

# HALSTEAD PROPERTY®

EAST END SINGLE FAMILY HOMES

2009-2013



# EAST END SINGLE FAMILY HOMES

## 2009-2013

We are pleased to present the most comprehensive report available on the East End single-family market over the past five years. Over 10,000 publically recorded sales are included in our analysis. Data is presented for the South and North Forks and each of our six market areas, including each individual town and village in those areas.

Highlights of the report include:

- The average price fell 6% last year on the South Fork to \$1,740,400. Tax law changes slated for the beginning of 2013 led many high-end sellers to close before the end of 2012, thus inflating those numbers.
- Over the past 5 years, the average South Fork price has risen 5%.
- There were 2,208 single-family homes sold on the South Fork in 2013, 20% more than in 2012. This figure was more than double 2009's level.
- Southampton Village saw a 53% increase in its average price over the past 5 years, the most of any area on the South Fork.
- Sag Harbor Village saw 284% more closings in 2013 compared to 2009, the biggest increase of any South Fork market during that time.
- On the North Fork, the average price dipped 1% last year to \$572,235.
- The number of North Fork sales rose 15% in 2013, to 518 and are up 73% from 2009.

Data for this report is sourced from The Long Island Real Estate Report.

Gregory Heym

Chief Economist, Halstead Property

Prepared by Gregory Heym, Chief Economist, Halstead Property, LLC.

Visit [halstead.com](http://halstead.com) for access to all of our reports, listings, neighborhood information and more.

Cover Property Web#16230

©2014 by Halstead Property, LLC. All Rights Reserved. This information may not be copied, commercially used or distributed without Halstead Property's prior consent. While information is believed true, no guaranty is made of accuracy.

**East Hampton** 3 North Main Street 631.324.6100  
**Southampton** 31 Main Street 631.283.2883  
**Park Avenue** 499 Park Avenue 212.734.0010  
**West Side** 408 Columbus Avenue 212.769.3000  
**Village** 831 Broadway 212.381.6500  
**SoHo** 451 West Broadway 212.381.4200  
**East Side** 770 Lexington Avenue 212.317.7800  
**Harlem** 2169 Frederick Douglass Blvd 212.381.2570

**Washington Heights** 819 West 187th Street  
**Hudson Valley** 526 Warren Street 518.828.0181  
**Brooklyn Heights** 150 Montague Street 718.613.2000  
**Park Slope** 76 Seventh Avenue 718.399.2222  
**Park Slope** 244 Fifth Avenue 718.622.9300  
**Cobble Hill** 162 Court Street 718.613.2020  
**Boerum Hill** 495 Atlantic Avenue 718.613.2090  
**Bedford Stuyvesant** 316 Stuyvesant Avenue 718.613.2800

**Riverdale** 3531 Johnson Avenue 718.878.1700  
**Riverdale** 5626 Mosholu Avenue 718.549.4116  
**Darien, CT** 671 Boston Post Road 203.655.1418  
**New Canaan, CT** 183 Elm Street 203.966.7800  
**Rowayton, CT** 140 Rowayton Avenue 203.853.1418  
**Greenwich, CT** 75 Holly Hill Lane 203.869.8100  
**Greenwich, CT** 56 Mason Street 203.869.8100  
**Westport, CT** 379 Post Rd East 203.221.0666

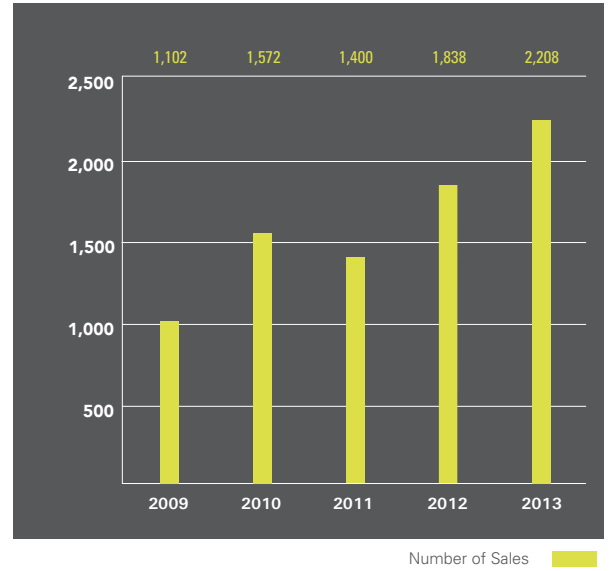
**Wilton, CT** 21 River Road 203.762.8118  
**Stamford, CT** 1099 High Ridge Road 203.329.8801  
**New Jersey** 200 Washington Street 201.478.6700  
**Development Marketing** 831 Broadway 212.381.4203  
**Commercial Division** 770 Lexington Avenue 212.381.3208  
**Global Services** 770 Lexington Avenue 212.381.6521

## SOUTH FORK

AVERAGE AND MEDIAN SALE PRICE



NUMBER OF SALES

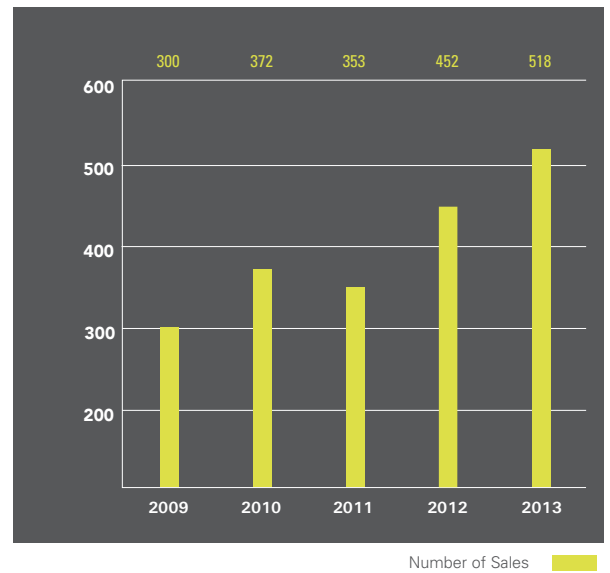


## NORTH FORK

AVERAGE AND MEDIAN SALE PRICE



NUMBER OF SALES



## EAST END SINGLE FAMILY HOMES 2009-2013

### AMAGANSETT

Year	Average Price	Median Price	Sales
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

### BRIDGEHAMPTON

Year	Average Price	Median Price	Sales
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

### EAST HAMPTON

Year	Average Price	Median Price	Sales
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	\$1,009,116	\$770,000	454

### EAST HAMPTON VILLAGE

Year	Average Price	Median Price	Sales
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

### EAST QUOGUE

Year	Average Price	Median Price	Sales
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

### HAMPTON BAYS

Year	Average Price	Median Price	Sales
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	\$393,196	\$325,000	220

### MONTAUK

Year	Average Price	Median Price	Sales
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	\$1,421,407	\$835,000	133

### NORTH HAVEN

Year	Average Price	Median Price	Sales
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

## EAST END SINGLE FAMILY HOMES 2009-2013

### NORTH SEA

Year	Average Price	Median Price	Sales
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

### NOYAC

Year	Average Price	Median Price	Sales
2009	\$1,271,090	\$940,000	20
2010	\$1,028,000	\$470,000	5
2011	\$1,506,071	\$875,000	7
2012	\$1,210,438	\$841,250	8
2013	\$568,750	\$462,500	4

### QUIOGUE

Year	Average Price	Median Price	Sales
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

### QUOGUE VILLAGE

Year	Average Price	Median Price	Sales
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

### REMSENBURG

Year	Average Price	Median Price	Sales
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

### SAG HARBOR

Year	Average Price	Median Price	Sales
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	\$1,005,558	\$697,500	94

### SAG HARBOR VILLAGE

Year	Average Price	Median Price	Sales
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

### SAGAPONACK

Year	Average Price	Median Price	Sales
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

## EAST END SINGLE FAMILY HOMES 2009-2013

### SHELTER ISLAND

Year	Average Price	Median Price	Sales
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

### SOUTHAMPTON

Year	Average Price	Median Price	Sales
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

### SOUTHAMPTON VILLAGE

Year	Average Price	Median Price	Sales
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

### WAINSCOTT

Year	Average Price	Median Price	Sales
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

### WATER MILL

Year	Average Price	Median Price	Sales
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

### WESTHAMPTON

Year	Average Price	Median Price	Sales
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

### WESTHAMPTON BEACH

Year	Average Price	Median Price	Sales
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

### WESTHAMPTON BEACH VILLAGE

Year	Average Price	Median Price	Sales
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

### WESTHAMPTON DUNES

Year	Average Price	Median Price	Sales
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