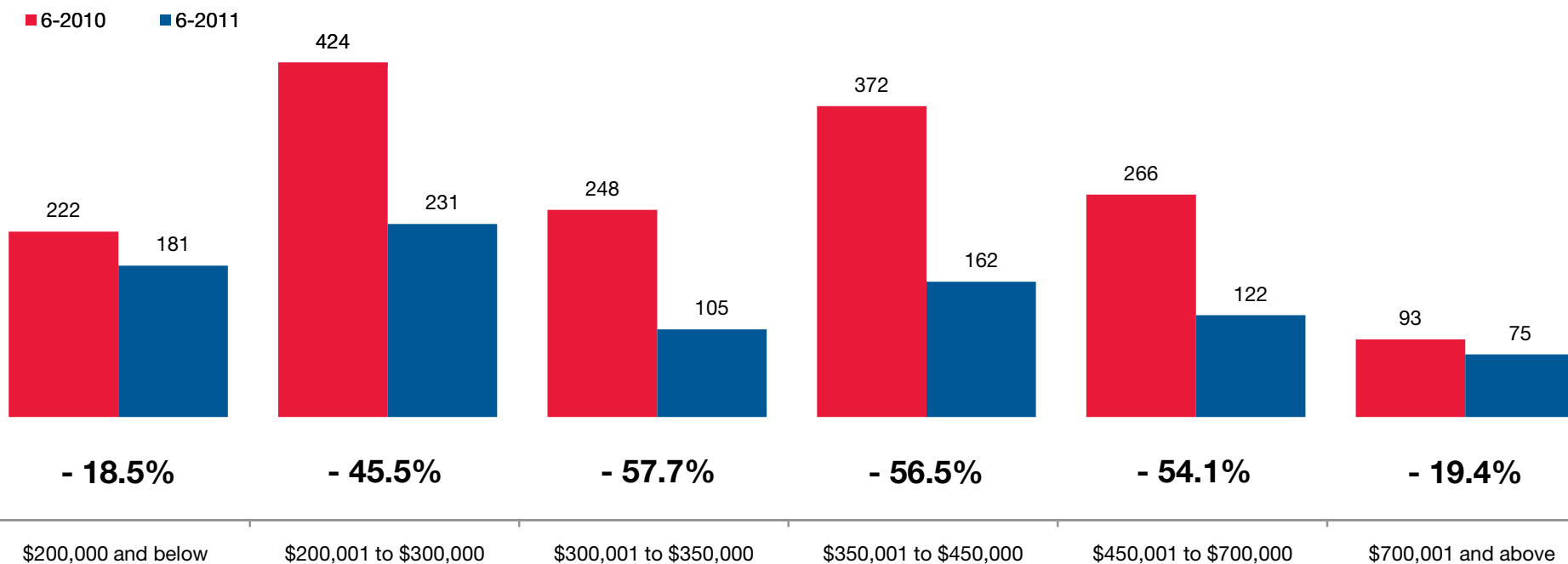


Closed Home Sales by Price Range

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
6-2010	222	424	248	372	266	93	1,625
6-2011	181	231	105	162	122	75	876
+ / -	- 18.5%	- 45.5%	- 57.7%	- 56.5%	- 54.1%	- 19.4%	- 46.1%

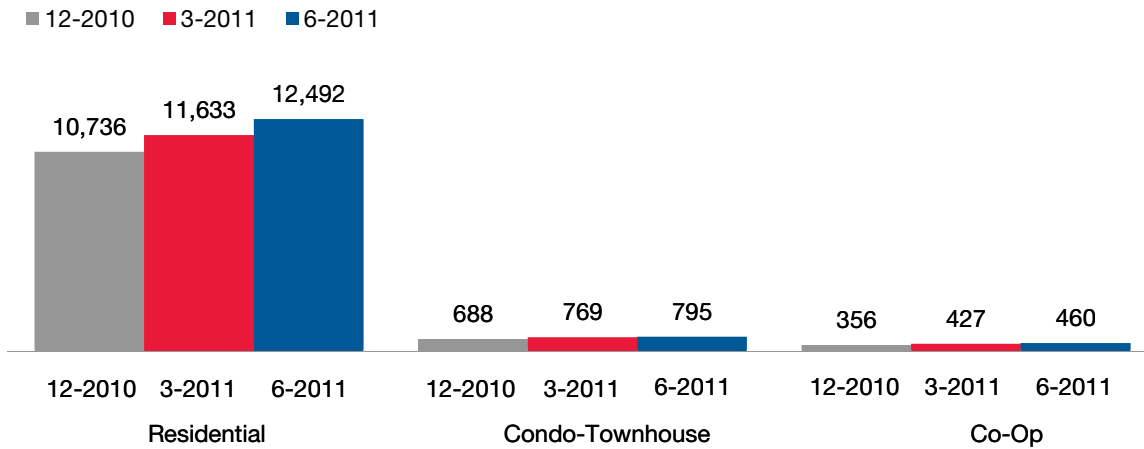


Active Inventory of Homes for Sale

Suffolk County Only



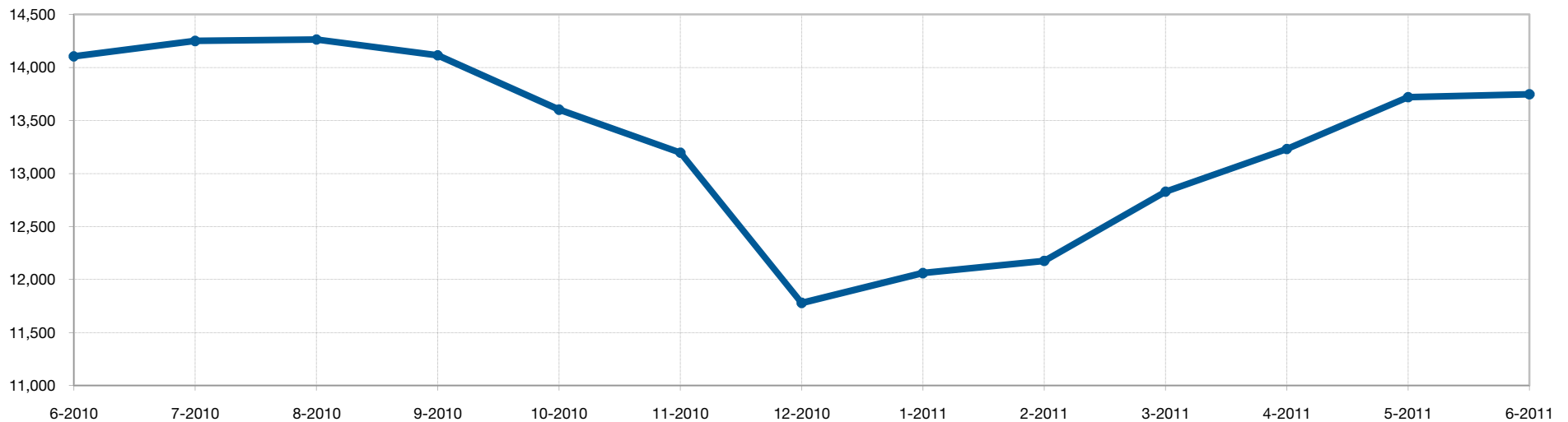
Inventory of Homes for Sale by Property Type Last 6 Months



Data for All Date Ranges

Property Type	6 Months Ago	3 Months Ago	Current Month
Residential	10,736	11,633	12,492
Condo-Townhouse	688	769	795
Co-Op	356	427	460
All Properties	11,780	12,829	13,747

Historical Inventory in Suffolk County All Property Types

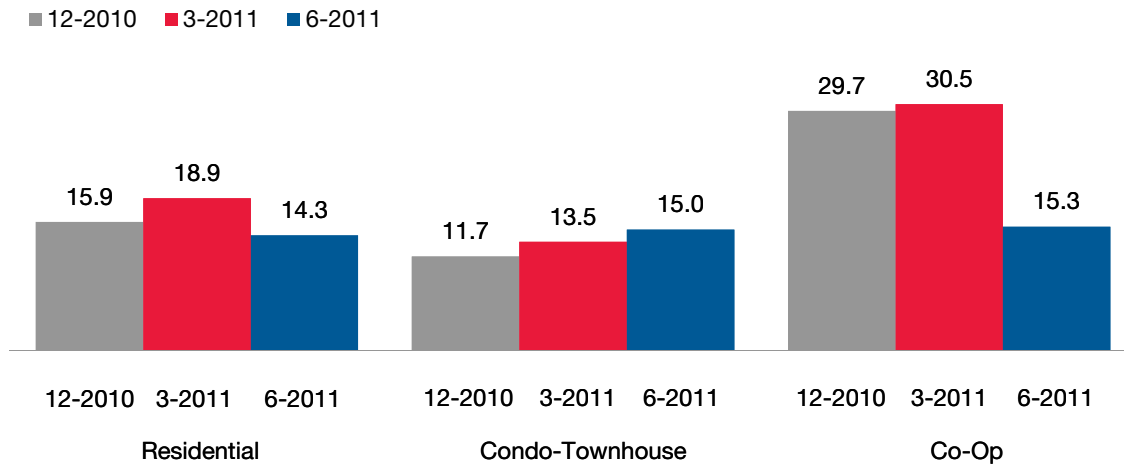


Months Supply of Inventory

Suffolk County Only



Months Supply of Inventory by Property Type Last 6 Months



Data for All Date Ranges

Property Type	6 Months Ago	3 Months Ago	Current Month
Residential	15.9	18.9	14.3
Condo-Townhouse	11.7	13.5	15.0
Co-Op	29.7	30.5	15.3
All Properties	15.8	18.6	14.3

Historical Months Supply of Inventory in Suffolk County All Property Types

