



Second Quarter 2019

Market Report | Hamptons + North Fork





Data Highlights: Second Quarter 2019

Cover: 10 Island Road, East Hampton Halstead.com Web# 344953

The total number of 2nd Quarter 2019 South Fork sales decreased 13.4% compared to 2nd Quarter 2018 (367 in 2019 vs. 424 in 2018). The total dollar volume decreased by 17% to \$751,494,913 in 2nd Quarter 2019.

The 2nd Quarter 2019 average sales price in the Hamptons decreased 4.6% to \$2,047,670 while the median price decreased 12.7% to \$1,015,000.

Several areas had significant increases in number of sales for Q2 2019 over Q2 2018: Montauk increased 84%, Hampton Bays 32%. Sagaponack 25% Shelter Island 20%.



39 North Haven Way, Sag Harbor Halstead.com Web# 216473



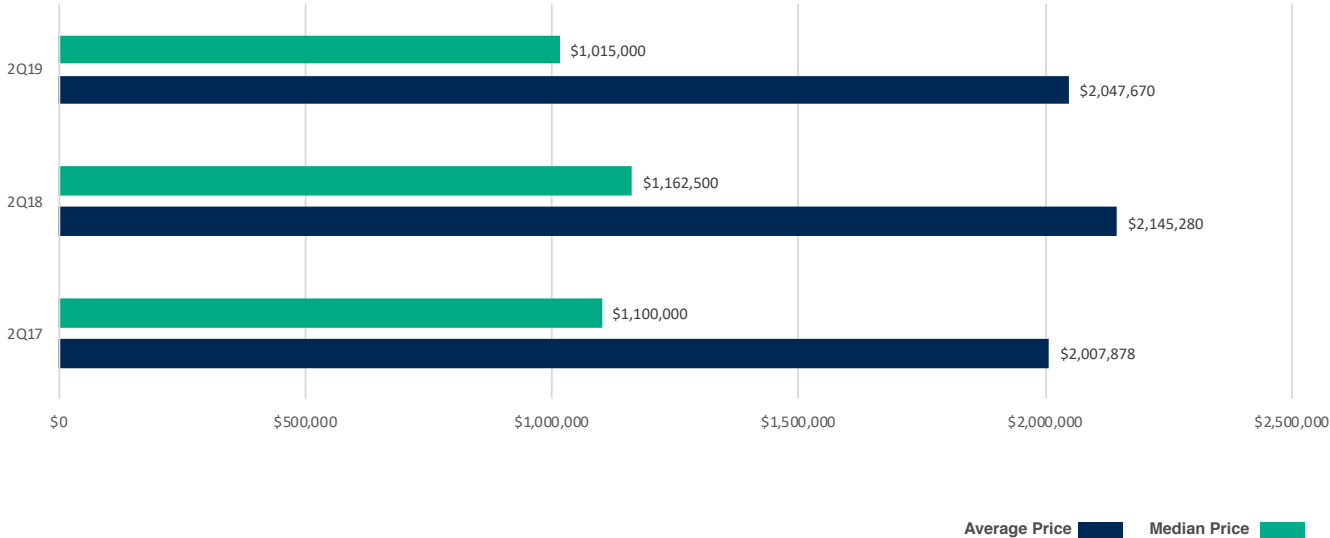
21 Aberdeen Lane, Southampton Halstead.com Web# 40314

On the South Fork East of the Canal 63.5% of the sales in Q2 2019 occurred in the under \$2,000,000 range while West of the Canal 93.7% of the sales in Q2 2019 occurred in the under \$2,000,000 range. There were 8 sales in the over \$10,000,000 range.

The total number of 2nd Quarter 2019 North Fork sales increased 8.3% compared to 2nd Quarter 2018 (143 in 2019 vs. 132 in 2018). The 2nd Quarter 2019 average sales price decreased 16.4% to \$554,507 while the median price increased 7.8% to \$485,000.

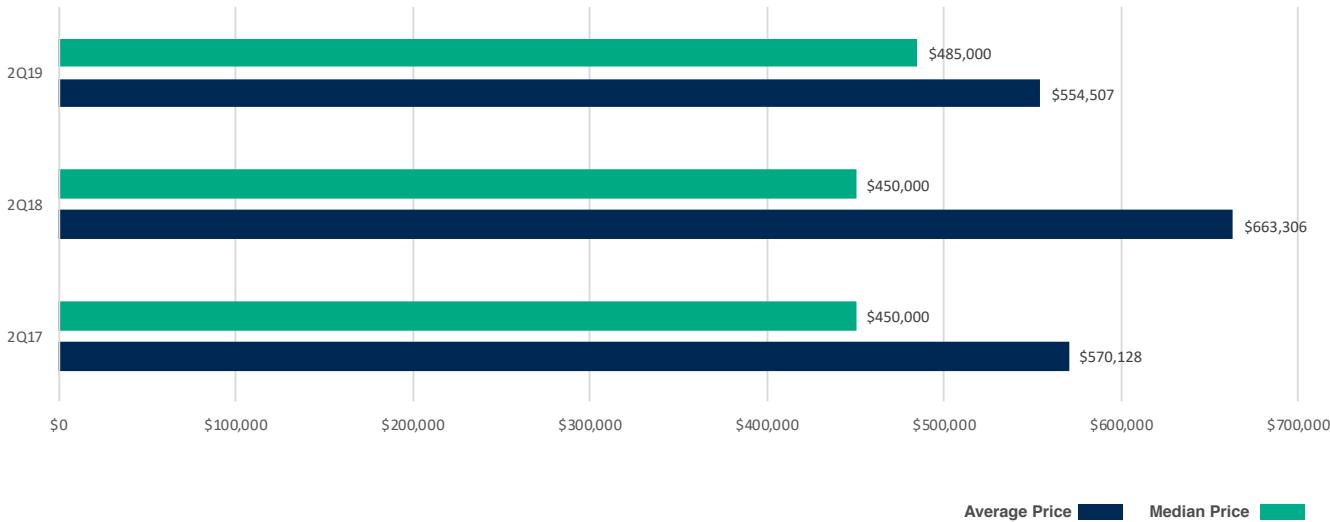
The Hamptons

Average and Median Sale Price

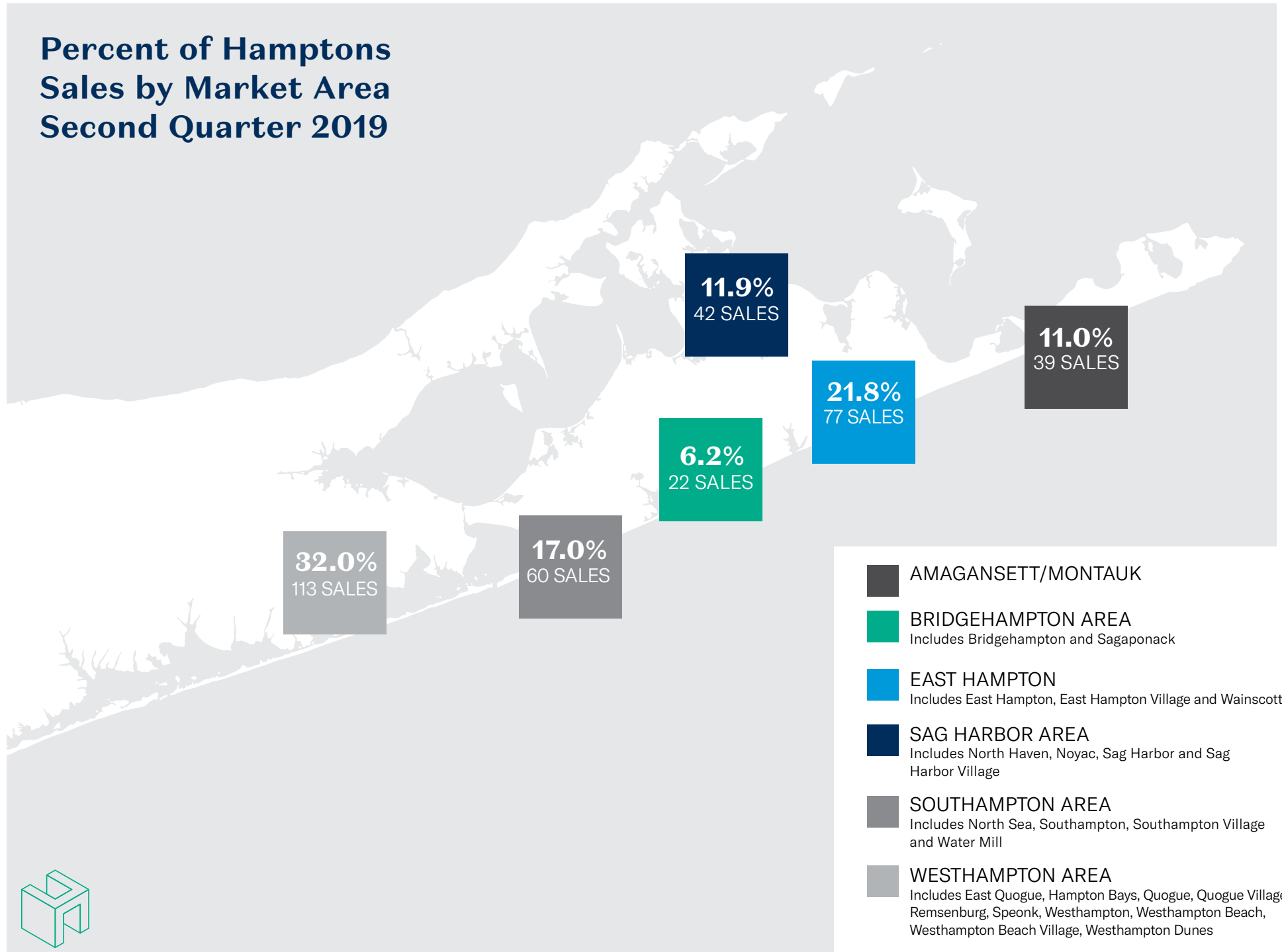


North Fork

Average and Median Sale Price



Percent of Hamptons Sales by Market Area Second Quarter 2019



South Fork Single-Family Homes

Amagansett

	Average	Median	Sales
2Q17	\$1,965,052	\$1,575,000	15
2Q18	\$3,200,750	\$2,212,500	20
2Q19	\$3,161,567	\$2,250,000	15

East Hampton

	Average	Median	Sales
2Q17	\$1,088,276	\$838,750	90
2Q18	\$1,690,020	\$944,167	88
2Q19	\$1,827,796	\$1,049,061	66

East Quogue

	Average	Median	Sales
2Q17	\$666,151	\$590,000	23
2Q18	\$689,959	\$635,000	25
2Q19	\$755,989	\$690,000	16

Montauk

	Average	Median	Sales
2Q17	\$1,298,907	\$1,100,000	17
2Q18	\$2,321,885	\$1,750,000	13
2Q19	\$1,435,085	\$1,100,000	24

Bridgehampton

	Average	Median	Sales
2Q17	\$2,644,023	\$1,975,000	22
2Q18	\$4,254,412	\$2,610,000	17
2Q19	\$4,714,390	\$2,500,000	17

East Hampton Village

	Average	Median	Sales
2Q17	\$4,802,308	\$3,600,000	13
2Q18	\$5,766,111	\$6,000,000	9
2Q19	\$3,354,889	\$3,800,000	9

Hampton Bays

	Average	Median	Sales
2Q17	\$546,255	\$502,500	48
2Q18	\$623,650	\$445,000	43
2Q19	\$550,771	\$515,000	57

North Haven

	Average	Median	Sales
2Q17	\$2,057,600	\$1,600,000	5
2Q18	\$3,162,833	\$1,825,000	6
2Q19	\$4,820,000	\$3,272,500	6



South Fork Single-Family Homes

Quogue Village

	Average	Median	Sales
2Q17	\$2,345,000	\$2,400,000	11
2Q18	\$3,020,115	\$1,650,000	13
2Q19	\$1,891,364	\$1,225,000	11

Sag Harbor

	Average	Median	Sales
2Q17	\$1,400,003	\$1,022,500	20
2Q18	\$1,452,130	\$995,000	23
2Q19	\$1,184,450	\$910,000	20

Sagaponack

	Average	Median	Sales
2Q17	\$6,176,600	\$3,065,000	5
2Q18	\$4,828,750	\$3,437,500	4
2Q19	\$6,819,400	\$5,600,000	5

Southampton

	Average	Median	Sales
2Q17	\$1,350,818	\$925,000	47
2Q18	\$1,496,008	\$1,157,500	46
2Q19	\$1,681,328	\$849,550	30

Remsenburg

	Average	Median	Sales
2Q17	\$768,043	\$814,130	6
2Q18	\$1,221,417	\$907,000	6
2Q19	\$674,000	\$660,000	3

Sag Harbor Village

	Average	Median	Sales
2Q17	\$2,258,737	\$1,950,000	19
2Q18	\$2,285,994	\$1,225,000	16
2Q19	\$2,114,844	\$1,725,000	16

Shelter Island

	Average	Median	Sales
2Q17	\$1,275,917	\$792,500	12
2Q18	\$1,084,500	\$1,025,000	10
2Q19	\$1,859,958	\$1,127,500	12

Southampton Village

	Average	Median	Sales
2Q17	\$7,067,422	\$3,025,000	19
2Q18	\$2,643,889	\$2,350,000	17
2Q19	\$5,046,100	\$3,550,000	15



South Fork Single-Family Homes

Wainscott

	Average	Median	Sales
2Q17	\$4,231,667	\$1,625,000	3
2Q18	\$5,972,222	\$5,300,000	9
2Q19	\$2,072,500	\$2,072,500	2

Westhampton

	Average	Median	Sales
2Q17	\$892,126	\$712,000	10
2Q18	\$862,303	\$830,000	12
2Q19	\$741,733	\$744,500	10

Westhampton Beach Village

	Average	Median	Sales
2Q17	\$2,066,291	\$995,000	13
2Q18	\$1,582,077	\$1,355,000	13
2Q19	\$1,263,350	\$1,080,000	10

Water Mill

	Average	Median	Sales
2Q17	\$6,364,068	\$5,250,000	21
2Q18	\$4,635,666	\$3,130,000	27
2Q19	\$4,392,001	\$2,950,000	15

Westhampton Dunes

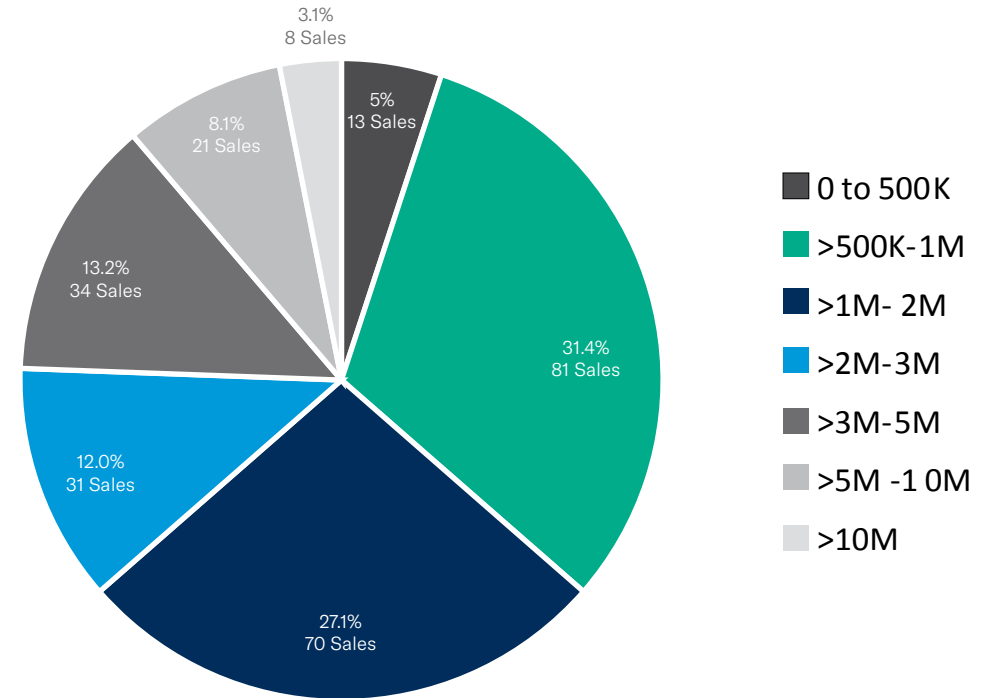
	Average	Median	Sales
2Q17	\$2,077,000	\$2,025,000	5
2Q18	\$1,975,000	\$1,975,000	1
2Q19	\$2,775,000	\$3,035,000	4



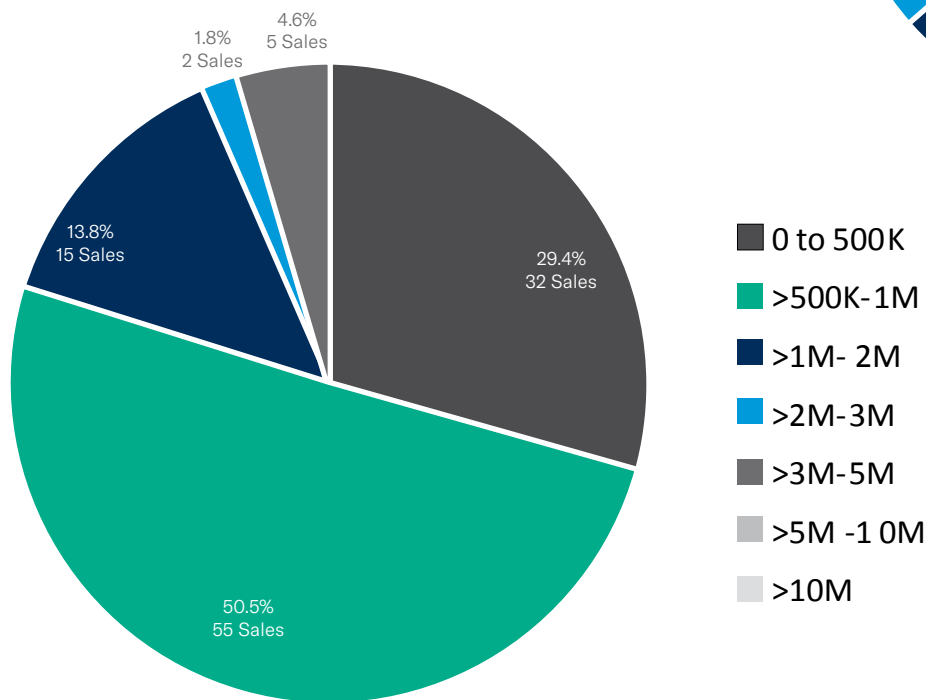
Percent of Hamptons Sales by Price

Second Quarter 2019

Hamptons East of the Shinnecock Canal

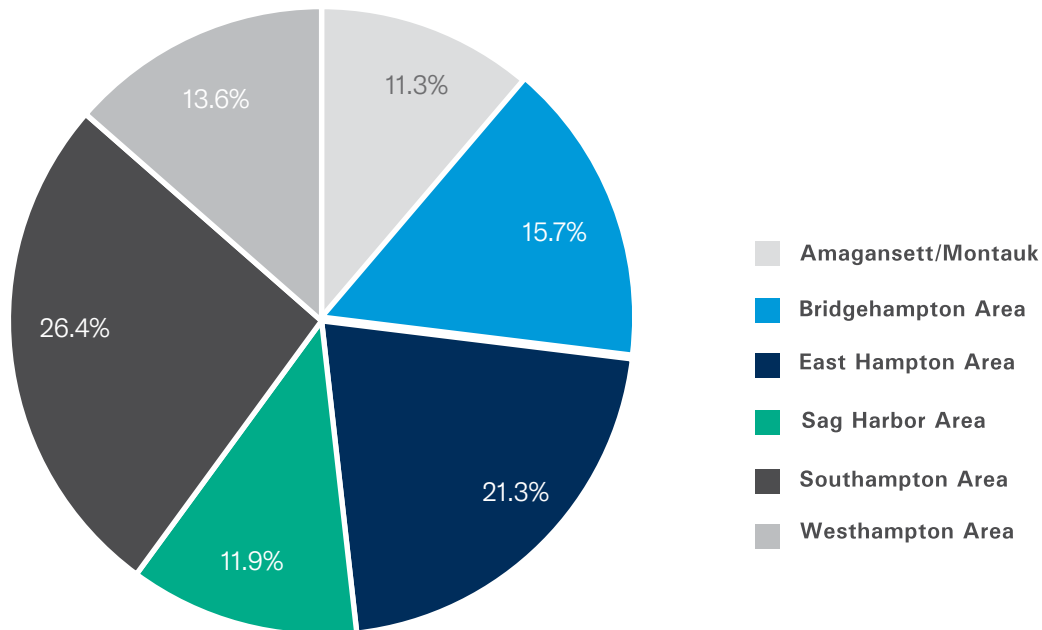
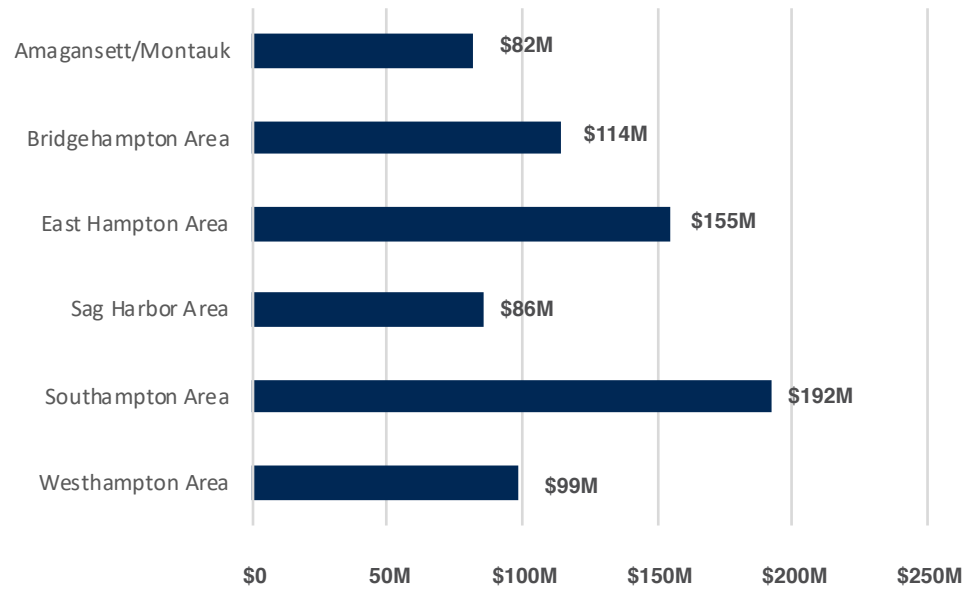


Hamptons West of the Shinnecock Canal



Dollar Volume by Area

Second Quarter 2019

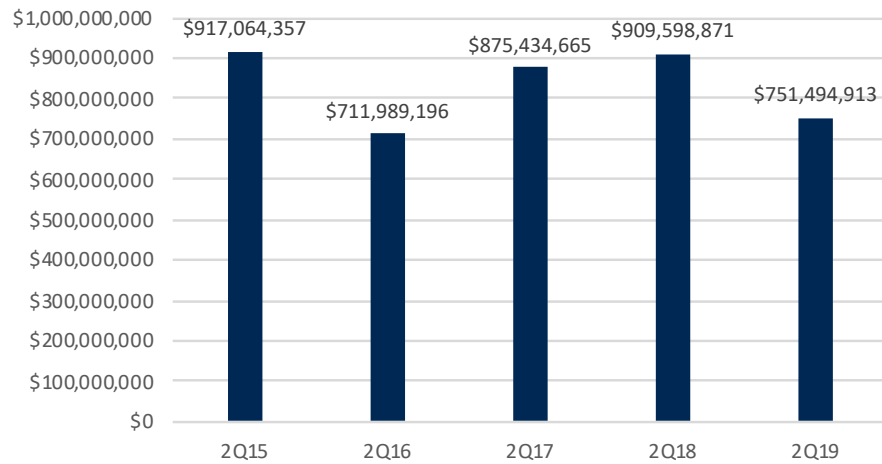


Long-Term Trends 2015-2019 2nd Quarter Total Dollar Volume



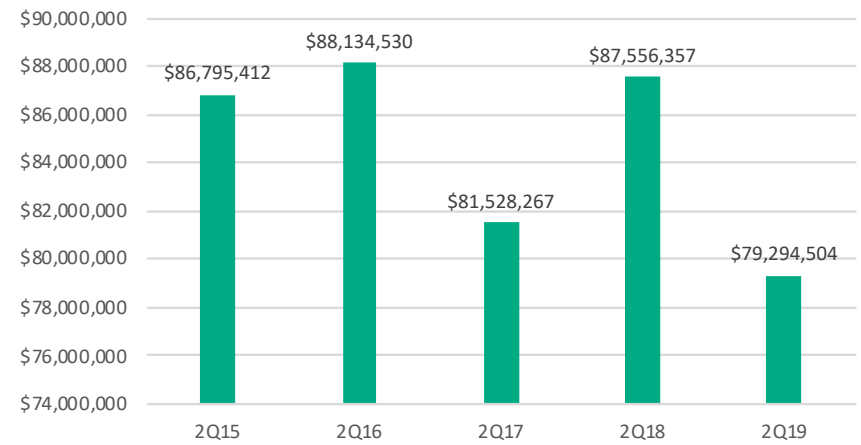
14 Hickory Court, East Hampton Halstead.com Web# 345589

Hamptons Total Dollar Volume



Dollar Volume

North Fork Total Dollar Volume



Dollar Volume



North Fork Single-Family Homes

Aquebogue

	Average	Median	Sales
2Q17	\$335,653	\$320,000	3
2Q18	\$641,905	\$666,000	4
2Q19	\$421,200	\$365,000	5

Cutchogue

	Average	Median	Sales
2Q17	\$863,187	\$760,000	11
2Q18	\$873,807	\$823,000	11
2Q19	\$745,214	\$749,000	7

Greenport

	Average	Median	Sales
2Q17	\$428,000	\$461,500	4
2Q18	\$648,000	\$521,000	6
2Q19	\$581,333	\$492,500	6

Jamesport

	Average	Median	Sales
2Q17	\$483,750	\$487,500	4
2Q18	\$443,716	\$472,500	8
2Q19	\$552,833	\$539,000	3

Baiting Hollow

	Average	Median	Sales
2Q17	\$378,500	\$307,500	5
2Q18	\$543,333	\$450,000	3
2Q19	\$392,800	\$280,000	5

East Marion

	Average	Median	Sales
2Q17	\$495,938	\$495,938	2
2Q18	\$630,000	\$630,000	2
2Q19	\$1,124,000	\$580,000	4

Greenport Village

	Average	Median	Sales
2Q17	\$684,722	\$500,000	9
2Q18	\$457,500	\$457,500	1
2Q19	\$564,492	\$572,460	5

Laurel

	Average	Median	Sales
2Q17	\$523,917	\$452,250	6
2Q18	\$523,833	\$525,000	3
2Q19	\$605,000	\$605,000	2



North Fork Single-Family Homes

Manorville

	Average	Median	Sales
2Q17	\$348,284	\$348,284	1
2Q18	\$0	\$0	0
2Q19	\$0	\$0	0

New Suffolk

	Average	Median	Sales
2Q17	\$0	\$0	0
2Q18	\$600,000	\$600,000	1
2Q19	\$0	\$0	0

Peconic

	Average	Median	Sales
2Q17	\$956,585	\$522,000	7
2Q18	\$1,243,167	\$753,000	3
2Q19	\$676,667	\$752,000	3

South Jamesport

	Average	Median	Sales
2Q17	\$543,400	\$543,400	2
2Q18	\$715,000	\$715,000	2
2Q19	\$465,000	\$465,000	1

Mattituck

	Average	Median	Sales
2Q17	\$1,201,890	\$914,450	10
2Q18	\$885,229	\$885,000	7
2Q19	\$590,747	\$567,625	16

Orient

	Average	Median	Sales
2Q17	\$799,000	\$799,000	1
2Q18	\$978,200	\$980,000	5
2Q19	\$1,349,800	\$1,189,000	5

Riverhead

	Average	Median	Sales
2Q17	\$344,156	\$257,518	26
2Q18	\$748,338	\$340,000	28
2Q19	\$378,493	\$345,000	29

Southold

	Average	Median	Sales
2Q17	\$572,733	\$549,500	26
2Q18	\$732,043	\$650,000	21
2Q19	\$723,921	\$583,500	19

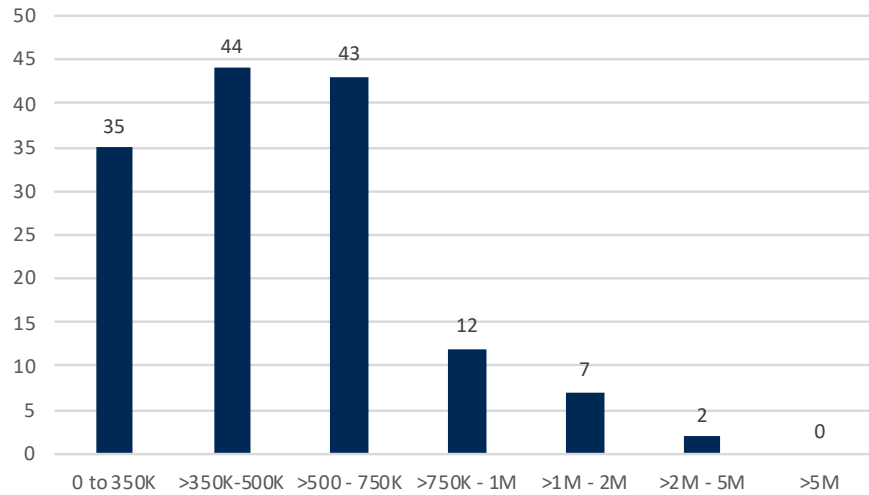


North Fork Single-Family Homes



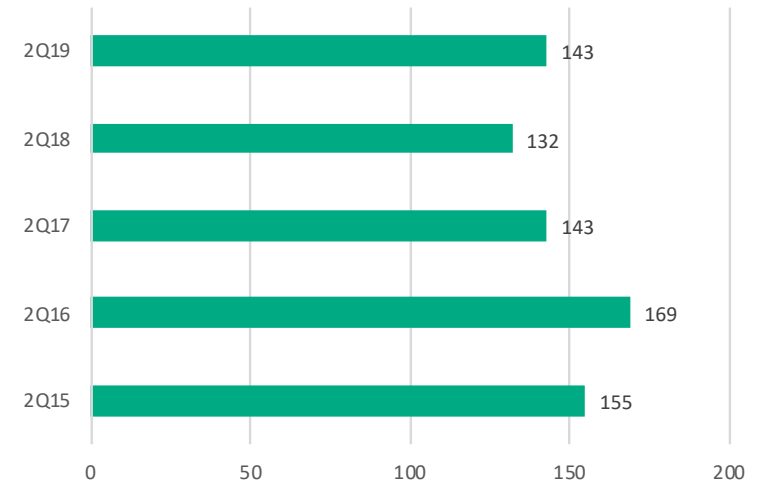
3 Clara Drive, East Quogue Halstead.com Web# 345931

Second Quarter 2019 Price Breakdown



Number of Sales

Number of Sales: Five-Year Comparison



Number of Sales



Commercial Sales

The Hamptons

	Average	Median	Sales
2Q17	\$2,262,257	\$1,625,000	24
2Q18	\$4,541,708	\$1,875,000	22
2Q19	\$5,036,250	\$1,127,500	8

North Fork

	Average	Median	Sales
2Q17	\$892,466	\$540,000	11
2Q18	\$2,139,620	\$1,089,000	20
2Q19	\$3,278,333	\$2,700,000	9

Vacant Land

The Hamptons

	Average	Median	Sales
2Q17	\$702,289	\$380,000	81
2Q18	\$1,508,340	\$750,000	55
2Q19	\$1,569,065	\$737,500	46

North Fork

	Average	Median	Sales
2Q17	\$390,852	\$260,000	27
2Q18	\$298,704	\$217,500	38
2Q19	\$501,236	\$230,000	21



HALSTEAD

REAL ESTATE

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East Hampton, NY 11937
631.324.6100

SOUTHAMPTON

31 Main Street
Southampton, NY 11968
631.283.2883

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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
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New York, NY 10065
212.381.6521

MANAGEMENT COMPANY

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New York, NY, 10065
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