



## Third Quarter 2018 Market Report | Hamptons + North Fork







## Data Highlights: Third Quarter 2018

Cover: 29 Knollwood Drive, Southampton Halstead.com Web# 105535

The total number of 3Q18 South Fork sales dipped **15.7%** compared to 3Q17 (344 in 2018 vs. 408 in 2017), and the total dollar volume decreased **17.8%** to \$598,741,707.

The 3Q average sales price in the Hamptons declined **2.5%** to \$1,740,528 while the median price increased **14.8%** to \$1,033,000.

Amagansett, East Quogue, Montauk, Shelter Island and Westhampton were among the areas that had fewer sales at higher prices, resulting in increased average prices in 3Q18.



561 Wainscott Northwest Road, Wainscott Halstead.com Web# 102470



21 Red Fox Lane, Wainscott Halstead.com Web# 108471

On the South Fork, **77%** of sales in 3Q18 were under \$2 Million.

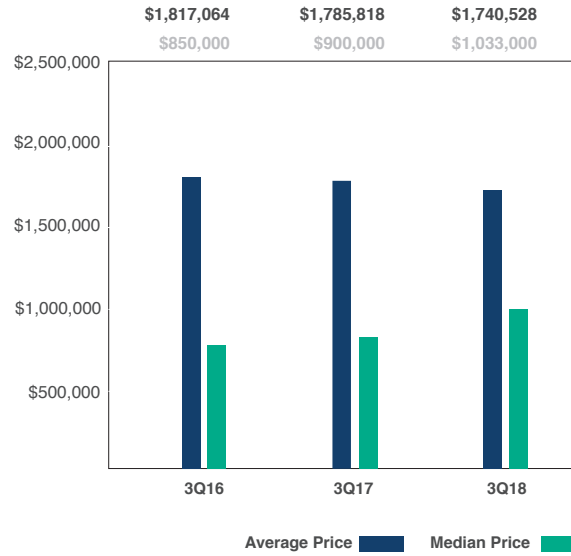
There were **22 sales over \$5M** in the Third Quarter of 2018, 7 of which were over \$10M.

The number of sales on the North Fork decreased **27.8%** to 143 in 3Q18 compared to the previous year.

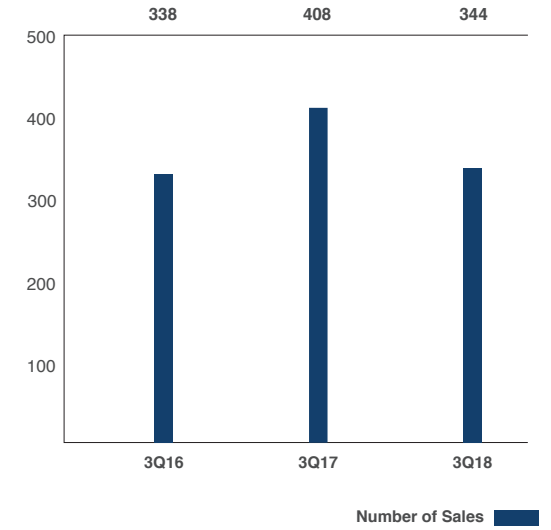
The average North Fork sale price increased 7.4% to **\$583,444** and the median price remained the same as 3Q17 at **\$480,000**.

# The Hamptons

Average and Median Sale Price

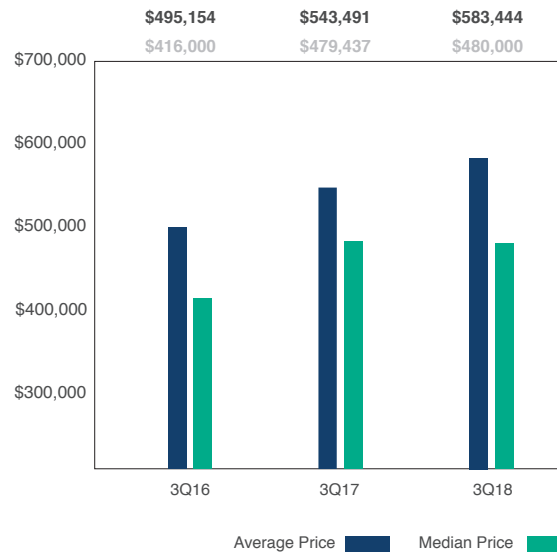


Number of Sales

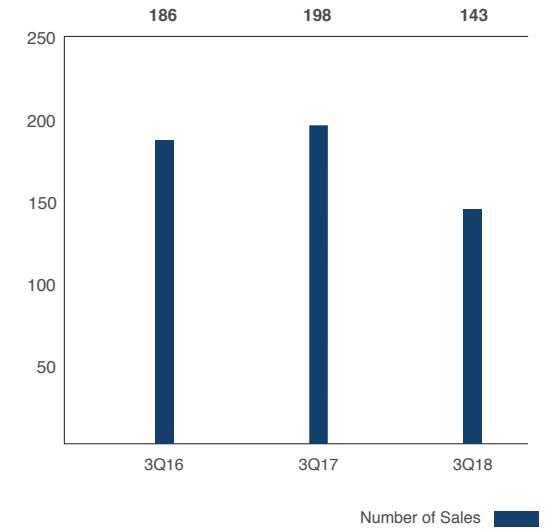


# North Fork

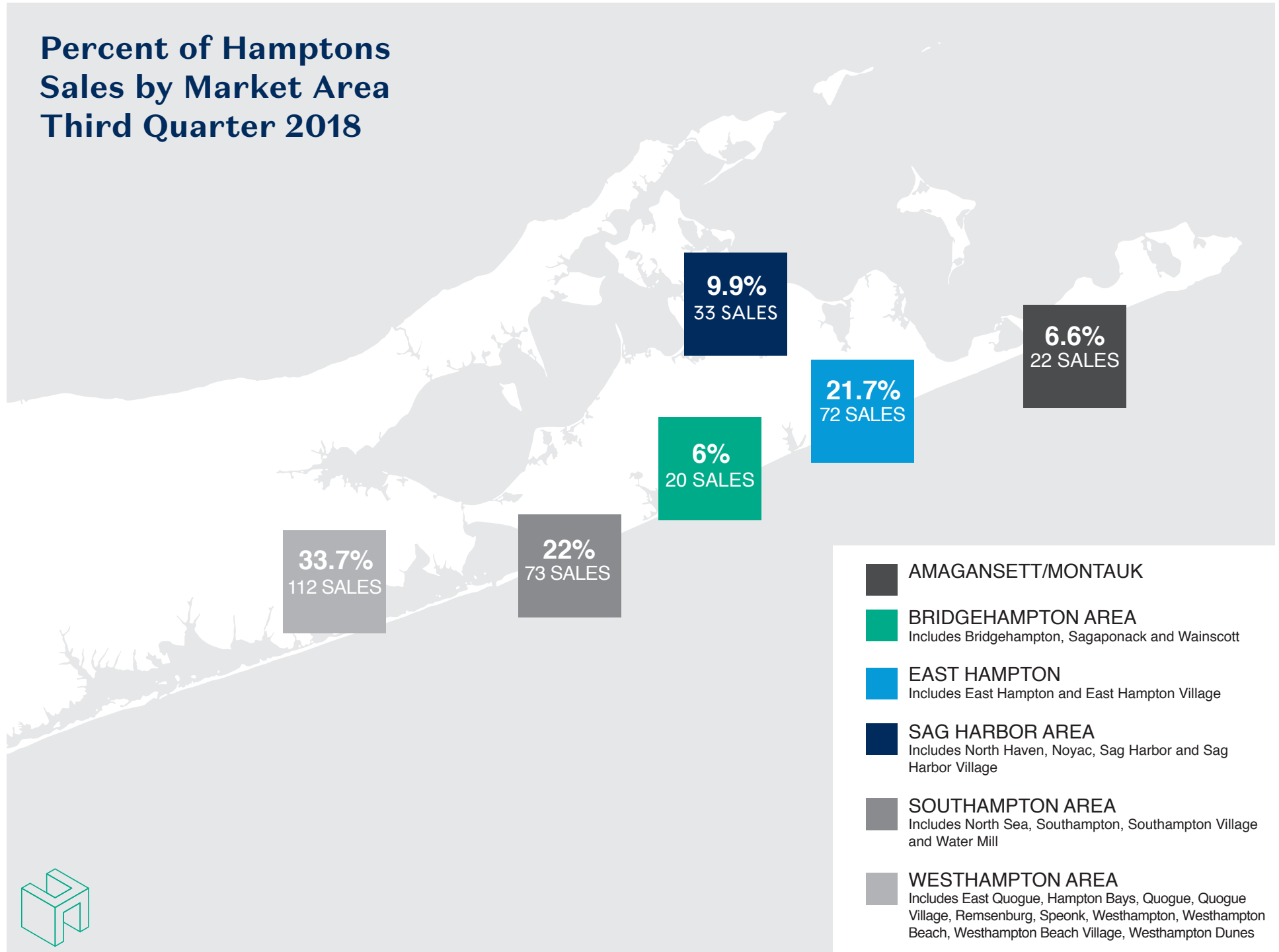
Average and Median Sale Price



Number of Sales

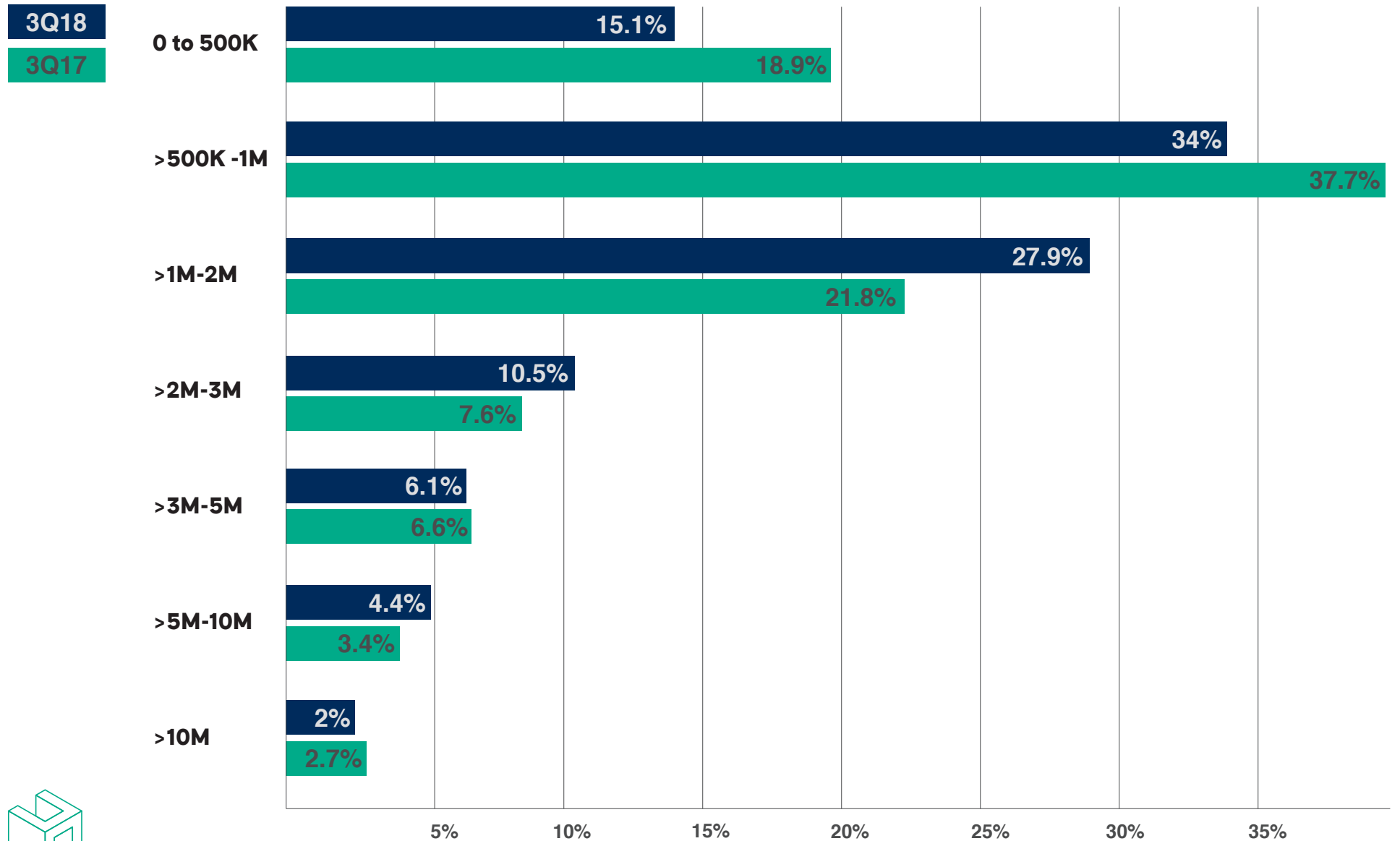


# Percent of Hamptons Sales by Market Area Third Quarter 2018



# Percent of Hamptons Sales by Price: Year-to-Year

Third Quarter Comparison: 3Q18 Vs. 3Q17



# South Fork Single-Family Homes

## Amagansett

	Median Price	Average Price	Sales
3Q16	\$1,372,500	\$3,911,875	8
3Q17	\$2,025,000	\$2,472,335	10
3Q18	\$5,250,000	\$4,694,386	7

## East Hampton

	Median Price	Average Price	Sales
3Q16	\$825,000	\$910,466	59
3Q17	\$895,000	\$1,101,747	79
3Q18	\$1,015,500	\$1,201,608	58

## Montauk

	Median Price	Average Price	Sales
3Q16	\$1,007,500	\$1,655,889	18
3Q17	\$890,000	\$1,066,088	25
3Q18	\$850,000	\$1,229,267	15

## Sag Harbor

	Median Price	Average Price	Sales
3Q16	\$960,175	\$1,263,528	16
3Q17	\$1,310,000	\$1,532,725	18
3Q18	\$972,500	\$1,511,291	20

## Bridgehampton

	Median Price	Average Price	Sales
3Q16	\$2,100,000	\$4,118,367	11
3Q17	\$2,660,300	\$3,728,541	22
3Q18	\$2,078,750	\$2,360,079	14

## East Hampton Village

	Median Price	Average Price	Sales
3Q16	\$5,750,000	\$5,843,400	9
3Q17	\$3,662,500	\$8,245,100	10
3Q18	\$4,300,000	\$5,740,611	9

## North Haven

	Median Price	Average Price	Sales
3Q16	\$3,750,000	\$6,191,667	9
3Q17	\$2,725,000	\$2,715,245	4
3Q18	\$2,262,500	\$2,262,500	2

## Sag Harbor Village

	Median Price	Average Price	Sales
3Q16	\$1,425,000	\$2,100,541	17
3Q17	\$1,380,000	\$2,037,414	14
3Q18	\$1,650,000	\$1,716,125	11



# South Fork Single-Family Homes

## Sagaponack

	Median Price	Average Price	Sales
3Q16	\$5,500,000	\$4,566,667	3
3Q17	\$16,275,000	\$14,012,500	4
3Q18	\$8,350,000	\$8,286,792	6

## Southampton

	Median Price	Average Price	Sales
3Q16	\$962,500	\$1,578,974	29
3Q17	\$836,000	\$1,097,449	48
3Q18	\$842,500	\$1,046,415	40

## Wainscott

	Median Price	Average Price	Sales
3Q16	\$700,000	\$923,333	3
3Q17	\$2,675,000	\$2,675,000	2
3Q18	\$1,650,000	\$1,451,600	5

## Eastport

	Median Price	Average Price	Sales
3Q16	\$387,500	\$368,467	6
3Q17	\$475,000	\$480,286	7
3Q18	\$403,000	\$434,825	4

## Shelter Island

	Median Price	Average Price	Sales
3Q16	\$950,000	\$1,514,313	12
3Q17	\$725,000	\$686,333	9
3Q18	\$1,270,000	\$1,351,571	7

## Southampton Village

	Median Price	Average Price	Sales
3Q16	\$2,125,000	\$3,566,404	12
3Q17	\$1,875,000	\$2,770,036	14
3Q18	\$1,650,000	\$3,095,859	16

## Water Mill

	Median Price	Average Price	Sales
3Q16	\$4,622,500	\$5,213,494	16
3Q17	\$2,987,500	\$4,555,782	18
3Q18	\$2,300,000	\$3,118,824	17

## East Quogue

	Median Price	Average Price	Sales
3Q16	\$472,500	\$608,839	17
3Q17	\$528,000	\$580,838	23
3Q18	\$877,500	\$1,091,701	20



# South Fork Single-Family Homes

## Hampton Bays

	Median Price	Average Price	Sales
3Q16	\$409,000	\$484,899	44
3Q17	\$451,000	\$537,404	48
3Q18	\$525,000	\$917,097	53

## Quogue

	Median Price	Average Price	Sales
3Q16	\$2,000,000	\$1,688,332	5
3Q17	\$2,407,500	\$2,174,542	12
3Q18	\$1,300,000	\$1,760,000	8

## Speonk

	Median Price	Average Price	Sales
3Q16	\$648,500	\$648,500	2
3Q17	\$358,750	\$358,750	2
3Q18	\$489,153	\$489,153	1

## Westhampton Beach Village

	Median Price	Average Price	Sales
3Q16	\$1,000,000	\$1,138,583	12
3Q17	\$1,325,000	\$1,679,413	15
3Q18	\$1,700,000	\$1,907,507	9

## Quogue

	Median Price	Average Price	Sales
3Q16	\$515,000	\$646,250	4
3Q17	\$575,000	\$526,667	3
3Q18	\$994,000	\$994,000	2

## Remsenburg

	Median Price	Average Price	Sales
3Q16	\$650,000	\$935,714	7
3Q17	\$1,350,000	\$1,255,500	7
3Q18	\$970,000	\$1,006,857	7

## Westhampton

	Median Price	Average Price	Sales
3Q16	\$594,654	\$642,354	16
3Q17	\$680,000	\$901,539	13
3Q18	\$849,500	\$1,091,166	10

## Westhampton Dunes

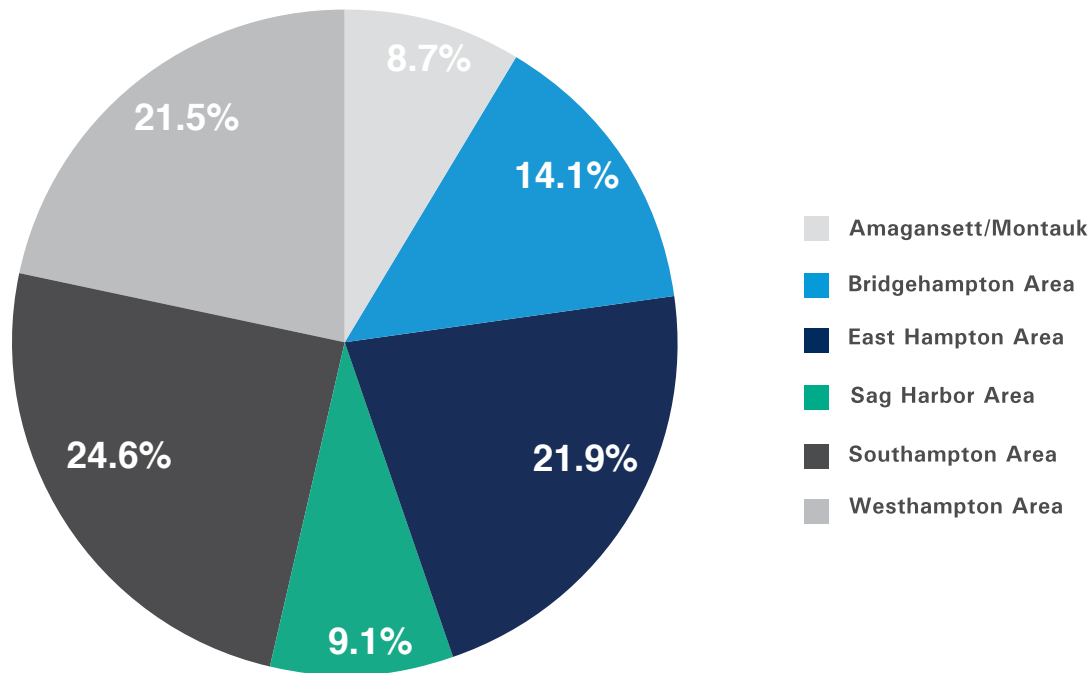
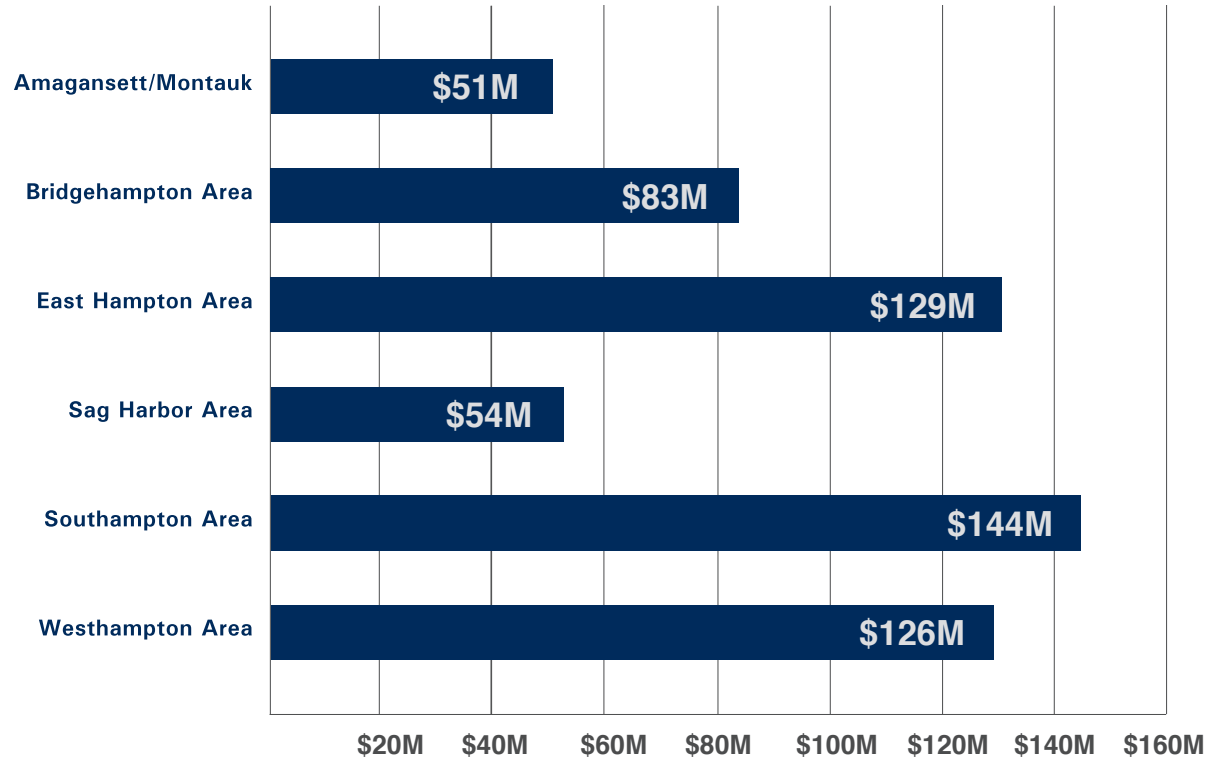
	Median Price	Average Price	Sales
3Q16	\$2,040,000	\$2,150,000	3
3Q17	\$1,100,000	\$1,100,000	1
3Q18	\$1,650,000	\$1,566,667	3





# Dollar Volume by Area

Third Quarter 2018



# North Fork Single-Family Homes

## Aquebogue

	Median Price	Average Price	Sales
3Q16	\$403,771	\$411,130	8
3Q17	\$400,000	\$495,820	13
3Q18	\$510,500	\$764,625	4

## Calverton

	Median Price	Average Price	Sales
3Q16	\$300,000	\$329,527	15
3Q17	\$380,000	\$367,727	11
3Q18	\$407,933	\$475,587	6

## East Marion

	Median Price	Average Price	Sales
3Q16	\$535,500	\$535,500	2
3Q17	\$500,000	\$565,667	3
3Q18	\$510,000	\$510,000	1

## Greenport Village

	Median Price	Average Price	Sales
3Q16	\$591,700	\$560,140	5
3Q17	\$0	\$0	0
3Q18	\$652,500	\$625,540	6

## Baiting Hollow

	Median Price	Average Price	Sales
3Q16	\$410,000	\$393,143	7
3Q17	\$582,500	\$517,083	6
3Q18	\$454,950	\$468,225	4

## Cutchogue

	Median Price	Average Price	Sales
3Q16	\$621,000	\$735,380	15
3Q17	\$630,000	\$830,372	17
3Q18	\$597,500	\$849,821	12

## Greenport

	Median Price	Average Price	Sales
3Q16	\$415,900	\$478,967	6
3Q17	\$584,500	\$576,083	6
3Q18	\$656,563	\$882,891	8

## Jamesport

	Median Price	Average Price	Sales
3Q16	\$402,500	\$446,250	4
3Q17	\$454,976	\$516,238	4
3Q18	\$527,500	\$648,909	6



# North Fork Single-Family Homes

## Greenport

	Median Price	Average Price	Sales
3Q16	\$415,900	\$478,967	6
3Q17	\$584,500	\$576,083	6
3Q18	\$656,563	\$882,891	8

## Jamesport

	Median Price	Average Price	Sales
3Q16	\$402,500	\$446,250	4
3Q17	\$454,976	\$516,238	4
3Q18	\$527,500	\$648,909	6

## Mattituck

	Median Price	Average Price	Sales
3Q16	\$482,500	\$756,052	18
3Q17	\$525,000	\$574,474	23
3Q18	\$724,500	\$631,818	11

## Orient

	Median Price	Average Price	Sales
3Q16	\$626,000	\$701,857	7
3Q17	\$893,750	\$893,750	2
3Q18	\$717,500	\$717,500	2

## Greenport Village

	Median Price	Average Price	Sales
3Q16	\$591,700	\$560,140	5
3Q17	\$0	\$0	0
3Q18	\$652,500	\$625,540	6

## Laurel

	Median Price	Average Price	Sales
3Q16	\$405,000	\$674,188	6
3Q17	\$807,500	\$807,500	2
3Q18	\$529,999	\$513,966	7

## New Suffolk

	Median Price	Average Price	Sales
3Q16	\$611,000	\$611,000	1
3Q17	\$1,055,000	\$1,055,000	1
3Q18	\$995,000	\$995,000	1

## Peconic

	Median Price	Average Price	Sales
3Q16	\$443,500	\$604,250	4
3Q17	\$502,500	\$573,750	4
3Q18	\$1,010,000	\$1,010,000	2



# North Fork Single-Family Homes

## Riverhead

	Median Price	Average Price	Sales
3Q16	\$280,000	\$292,255	37
3Q17	\$335,683	\$355,360	42
3Q18	\$311,021	\$365,720	38

## Southold

	Median Price	Average Price	Sales
3Q16	\$470,000	\$539,039	23
3Q17	\$578,350	\$635,480	40
3Q18	\$550,000	\$768,238	17

## South Jamesport

	Median Price	Average Price	Sales
3Q16	\$530,000	\$530,000	1
3Q17	\$578,350	\$1,325,000	2
3Q18	\$440,000	\$0	0

## Wading River

	Median Price	Average Price	Sales
3Q16	\$400,000	\$452,483	27
3Q17	\$397,500	\$441,977	22
3Q18	\$440,000	\$459,708	18



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