



First Quarter 2019

Market Report | Hamptons + North Fork





Data Highlights: First Quarter 2019

Cover: 147 Cedar Street, East Hampton Halstead.com Web# 112663

The total number of 1st Quarter 2019 South Fork sales decreased 16.9% compared to 1st Quarter 2018 (276 in 2019 vs. 332 in 2018). The total dollar volume decreased by 19% to \$542,416,446 in 1st Quarter 2019.

The 1st Quarter 2019 average sales price in the Hamptons decreased 3.1% to \$1,965,277 while the median price increased 7.7% to \$1,187,500.

Several areas had significant increases in number of sales for Q1 2019 over Q1 2018: Montauk increased 72%, Sag Harbor increased 28.6% and Sag Harbor Village increased 20%.



6 Bay View Road W, Southampton Halstead.com Web# 110891



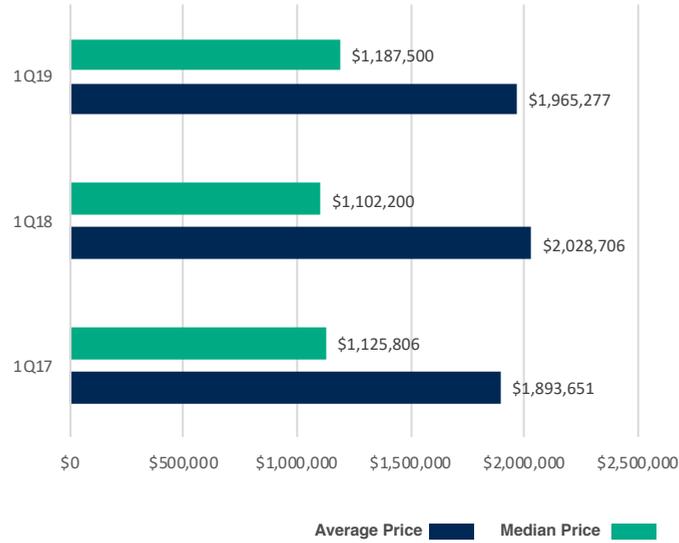
18 Marion Lane, East Hampton Halstead.com Web# 112129

On the South Fork East of the Canal 71.4% of the sales in Q1 2019 occurred in the under \$2,000,000 range while West of the Canal 87.7% of the sales in Q1 2019 occurred in the under \$2,000,000 range. There were 4 sales in the over \$10,000,000 range.

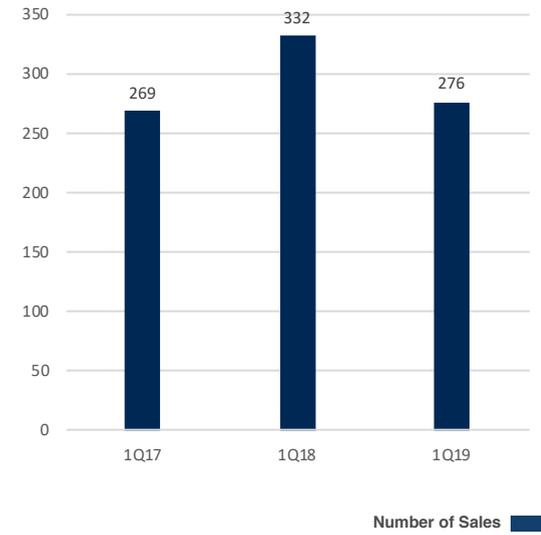
The total number of 1st Quarter 2019 North Fork sales decreased 17.7% compared to 1st Quarter 2018 (107 in 2019 vs. 130 in 2018). The 1st Quarter 2019 average sales price increased 13.3% to \$654,752 while the median price increased 5.9% to \$490,000.

The Hamptons

Average and Median Sale Price



Number of Sales

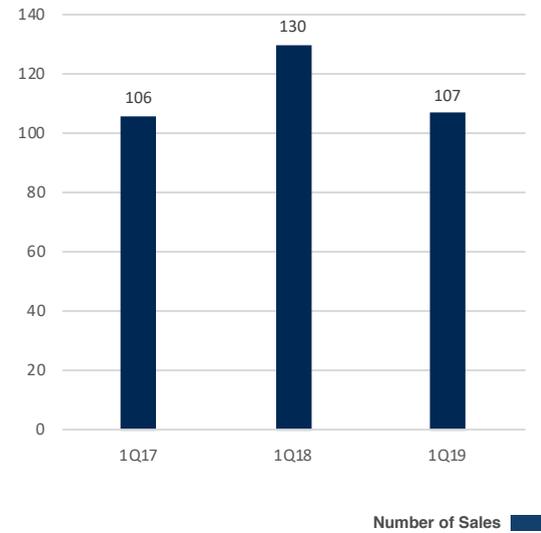


North Fork

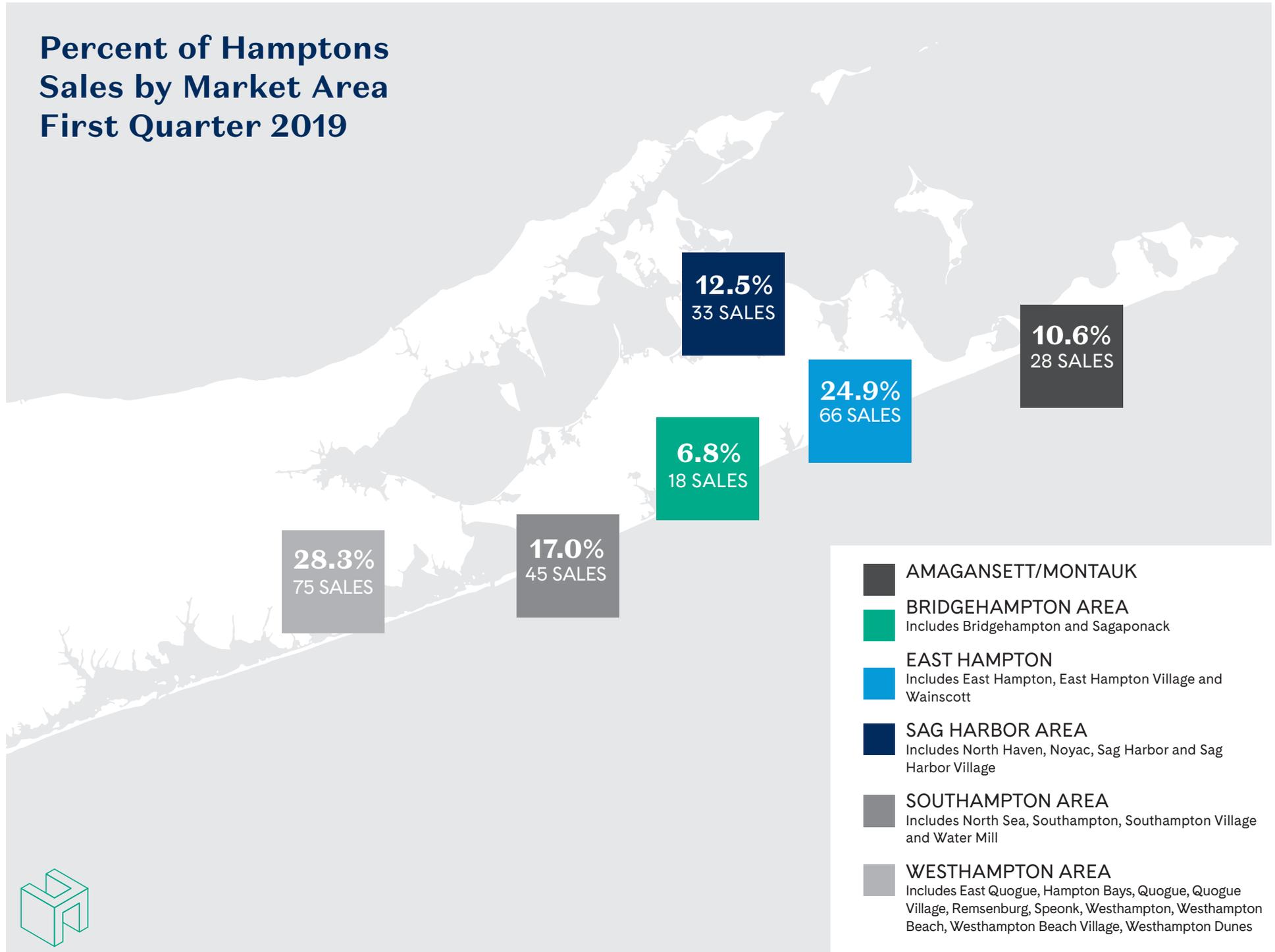
Average and Median Sale Price



Number of Sales



Percent of Hamptons Sales by Market Area First Quarter 2019



South Fork Single-Family Homes

Amagansett

	Average	Median	Sales
1Q17	\$2,950,909	\$2,475,000	11
1Q18	\$3,021,000	\$2,150,000	13
1Q19	\$2,726,111	\$2,337,500	9

East Hampton

	Average	Median	Sales
1Q17	\$1,270,879	\$917,500	68
1Q18	\$1,143,203	\$958,405	77
1Q19	\$1,386,292	\$1,318,385	55

East Quogue

	Average	Median	Sales
1Q17	\$615,938	\$553,000	16
1Q18	\$722,600	\$455,000	15
1Q19	\$739,171	\$699,000	14

Montauk

	Average	Median	Sales
1Q17	\$1,726,823	\$925,000	13
1Q18	\$2,114,591	\$995,000	11
1Q19	\$2,607,605	\$1,427,000	19

Bridgehampton

	Average	Median	Sales
1Q17	\$2,817,550	\$2,956,750	10
1Q18	\$4,514,138	\$2,850,000	19
1Q19	\$3,611,418	\$2,911,600	11

East Hampton Village

	Average	Median	Sales
1Q17	\$3,354,400	\$3,000,000	5
1Q18	\$7,965,000	\$7,625,000	10
1Q19	\$6,901,500	\$4,115,000	10

Hampton Bays

	Average	Median	Sales
1Q17	\$598,604	\$515,250	20
1Q18	\$484,056	\$450,000	33
1Q19	\$570,009	\$500,000	23

North Haven

	Average	Median	Sales
1Q17	\$3,475,000	\$2,550,000	5
1Q18	\$1,880,563	\$1,989,438	6
1Q19	\$4,000,000	\$3,100,000	3



South Fork Single-Family Homes

Quogue Village

	Average	Median	Sales
1Q17	\$1,906,643	\$2,275,000	7
1Q18	\$3,291,667	\$2,162,500	6
1Q19	\$2,464,125	\$2,103,750	4

Sag Harbor

	Average	Median	Sales
1Q17	\$1,794,716	\$1,550,000	15
1Q18	\$1,165,286	\$1,154,000	14
1Q19	\$1,584,291	\$1,012,500	18

Sagaponack

	Average	Median	Sales
1Q17	\$6,281,500	\$6,281,500	2
1Q18	\$7,937,500	\$7,937,500	2
1Q19	\$5,960,714	\$5,700,000	7

Southampton

	Average	Median	Sales
1Q17	\$1,408,107	\$1,089,000	28
1Q18	\$1,412,563	\$1,232,500	40
1Q19	\$1,122,973	\$845,000	30

Remsenburg

	Average	Median	Sales
1Q17	\$923,063	\$882,500	8
1Q18	\$1,864,563	\$994,500	4
1Q19	\$1,113,900	\$947,500	10

Sag Harbor Village

	Average	Median	Sales
1Q17	\$2,484,875	\$1,675,000	8
1Q18	\$1,438,150	\$1,237,500	10
1Q19	\$1,572,669	\$1,375,500	12

Shelter Island

	Average	Median	Sales
1Q17	\$1,641,876	\$755,000	9
1Q18	\$1,023,982	\$997,000	8
1Q19	\$1,177,668	\$862,000	10

Southampton Village

	Average	Median	Sales
1Q17	\$5,889,654	\$3,750,000	13
1Q18	\$4,550,813	\$1,612,500	16
1Q19	\$2,903,600	\$2,620,000	5



South Fork Single-Family Homes

Wainscott

	Average	Median	Sales
1Q17	\$0	\$0	0
1Q18	\$4,602,500	\$4,602,500	2
1Q19	\$1,475,000	\$1,475,000	1

Westhampton

	Average	Median	Sales
1Q17	\$1,213,182	\$985,000	11
1Q18	\$1,078,900	\$874,500	10
1Q19	\$916,120	\$815,000	7

Westhampton Beach Village

	Average	Median	Sales
1Q17	\$1,599,250	\$1,200,000	8
1Q18	\$1,635,143	\$985,000	7
1Q19	\$2,195,927	\$1,375,000	14

Water Mill

	Average	Median	Sales
1Q17	\$4,427,700	\$3,017,500	10
1Q18	\$4,338,580	\$3,200,000	15
1Q19	\$3,110,225	\$2,700,000	10

Westhampton Dunes

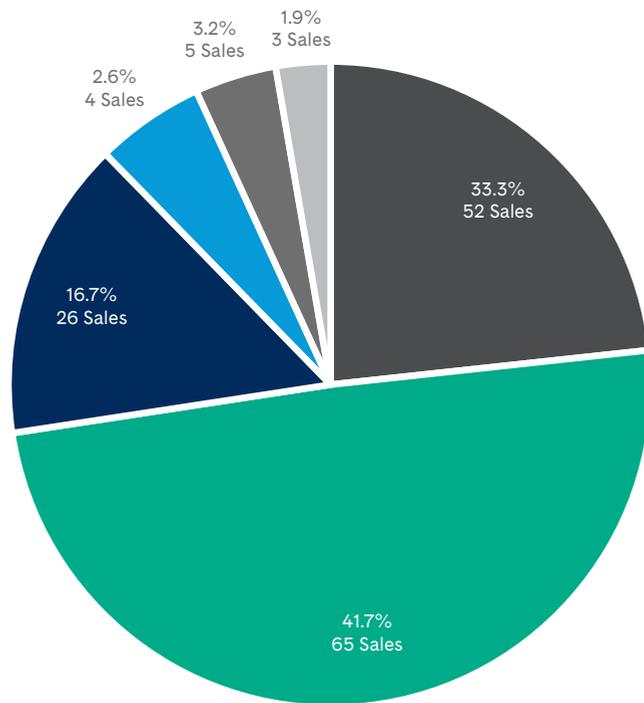
	Average	Median	Sales
1Q17	\$0	\$0	0
1Q18	\$2,396,000	\$2,396,000	2
1Q19	\$0	\$0	0



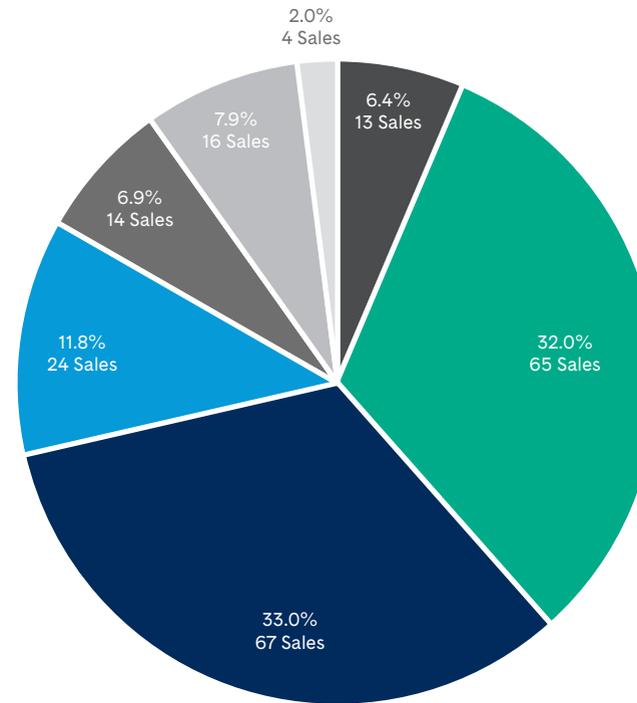
Percent of Hamptons Sales by Price

First Quarter 2019

Hamptons West of the Shinnecock Canal



Hamptons East of the Shinnecock Canal



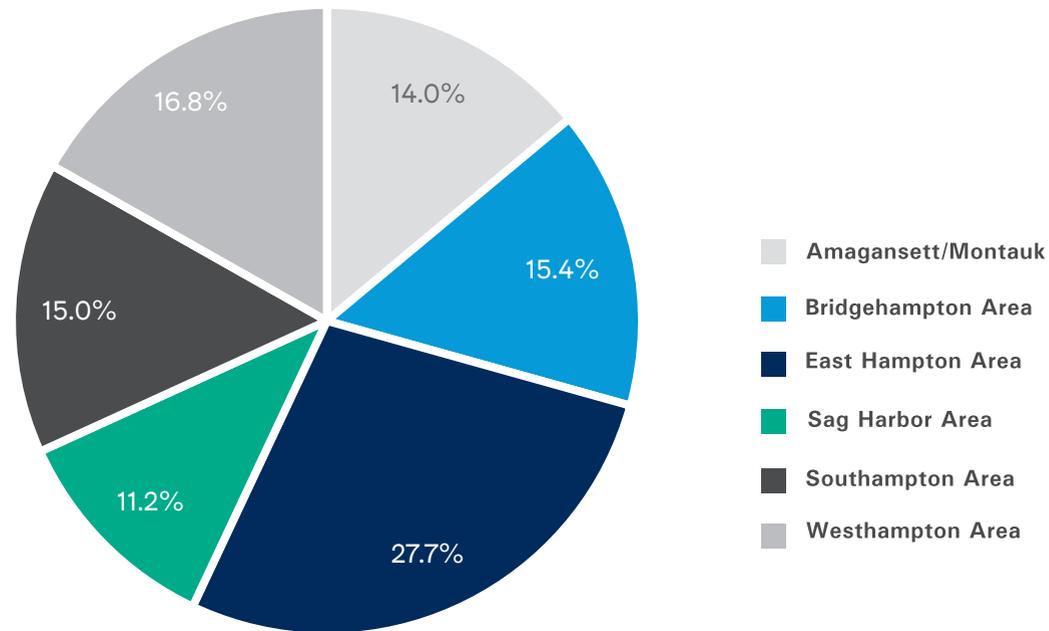
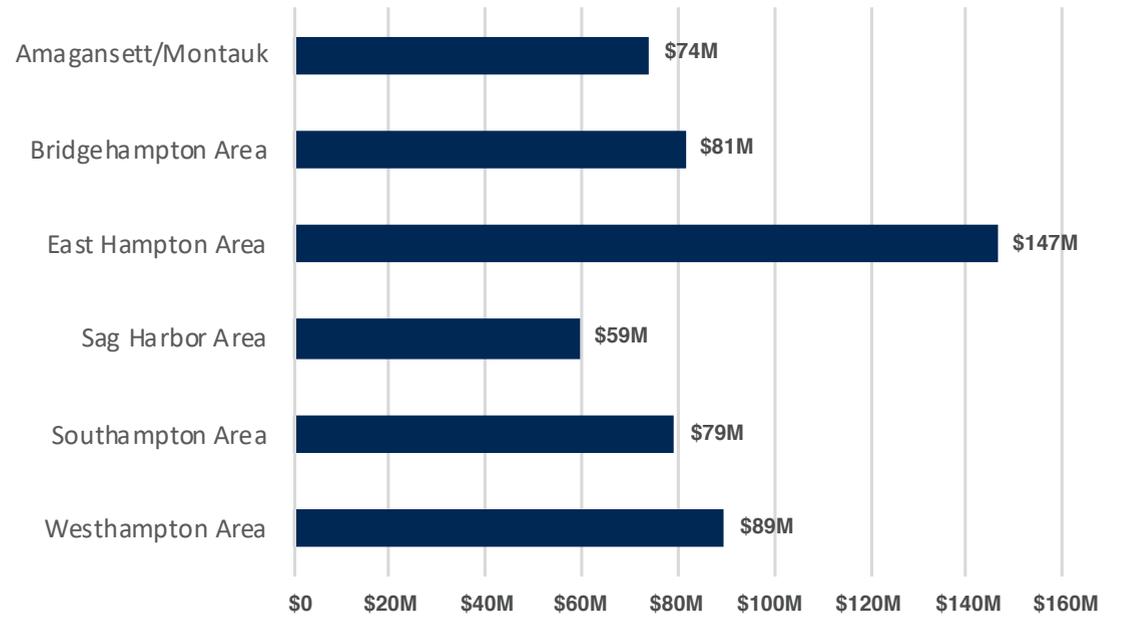
- 0 to 500K
- >500K-1M
- >1M- 2M
- >2M-3M
- >3M-5M
- >5M -1 0M
- >10M

- 0 to 500K
- >500K-1M
- >1M- 2M
- >2M-3M
- >3M-5M
- >5M -1 0M
- >10M



Dollar Volume by Area

First Quarter 2019

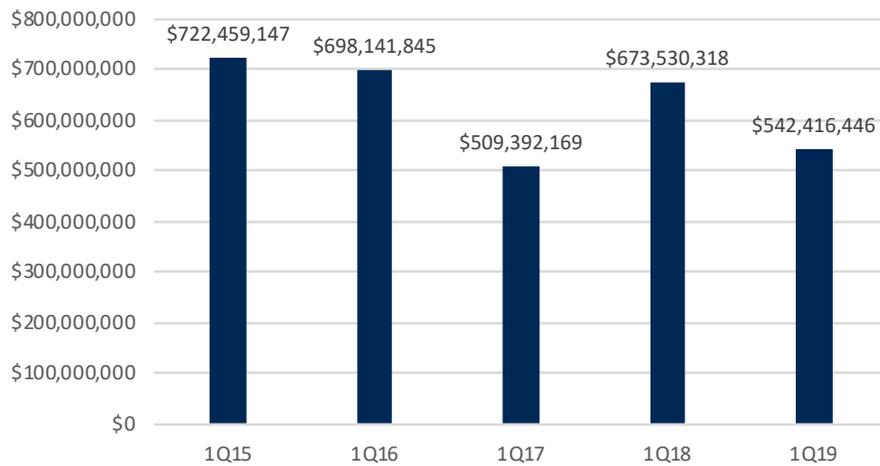


Long-Term Trends 2015-2019 1st Quarter Total Dollar Volume

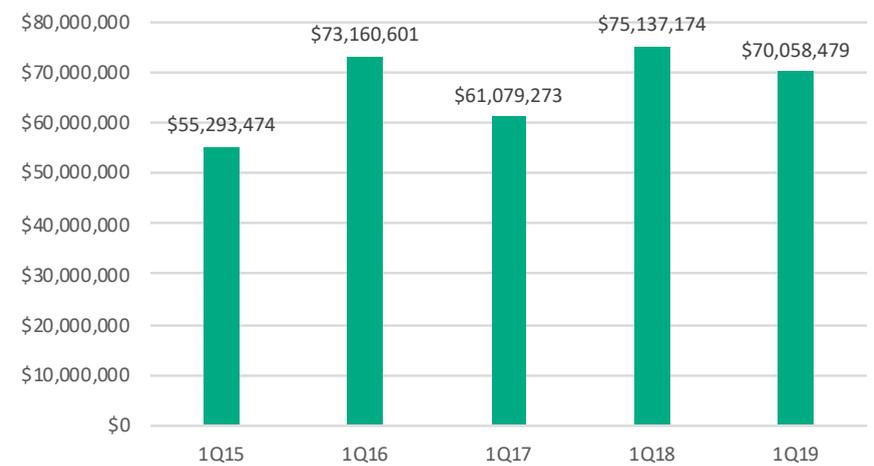


122 Coopers Farm Road, Southampton Halstead.com Web# 108211

Hamptons Total Dollar Volume



North Fork Total Dollar Volume



Dollar Volume

Dollar Volume

North Fork Single-Family Homes

Aquebogue

	Average	Median	Sales
1Q17	\$597,400	\$377,000	5
1Q18	\$503,500	\$473,500	4
1Q19	\$509,498	\$532,500	6

Cutchogue

	Average	Median	Sales
1Q17	\$602,188	\$587,500	8
1Q18	\$617,311	\$612,500	9
1Q19	\$883,008	\$653,250	12

Greenport

	Average	Median	Sales
1Q17	\$613,975	\$467,600	7
1Q18	\$768,000	\$660,000	5
1Q19	\$830,357	\$830,000	7

Jamesport

	Average	Median	Sales
1Q17	\$425,500	\$397,500	5
1Q18	\$474,667	\$495,000	6
1Q19	\$558,685	\$545,000	5

Baiting Hollow

	Average	Median	Sales
1Q17	\$623,250	\$534,000	4
1Q18	\$502,500	\$405,000	4
1Q19	\$252,000	\$252,000	2

East Marion

	Average	Median	Sales
1Q17	\$642,000	\$642,000	2
1Q18	\$777,000	\$575,000	3
1Q19	\$480,000	\$480,000	1

Greenport Village

	Average	Median	Sales
1Q17	\$475,670	\$470,000	10
1Q18	\$701,083	\$598,750	6
1Q19	\$630,000	\$685,000	3

Laurel

	Average	Median	Sales
1Q17	\$565,500	\$565,500	2
1Q18	\$785,833	\$762,500	3
1Q19	\$1,022,500	\$1,022,500	2



North Fork Single-Family Homes

Manorville

	Average	Median	Sales
1Q17	\$0	\$0	0
1Q18	\$0	\$0	0
1Q19	\$0	\$0	0

New Suffolk

	Average	Median	Sales
1Q17	\$360,000	\$360,000	1
1Q18	\$964,000	\$964,000	2
1Q19	\$1,893,000	\$1,893,000	2

Peconic

	Average	Median	Sales
1Q17	\$0	\$0	0
1Q18	\$699,980	\$700,000	5
1Q19	\$251,000	\$251,000	1

South Jamesport

	Average	Median	Sales
1Q17	\$0	\$0	0
1Q18	\$275,000	\$275,000	1
1Q19	\$422,500	\$422,500	2

Mattituck

	Average	Median	Sales
1Q17	\$950,490	\$492,450	10
1Q18	\$447,212	\$438,000	13
1Q19	\$895,375	\$832,500	4

Orient

	Average	Median	Sales
1Q17	\$676,100	\$519,500	5
1Q18	\$1,602,857	\$1,475,000	7
1Q19	\$1,244,833	\$1,017,000	6

Riverhead

	Average	Median	Sales
1Q17	\$436,904	\$268,500	17
1Q18	\$318,810	\$295,000	29
1Q19	\$346,965	\$355,000	18

Southold

	Average	Median	Sales
1Q17	\$682,333	\$490,000	17
1Q18	\$657,075	\$656,250	12
1Q19	\$863,900	\$787,500	10

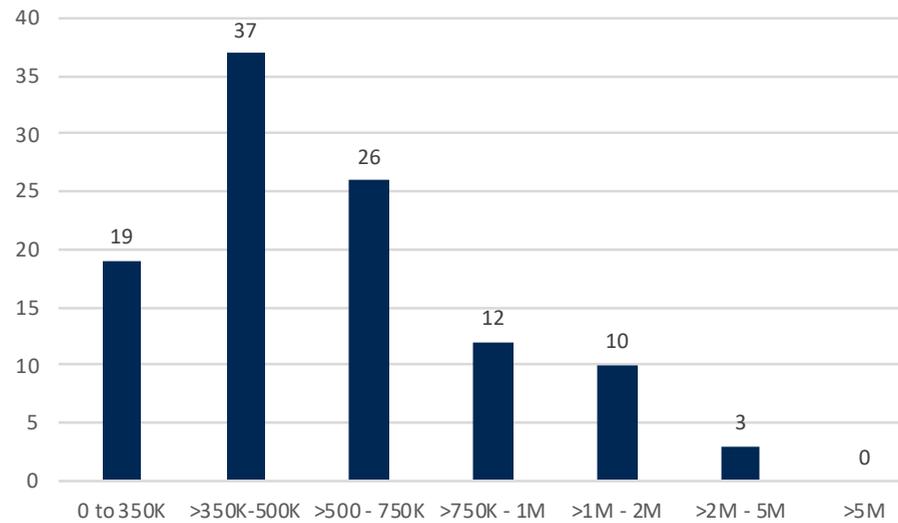


North Fork Single-Family Homes



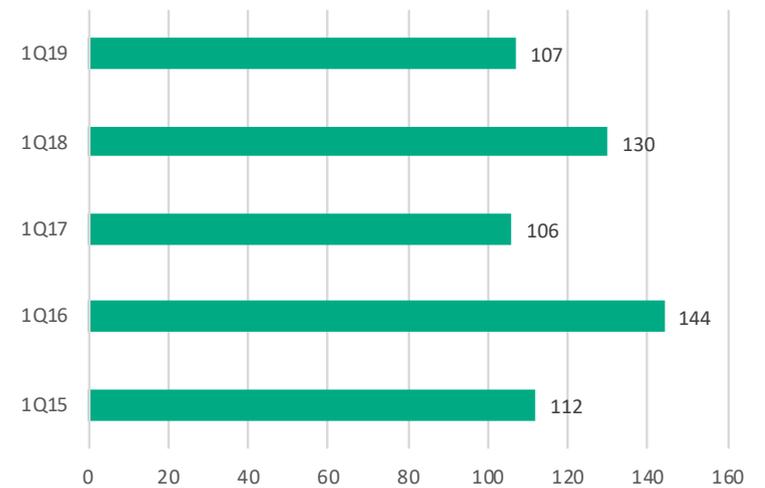
459 Brick Kiln Road, Bridgehampton Halstead.com Web# 111737

First Quarter 2019 Price Breakdown



Number of Sales

Number of Sales: Five-Year Comparison



Number of Sales



For this report North Fork Area consists of Aquebogue, Baiting Hollow, Calverton, Cutchogue, East Marion, Greenport, Greenport Village, Jamesport, Laurel, Manorville, Mattituck, New Suffolk, Orient, Peconic, Riverhead, South Jamesport, Southold, Wading River

Commercial Sales

The Hamptons

	Average	Median	Sales
1Q17	\$2,431,400	\$2,057,000	5
1Q18	\$2,612,553	\$1,502,500	19
1Q19	\$2,498,643	\$1,600,500	7

North Fork

	Average	Median	Sales
1Q17	\$623,750	\$570,000	4
1Q18	\$806,639	\$600,000	9
1Q19	\$673,200	\$800,000	5

Vacant Land

The Hamptons

	Average	Median	Sales
1Q17	\$1,027,871	\$460,000	35
1Q18	\$1,278,347	\$540,000	31
1Q19	\$624,625	\$550,000	30

North Fork

	Average	Median	Sales
1Q17	\$283,077	\$180,000	13
1Q18	\$313,007	\$170,000	28
1Q19	\$318,812	\$190,000	10



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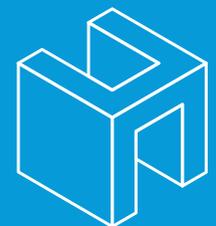
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