

First Quarter 2018

Market Report | Hamptons + North Fork





Data Highlights: First Quarter 2018

Cover Property: 8 Fieldview Lane, East Hampton Halstead.com Web #100847

The total number of 1Q18 South Fork sales climbed +23.4% compared to 1Q17 (332 in 2018 vs. 269 in 2017), and the total dollar volume rose +32.2% to \$673,530,318.

The average sales price in the Hamptons rose 7.1% to \$2,028,706 while the median price dropped 2.1% to \$1,102,200.

There were 28 sales over \$5M in the Hamptons in 1Q18, 6 of which were above \$10M.



108 Six Pole Highway, Wainscott Halstead.com Web #100794

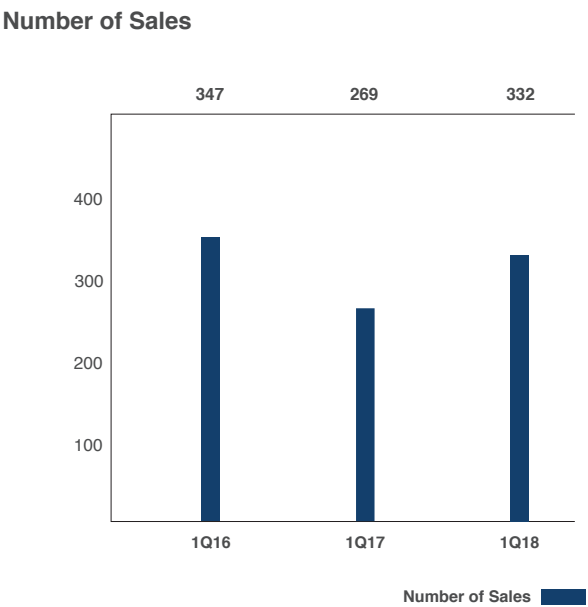
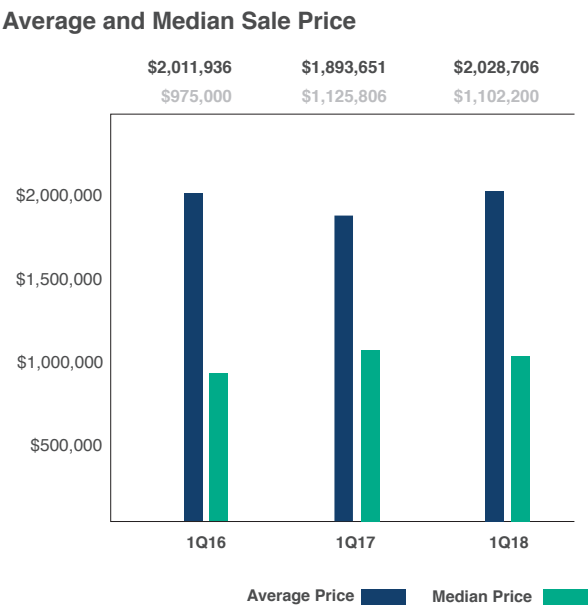


141 Seven Ponds Towd, Water Mill Halstead.com Web# 100429

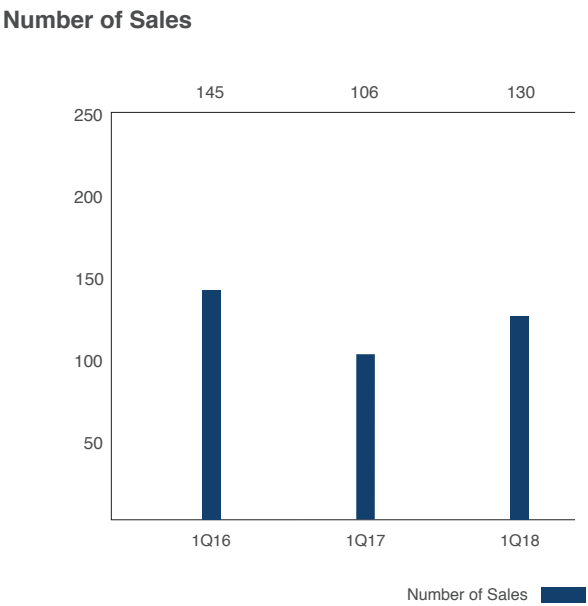
Although the sales over \$5M constituted 8.4% of the total number of sales, they accounted for 37% of the total dollar volume.

The number of sales on the North Fork increased +2.6% to 130 in 1Q18, while total dollar volume rose +23% to \$75,137,174.

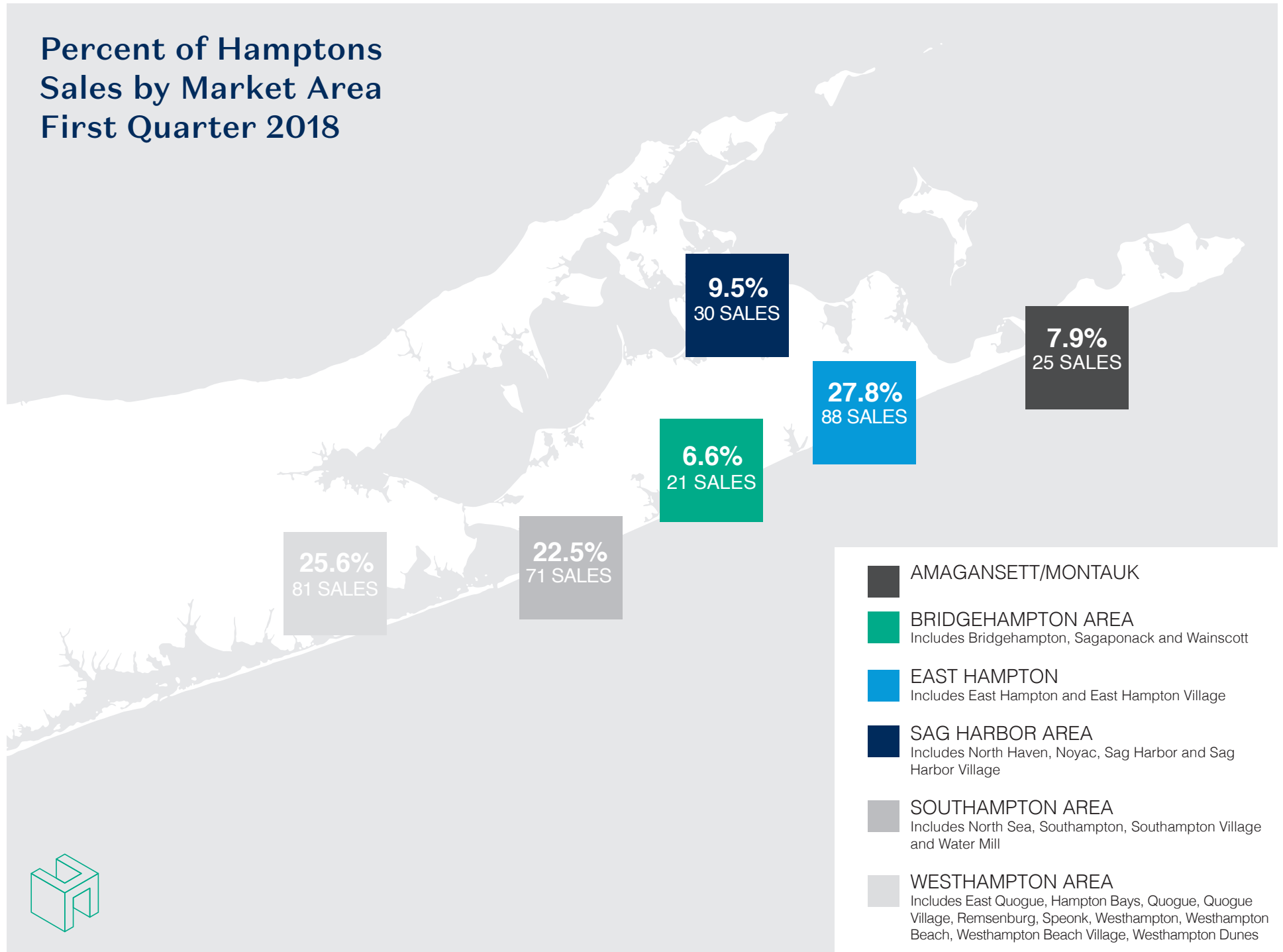
The Hamptons



North Fork



Percent of Hamptons Sales by Market Area First Quarter 2018



South Fork Single-Family Homes

East Hampton Village experienced an impressive **+375%** increase in total dollar volume, with 10 sales in 1Q18 compared to 5 sales in 1Q17.

Amagansett

	Average Price	Median Price	Sales
1Q16	\$1,800,000	\$2,270,702	17
1Q17	\$2,475,000	\$2,950,909	11
1Q18	\$2,012,500	\$2,815,571	14

East Hampton

	Average Price	Median Price	Sales
1Q16	\$853,750	\$1,147,384	78
1Q17	\$917,500	\$1,270,879	68
1Q18	\$971,703	\$1,156,338	76

East Quogue

	Average Price	Median Price	Sales
1Q16	\$610,500	\$666,366	9
1Q17	\$553,000	\$615,938	16
1Q18	\$455,000	\$722,600	15

Montauk

	Average Price	Median Price	Sales
1Q16	\$984,650	\$1,616,692	12
1Q17	\$925,000	\$1,726,823	13
1Q18	\$995,000	\$2,114,591	11

Bridgehampton

	Average Price	Median Price	Sales
1Q16	\$1,935,000	\$2,715,273	16
1Q17	\$2,956,750	\$2,817,550	10
1Q18	\$2,850,000	\$4,514,138	19

East Hampton Village

	Average Price	Median Price	Sales
1Q16	\$2,400,000	\$11,840,583	9
1Q17	\$3,000,000	\$3,354,400	5
1Q18	\$7,625,000	\$7,965,000	10

Hampton Bays

	Average Price	Median Price	Sales
1Q16	\$405,000	\$493,660	33
1Q17	\$515,250	\$598,604	20
1Q18	\$450,000	\$484,056	33

North Haven

	Average Price	Median Price	Sales
1Q16	\$3,250,000	\$4,048,750	4
1Q17	\$2,550,000	\$3,475,000	5
1Q18	\$1,989,438	\$1,880,563	6



South Fork Single-Family Homes

Out of the 24 towns surveyed on the South Fork, Southampton had the largest number of sales in 1Q18, with 40 - an increase of **42.9%** over the same time last year.



Quogue Village

	Average Price	Median Price	Sales
1Q16	\$1,982,500	\$3,113,667	12
1Q17	\$2,275,000	\$1,906,643	7
1Q18	\$2,162,500	\$3,291,667	6

Sag Harbor

	Average Price	Median Price	Sales
1Q16	\$950,000	\$1,267,353	17
1Q17	\$1,550,000	\$1,794,716	15
1Q18	\$1,154,000	\$1,165,286	14

Sagaponack

	Average Price	Median Price	Sales
1Q16	\$5,425,000	\$7,041,320	6
1Q17	\$6,281,500	\$6,281,500	2
1Q18	\$7,937,500	\$7,937,500	2

Southampton

	Average Price	Median Price	Sales
1Q16	\$735,000	\$1,636,284	39
1Q17	\$1,089,000	\$1,408,107	28
1Q18	\$1,232,500	\$1,412,563	40

Remsenburg

	Average Price	Median Price	Sales
1Q16	\$1,144,750	\$1,087,000	6
1Q17	\$882,500	\$923,063	8
1Q18	\$994,500	\$1,864,563	4

Sag Harbor Village

	Average Price	Median Price	Sales
1Q16	\$1,275,000	\$1,889,500	16
1Q17	\$1,675,000	\$2,484,875	8
1Q18	\$1,237,500	\$1,438,150	10

Shelter Island

	Average Price	Median Price	Sales
1Q16	\$875,000	\$1,074,941	17
1Q17	\$755,000	\$1,641,876	9
1Q18	\$997,000	\$1,023,982	8

Southampton Village

	Average Price	Median Price	Sales
1Q16	\$2,000,000	\$3,042,112	13
1Q17	\$3,750,000	\$5,889,654	13
1Q18	\$1,612,500	\$4,550,813	16

South Fork Single-Family Homes

Wainscott

	Average Price	Median Price	Sales
1Q16	\$2,805,000	\$5,267,500	4
1Q17	\$0	\$0	0
1Q18	\$4,602,500	\$4,602,500	2

Westhampton

	Average Price	Median Price	Sales
1Q16	\$748,750	\$837,188	8
1Q17	\$1,017,500	\$1,251,667	12
1Q18	\$850,000	\$1,098,778	9

Westhampton Beach Village

	Average Price	Median Price	Sales
1Q16	\$915,000	\$1,612,773	11
1Q17	\$995,000	\$1,588,429	7
1Q18	\$985,000	\$1,635,143	7

Water Mill

	Average Price	Median Price	Sales
1Q16	\$3,400,000	\$6,058,500	8
1Q17	\$3,017,500	\$4,427,700	10
1Q18	\$3,200,000	\$4,338,580	15

Westhampton Beach

	Average Price	Median Price	Sales
1Q16	\$654,489	\$1,017,088	6
1Q17	\$1,317,500	\$1,317,500	2
1Q18	\$900,000	\$823,000	5

Westhampton Dunes

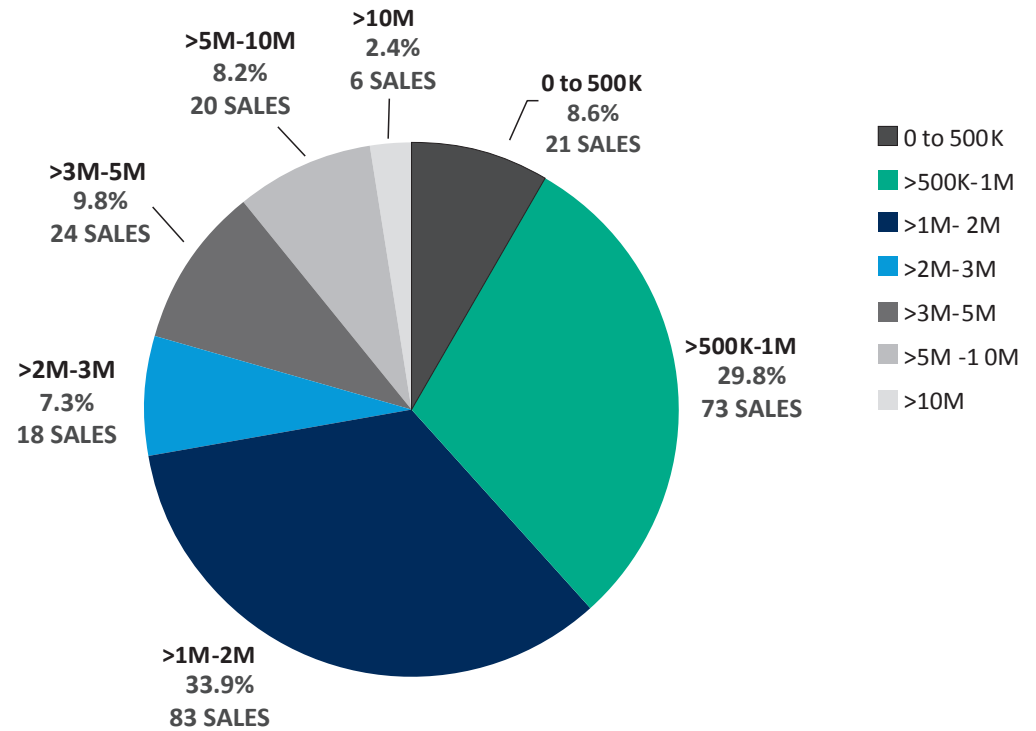
	Average Price	Median Price	Sales
1Q16	\$0	\$0	0
1Q17	\$0	\$0	0
1Q18	\$2,396,000	\$2,396,000	2



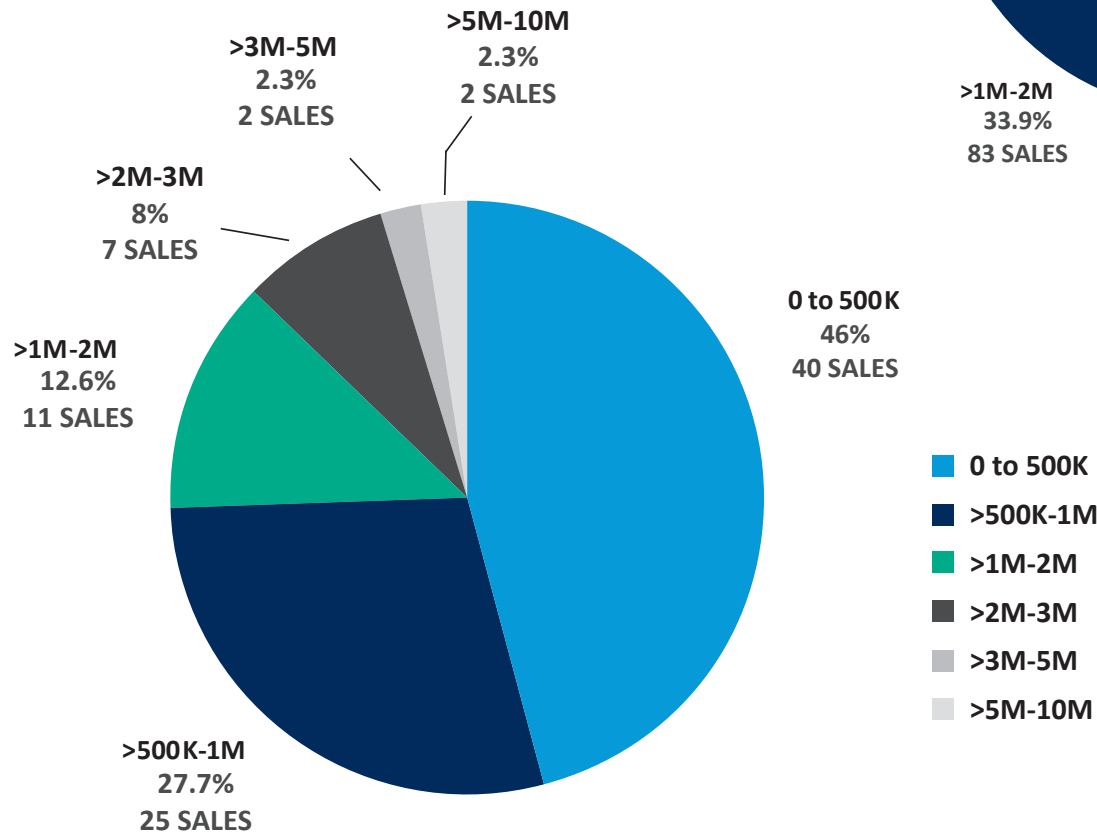
Percent of Hamptons Sales by Price

First Quarter 2018

Hamptons East of the Shinnecock Canal

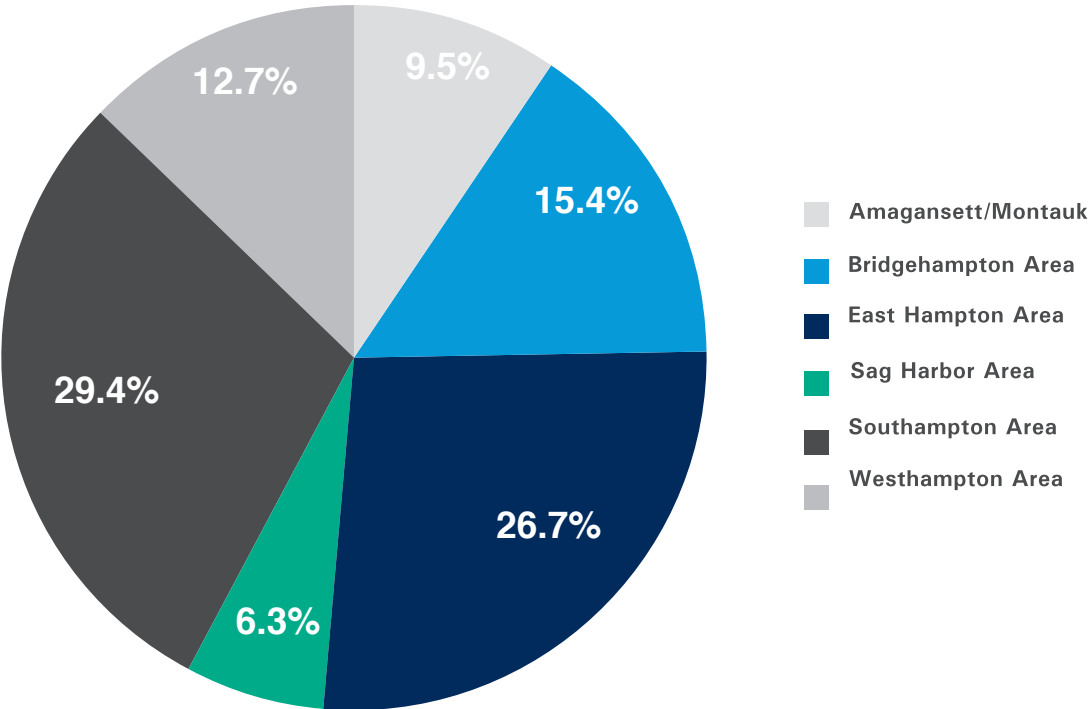
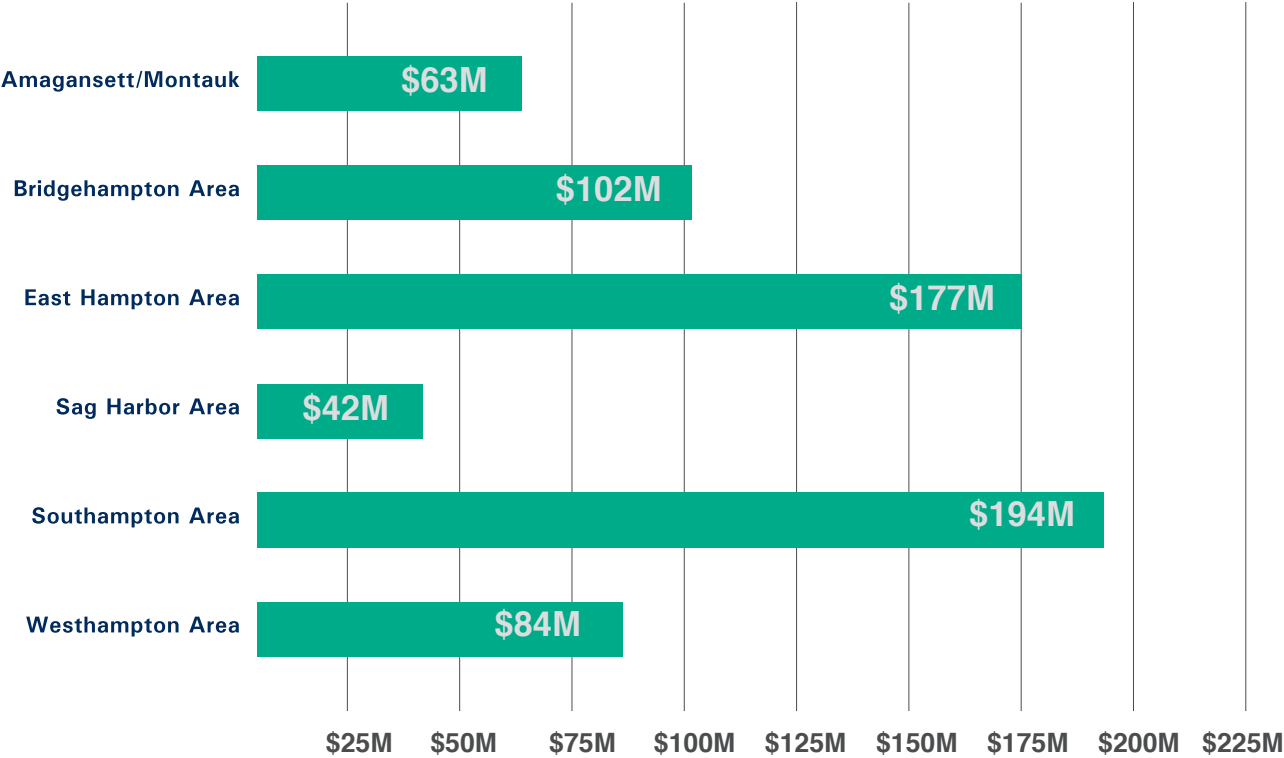


Hamptons West of the Shinnecock Canal



Dollar Volume by Area

First Quarter 2018

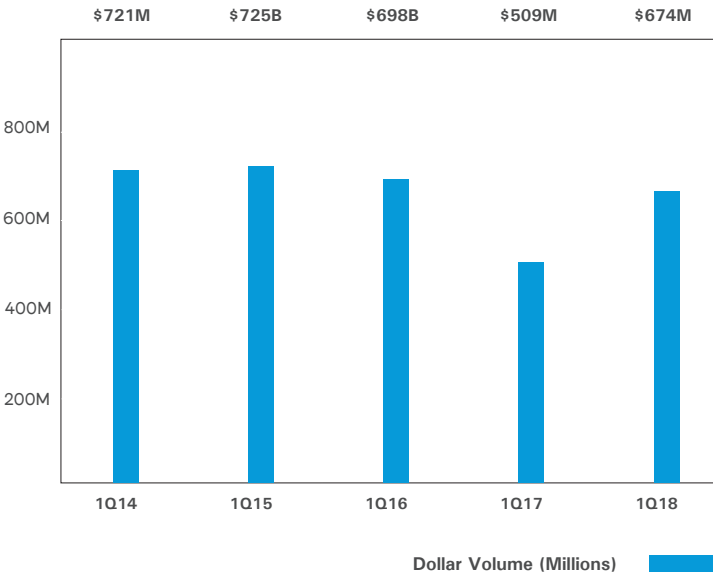


Long-Term Trends 2013 - 2017 1st Quarter Total Dollar Volume

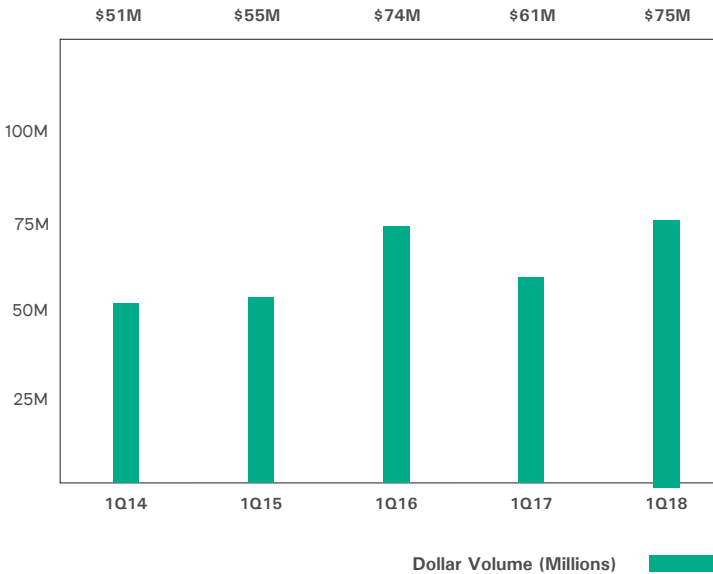


44 South Breeze Drive, Wainscott Halstead.com Web #102102

Hamptons total dollar volume



North fork total dollar volume



North Fork Single-Family Homes

Aquebogue

	Average Price	Median Price	Sales
1Q16	\$205,000	\$397,167	3
1Q17	\$488,500	\$653,000	4
1Q18	\$347,000	\$379,750	4

Cutchogue

	Average Price	Median Price	Sales
1Q16	\$627,750	\$611,886	15
1Q17	\$587,500	\$602,188	8
1Q18	\$612,500	\$617,311	9

Greenport

	Average Price	Median Price	Sales
1Q16	\$460,000	\$564,063	8
1Q17	\$467,600	\$613,975	7
1Q18	\$660,000	\$768,000	5

Jamesport

	Average Price	Median Price	Sales
1Q16	\$626,750	\$691,913	4
1Q17	\$397,500	\$425,500	5
1Q18	\$495,000	\$474,667	6

Baiting Hollow

	Average Price	Median Price	Sales
1Q16	\$375,000	\$383,333	3
1Q17	\$476,500	\$485,250	4
1Q18	\$477,450	\$521,494	6

East Marion

	Average Price	Median Price	Sales
1Q16	\$628,000	\$671,000	3
1Q17	\$642,000	\$642,000	2
1Q18	\$575,000	\$777,000	3

Greenport Village

	Average Price	Median Price	Sales
1Q16	\$430,000	\$517,000	5
1Q17	\$470,000	\$475,670	10
1Q18	\$598,750	\$701,083	6

Laurel

	Average Price	Median Price	Sales
1Q16	\$380,000	\$478,333	3
1Q17	\$565,500	\$565,500	2
1Q18	\$762,500	\$785,833	3



North Fork Single-Family Homes



Manorville

	Average Price	Median Price	Sales
1Q16	\$0	\$0	0
1Q17	\$0	\$0	0
1Q18	\$0	\$0	0

New Suffolk

	Average Price	Median Price	Sales
1Q16	\$352,000	\$352,000	1
1Q17	\$360,000	\$360,000	1
1Q18	\$964,000	\$964,000	2

Peconic

	Average Price	Median Price	Sales
1Q16	\$762,450	\$762,450	2
1Q17	\$0	\$0	0
1Q18	\$700,000	\$699,980	5

South Jamesport

	Average Price	Median Price	Sales
1Q16	\$390,000	\$390,000	1
1Q17	\$0	\$0	0
1Q18	\$497,500	\$497,500	2

Mattituck

	Average Price	Median Price	Sales
1Q16	\$445,000	\$644,815	15
1Q17	\$492,450	\$950,490	10
1Q18	\$438,000	\$447,212	13

Orient

	Average Price	Median Price	Sales
1Q16	\$787,000	\$683,667	3
1Q17	\$519,500	\$676,100	5
1Q18	\$1,475,000	\$1,602,857	7

Riverhead

	Average Price	Median Price	Sales
1Q16	\$250,000	\$354,975	29
1Q17	\$270,000	\$460,589	21
1Q18	\$312,000	\$322,161	28

Southold

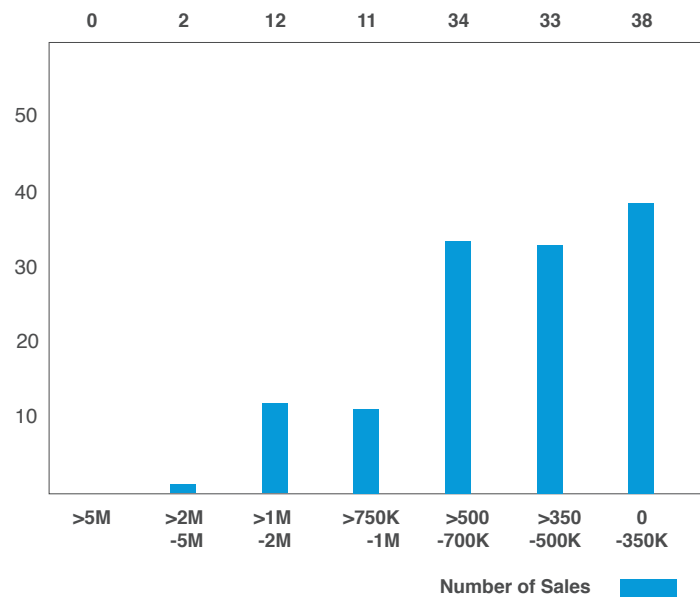
	Average Price	Median Price	Sales
1Q16	\$490,000	\$569,400	25
1Q17	\$490,000	\$682,333	17
1Q18	\$656,250	\$657,075	12

North Fork Single-Family Homes

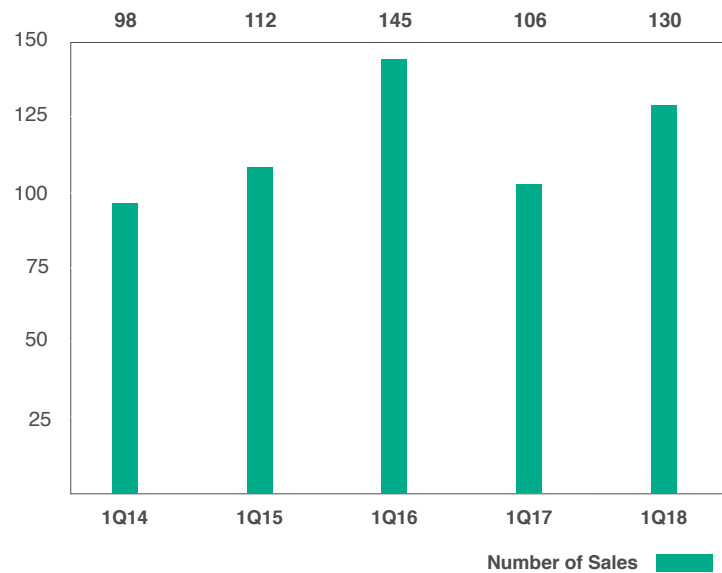


97 Wainscott Northwest Road, Wainscott Halstead.com Web #102166

FIRST QUARTER 2018 PRICE BREAKDOWN



NUMBER OF SALES: FIVE-YEAR COMPARISON



HALSTEAD

REAL ESTATE

**HAMPTONS
EAST HAMPTON**
2 Newtown Lane
East Hampton, NY 11937
631.324.6100

SOUTHAMPTON
31 Main Street
Southampton, NY 11968
631.283.2883

**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

**BRONX
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

NORTH SLOPE
76 Seventh Avenue
Brooklyn, NY 11217
718.399.2222

PARK SLOPE
160 7th Avenue
Brooklyn, NY 11215
718.878.1960

COBBLE HILL
162 Court Street
Brooklyn, NY 11201
718.613.2020

BEDFORD STUYVESANT
316 Stuyvesant Avenue
Brooklyn, NY 11233
718.613.2800

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

**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

**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

**NEW JERSEY
HOBOKEN**
200 Washington Street
Hoboken, NJ 07030
201.478.6700

MONTCLAIR
635 Valley Road,
Montclair, NJ 07030
973.744.6033

**CORPORATE
COMMERCIAL SALES**
770 Lexington Avenue
New York, NY 10065
212.381.3208

DEVELOPMENT MARKETING
445 Park Avenue
New York, NY 10022
212.521.5703

GLOBAL SERVICES
770 Lexington Avenue
New York, NY 10065
212.381.6521

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

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