

Third Quarter 2019

Market Report | Hamptons + North Fork





Data Highlights: Third Quarter 2019

Cover: 200 Guyer Road, Bridgehampton Halstead.com Web# 836238

The total number of 3rd Quarter 2019 South Fork sales decreased 2.6% compared to 3rd Quarter 2018 (296 in 2019 vs. 304 in 2018). The total dollar volume decreased by 11.5% to \$483,095,362 in 3rd Quarter 2019.

The 3rd Quarter 2019 average sales price in the Hamptons decreased 7.9% to \$1,632,079 while the median price decreased 6.8% to \$1,004,500.

Several areas had increases in number of sales for Q3 2019 over Q3 2018: Amagansett increased 16.7%, East Hampton Village 12.5%, Shelter Island 57.1%.



2 West Hillover Road, Hampton Bays Halstead.com Web# 844396



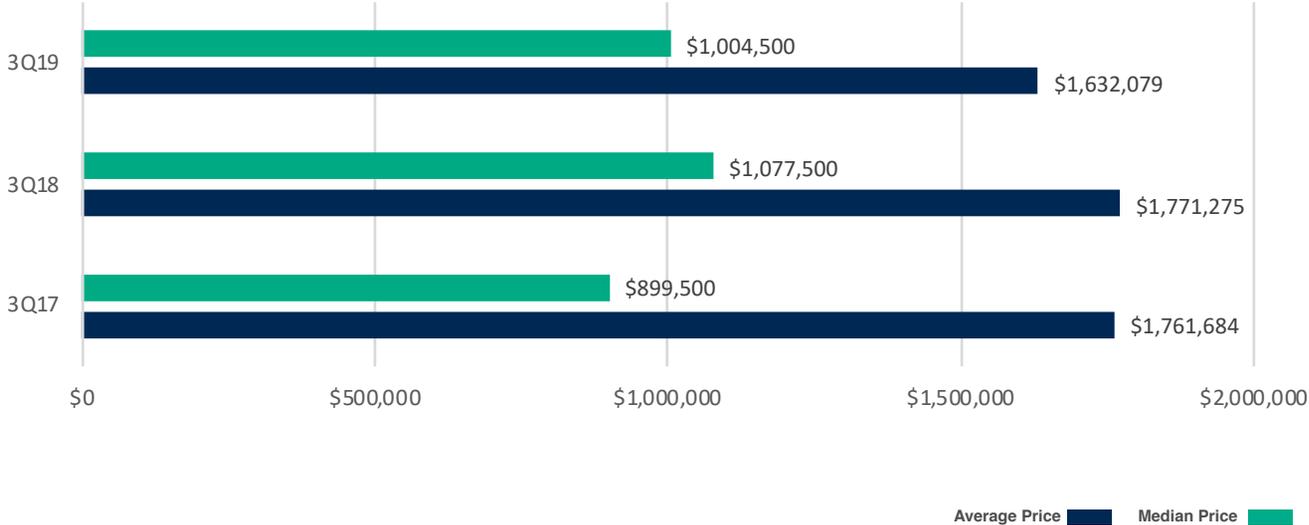
29 Deerwood Path, Sag Harbor Halstead.com Web# 839881

On the South Fork East of the Canal 72.2% of the sales in Q3 2019 occurred in the under \$2,000,000 range and West of the Canal 93.1% of the sales in Q3 2019 occurred in the under \$2,000,000 range. There were 4 sales in the over \$10,000,000 range.

The total number of 3rd Quarter 2019 North Fork sales increased 28.3% compared to 3rd Quarter 2018 (154 in 2019 vs. 120 in 2018). The 3rd Quarter 2019 average sales price decreased 2.9% to \$572,544 while the median price increased 1.6% to \$488,188.

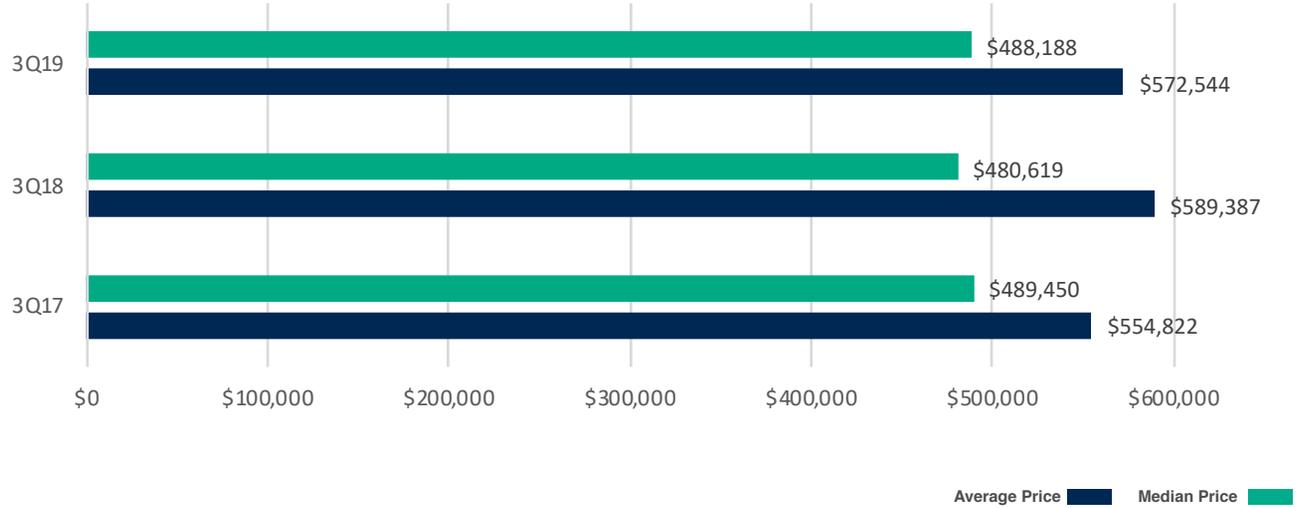
The Hamptons

Average and Median Sale Price

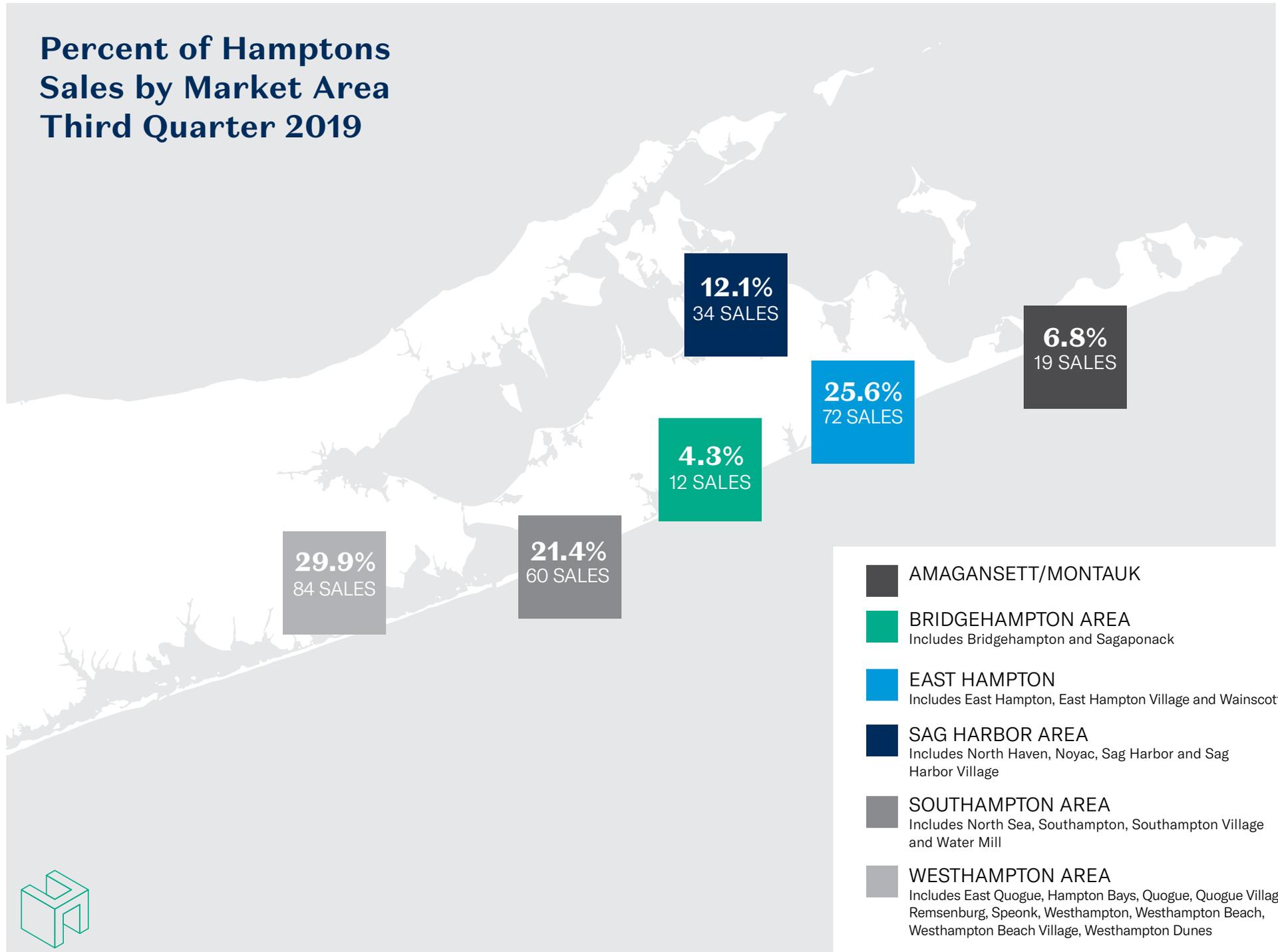


North Fork

Average and Median Sale Price



Percent of Hamptons Sales by Market Area Third Quarter 2019



South Fork Single-Family Homes

Amagansett

	Average	Median	Sales
3Q17	\$2,630,479	\$2,900,000	7
3Q18	\$5,120,833	\$5,250,000	6
3Q19	\$3,857,143	\$1,500,000	7

East Hampton

	Average	Median	Sales
3Q17	\$1,124,447	\$882,500	67
3Q18	\$1,215,599	\$1,045,500	48
3Q19	\$1,047,044	\$960,000	53

East Quogue

	Average	Median	Sales
3Q17	\$584,172	\$528,000	19
3Q18	\$1,078,421	\$850,000	19
3Q19	\$763,702	\$725,000	17

Montauk

	Average	Median	Sales
3Q17	\$1,150,122	\$920,055	18
3Q18	\$1,263,500	\$917,500	14
3Q19	\$2,219,917	\$1,500,000	12

Bridgehampton

	Average	Median	Sales
3Q17	\$3,949,889	\$2,158,000	19
3Q18	\$2,438,736	\$2,237,500	11
3Q19	\$3,686,667	\$2,062,500	12

East Hampton Village

	Average	Median	Sales
3Q17	\$9,804,875	\$4,437,500	8
3Q18	\$5,820,688	\$4,150,000	8
3Q19	\$4,628,889	\$3,000,000	9

Hampton Bays

	Average	Median	Sales
3Q17	\$504,052	\$440,000	41
3Q18	\$982,299	\$515,000	44
3Q19	\$584,928	\$538,750	32

North Haven

	Average	Median	Sales
3Q17	\$2,715,245	\$2,725,000	4
3Q18	\$2,262,500	\$2,262,500	2
3Q19	\$7,190,000	\$7,190,000	1



South Fork Single-Family Homes

Quogue Village

	Average	Median	Sales
3Q17	\$2,174,542	\$2,407,500	12
3Q18	\$2,134,167	\$1,732,500	6
3Q19	\$1,615,244	\$1,851,000	5

Sag Harbor

	Average	Median	Sales
3Q17	\$1,549,234	\$1,350,000	13
3Q18	\$1,511,291	\$972,500	20
3Q19	\$1,483,730	\$1,310,000	22

Sagaponack

	Average	Median	Sales
3Q17	\$9,675,000	\$9,675,000	2
3Q18	\$8,286,792	\$8,350,000	6
3Q19	\$0	\$0	0

Southampton

	Average	Median	Sales
3Q17	\$1,131,060	\$822,000	40
3Q18	\$1,122,239	\$860,000	36
3Q19	\$1,435,450	\$999,000	37

Remsenburg

	Average	Median	Sales
3Q17	\$1,177,700	\$1,350,000	5
3Q18	\$1,006,857	\$970,000	7
3Q19	\$1,406,256	\$862,500	6

Sag Harbor Village

	Average	Median	Sales
3Q17	\$2,005,677	\$1,350,000	13
3Q18	\$1,716,125	\$1,650,000	11
3Q19	\$1,728,672	\$1,650,000	11

Shelter Island

	Average	Median	Sales
3Q17	\$686,333	\$725,000	9
3Q18	\$1,351,571	\$1,270,000	7
3Q19	\$1,238,227	\$775,000	11

Southampton Village

	Average	Median	Sales
3Q17	\$2,847,550	\$1,875,000	10
3Q18	\$2,385,288	\$1,495,000	13
3Q19	\$1,901,667	\$1,675,000	12



South Fork Single-Family Homes

Wainscott

	Average	Median	Sales
3Q17	\$2,675,000	\$2,675,000	2
3Q18	\$1,256,875	\$1,235,000	4
3Q19	\$2,843,600	\$1,232,500	10

Westhampton

	Average	Median	Sales
3Q17	\$941,667	\$740,000	12
3Q18	\$1,093,958	\$849,500	8
3Q19	\$1,204,414	\$912,500	14

Westhampton Beach Village

	Average	Median	Sales
3Q17	\$1,903,745	\$1,550,000	11
3Q18	\$1,907,507	\$1,700,000	9
3Q19	\$1,625,000	\$1,350,000	7

Water Mill

	Average	Median	Sales
3Q17	\$4,532,077	\$2,755,000	14
3Q18	\$3,190,313	\$2,425,000	16
3Q19	\$2,641,614	\$2,100,000	11

Westhampton Dunes

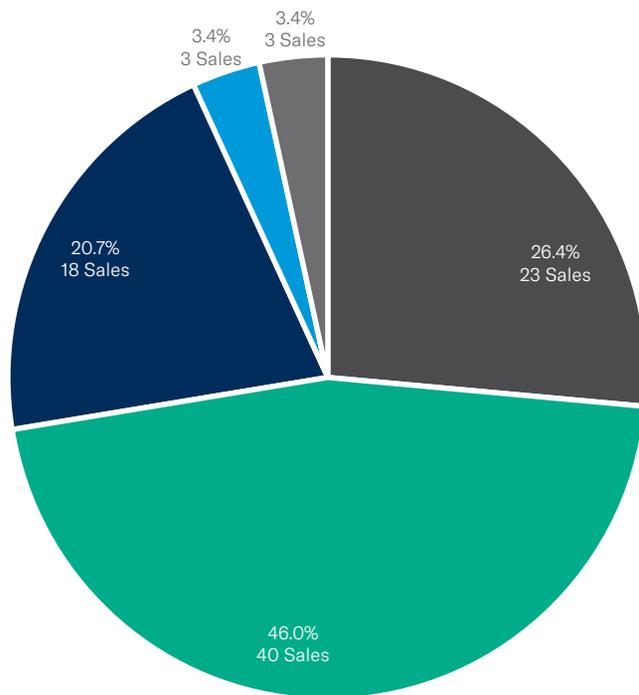
	Average	Median	Sales
3Q17	\$1,100,000	\$1,100,000	1
3Q18	\$1,566,667	\$1,650,000	3
3Q19	\$1,487,500	\$1,487,500	2



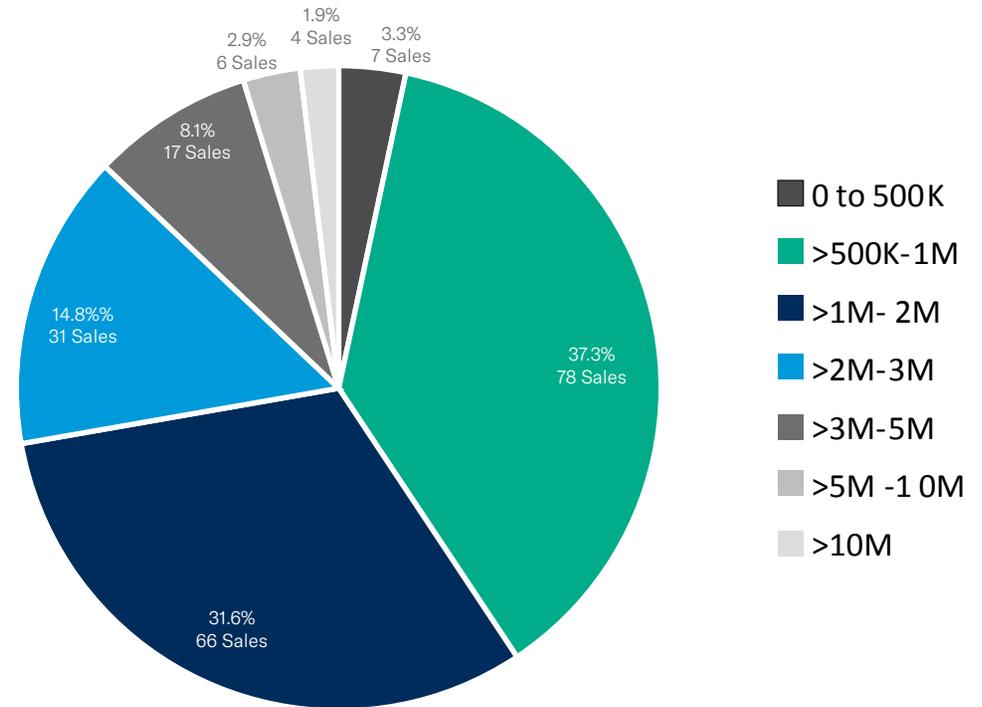
Percent of Hamptons Sales by Price

Third Quarter 2019

Hamptons West of the Shinnecock Canal



Hamptons East of the Shinnecock Canal

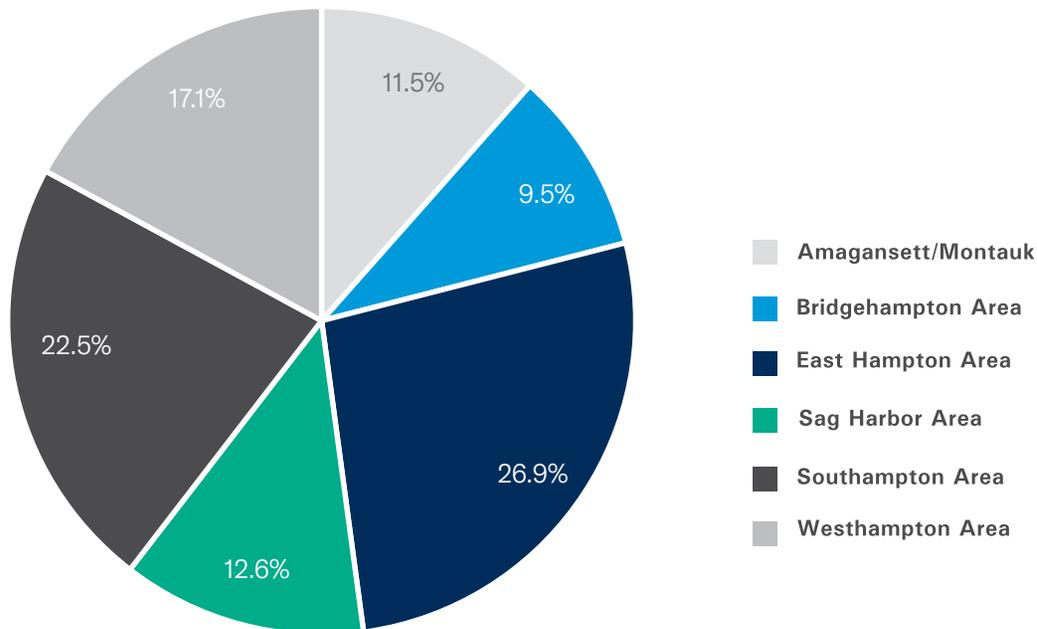
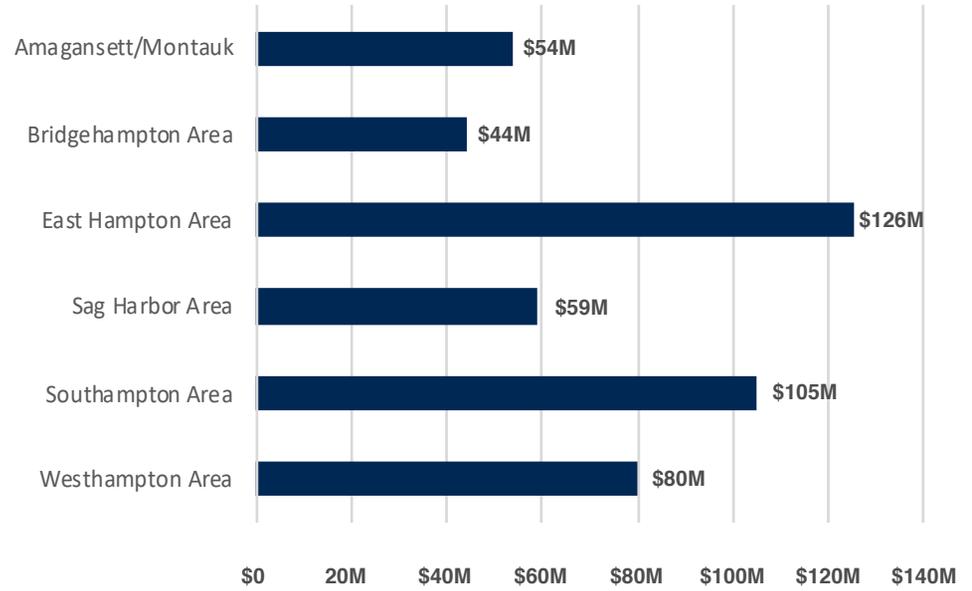


- 0 to 500K
- >500K-1M
- >1M- 2M
- >2M-3M
- >3M-5M
- >5M -1 0M
- >10M



Dollar Volume by Area

Third Quarter 2019

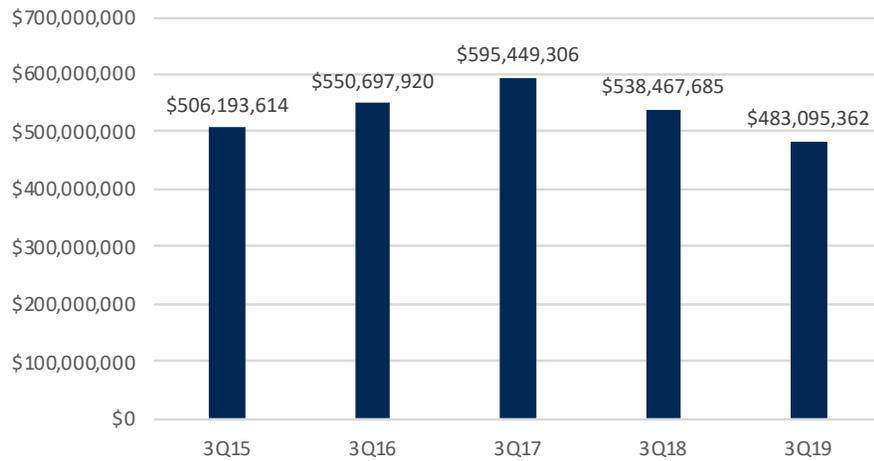


Long-Term Trends 2015-2019 3rd Quarter Total Dollar Volume



870 Millstone Road, Bridgehampton Halstead.com Web# 844069

Hamptons Total Dollar Volume



Dollar Volume

North Fork Total Dollar Volume



Dollar Volume



North Fork Single-Family Homes

Aquebogue

	Average	Median	Sales
3Q17	\$504,566	\$432,500	10
3Q18	\$764,625	\$510,500	4
3Q19	\$500,721	\$498,500	6

Cutchogue

	Average	Median	Sales
3Q17	\$830,372	\$630,000	17
3Q18	\$804,351	\$595,000	11
3Q19	\$842,364	\$769,000	11

Greenport

	Average	Median	Sales
3Q17	\$576,083	\$584,500	6
3Q18	\$1,093,281	\$656,563	4
3Q19	\$579,833	\$579,500	6

Jamesport

	Average	Median	Sales
3Q17	\$429,984	\$384,952	3
3Q18	\$648,909	\$527,500	6
3Q19	\$424,536	\$450,000	7

Baiting Hollow

	Average	Median	Sales
3Q17	\$517,083	\$582,500	6
3Q18	\$461,000	\$420,000	3
3Q19	\$526,143	\$530,000	7

East Marion

	Average	Median	Sales
3Q17	\$565,667	\$500,000	3
3Q18	\$510,000	\$510,000	1
3Q19	\$718,750	\$557,500	4

Greenport Village

	Average	Median	Sales
3Q17	\$0	\$0	0
3Q18	\$593,309	\$565,619	4
3Q19	\$665,750	\$725,000	4

Laurel

	Average	Median	Sales
3Q17	\$807,500	\$807,500	2
3Q18	\$548,793	\$544,000	6
3Q19	\$0	\$0	0



North Fork Single-Family Homes

Manorville

	Average	Median	Sales
3Q17	\$0	\$0	0
3Q18	\$0	\$0	0
3Q19	\$0	\$0	0

New Suffolk

	Average	Median	Sales
3Q17	\$1,055,000	\$1,055,000	1
3Q18	\$995,000	\$995,000	1
3Q19	\$1,375,000	\$1,375,000	1

Peconic

	Average	Median	Sales
3Q17	\$573,750	\$502,500	4
3Q18	\$1,010,000	\$1,010,000	2
3Q19	\$368,500	\$368,500	2

South Jamesport

	Average	Median	Sales
3Q17	\$1,325,000	\$1,325,000	2
3Q18	\$0	\$0	0
3Q19	\$0	\$0	0

Mattituck

	Average	Median	Sales
3Q17	\$581,645	\$524,000	20
3Q18	\$582,857	\$580,000	7
3Q19	\$670,646	\$570,000	12

Orient

	Average	Median	Sales
3Q17	\$893,750	\$893,750	2
3Q18	\$717,500	\$717,500	2
3Q19	\$783,500	\$654,500	4

Riverhead

	Average	Median	Sales
3Q17	\$350,235	\$330,308	34
3Q18	\$358,913	\$305,000	31
3Q19	\$438,957	\$385,000	37

Southold

	Average	Median	Sales
3Q17	\$630,855	\$579,500	36
3Q18	\$803,232	\$559,000	16
3Q19	\$740,423	\$609,500	26

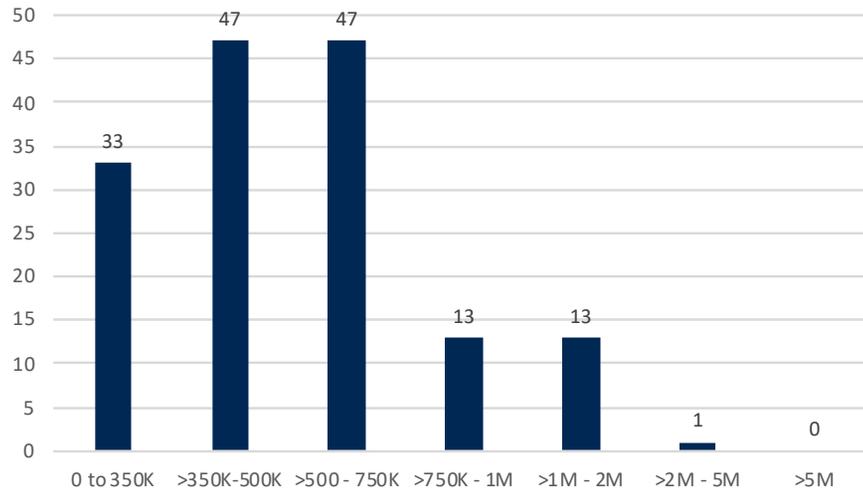


North Fork Single-Family Homes



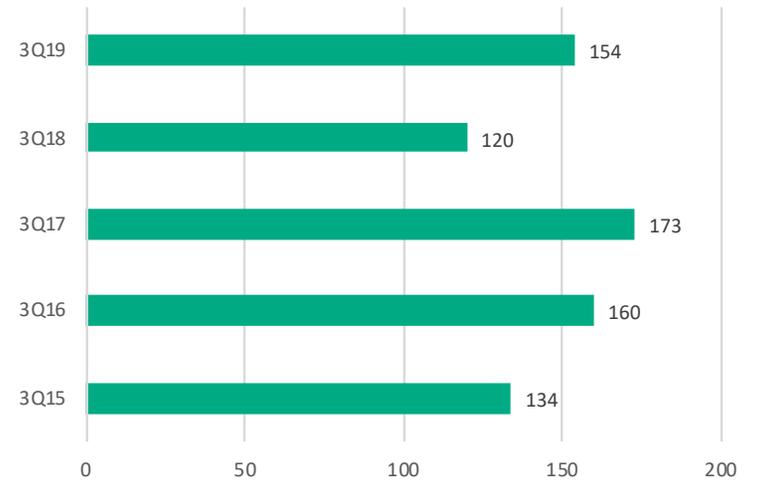
561 Wainscott Northwest Road, Wainscott Halstead.com Web# 746615

Third Quarter 2019 Price Breakdown



Number of Sales

Number of Sales: Five-Year Comparison



Number of Sales



Commercial Sales

The Hamptons

	Average	Median	Sales
3Q17	\$2,126,500	\$1,350,000	9
3Q18	\$3,887,232	\$1,499,283	14
3Q19	\$2,518,564	\$2,250,000	7

North Fork

	Average	Median	Sales
3Q17	\$765,556	\$810,000	9
3Q18	\$1,031,571	\$725,000	14
3Q19	\$1,383,005	\$847,100	10

Vacant Land

The Hamptons

	Average	Median	Sales
3Q17	\$1,081,121	\$603,500	58
3Q18	\$1,264,629	\$585,000	45
3Q19	\$1,808,047	\$380,000	32

North Fork

	Average	Median	Sales
3Q17	\$700,172	\$242,500	28
3Q18	\$477,254	\$341,360	23
3Q19	\$701,058	\$254,000	12



HALSTEAD

REAL ESTATE

HAMPTONS EAST HAMPTON

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East Hampton, NY 11937
631.324.6100

SOUTHAMPTON

31 Main Street
Southampton, NY 11968
631.283.2883

MANHATTAN PARK AVENUE

499 Park Avenue
New York, NY 10022
212.734.0010

EAST SIDE

770 Lexington Avenue
New York, NY 10065
212.317.7800

WEST SIDE

408 Columbus Avenue
New York, NY 10024
212.769.3000

VILLAGE

831 Broadway
New York, NY 10003
212.381.6500

SOHO

451 West Broadway
New York, NY 10012
212.381.4200

HARLEM

2169 Frederick Douglass Boulevard
New York, NY 10026
212.381.2570

WASHINGTON HEIGHTS

819 West 187th Street
New York, NY 10033
212.381.2452

BROOKLYN BROOKLYN HEIGHTS

122 Montague Street
Brooklyn, NY 11201
718.613.2000

PARK SLOPE

160 7th Avenue
Brooklyn, NY 11215
718.878.1960

COBBLE HILL

162 Court Street
Brooklyn, NY 11201
718.613.2020

BEDFORD STUYVESANT

1191 Bedford Avenue
Brooklyn, NY 11216
N/A

SOUTH SLOPE

1214 8th Avenue
Brooklyn, NY 11215
718.878.1888

FORT GREENE

725 Fulton Street
Brooklyn, NY 1127
718.613.2800

BAY RIDGE

8324 4th Avenue
Brooklyn, NY 11209
718.878.1880

HUDSON VALLEY

HUDSON
526 Warren Street
Hudson, NY 12534
518.828.0181

QUEENS LONG ISLAND CITY

47-12 Vernon Boulevard
Queens, NY 1110
718.878.1800

FOREST HILLS

108-23 Ascan Avenue
Forest Hills, NY 11375
Main #: 718-520-0303

BRONX RIVERDALE JOHNSON

3531 Johnson Avenue
Riverdale, NY 10463
718.878.1700

CONNECTICUT DARIEN

671 Boston Post Road
Darien, CT 06820
203.655.1418

NEW CANAAN - ELM STREET

183 Elm Street
New Canaan, CT 06840
203.966.7800

NEW CANAAN - SOUTH AVENUE

6 South Avenue
New Canaan, CT 06840
203.966.7772

ROWAYTON

140 Rowayton Avenue
Rowayton, CT 06853
203.655.1418

GREENWICH

125 Mason Street
Greenwich, CT 06830
203.869.8100

STAMFORD

1099 High Ridge Road
Stamford, CT 06905
203.329.8801

WESTPORT

379 Post Road East
Westport, CT 06880
203.221.0666

WILTON

21 River Road
Wilton, CT 06897
203.762.8118

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200 Washington Street
Hoboken, NJ 07030
201.478.6700

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635 Valley Road,
Montclair, NJ 07030
973.744.6033

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New York, NY 10022
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New York, NY 10065
212.381.6521

MANAGEMENT COMPANY

770 Lexington Avenue, 7th floor
New York, NY, 10065
212.508.7272

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