

2006-2015

EAST END SINGLE FAMILY HOMES



Data Highlights

The average price rose **1%** in the
Hamptons in 2015, to \$2,041,577

The median Hamptons price reached
\$1,050,000, a level not seen
since 2007

A total of 2,113 single-family homes sold in
the Hamptons, **5%** fewer than in 2014



The North Fork saw **7%** more sales than in 2014

Prices averaged \$647,442 in the North Fork, **4%** less than a year ago

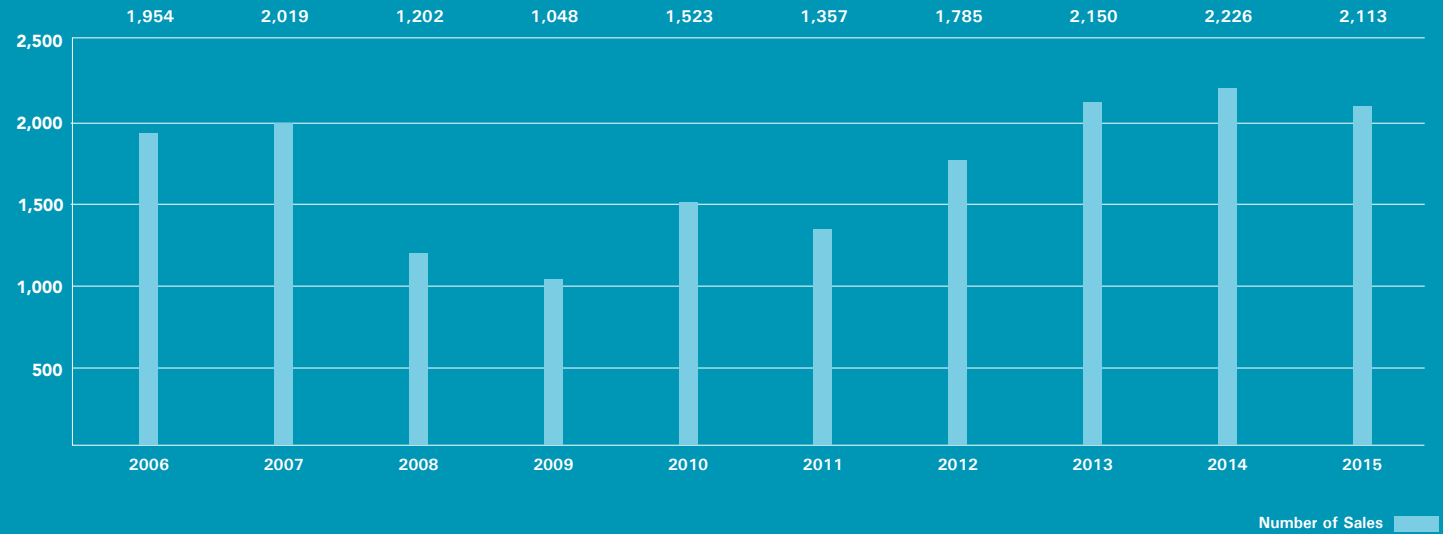


The Hamptons

AVERAGE AND MEDIAN SALE PRICE



NUMBER OF SALES



The Hamptons

LESS THAN \$2 MILLION

Year	Average Price	Median Price	Sales
2006	\$890,118	\$795,000	1,508
2007	\$908,933	\$810,000	1,486
2008	\$866,733	\$775,000	909
2009	\$828,027	\$712,500	784
2010	\$836,977	\$735,000	1,163
2011	\$827,920	\$711,500	1,048
2012	\$816,817	\$705,000	1,325
2013	\$830,156	\$725,000	1,679
2014	\$868,128	\$780,000	1,655
2015	\$900,928	\$800,000	1,566

\$2-5 MILLION

Year	Average Price	Median Price	Sales
2006	\$3,055,416	\$2,900,000	337
2007	\$3,029,227	\$2,887,500	400
2008	\$3,032,523	\$2,787,500	202
2009	\$2,968,730	\$2,750,000	191
2010	\$2,937,417	\$2,800,000	263
2011	\$3,084,414	\$2,850,000	223
2012	\$3,091,574	\$2,900,000	328
2013	\$3,124,480	\$2,995,000	340
2014	\$3,064,046	\$2,900,000	414
2015	\$3,071,630	\$2,900,000	382

\$5-10 MILLION

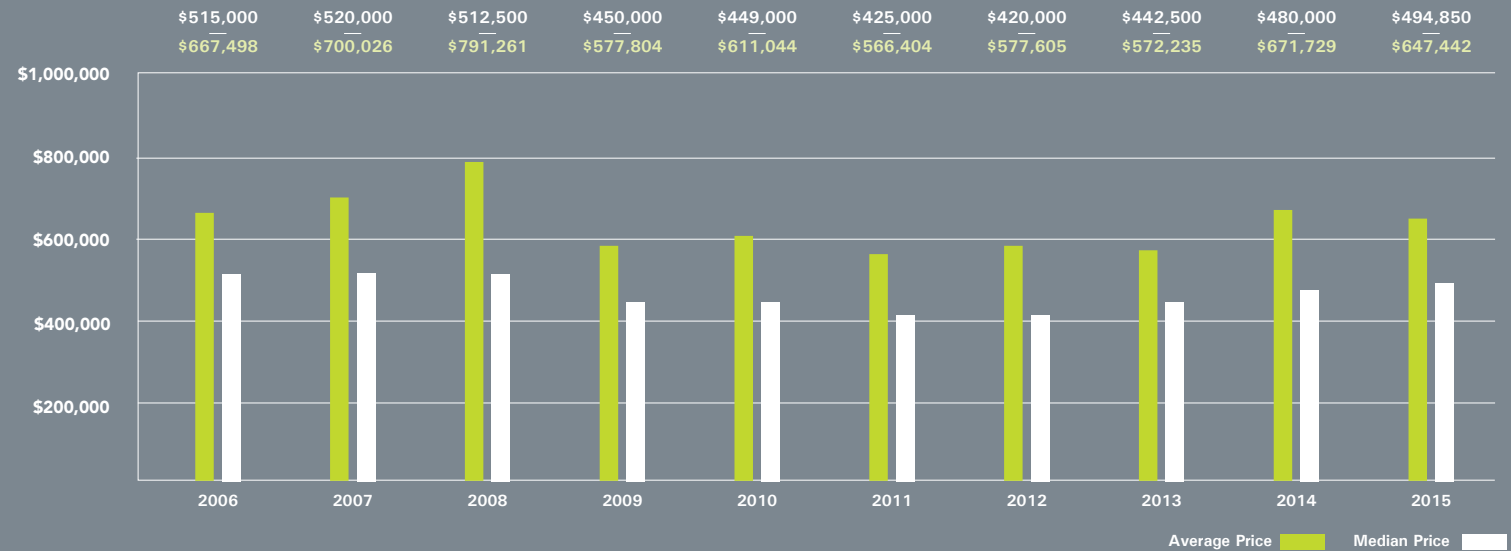
Year	Average Price	Median Price	Sales
2006	\$6,706,118	\$6,400,000	70
2007	\$7,034,855	\$6,650,000	93
2008	\$6,632,668	\$6,250,000	69
2009	\$6,773,939	\$6,525,000	59
2010	\$6,857,389	\$6,700,000	70
2011	\$6,925,201	\$6,500,000	61
2012	\$6,614,364	\$6,381,500	88
2013	\$6,942,489	\$6,750,000	82
2014	\$6,711,301	\$6,360,000	102
2015	\$6,734,559	\$6,250,000	108

\$10 MILLION OR MORE

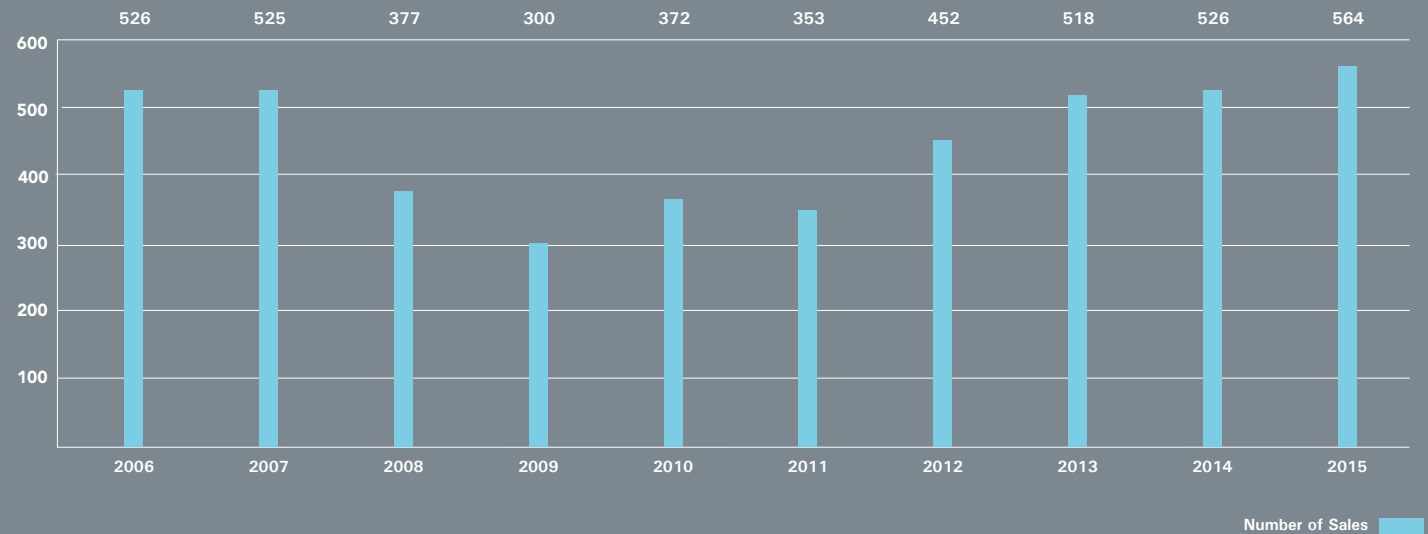
Year	Average Price	Median Price	Sales
2006	\$15,264,079	\$13,500,000	39
2007	\$17,681,107	\$17,125,000	40
2008	\$19,916,341	\$19,000,000	22
2009	\$13,471,786	\$11,720,000	14
2010	\$14,776,870	\$13,000,000	27
2011	\$18,260,800	\$17,500,000	25
2012	\$16,277,135	\$14,450,000	44
2013	\$16,413,441	\$13,500,000	49
2014	\$20,198,170	\$14,400,000	55
2015	\$17,584,271	\$14,000,000	57

North Fork

AVERAGE AND MEDIAN SALE PRICE



NUMBER OF SALES



South Fork

AMAGANSETT

Year	Average Price	Median Price	Sales
2006	\$2,449,139	\$1,850,000	61
2007	\$2,748,256	\$2,025,000	97
2008	\$2,616,178	\$1,995,500	52
2009	\$2,215,337	\$1,787,500	46
2010	\$2,128,512	\$1,592,500	74
2011	\$2,184,905	\$1,625,000	58
2012	\$2,205,076	\$1,800,000	86
2013	\$2,113,515	\$1,750,000	90
2014	\$2,778,487	\$2,000,000	115
2015	\$2,756,776	\$2,200,000	85

BRIDGEHAMPTON

Year	Average Price	Median Price	Sales
2006	\$3,624,321	\$2,400,000	101
2007	\$3,198,611	\$2,725,000	101
2008	\$2,848,999	\$2,062,500	62
2009	\$3,276,730	\$2,450,000	57
2010	\$3,565,976	\$2,418,750	70
2011	\$3,976,476	\$2,290,000	61
2012	\$3,804,767	\$2,366,500	102
2013	\$3,379,129	\$2,025,000	101
2014	\$3,777,713	\$2,200,000	101
2015	\$4,567,232	\$2,976,000	122

EAST HAMPTON

Year	Average Price	Median Price	Sales
2006	\$1,073,422	\$840,000	358
2007	\$1,275,108	\$902,000	358
2008	\$1,108,045	\$816,250	216
2009	\$1,018,343	\$700,000	176
2010	\$1,172,955	\$744,500	294
2011	\$987,474	\$725,000	250
2012	\$990,577	\$690,000	329
2013	\$1,008,404	\$770,000	455
2014	\$1,109,166	\$844,000	398
2015	\$1,212,665	\$872,250	412

EAST HAMPTON VILLAGE

Year	Average Price	Median Price	Sales
2006	\$3,453,269	\$2,937,500	68
2007	\$5,020,952	\$3,450,000	67
2008	\$4,341,972	\$2,250,000	43
2009	\$3,866,939	\$2,750,000	41
2010	\$3,861,777	\$2,775,000	56
2011	\$3,661,398	\$2,550,000	46
2012	\$5,177,608	\$2,950,000	79
2013	\$4,423,915	\$2,207,500	82
2014	\$6,054,935	\$2,600,000	75
2015	\$5,444,870	\$3,300,000	65

South Fork

EAST QUOGUE

Year	Average Price	Median Price	Sales
2006	\$731,691	\$600,000	104
2007	\$944,485	\$710,000	109
2008	\$902,371	\$575,000	47
2009	\$887,462	\$565,000	61
2010	\$719,911	\$503,905	74
2011	\$895,319	\$580,000	55
2012	\$656,213	\$482,500	62
2013	\$827,727	\$505,000	85
2014	\$549,899	\$470,000	103
2015	\$736,486	\$560,000	93

HAMPTON BAYS

Year	Average Price	Median Price	Sales
2006	\$695,343	\$514,000	275
2007	\$663,748	\$500,000	223
2008	\$537,204	\$450,000	145
2009	\$431,420	\$360,250	114
2010	\$524,155	\$395,000	153
2011	\$495,271	\$375,000	154
2012	\$472,267	\$344,250	165
2013	\$392,987	\$325,000	222
2014	\$489,875	\$375,000	244
2015	\$526,393	\$410,000	230

MONTAUK

Year	Average Price	Median Price	Sales
2006	\$1,105,024	\$863,000	93
2007	\$1,529,681	\$887,500	110
2008	\$1,386,840	\$890,000	59
2009	\$1,591,898	\$910,000	52
2010	\$1,076,725	\$747,500	79
2011	\$972,357	\$823,500	82
2012	\$1,417,875	\$862,500	92
2013	\$1,415,426	\$827,500	134
2014	\$1,415,809	\$925,000	123
2015	\$1,960,858	\$1,047,500	106

NORTH HAVEN

Year	Average Price	Median Price	Sales
2006	\$1,559,434	\$1,100,000	30
2007	\$1,882,303	\$1,462,500	38
2008	\$2,567,059	\$2,187,500	17
2009	\$2,011,206	\$2,012,500	17
2010	\$2,273,135	\$1,500,000	21
2011	\$2,965,313	\$1,100,000	27
2012	\$2,789,852	\$2,325,000	27
2013	\$2,686,185	\$1,842,105	33
2014	\$3,228,715	\$2,300,000	43
2015	\$2,004,362	\$1,415,000	34

South Fork

NORTH SEA

Year	Average Price	Median Price	Sales
2006	\$1,139,823	\$865,000	38
2007	\$1,091,601	\$788,000	42
2008	\$1,241,609	\$730,000	37
2009	\$1,082,046	\$859,000	34
2010	\$912,674	\$785,000	9
2011	\$622,000	\$500,000	9
2012	\$742,731	\$620,000	13
2013	\$741,900	\$712,500	5
2014	\$586,000	\$530,000	5
2015	\$1,183,875	\$893,000	8

QUIOGUE

Year	Average Price	Median Price	Sales
2006	\$1,224,515	\$830,000	23
2007	\$875,300	\$815,000	17
2008	\$1,076,385	\$975,000	11
2009	\$990,434	\$922,500	13
2010	\$944,583	\$970,000	9
2011	\$1,351,000	\$1,200,000	14
2012	\$1,182,625	\$830,000	12
2013	\$763,867	\$575,000	15
2014	\$1,080,684	\$875,000	19
2015	\$1,317,500	\$790,000	16

QUOGUE VILLAGE

Year	Average Price	Median Price	Sales
2006	\$2,540,940	\$1,850,000	51
2007	\$2,592,466	\$1,350,000	59
2008	\$2,314,000	\$1,750,000	34
2009	\$2,276,258	\$1,675,000	26
2010	\$1,909,500	\$1,237,500	40
2011	\$1,683,404	\$1,320,200	31
2012	\$1,800,272	\$1,068,500	54
2013	\$1,746,917	\$1,150,000	59
2014	\$2,423,425	\$1,512,500	78
2015	\$2,284,000	\$1,762,500	64

REMSENBURG

Year	Average Price	Median Price	Sales
2006	\$1,112,629	\$935,000	33
2007	\$1,139,430	\$999,900	37
2008	\$1,204,236	\$975,000	30
2009	\$1,480,978	\$999,999	23
2010	\$836,130	\$710,000	27
2011	\$1,060,548	\$950,125	26
2012	\$880,728	\$779,197	34
2013	\$1,191,976	\$915,000	41
2014	\$922,299	\$715,000	41
2015	\$1,313,993	\$805,661	38

South Fork

SAG HARBOR

Year	Average Price	Median Price	Sales
2006	\$992,466	\$742,750	42
2007	\$1,159,585	\$810,000	58
2008	\$1,161,662	\$695,000	27
2009	\$980,258	\$740,000	31
2010	\$1,116,899	\$700,000	59
2011	\$1,194,035	\$765,000	55
2012	\$964,013	\$710,000	79
2013	\$1,013,920	\$700,000	95
2014	\$1,198,288	\$762,500	104
2015	\$1,075,973	\$885,000	115

SAG HARBOR VILLAGE

Year	Average Price	Median Price	Sales
2006	\$1,571,214	\$1,382,500	70
2007	\$1,375,193	\$999,000	83
2008	\$1,363,878	\$1,048,750	48
2009	\$1,187,800	\$1,075,000	25
2010	\$1,577,870	\$975,000	50
2011	\$1,123,329	\$885,000	48
2012	\$1,207,545	\$907,000	65
2013	\$1,341,388	\$977,500	96
2014	\$1,670,316	\$1,250,000	85
2015	\$1,794,849	\$1,201,000	82

SAGAPONACK

Year	Average Price	Median Price	Sales
2006	\$4,370,492	\$3,325,000	47
2007	\$5,983,565	\$4,000,000	35
2008	\$6,270,208	\$3,700,000	24
2009	\$5,630,463	\$4,525,000	27
2010	\$5,214,324	\$3,700,000	42
2011	\$5,631,824	\$4,000,000	54
2012	\$4,523,895	\$3,660,000	53
2013	\$6,804,682	\$4,750,000	39
2014	\$6,712,783	\$4,425,000	46
2015	\$5,939,655	\$5,000,000	29

SHELTER ISLAND

Year	Average Price	Median Price	Sales
2006	\$1,197,607	\$850,000	70
2007	\$1,456,277	\$960,000	83
2008	\$1,318,862	\$940,000	49
2009	\$1,136,511	\$889,600	46
2010	\$1,202,859	\$885,000	62
2011	\$903,533	\$710,000	61
2012	\$1,195,709	\$621,250	78
2013	\$1,077,481	\$735,000	79
2014	\$1,572,833	\$815,000	71
2015	\$1,058,063	\$772,500	76

South Fork

SOUTHAMPTON

Year	Average Price	Median Price	Sales
2006	\$1,349,425	\$925,675	142
2007	\$1,328,393	\$930,000	164
2008	\$1,603,575	\$860,000	103
2009	\$896,104	\$735,000	53
2010	\$1,202,147	\$910,000	145
2011	\$1,251,035	\$820,000	131
2012	\$1,119,183	\$738,750	146
2013	\$1,174,672	\$797,500	200
2014	\$1,485,803	\$847,500	198
2015	\$1,290,429	\$850,000	221

SOUTHAMPTON VILLAGE

Year	Average Price	Median Price	Sales
2006	\$3,924,163	\$1,912,500	126
2007	\$4,285,948	\$1,925,000	139
2008	\$5,150,008	\$2,179,200	68
2009	\$2,854,892	\$1,906,250	66
2010	\$3,367,663	\$2,007,500	100
2011	\$3,929,509	\$2,212,750	80
2012	\$3,749,265	\$1,900,000	114
2013	\$4,353,778	\$2,297,500	136
2014	\$4,115,626	\$1,912,500	150
2015	\$4,832,631	\$2,400,000	121

WAINSCOTT

Year	Average Price	Median Price	Sales
2006	\$3,246,736	\$1,889,000	44
2007	\$3,658,389	\$1,800,000	27
2008	\$2,147,784	\$1,262,500	22
2009	\$2,437,261	\$1,772,500	16
2010	\$2,121,374	\$1,350,000	41
2011	\$2,711,968	\$1,650,000	31
2012	\$2,822,059	\$1,850,000	47
2013	\$3,613,317	\$1,871,250	30
2014	\$3,008,265	\$1,881,300	37
2015	\$3,334,667	\$1,830,000	24

WATER MILL

Year	Average Price	Median Price	Sales
2006	\$3,132,669	\$2,100,050	78
2007	\$2,931,064	\$2,382,500	80
2008	\$3,566,086	\$2,450,000	47
2009	\$3,094,989	\$2,511,250	56
2010	\$2,449,127	\$2,000,000	67
2011	\$2,750,225	\$2,300,000	61
2012	\$3,218,543	\$2,575,000	94
2013	\$2,869,939	\$2,237,500	96
2014	\$3,343,208	\$2,318,750	104
2015	\$3,610,365	\$2,620,000	106

South Fork

WESTHAMPTON

Year	Average Price	Median Price	Sales
2006	\$1,304,958	\$887,500	42
2007	\$1,353,980	\$995,000	49
2008	\$1,091,831	\$789,000	31
2009	\$982,433	\$760,000	33
2010	\$1,322,683	\$820,000	41
2011	\$809,829	\$750,000	25
2012	\$917,768	\$680,000	40
2013	\$855,236	\$722,500	40
2014	\$901,545	\$782,500	56
2015	\$1,037,596	\$800,000	45

WESTHAMPTON BEACH

Year	Average Price	Median Price	Sales
2006	\$603,350	\$309,000	10
2007	\$457,985	\$319,300	13
2008	\$1,612,167	\$1,042,000	6
2009	\$1,235,000	\$1,225,000	7
2010	\$417,135	\$340,040	8
2011	\$920,229	\$885,000	12
2012	\$563,891	\$430,000	11
2013	\$656,517	\$440,500	9
2014	\$598,503	\$389,000	15
2015	\$1,152,900	\$781,950	16

WESTHAMPTON BEACH VILLAGE

Year	Average Price	Median Price	Sales
2006	\$1,388,044	\$975,000	69
2007	\$1,729,658	\$1,300,000	73
2008	\$1,947,141	\$1,737,500	32
2009	\$1,606,924	\$1,150,000	46
2010	\$1,427,840	\$995,000	51
2011	\$1,551,274	\$900,000	31
2012	\$1,814,648	\$1,134,500	62
2013	\$1,504,074	\$903,500	68
2014	\$1,626,335	\$1,156,250	66
2015	\$1,621,886	\$1,250,000	67

WESTHAMPTON DUNES

Year	Average Price	Median Price	Sales
2006	\$1,822,273	\$1,980,000	11
2007	\$2,217,409	\$2,100,000	11
2008	\$2,104,700	\$1,696,000	10
2009	\$1,759,500	\$1,605,000	8
2010	\$1,662,500	\$1,550,000	8
2011	\$1,840,556	\$1,850,000	9
2012	\$1,911,045	\$1,675,000	11
2013	\$1,831,767	\$1,560,000	15
2014	\$2,067,179	\$1,935,000	19
2015	\$2,285,153	\$2,487,500	11

North Fork

AQUEBOGUE

Year	Average Price	Median Price	Sales
2006	\$508,446	\$486,000	52
2007	\$690,301	\$463,500	41
2008	\$524,701	\$429,000	23
2009	\$409,274	\$403,750	14
2010	\$401,356	\$390,000	34
2011	\$522,581	\$402,500	30
2012	\$438,071	\$367,872	38
2013	\$456,210	\$422,500	37
2014	\$420,017	\$375,000	45
2015	\$469,304	\$420,000	52

CUTCHOGUE

Year	Average Price	Median Price	Sales
2006	\$864,079	\$562,500	70
2007	\$726,408	\$580,000	75
2008	\$1,073,458	\$568,750	52
2009	\$766,456	\$517,500	36
2010	\$824,318	\$561,000	44
2011	\$715,799	\$477,500	46
2012	\$641,248	\$435,000	49
2013	\$680,505	\$504,000	80
2014	\$825,411	\$575,000	76
2015	\$666,822	\$510,000	73

EAST MARION

Year	Average Price	Median Price	Sales
2006	\$624,235	\$520,000	23
2007	\$605,021	\$500,000	29
2008	\$673,951	\$566,250	26
2009	\$588,777	\$461,840	17
2010	\$487,409	\$417,000	11
2011	\$608,220	\$437,500	15
2012	\$701,261	\$420,000	23
2013	\$643,673	\$417,838	30
2014	\$555,141	\$461,000	32
2015	\$694,617	\$537,500	30

GREENPORT

Year	Average Price	Median Price	Sales
2006	\$473,382	\$426,000	31
2007	\$783,362	\$517,500	28
2008	\$518,968	\$397,600	30
2009	\$580,907	\$375,000	29
2010	\$448,932	\$370,000	22
2011	\$463,786	\$390,000	21
2012	\$442,670	\$370,000	44
2013	\$464,945	\$325,000	35
2014	\$460,076	\$400,000	33
2015	\$536,611	\$460,000	39

North Fork

GREENPORT VILLAGE

Year	Average Price	Median Price	Sales
2006	\$511,199	\$460,000	39
2007	\$558,178	\$462,500	36
2008	\$500,156	\$460,000	16
2009	\$363,884	\$340,000	16
2010	\$334,143	\$322,000	14
2011	\$392,150	\$369,000	20
2012	\$346,253	\$301,750	22
2013	\$447,000	\$430,000	27
2014	\$467,116	\$425,000	39
2015	\$457,032	\$442,500	32

JAMESPORT

Year	Average Price	Median Price	Sales
2006	\$805,520	\$585,000	37
2007	\$554,937	\$492,500	32
2008	\$589,650	\$521,950	26
2009	\$393,810	\$402,500	16
2010	\$491,361	\$404,500	18
2011	\$479,727	\$405,500	22
2012	\$449,822	\$380,000	25
2013	\$501,377	\$420,000	37
2014	\$472,094	\$395,000	31
2015	\$493,038	\$418,000	25

LAUREL

Year	Average Price	Median Price	Sales
2006	\$552,814	\$457,500	20
2007	\$911,979	\$515,000	15
2008	\$712,484	\$445,000	22
2009	\$587,791	\$465,000	11
2010	\$475,445	\$410,000	11
2011	\$435,950	\$400,000	10
2012	\$428,585	\$360,000	17
2013	\$552,615	\$427,000	20
2014	\$742,963	\$510,200	16
2015	\$703,614	\$485,000	21

MATTITUCK

Year	Average Price	Median Price	Sales
2006	\$576,380	\$453,250	80
2007	\$644,347	\$485,000	77
2008	\$624,250	\$495,000	41
2009	\$548,015	\$392,500	55
2010	\$614,538	\$445,250	62
2011	\$531,469	\$407,500	53
2012	\$568,106	\$440,000	65
2013	\$530,258	\$411,000	66
2014	\$649,085	\$450,000	67
2015	\$576,394	\$470,000	85

North Fork

ORIENT

Year	Average Price	Median Price	Sales
2006	\$1,233,263	\$950,000	19
2007	\$928,669	\$675,000	31
2008	\$853,507	\$802,500	16
2009	\$976,556	\$800,000	9
2010	\$792,206	\$720,000	17
2011	\$686,105	\$579,000	19
2012	\$790,942	\$750,000	27
2013	\$680,767	\$502,500	30
2014	\$925,694	\$675,000	30
2015	\$969,789	\$800,000	31

SOUTHOLD

Year	Average Price	Median Price	Sales
2006	\$629,264	\$515,000	117
2007	\$676,654	\$520,000	123
2008	\$726,583	\$550,750	87
2009	\$552,979	\$465,000	76
2010	\$637,238	\$465,000	97
2011	\$545,051	\$440,000	97
2012	\$613,478	\$460,000	105
2013	\$567,365	\$460,000	124
2014	\$652,299	\$510,000	113
2015	\$620,105	\$487,500	146



OFFICES

HAMPTONS EAST HAMPTON

2 Newtown Lane
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
212.253.9300

SOHO

451 West Broadway
New York, NY 10012
212.253.9300

HARLEM

2169 Frederick Douglass Boulevard
New York, NY 10026
212.381.2570

WASHINGTON HEIGHTS

819 West 187th Street
New York, NY 10033
212.928.3805

RIVERDALE RIVERDALE JOHNSON

3531 Johnson Avenue
Riverdale, NY 10463
718.878.1700

RIVERDALE MOSHOLU

5626 Mosholu Avenue
Riverdale, NY 10471
718.549.4116

BROOKLYN BROOKLYN HEIGHTS

150 Montague Street
Brooklyn, NY 11201
718.613.2000

BOERUM HILL

495 Atlantic Avenue
Brooklyn, NY 11217
718.613.2090

PARK SLOPE

76 Seventh Avenue
Brooklyn, NY 11217
718.399.2222

PARK SLOPE

244 Fifth Avenue
Brooklyn, NY 11215
718.622.9300

COBBLE HILL

162 Court Street
Brooklyn, NY 11201
718.613.2020

BEDFORD STUYVESANT

316 Stuyvesant Avenue
Brooklyn, NY 11233
718.613.2800

HUDSON VALLEY HUDSON

526 Warren Street
Hudson, NY 12534
518.828.0181

NEW JERSEY HOBOKEN

200 Washington Street
Hoboken, NJ 07030
201.478.6700

MONTCLAIR

635 Valley Road,
Montclair, NJ 07030
973.744.6033

CONNECTICUT DARIEN

671 Boston Post Road
Darien, CT 06820
203.655.1418

NEW CANAAN

183 Elm Street
New Canaan, CT 06840
203.966.7800

ROWAYTON

140 Rowayton Avenue
Rowayton, CT 06853
203.655.1418

GREENWICH

125 Mason Street
Greenwich, CT 06830
203.869.8100

GREENWICH

75 Holly Hill Lane
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

CORPORATE COMMERCIAL SALES

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New York, NY 10065
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DEVELOPMENT MARKETING

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770 Lexington Avenue
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