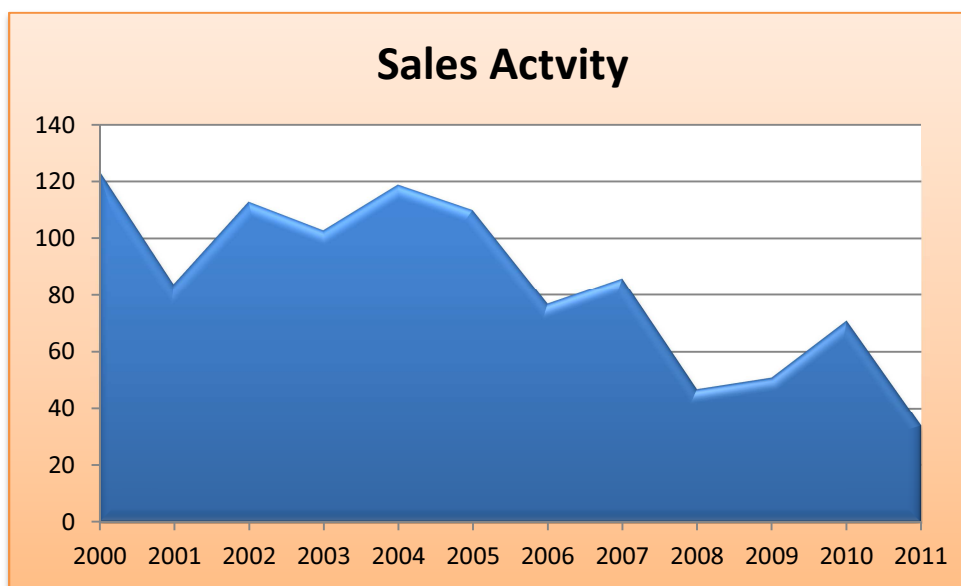


East Quogue

Located on the south shore of Long Island, East Quogue offers a myriad of housing stock including water front homes along Shinnecock Bay and many other coves and water ways.

Sales Activity

Between the years 2000 – 2007, sales activity saw 102 transactions per year. Since the onset of the credit crisis which has become a housing crisis, transactions declined 50 percent to an average of 51 transactions per year. In 2011, the forecast is below even that figure with a projected 45 transactions. At the same time, inventory continues to burden the market. At the time of this writing there was a back log of nearly 4.3 years in the luxury market (greater than \$500k) and 2.8 years in the conforming market (less than \$500k).



Market Pricing

Pricing in East Quogue is similar to the levels experienced in 2005/06. The market reached its peak in 2007 with a median sales price of \$630,000. Currently, pricing is down 12.3 percent to \$552,500. This decline in pricing is much less than other surrounding area's which is a positive statement regarding the strength of East Quogue.

