



*Based Upon Data Available as of January 13th, 2017. Final 4Q 2016 Report to be Issued April, 2017.

Data Highlights: Fourth Quarter 2016

halstead.com WEB# 10687

Prices averaged \$1,868,414 in the Hamptons during the 4th quarter of 2016, **23.1%** lower than a year ago.

The median price declined **8.3%** over this time, to \$1,100,000.

The number of East End sales dipped **21%** compared to 2015's 4th quarter.



halstead.com WEB# 25127



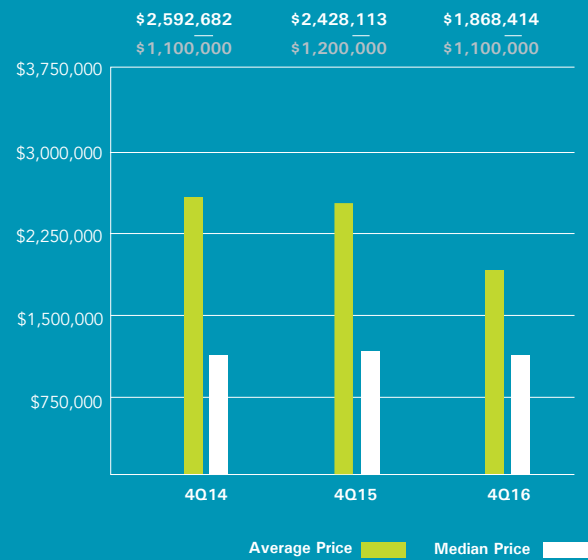
halstead.com WEB# 11467

In the Hamptons, 4th Quarter total dollar volume dropped **42.3%** to \$547M compared to the 2015 4th Quarter, while the North Fork total dollar volume decreased 1.3% to \$78M during the same time.

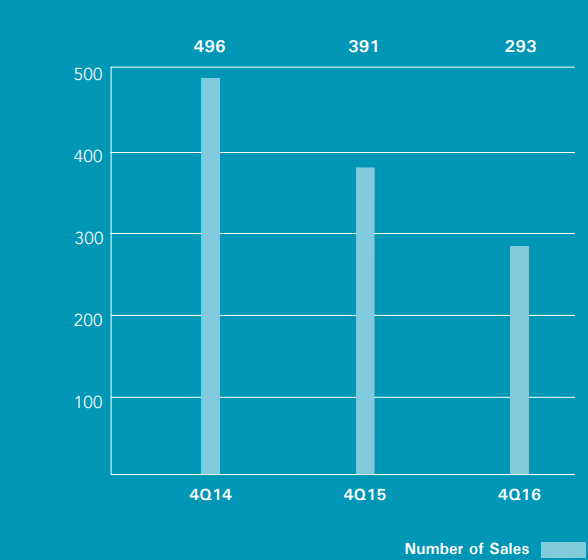
On the North Fork, the average price increased **9.9%** from 2015's 4th Quarter, to \$596,913.

The Hamptons

AVERAGE AND MEDIAN SALE PRICE

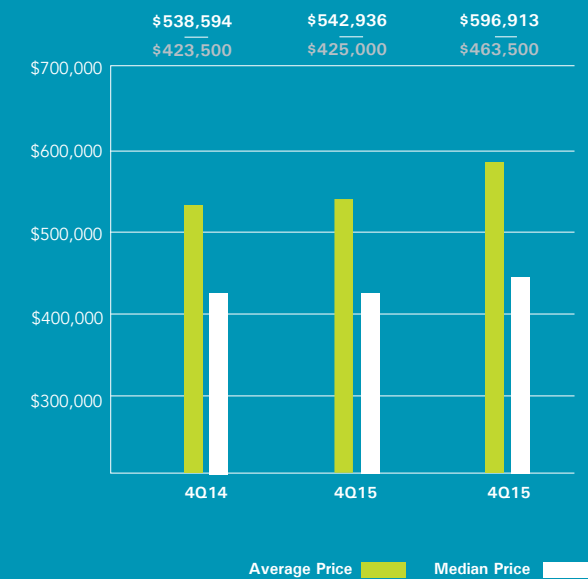


NUMBER OF SALES

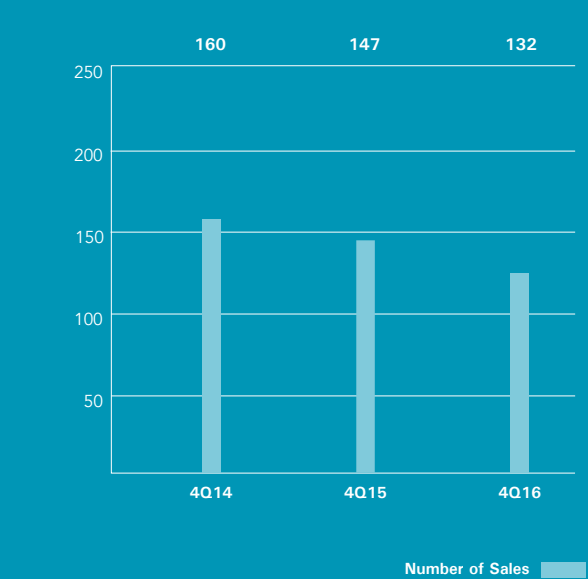


North Fork

AVERAGE AND MEDIAN SALE PRICE

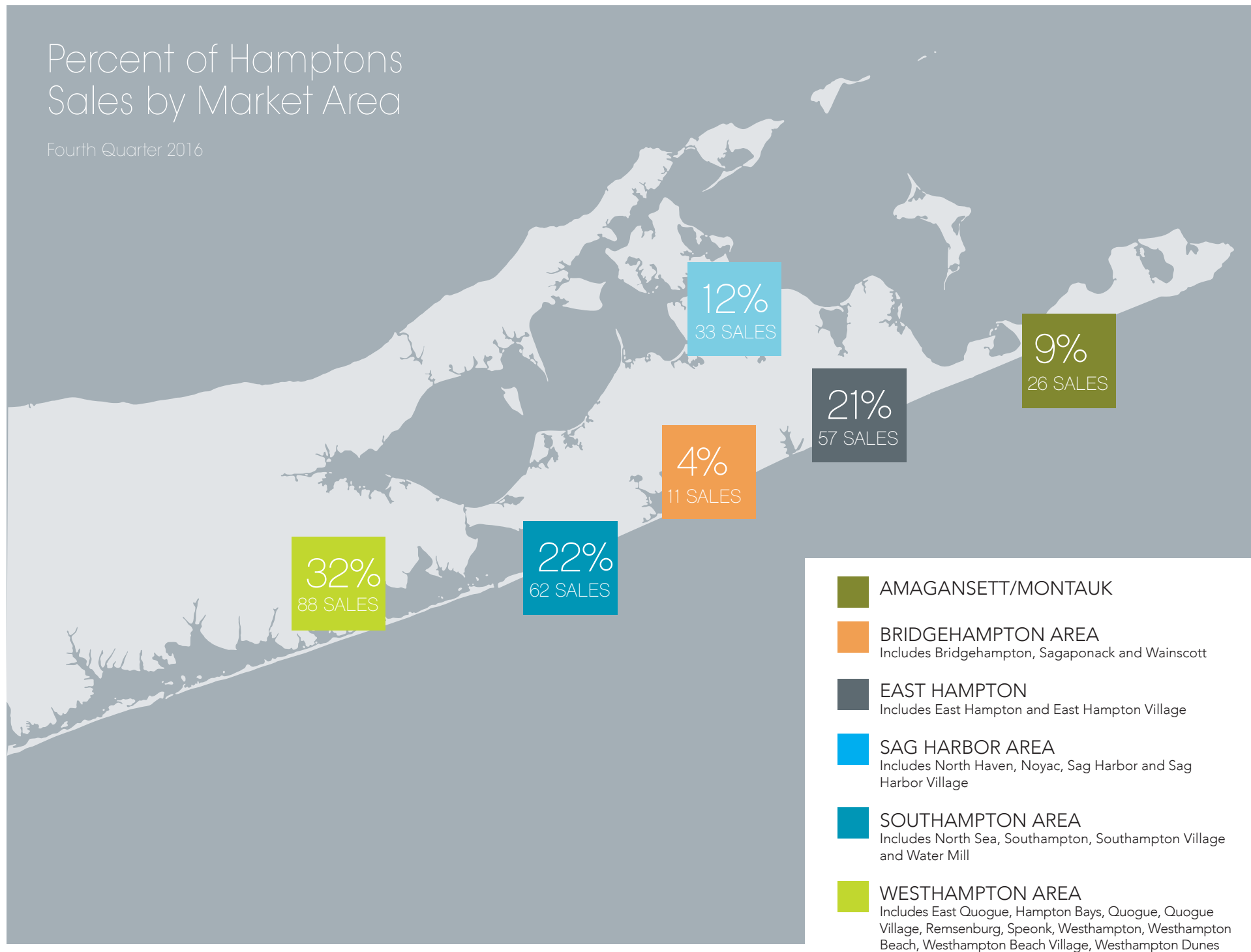


NUMBER OF SALES



Percent of Hamptons Sales by Market Area

Fourth Quarter 2016



South Fork Single-Family Homes

There were 5 sales in the
4th Quarter above \$10M.

AMAGANSETT

	Average Price	Median Price	Sales
4Q14	\$2,822,269	\$2,155,000	26
4Q15	\$2,767,643	\$2,575,000	14
4Q16	\$2,910,433	\$1,957,248	13

BRIDGEHAMPTON

	Average Price	Median Price	Sales
4Q14	\$5,970,463	\$2,750,000	27
4Q15	\$5,743,984	\$3,425,000	32
4Q16	\$4,798,575	\$3,125,000	8

EAST HAMPTON

	Average Price	Median Price	Sales
4Q14	\$1,137,757	\$850,000	84
4Q15	\$1,562,442	\$854,500	72
4Q16	\$1,044,814	\$830,000	47

EAST HAMPTON VILLAGE

	Average Price	Median Price	Sales
4Q14	\$8,559,906	\$4,650,000	15
4Q15	\$9,277,692	\$3,995,000	13
4Q16	\$3,239,286	\$2,200,000	7

EAST QUOGUE

	Average Price	Median Price	Sales
4Q14	\$659,120	\$485,000	25
4Q15	\$728,168	\$590,000	19
4Q16	\$623,298	\$535,000	15

HAMPTON BAYS

	Average Price	Median Price	Sales
4Q14	\$443,223	\$375,000	47
4Q15	\$459,449	\$388,500	39
4Q16	\$522,389	\$450,000	31

MONTAUK

	Average Price	Median Price	Sales
4Q14	\$1,968,745	\$1,562,500	22
4Q15	\$1,975,500	\$995,000	18
4Q16	\$1,794,769	\$1,315,000	13

NORTH HAVEN

	Average Price	Median Price	Sales
4Q14	\$2,511,299	\$2,370,000	9
4Q15	\$1,845,007	\$1,500,000	7
4Q16	\$4,375,000	\$4,375,000	2

South Fork Single-Family Homes

On the South Fork, 34%
of 4th Quarter sales were
above \$2M.

QUOGUE VILLAGE

	Average Price	Median Price	Sales
4Q14	\$2,409,094	\$1,457,500	16
4Q15	\$2,819,643	\$2,425,000	7
4Q16	\$2,634,611	\$1,530,000	9

REMSENBURG

	Average Price	Median Price	Sales
4Q14	\$973,318	\$840,000	10
4Q15	\$1,172,000	\$1,005,500	6
4Q16	\$2,064,583	\$1,092,500	6

SAG HARBOR

	Average Price	Median Price	Sales
4Q14	\$1,223,439	\$775,000	18
4Q15	\$1,264,786	\$1,450,000	21
4Q16	\$1,280,931	\$1,050,000	17

SAG HARBOR VILLAGE

	Average Price	Median Price	Sales
4Q14	\$1,426,523	\$988,750	22
4Q15	\$1,854,156	\$1,322,500	16
4Q16	\$1,651,500	\$1,475,000	14

SAGAPONACK

	Average Price	Median Price	Sales
4Q14	\$10,950,615	\$11,618,000	13
4Q15	\$7,902,000	\$6,250,000	5
4Q16	\$941,934	\$1,060,000	3

SHELTER ISLAND

	Average Price	Median Price	Sales
4Q14	\$1,412,603	\$800,000	17
4Q15	\$1,274,283	\$964,500	18
4Q16	\$2,106,908	\$1,672,500	12

SOUTHAMPTON

	Average Price	Median Price	Sales
4Q14	\$1,735,857	\$775,000	42
4Q15	\$1,442,017	\$900,000	25
4Q16	\$1,547,290	\$1,295,000	29

SOUTHAMPTON VILLAGE

	Average Price	Median Price	Sales
4Q14	\$6,528,212	\$2,837,500	34
4Q15	\$3,636,146	\$2,542,500	24
4Q16	\$4,246,212	\$3,377,500	20

South Fork Single-Family Homes

The Westhampton Area had the highest number of sales in the 4th Quarter at 88, while the Southampton Area achieved the highest total dollar volume, with \$180M in sales.

WAINSCOTT

	Average Price	Median Price	Sales
4Q14	\$4,598,409	\$2,325,000	11
4Q15	\$3,095,000	\$3,030,000	4
4Q16	\$7,006,667	\$7,220,000	3

WATER MILL

	Average Price	Median Price	Sales
4Q14	\$3,329,211	\$2,600,000	19
4Q15	\$4,322,742	\$3,950,000	19
4Q16	\$3,883,018	\$3,001,250	13

WESTHAMPTON

	Average Price	Median Price	Sales
4Q14	\$483,500	\$465,000	7
4Q15	\$1,211,084	\$845,000	10
4Q16	\$585,531	\$575,000	9

WESTHAMPTON BEACH

	Average Price	Median Price	Sales
4Q14	\$601,214	\$335,000	7
4Q15	\$1,222,892	\$725,000	7
4Q16	\$759,643	\$555,000	7

WESTHAMPTON BEACH VILLAGE

	Average Price	Median Price	Sales
4Q14	\$1,710,012	\$1,162,500	13
4Q15	\$2,374,649	\$1,335,000	10
4Q16	\$1,557,388	\$1,137,500	9

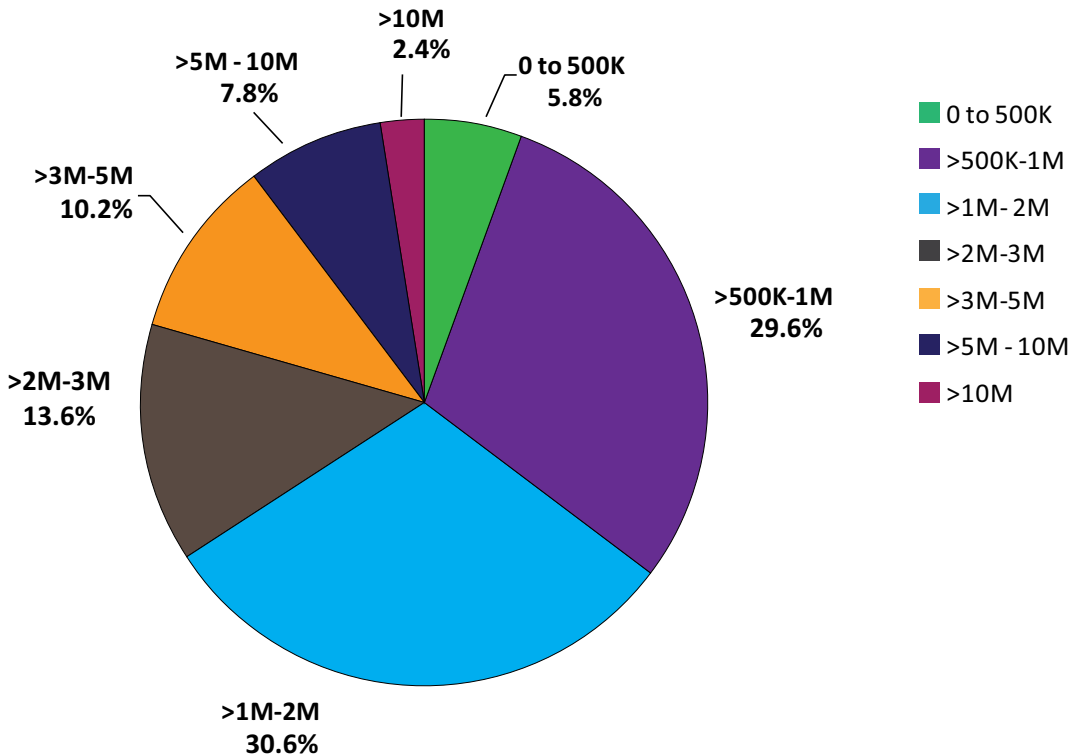
WESTHAMPTON DUNES

	Average Price	Median Price	Sales
4Q14	\$1,983,656	\$1,984,625	8
4Q15	\$3,300,000	\$3,300,000	1
4Q16	\$2,460,000	\$2,460,000	2

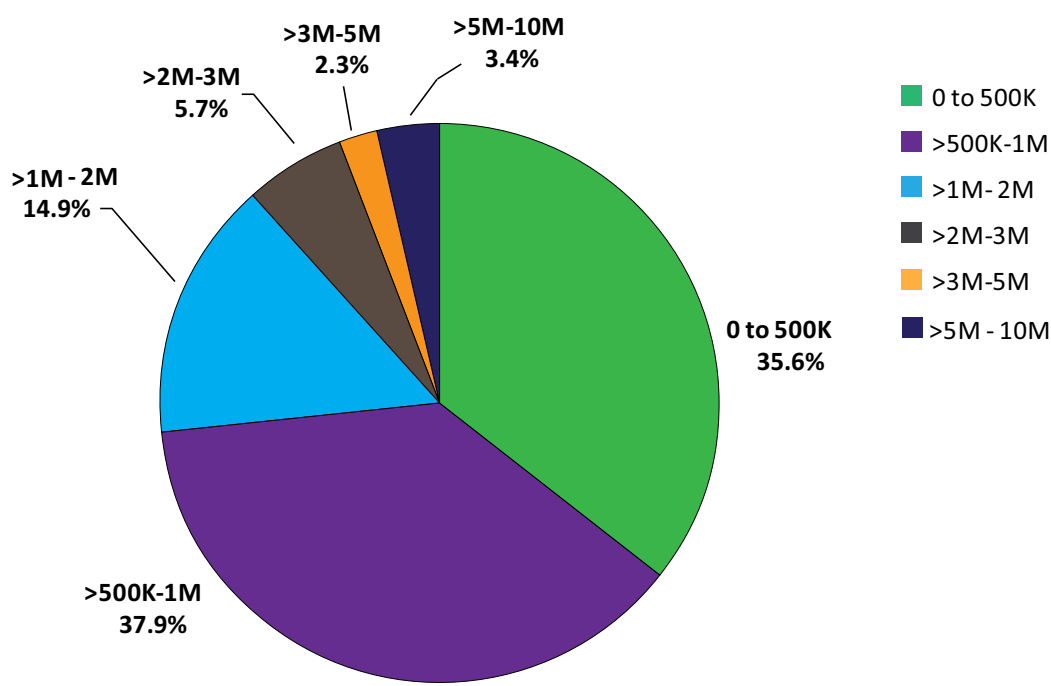
Percent of Hamptons Sales by Price

Fourth Quarter 2016

Hamptons East of the Shinnecock Canal

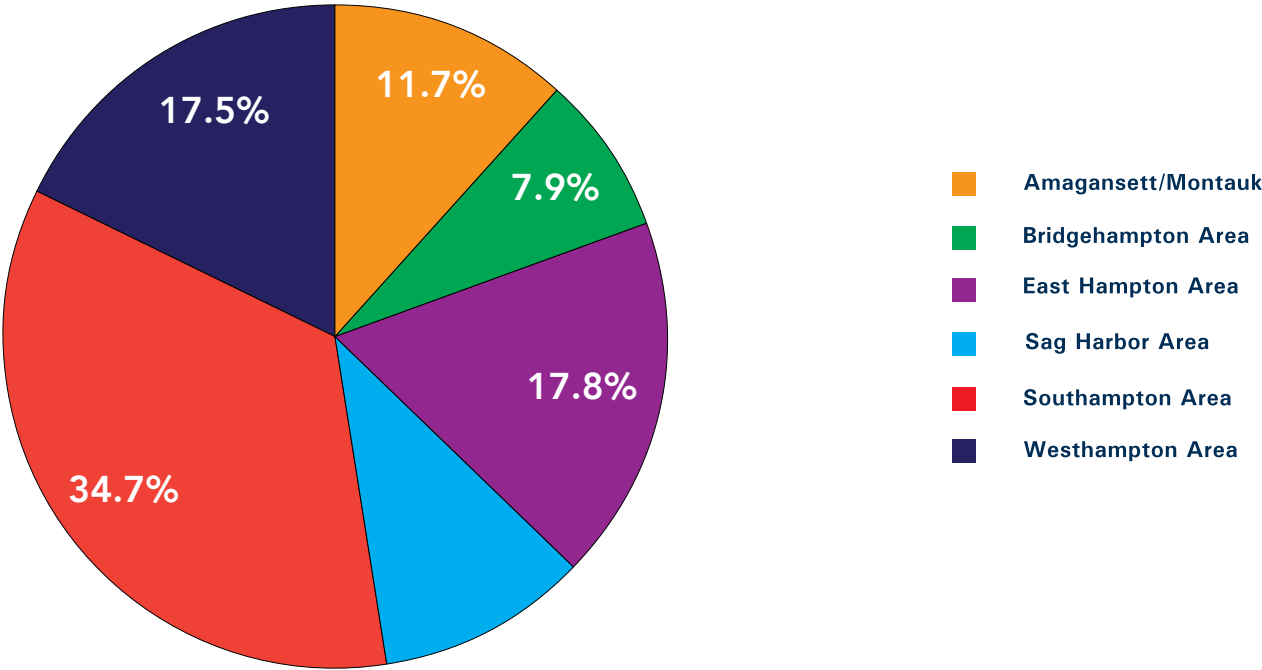
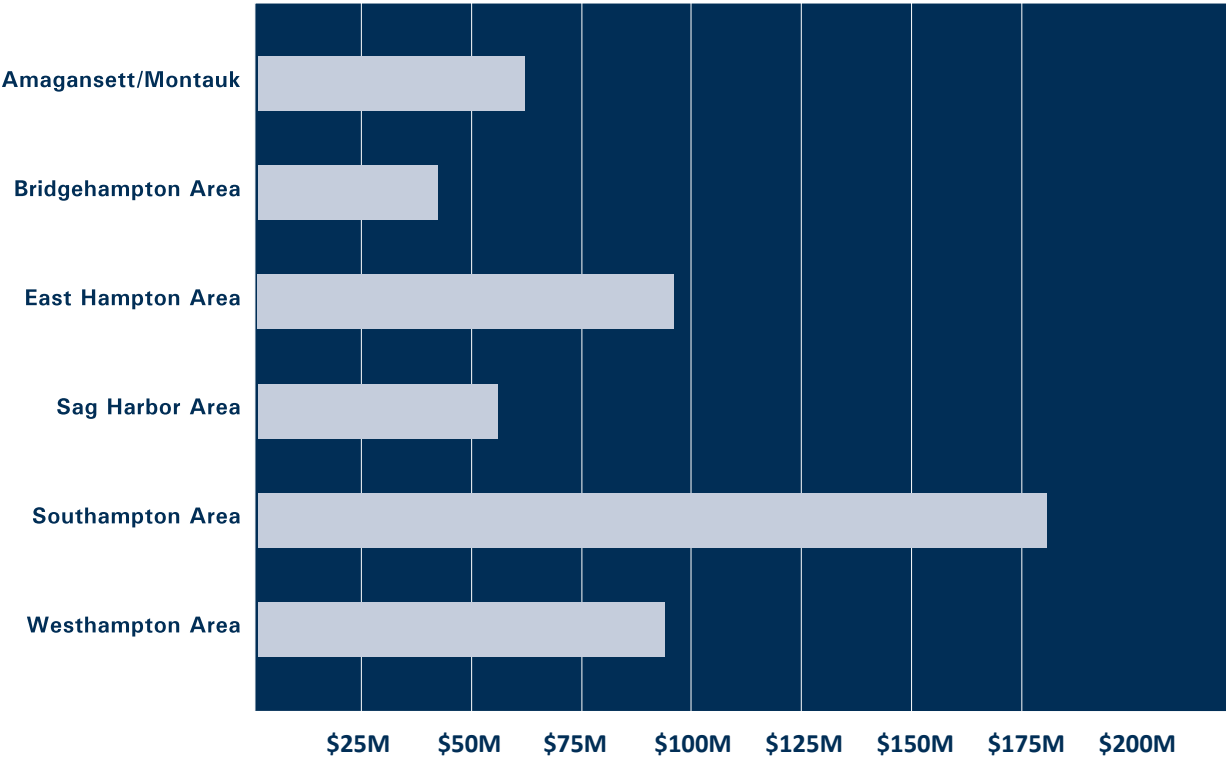


Hamptons West of the Shinnecock Canal



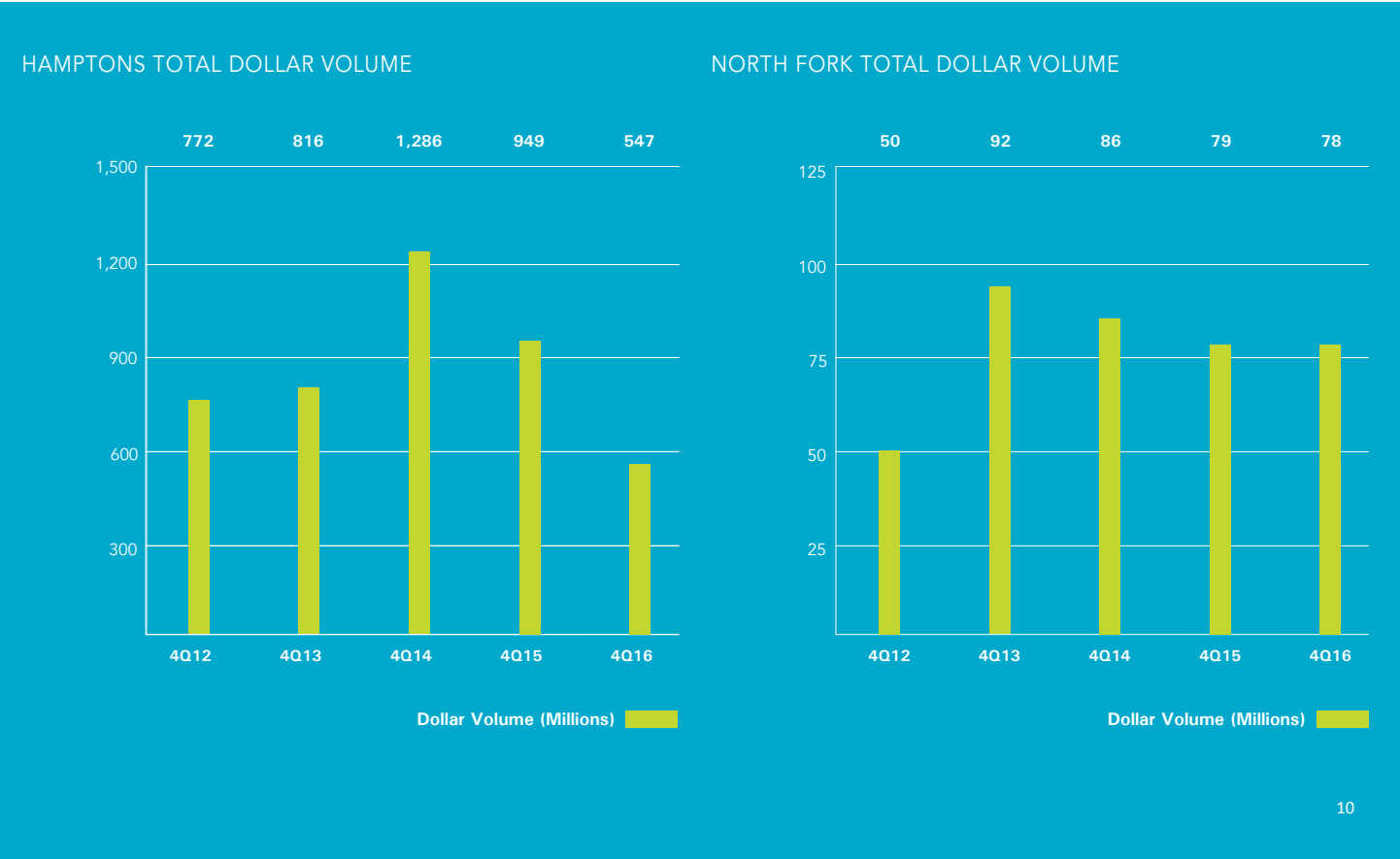
Hamptons Dollar Volume by Area

Fourth Quarter 2016





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



North Fork Single-Family Homes

AQUEBOGUE

	Average Price	Median Price	Sales
4Q14	\$431,875	\$475,000	8
4Q15	\$437,540	\$363,750	10
4Q16	\$420,917	\$382,500	10

CUTCHOGUE

	Average Price	Median Price	Sales
4Q14	\$944,300	\$582,000	15
4Q15	\$606,389	\$587,500	9
4Q16	\$649,731	\$450,000	13

EAST MARION

	Average Price	Median Price	Sales
4Q14	\$558,251	\$532,000	12
4Q15	\$817,900	\$654,500	5
4Q16	\$732,857	\$585,000	7

GREENPORT

	Average Price	Median Price	Sales
4Q14	\$425,953	\$415,000	5
4Q15	\$451,722	\$420,000	9
4Q16	\$399,098	\$375,000	7

GREENPORT VILLAGE

	Average Price	Median Price	Sales
4Q14	\$403,171	\$375,000	7
4Q15	\$538,333	\$562,500	6
4Q16	\$654,250	\$683,500	4

JAMESPORT

	Average Price	Median Price	Sales
4Q14	\$307,250	\$337,000	6
4Q15	\$441,000	\$441,000	1
4Q16	\$554,750	\$533,500	4

MATTITUCK

	Average Price	Median Price	Sales
4Q14	\$532,966	\$472,750	16
4Q15	\$557,933	\$586,850	6
4Q16	\$829,700	\$600,000	10

SOUTHOLD

	Average Price	Median Price	Sales
4Q14	\$605,054	\$600,000	23
4Q15	\$639,256	\$485,000	39
4Q16	\$747,475	\$547,500	20

North Fork Single-Family Homes

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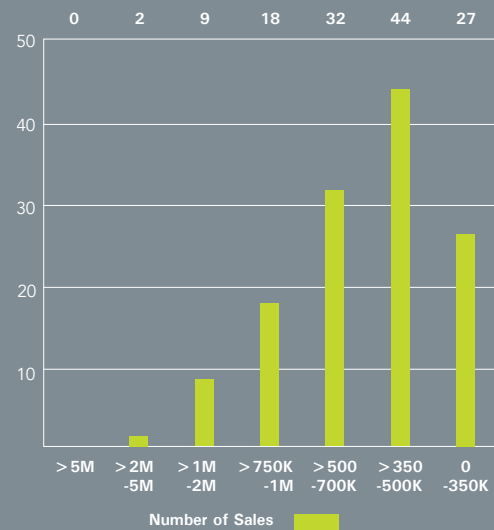
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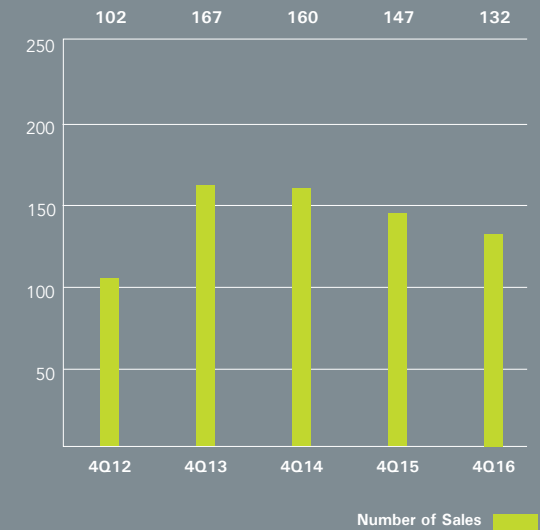


North Fork Single-Family Homes

FOURTH QUARTER 2016 PRICE BREAKDOWN



NUMBER OF SALES: FIVE-YEAR COMPARISON





OFFICES

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

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

122 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

160 7th 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

BEFORD 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
N/A

HUDSON VALLEY HUDSON

526 Warren Street
Hudson, NY 12534
518.828.0181

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

NEW JERSEY HOBOKEN

200 Washington Street
Hoboken, NJ 07030
201.478.6700

MONTCLAIR

635 Valley Road,
Montclair, NJ 07030
973.744.6033

QUEENS LONG ISLAND CITY

47-12 Vernon Boulevard
Queens, NY 1110
718.878.1800

HAMPTONS EAST HAMPTON

2 Newtown Lane
East Hampton, NY 11937
631.324.6100

SOUTHAMPTON

31 Main Street
Southampton, NY 11968
631.283.2883

CORPORATE COMMERCIAL SALES

770 Lexington Avenue
New York, NY 10065
212.381.3208

DEVELOPMENT MARKETING

445 Park Avenue
New York, NY 10022
212.253.9300

GLOBAL SERVICES

770 Lexington Avenue
New York, NY 10065
800.765.2692 x6521

MANAGEMENT COMPANY

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



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