



*Based Upon Data Available as of January 13, 2017.

Data Highlights: Third Quarter 2016

halstead.com WEB# 10845

Prices averaged
\$1,953,773 in the
Hamptons during the 3rd quarter of
2016, 10.4% higher than a year ago.

The median price declined
10.7% over this time, to \$872,500.



halstead.com WEB# 17072



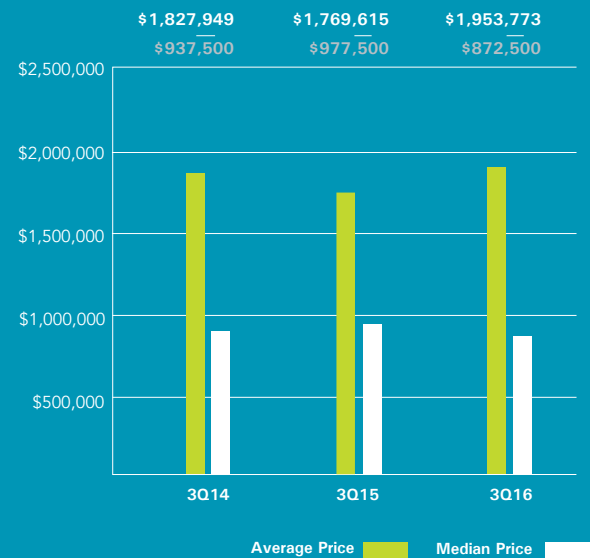
halstead.com WEB# 52958

While the number of East End sales dipped
5.4% compared to 2015's 3rd quarter, total dollar
volume rose **4.5%** in 2016's 3rd Quarter to
\$998M.

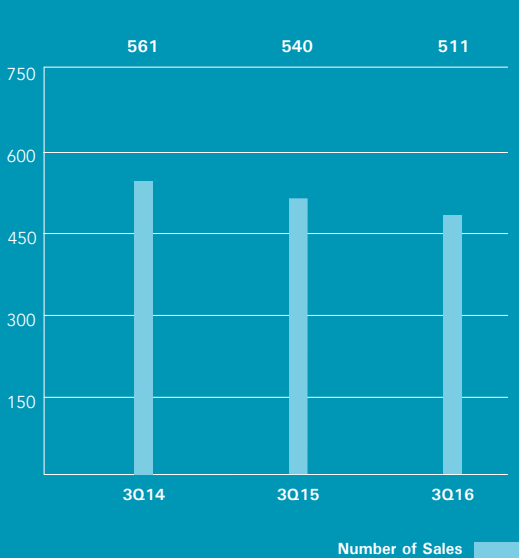
On the North Fork, the
numbers sales increased
21.2% from 2015's
3rd Quarter, while the
median price was 4%
lower.

The Hamptons

AVERAGE AND MEDIAN SALE PRICE

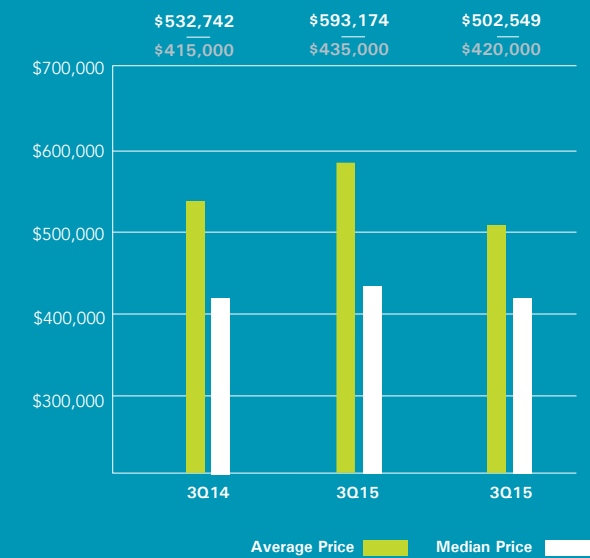


NUMBER OF SALES

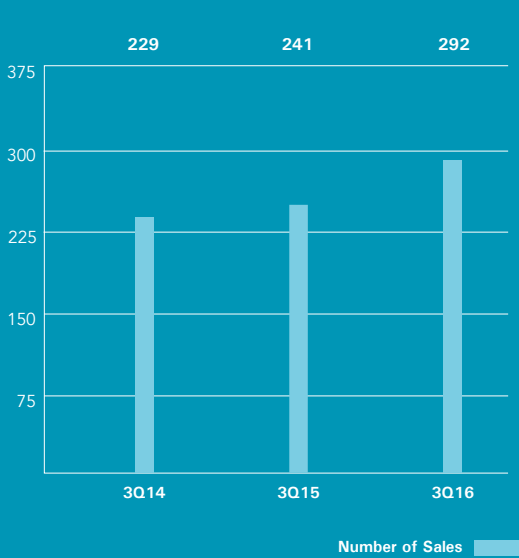


North Fork

AVERAGE AND MEDIAN SALE PRICE

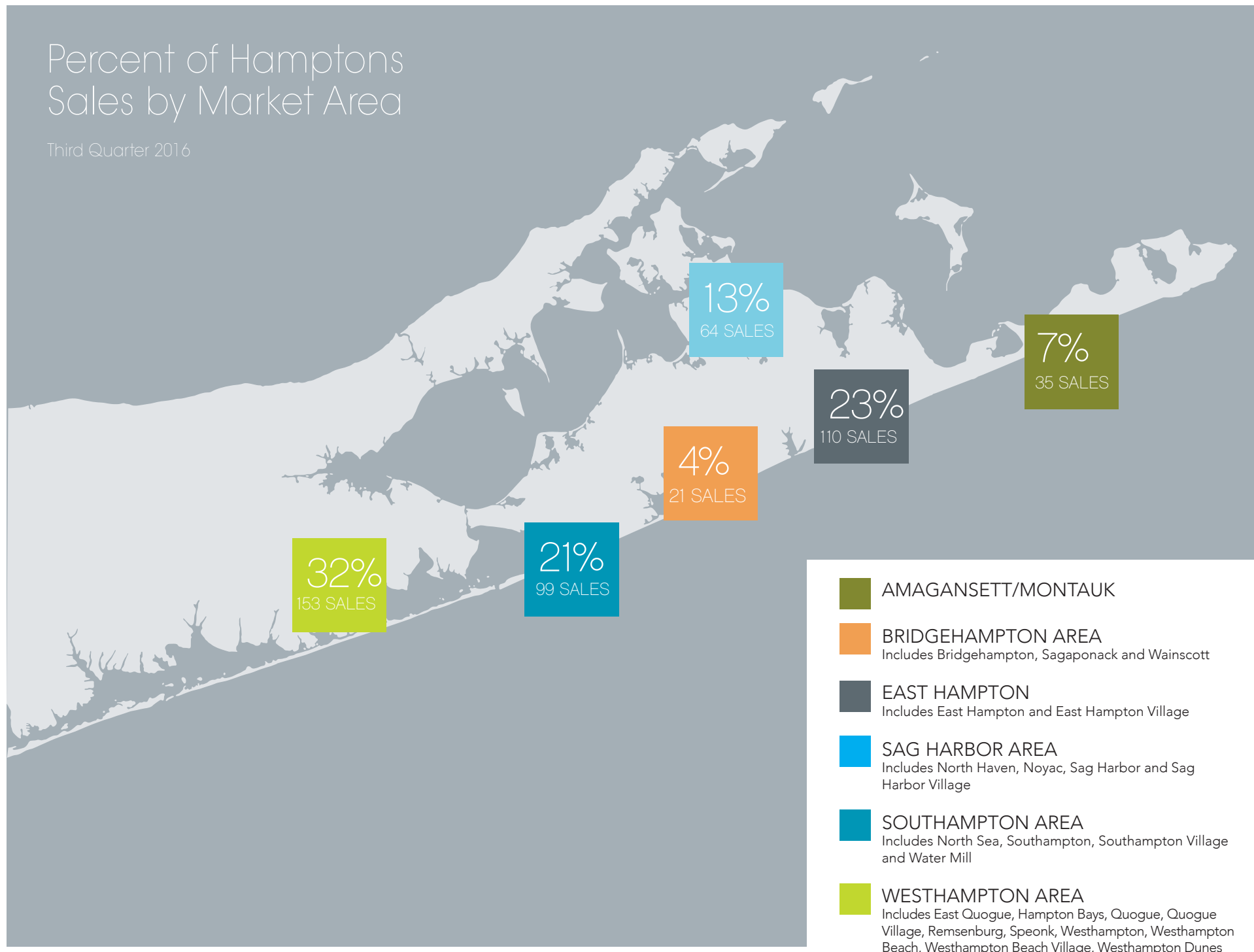


NUMBER OF SALES



Percent of Hamptons Sales by Market Area

Third Quarter 2016



South Fork Single-Family Homes

The Westhampton Area had the highest number of sales in the Third Quarter at 153, while the Southampton Area achieved the highest total dollar volume, with \$313M in sales.

AMAGANSETT

	Average Price	Median Price	Sales
3Q14	\$2,888,217	\$1,717,500	23
3Q15	\$3,011,866	\$2,100,000	22
3Q16	\$4,225,369	\$1,750,000	11

BRIDGEHAMPTON

	Average Price	Median Price	Sales
3Q14	\$4,274,786	\$3,587,500	14
3Q15	\$3,368,595	\$2,836,300	31
3Q16	\$6,086,296	\$2,200,000	17

EAST HAMPTON

	Average Price	Median Price	Sales
3Q14	\$1,203,842	\$799,000	83
3Q15	\$1,213,404	\$882,500	81
3Q16	\$1,092,840	\$850,000	90

EAST HAMPTON VILLAGE

	Average Price	Median Price	Sales
3Q14	\$2,307,031	\$2,112,500	16
3Q15	\$4,689,125	\$4,250,000	8
3Q16	\$4,072,773	\$3,300,000	15

EAST QUOGUE

	Average Price	Median Price	Sales
3Q14	\$451,780	\$432,500	30
3Q15	\$609,002	\$500,000	21
3Q16	\$639,761	\$460,000	25

HAMPTON BAYS

	Average Price	Median Price	Sales
3Q14	\$434,174	\$375,000	74
3Q15	\$553,968	\$415,000	62
3Q16	\$513,168	\$409,000	68

MONTAUK

	Average Price	Median Price	Sales
3Q14	\$1,206,692	\$867,500	26
3Q15	\$1,630,045	\$1,202,750	22
3Q16	\$1,527,542	\$1,065,000	24

NORTH HAVEN

	Average Price	Median Price	Sales
3Q14	\$2,501,100	\$2,500,000	7
3Q15	\$1,757,205	\$1,350,000	11
3Q16	\$6,136,538	\$3,385,125	13

South Fork Single-Family Homes

On the South Fork, 70%
of 3rd Quarter sales were
at or below \$2M.

QUOGUE VILLAGE

	Average Price	Median Price	Sales
3Q14	\$2,971,048	\$1,662,500	24
3Q15	\$2,015,556	\$1,685,000	18
3Q16	\$1,715,277	\$1,925,000	6

REMSENBURG

	Average Price	Median Price	Sales
3Q14	\$887,636	\$687,500	8
3Q15	\$1,480,429	\$811,321	11
3Q16	\$966,250	\$750,000	8

SAG HARBOR

	Average Price	Median Price	Sales
3Q14	\$1,457,464	\$850,000	27
3Q15	\$857,166	\$700,000	35
3Q16	\$1,206,811	\$860,175	24

SAG HARBOR VILLAGE

	Average Price	Median Price	Sales
3Q14	\$1,670,123	\$1,512,500	16
3Q15	\$2,422,960	\$1,705,000	20
3Q16	\$2,294,741	\$1,900,500	27

SAGAPONACK

	Average Price	Median Price	Sales
3Q14	\$5,665,714	\$4,787,500	14
3Q15	\$4,554,286	\$2,300,000	7
3Q16	\$4,048,750	\$3,997,500	4

SHELTER ISLAND

	Average Price	Median Price	Sales
3Q14	\$1,589,167	\$1,031,000	18
3Q15	\$1,130,472	\$792,500	24
3Q16	\$1,373,438	\$857,500	20

SOUTHAMPTON

	Average Price	Median Price	Sales
3Q14	\$1,394,164	\$795,000	55
3Q15	\$1,352,533	\$871,480	71
3Q16	\$1,469,675	\$981,500	54

SOUTHAMPTON VILLAGE

	Average Price	Median Price	Sales
3Q14	\$4,508,589	\$1,750,000	37
3Q15	\$4,691,571	\$1,993,500	28
3Q16	\$6,918,992	\$3,070,000	18

South Fork Single-Family Homes

There were 13 sales in
the 3rd Quarter above
\$10M.

WAINSCOTT

	Average Price	Median Price	Sales
3Q14	\$1,779,889	\$1,775,000	9
3Q15	\$1,603,333	\$1,550,000	6
3Q16	\$1,116,000	\$1,210,000	5

WATER MILL

	Average Price	Median Price	Sales
3Q14	\$4,213,760	\$2,775,000	25
3Q15	\$3,527,348	\$2,995,000	21
3Q16	\$4,024,182	\$3,600,000	27

WESTHAMPTON

	Average Price	Median Price	Sales
3Q14	\$857,298	\$719,735	20
3Q15	\$797,308	\$810,000	13
3Q16	\$793,926	\$640,000	18

WESTHAMPTON BEACH

	Average Price	Median Price	Sales
3Q14	\$894,388	\$544,500	13
3Q15	\$1,457,500	\$1,027,500	4
3Q16	\$579,000	\$515,000	8

WESTHAMPTON BEACH VILLAGE

	Average Price	Median Price	Sales
3Q14	\$1,307,972	\$1,059,360	10
3Q15	\$1,369,946	\$1,042,500	12
3Q16	\$1,205,317	\$1,100,000	16

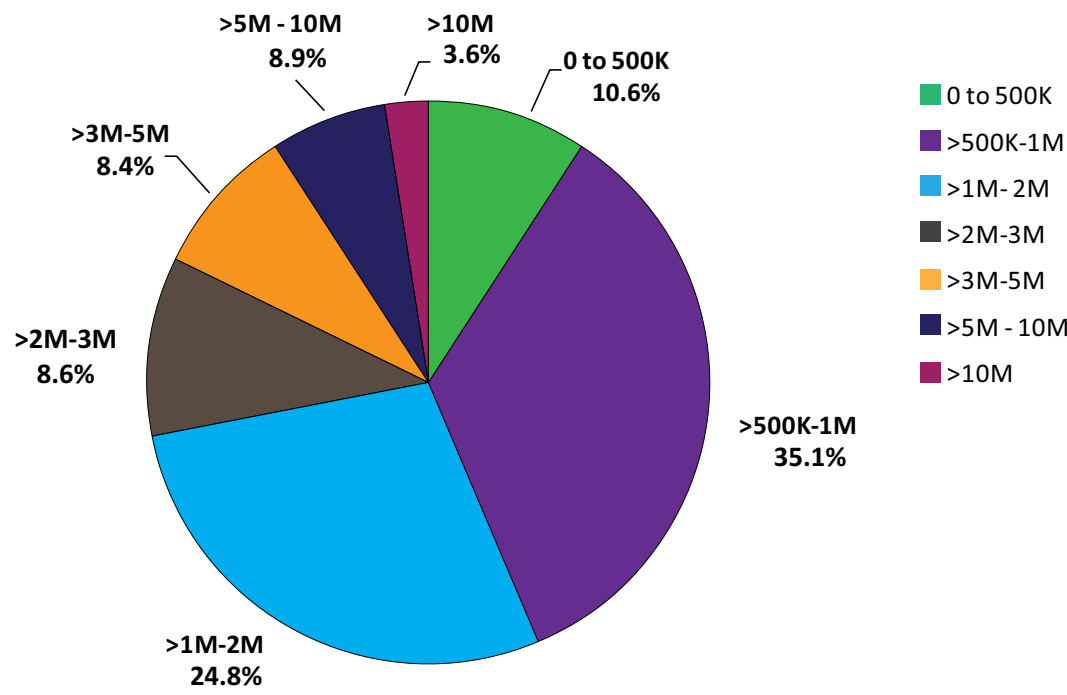
WESTHAMPTON DUNES

	Average Price	Median Price	Sales
3Q14	\$1,928,333	\$1,615,000	3
3Q15	\$2,641,833	\$2,700,000	3
3Q16	\$2,066,125	\$1,927,250	4

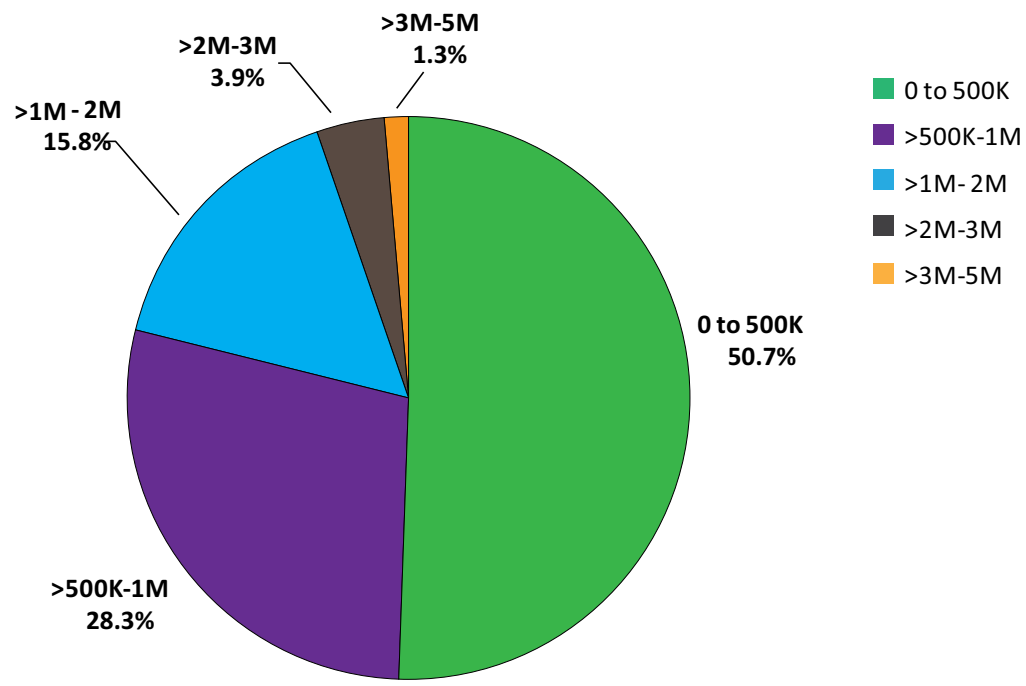
Percent of Hamptons Sales by Price

Third Quarter 2016

Hamptons East of the Shinnecock Canal

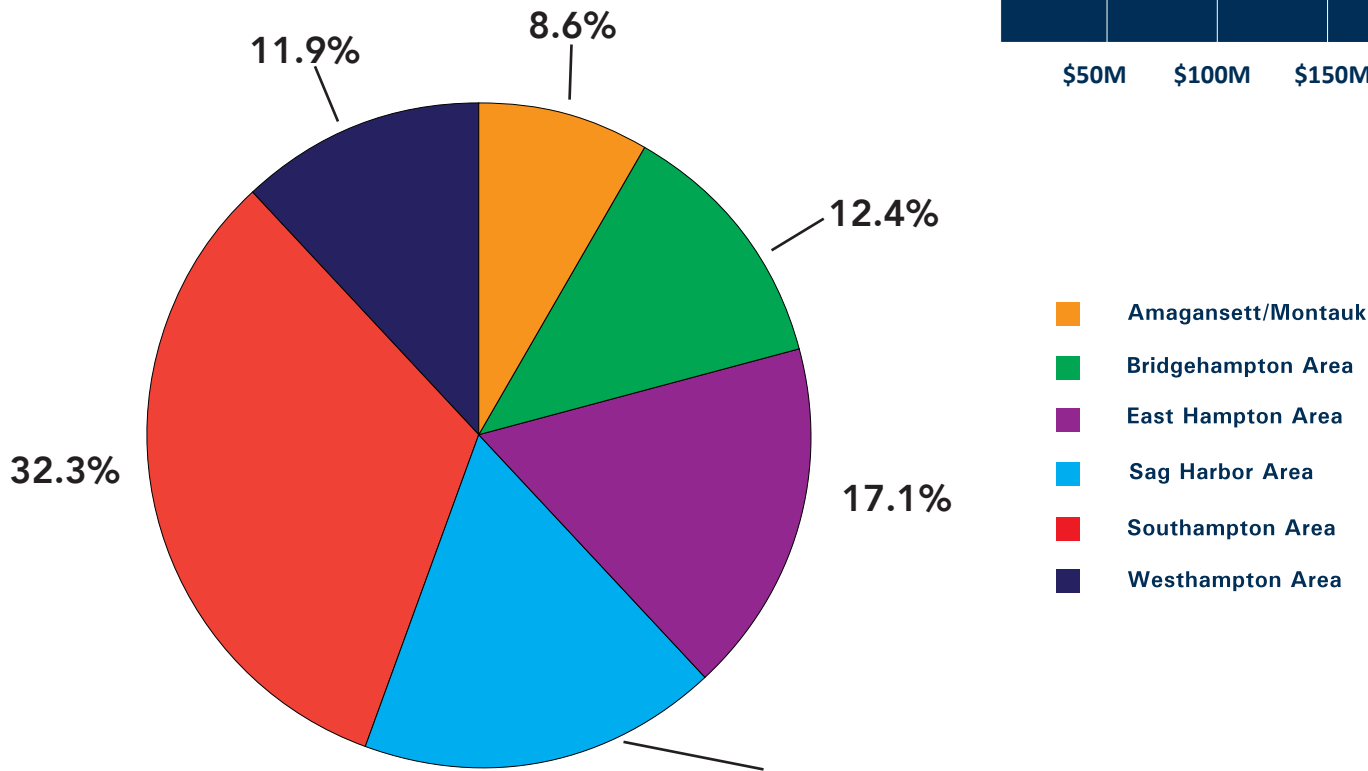
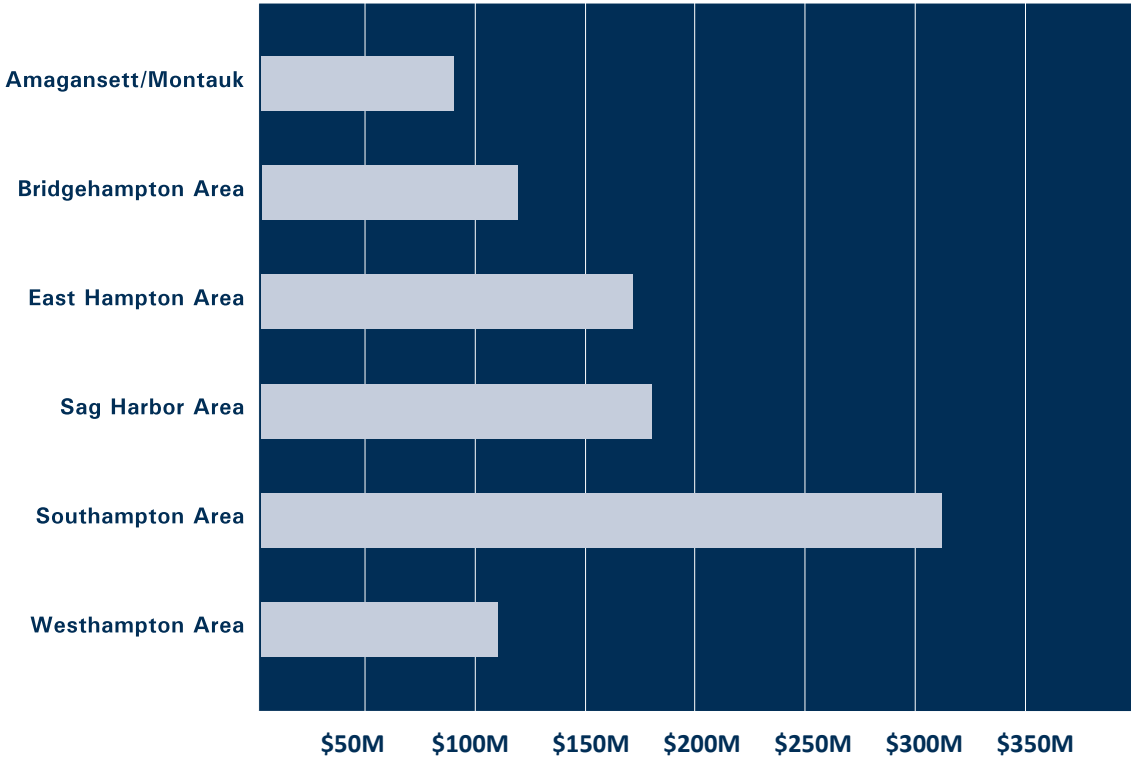


Hamptons West of the Shinnecock Canal



Hamptons Dollar Volume by Area

Third Quarter 2016





Long-Term Trends
2012 - 2016
4th Quarter Total
Dollar Volume



North Fork Single-Family Homes

AQUEBOGUE

	Average Price	Median Price	Sales
3Q14	\$372,030	\$362,000	20
3Q15	\$452,569	\$415,000	11
3Q16	\$404,208	\$408,000	12

CUTCHOGUE

	Average Price	Median Price	Sales
3Q14	\$731,948	\$629,000	25
3Q15	\$683,400	\$492,500	28
3Q16	\$649,855	\$610,500	22

EAST MARION

	Average Price	Median Price	Sales
3Q14	\$544,000	\$431,000	11
3Q15	\$953,500	\$514,000	8
3Q16	\$545,200	\$525,000	5

GREENPORT

	Average Price	Median Price	Sales
3Q14	\$510,000	\$445,000	9
3Q15	\$548,111	\$450,000	9
3Q16	\$666,800	\$416,000	11

GREENPORT VILLAGE

	Average Price	Median Price	Sales
3Q14	\$425,084	\$382,500	10
3Q15	\$366,857	\$355,000	7
3Q16	\$560,570	\$571,850	10

JAMESPORT

	Average Price	Median Price	Sales
3Q14	\$482,863	\$448,500	8
3Q15	\$471,783	\$450,000	6
3Q16	\$436,504	\$424,542	11

MATTITUCK

	Average Price	Median Price	Sales
3Q14	\$500,122	\$405,820	21
3Q15	\$610,440	\$439,000	27
3Q16	\$661,255	\$443,500	26

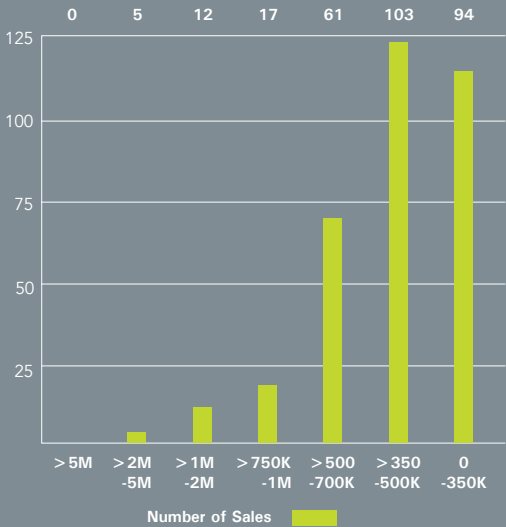
SOUTHOLD

	Average Price	Median Price	Sales
3Q14	\$771,593	\$502,000	39
3Q15	\$644,482	\$525,000	39
3Q16	\$582,854	\$471,000	35

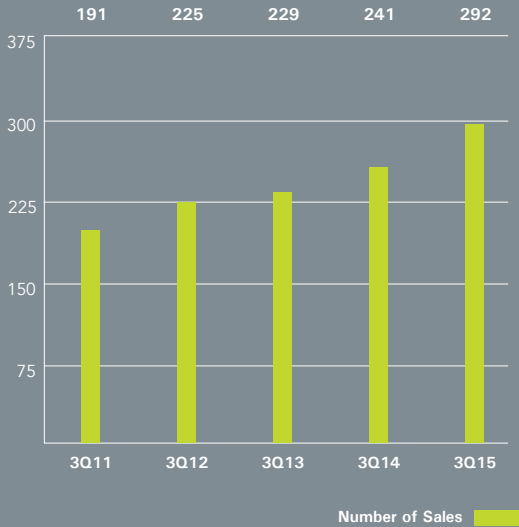


North Fork Single-Family Homes

THIRD QUARTER 2016 PRICE BREAKDOWN



NUMBER OF SALES: FIVE-YEAR COMPARISON



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



OFFICES

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212.734.0010

EAST SIDE

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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

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Riverdale, NY 10463
718.878.1700

RIVERDALE MOSHOLU

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Riverdale, NY 10471
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Brooklyn, NY 11201
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BOERUM HILL

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Brooklyn, NY 11217
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PARK SLOPE

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Brooklyn, NY 11217
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PARK SLOPE

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Brooklyn, NY 11215
718.622.9300

COBBLE HILL

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Brooklyn, NY 11201
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BEDFORD STUYVESANT

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Brooklyn, NY 11233
718.613.2800

BEFORD STUYVESANT

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N/A

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1214 8th Avenue
Brooklyn, NY 11215
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Brooklyn, NY 1127
N/A

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Hudson, NY 12534
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203.655.1418

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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
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Montclair, NJ 07030
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