

Second Quarter 2018

Market Report | Hamptons + North Fork



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Based Upon Data Available as of July 13, 2018.



Data Highlights: Second Quarter 2018

101 Dune Road Unit 3&4, East Quogue Halstead.com Web# 105304

The total number of 2Q18 South Fork sales dipped 12.3% compared to 2Q17 (478 in 2018 vs. 545 in 2017), and the total dollar volume decreased 6.3% to \$859,540,964.

The average sale price in the Hamptons continued to rise, up 6.9% to \$2,187,008 while the median price increased 4.5% to \$1,150,000.

There were 34 sales over \$5M in the Hamptons in 2Q18, 9 of which were above \$10M.



189 Stephen Hands Path, East Hampton Halstead.com Web# 105559



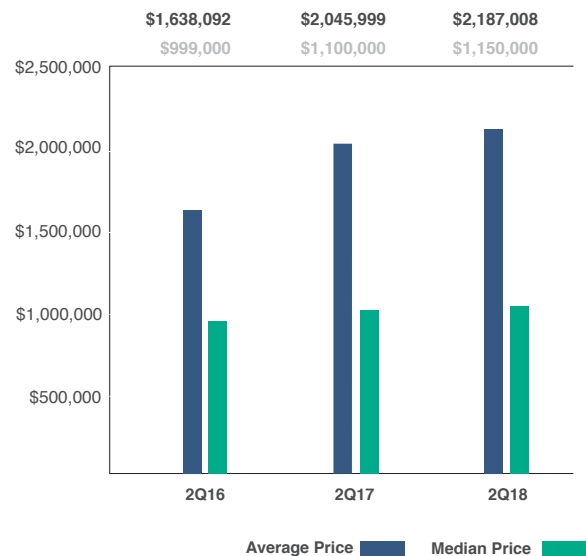
21 Aberdeen Lane, Southampton Halstead.com Web# 40314

Sales over \$5M constituted 9.5% of the total number of sales, but they accounted for 32% of the total dollar volume.

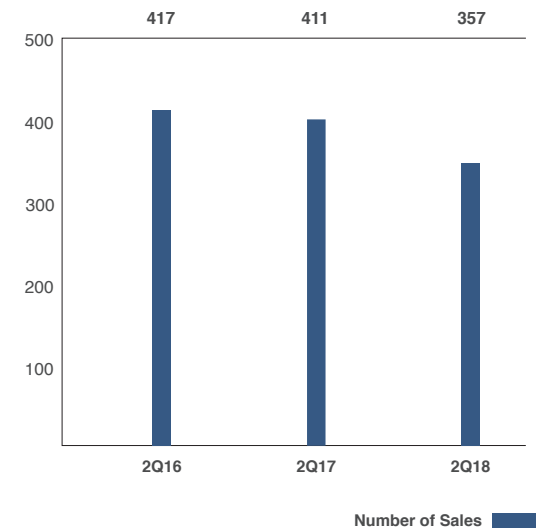
Although the number of sales on the North Fork decreased 9.7% to 121 in 2Q18, the total dollar volume rose 3.1% to \$78,779,164.

The Hamptons

Average and Median Sale Price

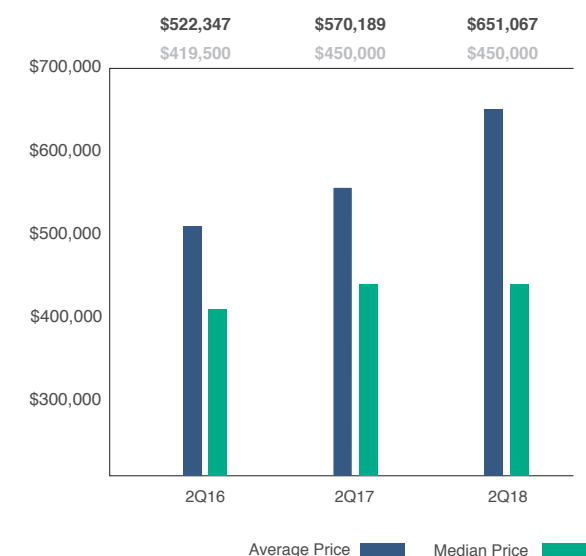


Number of Sales

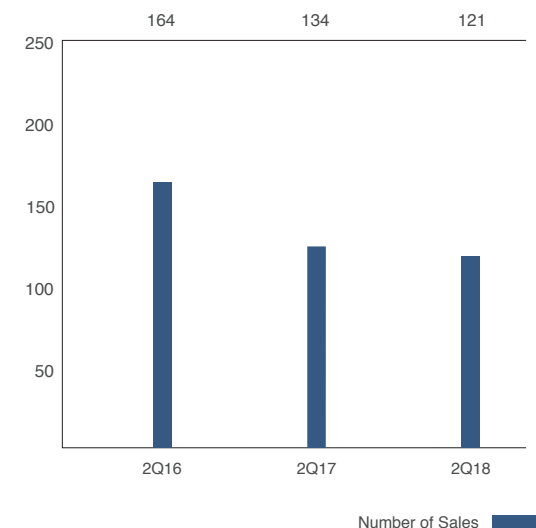


North Fork

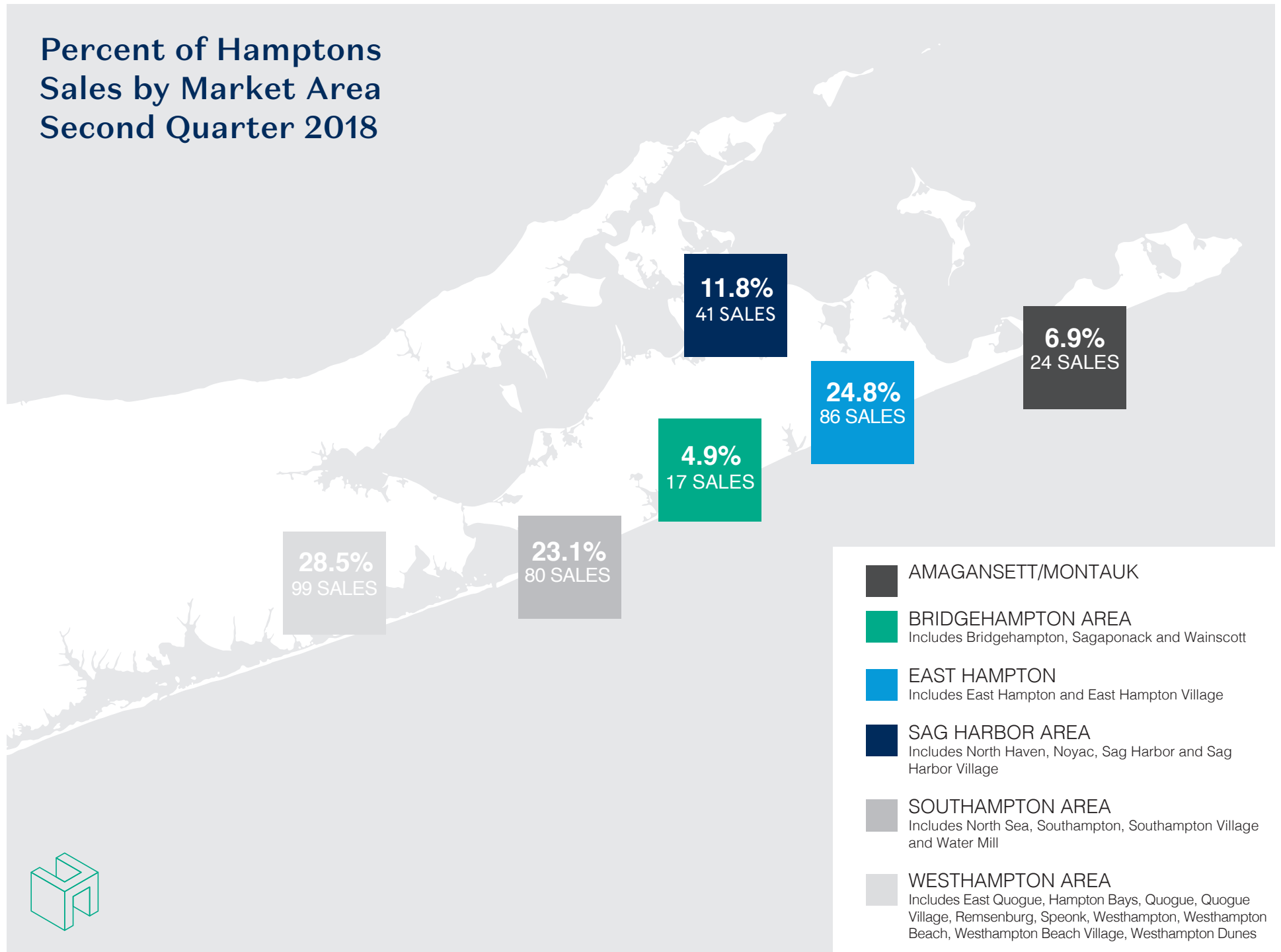
Average and Median Sale Price



Number of Sales



Percent of Hamptons Sales by Market Area Second Quarter 2018



South Fork Single-Family Homes

East Hampton Village and Water Mill had the highest number of sales over \$5 Million, with 6 in each area.

Amagansett

	Median Price	Average Price	Sales
2Q16	\$1,937,500	\$3,430,682	11
2Q17	\$1,587,500	\$2,013,091	14
2Q18	\$2,025,000	\$2,719,667	15

East Hampton

	Median Price	Average Price	Sales
2Q16	\$995,000	\$1,243,541	89
2Q17	\$840,000	\$1,091,892	83
2Q18	\$967,500	\$1,832,915	70

East Quogue

	Median Price	Average Price	Sales
2Q16	\$595,000	\$652,833	21
2Q17	\$590,000	\$655,547	21
2Q18	\$637,500	\$625,916	18

Montauk

	Median Price	Average Price	Sales
2Q16	\$1,250,000	\$1,301,056	27
2Q17	\$1,100,000	\$1,298,907	17
2Q18	\$1,750,000	\$2,694,111	9

Bridgehampton

	Median Price	Average Price	Sales
2Q16	\$1,922,500	\$3,472,411	20
2Q17	\$1,975,000	\$2,644,023	22
2Q18	\$2,700,000	\$4,885,769	13

East Hampton Village

	Median Price	Average Price	Sales
2Q16	\$2,375,000	\$3,727,500	12
2Q17	\$3,187,500	\$4,752,500	12
2Q18	\$6,000,000	\$5,766,111	9

Hampton Bays

	Median Price	Average Price	Sales
2Q16	\$416,000	\$531,472	43
2Q17	\$467,500	\$534,505	48
2Q18	\$445,000	\$641,204	39

North Haven

	Median Price	Average Price	Sales
2Q16	\$1,387,500	\$1,861,641	8
2Q17	\$1,600,000	\$2,057,600	5
2Q18	\$1,300,000	\$3,065,400	5



South Fork Single-Family Homes

On the South Fork, 70% of sales in 2Q18 were under \$2 Million.

Quogue Village

	Median Price	Average Price	Sales
2Q16	\$422,500	\$541,250	4
2Q17	\$394,000	\$784,450	7
2Q18	\$2,467,500	\$2,467,500	2

Sag Harbor

	Median Price	Average Price	Sales
2Q16	\$995,000	\$2,205,000	9
2Q17	\$818,260	\$759,652	5
2Q18	\$763,250	\$790,375	4

Sagaponack

	Median Price	Average Price	Sales
2Q16	\$1,425,000	\$1,739,248	17
2Q17	\$1,950,000	\$2,258,737	19
2Q18	\$1,200,000	\$2,245,060	15

Southampton

	Median Price	Average Price	Sales
2Q16	\$950,000	\$1,277,779	19
2Q17	\$835,000	\$1,346,909	11
2Q18	\$995,000	\$1,132,857	7

Remsenburg

	Median Price	Average Price	Sales
2Q16	\$1,575,000	\$2,010,625	8
2Q17	\$2,332,500	\$2,263,333	12
2Q18	\$1,650,000	\$3,150,136	11

Sag Harbor Village

	Median Price	Average Price	Sales
2Q16	\$1,063,500	\$1,651,231	26
2Q17	\$1,100,000	\$1,433,688	19
2Q18	\$965,000	\$1,369,238	21

Shelter Island

	Median Price	Average Price	Sales
2Q16	\$1,700,000	\$3,649,583	6
2Q17	\$3,065,000	\$6,176,600	5
2Q18	\$3,437,500	\$4,828,750	4

Southampton Village

	Median Price	Average Price	Sales
2Q16	\$750,000	\$1,181,282	39
2Q17	\$995,500	\$1,437,892	42
2Q18	\$1,200,000	\$1,575,973	39



South Fork Single-Family Homes

Wainscott experienced an impressive 239.5% rise in total dollar volume - a result of an increased number of sales, with 7 in 2Q18 compared to 3 sales in 2Q17.

Wainscott

	Median Price	Average Price	Sales
2Q16	\$1,650,000	\$2,661,993	17
2Q17	\$2,771,875	\$7,254,223	18
2Q18	\$2,000,000	\$2,399,771	17

Westhampton

	Median Price	Average Price	Sales
2Q16	\$2,450,000	\$3,372,591	11
2Q17	\$6,000,000	\$6,883,080	18
2Q18	\$3,177,500	\$4,704,749	24

Westhampton Beach Village

	Median Price	Average Price	Sales
2Q16	\$840,000	\$1,303,556	9
2Q17	\$995,000	\$2,066,291	13
2Q18	\$1,302,500	\$1,297,667	12

Water Mill

	Median Price	Average Price	Sales
2Q16	\$1,467,500	\$3,010,833	6
2Q17	\$1,625,000	\$4,231,667	3
2Q18	\$5,300,000	\$6,157,857	7

Westhampton Beach

	Median Price	Average Price	Sales
2Q16	\$735,000	\$1,075,273	11
2Q17	\$849,000	\$948,151	9
2Q18	\$830,000	\$862,303	12

Westhampton Dunes

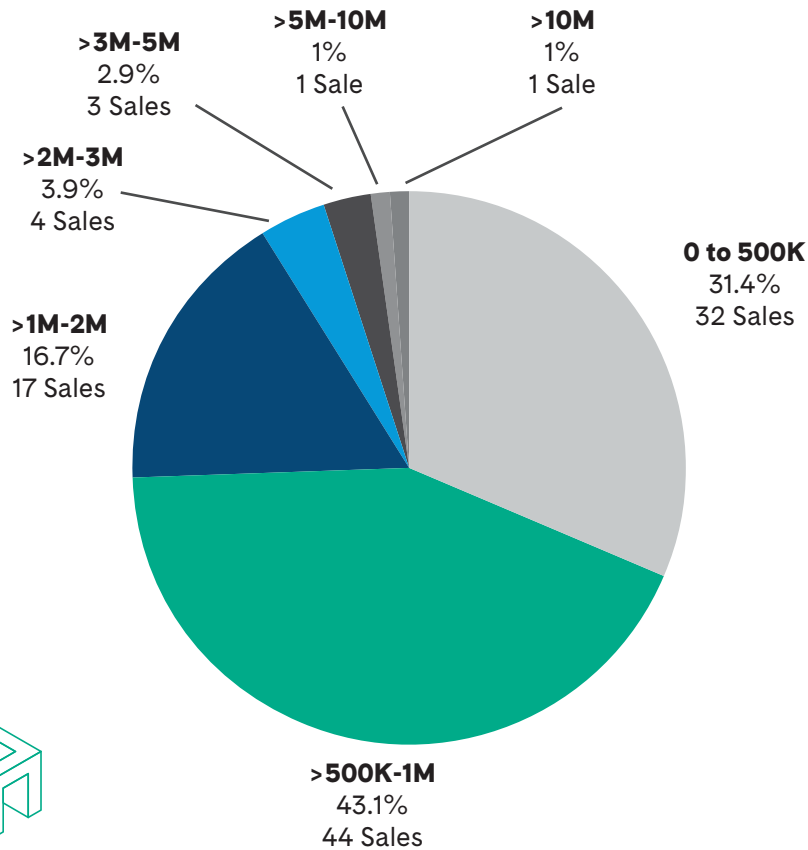
	Median Price	Average Price	Sales
2Q16	\$2,495,000	\$2,237,359	0
2Q17	\$2,025,000	\$2,077,000	0
2Q18	\$1,975,000	\$1,975,000	1



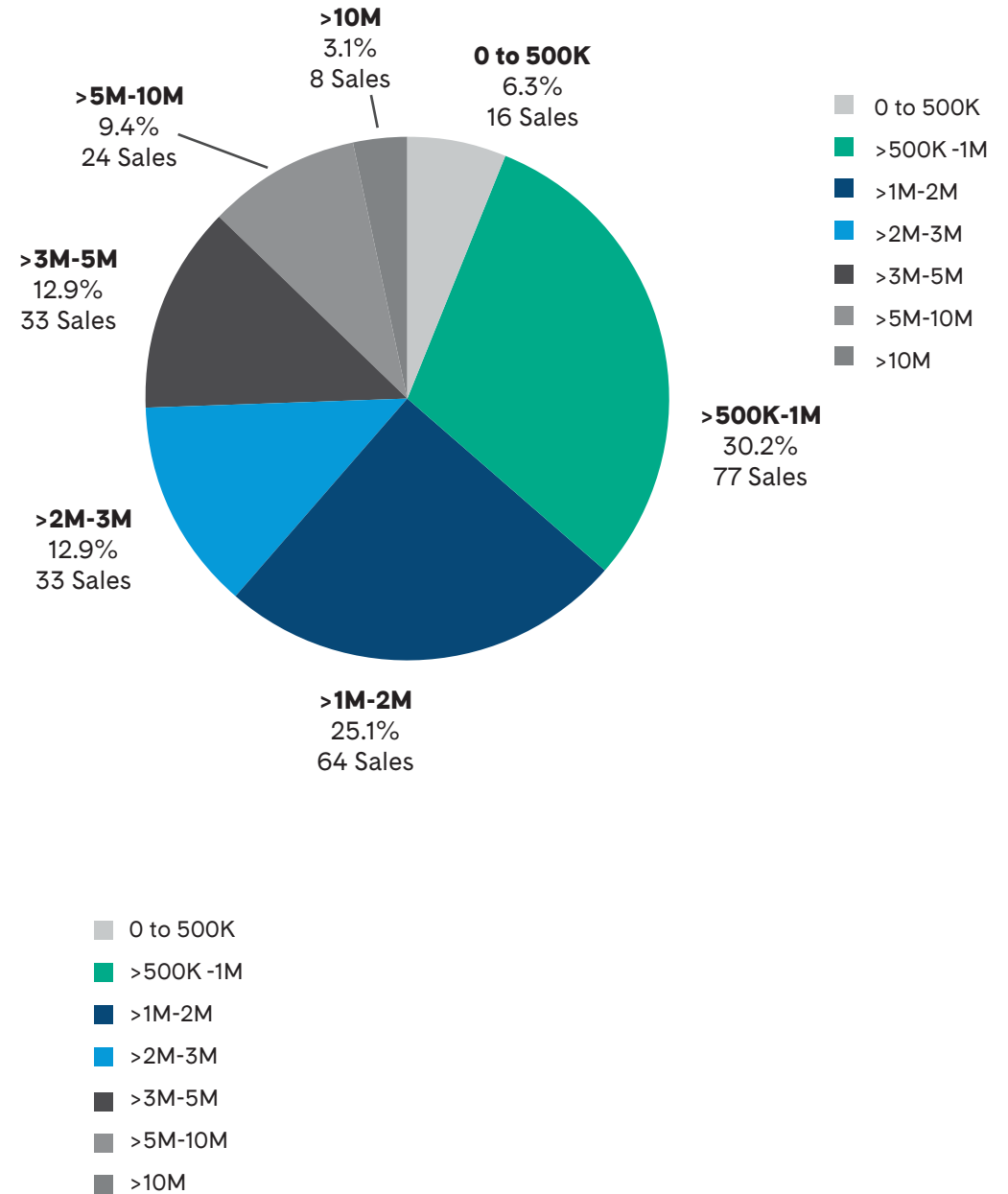
Percent of Hamptons Sales by Price

Second Quarter 2018

Hamptons West of the Shinnecock Canal

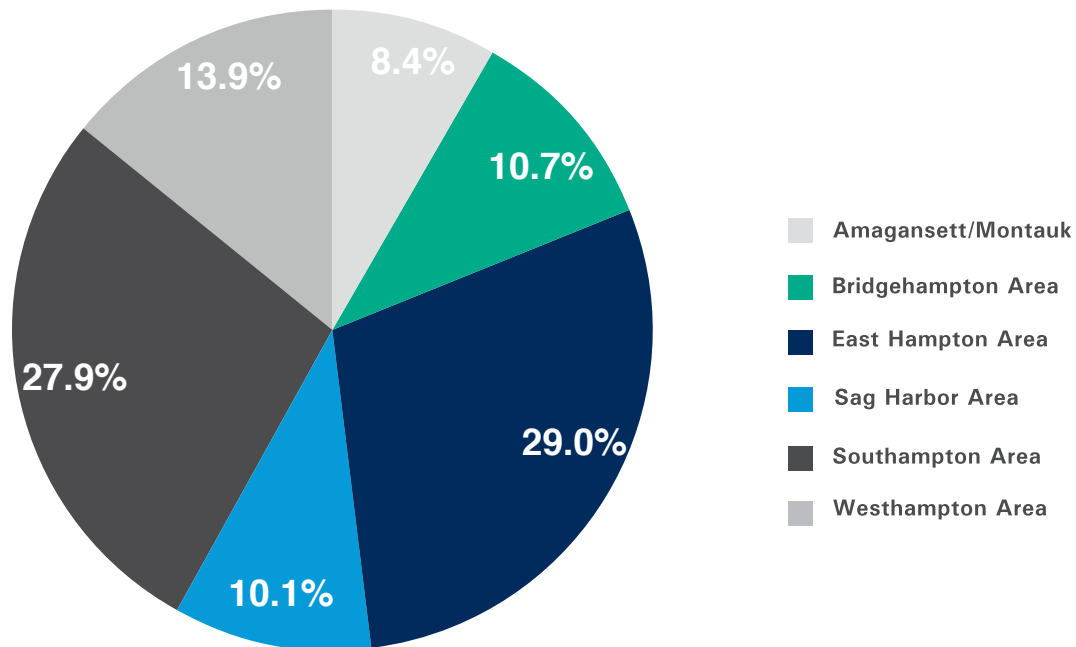
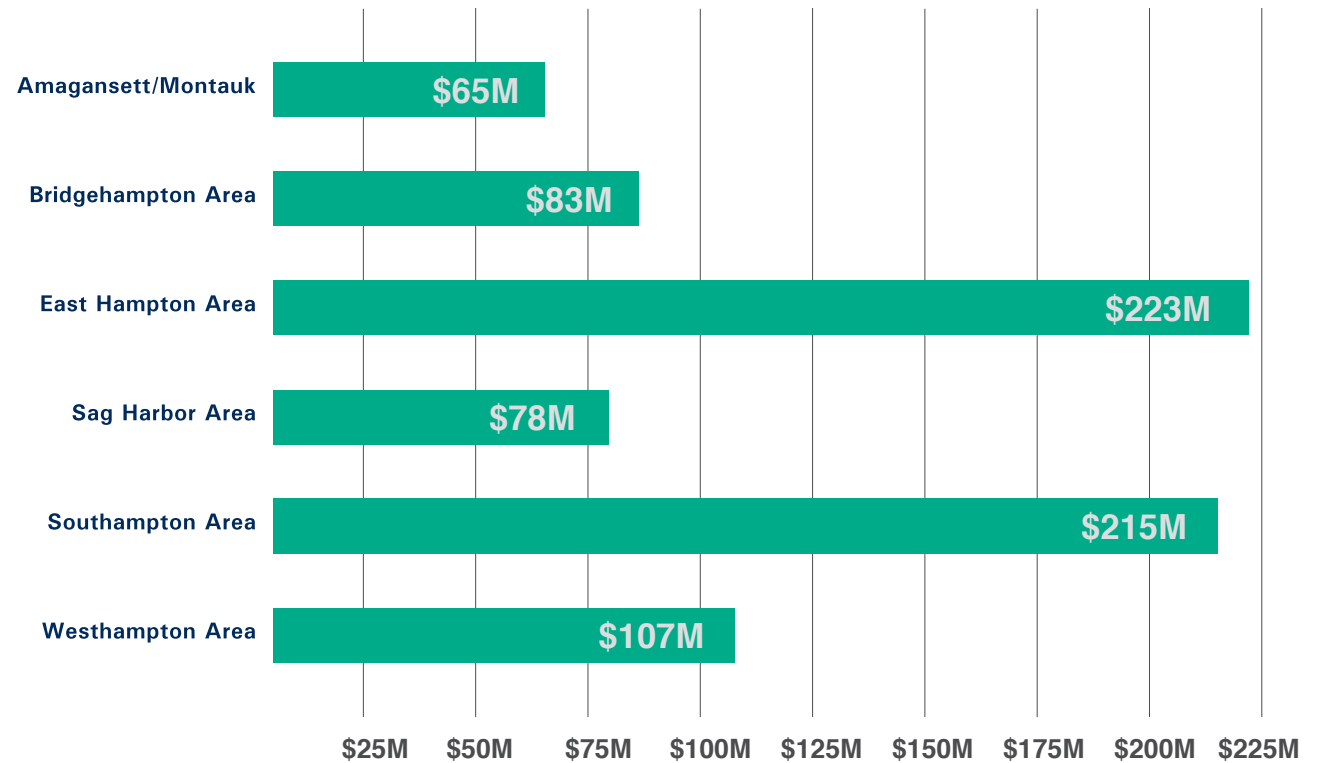


Hamptons East of the Shinnecock Canal



Dollar Volume by Area

Second Quarter 2018

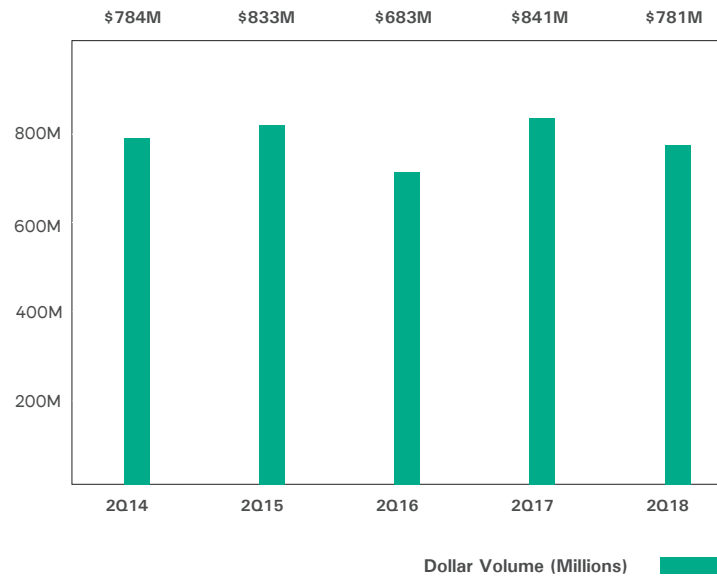


Long-Term Trends 2013 - 2017 2nd Quarter Total Dollar Volume

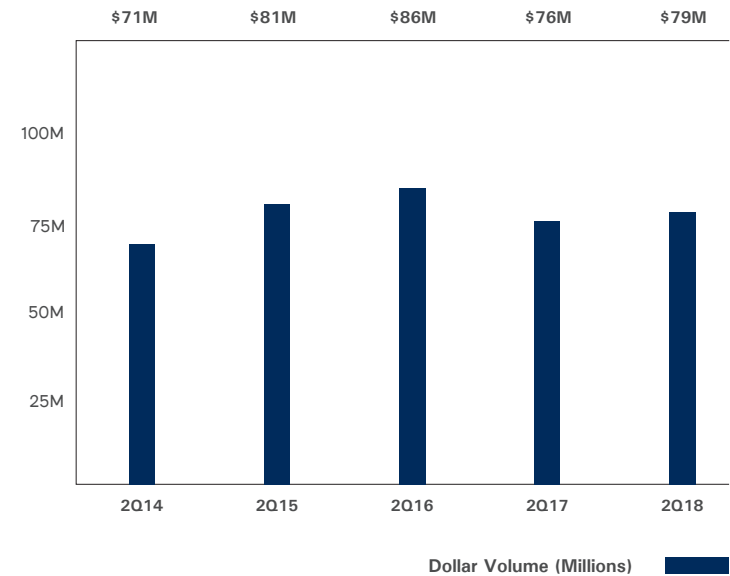


3 Wooded Oak Lane, East Hampton Halstead.com Web# 105610

Hamptons total dollar volume



North fork total dollar volume



North Fork Single-Family Homes

The average price on the North Fork rose 14.2% to \$651,067 in 2Q18 compared to 2Q17, while the median price remained constant at \$450,000.

Aquebogue

	Median Price	Average Price	Sales
2Q16	\$442,500	\$503,109	8
2Q17	\$405,980	\$405,980	2
2Q18	\$955,000	\$730,206	3

Cutchogue

	Median Price	Average Price	Sales
2Q16	\$674,500	\$908,203	16
2Q17	\$858,500	\$897,182	8
2Q18	\$823,000	\$873,807	11

Greenport

	Median Price	Average Price	Sales
2Q16	\$317,500	\$481,333	6
2Q17	\$461,500	\$428,000	4
2Q18	\$521,000	\$648,000	6

Jamesport

	Median Price	Average Price	Sales
2Q16	\$548,000	\$610,917	6
2Q17	\$525,000	\$515,000	3
2Q18	\$472,500	\$443,716	8

Baiting Hollow

	Median Price	Average Price	Sales
2Q16	\$210,000	\$228,800	5
2Q17	\$286,250	\$329,375	4
2Q18	\$655,000	\$655,000	2

East Marion

	Median Price	Average Price	Sales
2Q16	\$615,000	\$773,467	6
2Q17	\$495,938	\$495,938	2
2Q18	\$480,000	\$548,333	3

Greenport Village

	Median Price	Average Price	Sales
2Q16	\$525,000	\$472,429	7
2Q17	\$500,000	\$684,722	9
2Q18	\$457,500	\$457,500	1

Laurel

	Median Price	Average Price	Sales
2Q16	\$410,970	\$380,490	3
2Q17	\$469,500	\$541,700	5
2Q18	\$600,000	\$600,000	2



North Fork Single-Family Homes

Manorville

	Median Price	Average Price	Sales
2Q16	\$0	\$0	0
2Q17	\$348,284	\$348,284	1
2Q18	\$0	\$0	0

New Suffolk

	Median Price	Average Price	Sales
2Q16	\$640,000	\$640,000	1
2Q17	\$0	\$0	0
2Q18	\$600,000	\$600,000	1

Peconic

	Median Price	Average Price	Sales
2Q16	\$849,500	\$849,500	2
2Q17	\$582,046	\$1,029,015	6
2Q18	\$285,000	\$285,000	1

South Jamesport

	Median Price	Average Price	Sales
2Q16	\$150,000	\$150,000	1
2Q17	\$543,400	\$543,400	2
2Q18	\$715,000	\$715,000	2

Mattituck

	Median Price	Average Price	Sales
2Q16	\$370,000	\$385,167	15
2Q17	\$914,450	\$1,201,890	10
2Q18	\$885,000	\$885,229	7

Orient

	Median Price	Average Price	Sales
2Q16	\$1,805,000	\$1,805,000	2
2Q17	\$799,000	\$799,000	1
2Q18	\$980,000	\$978,200	5

Riverhead

	Median Price	Average Price	Sales
2Q16	\$302,000	\$386,539	30
2Q17	\$235,000	\$334,611	27
2Q18	\$339,000	\$759,646	27

Southold

	Median Price	Average Price	Sales
2Q16	\$531,000	\$565,866	32
2Q17	\$549,500	\$566,777	26
2Q18	\$566,250	\$690,895	20

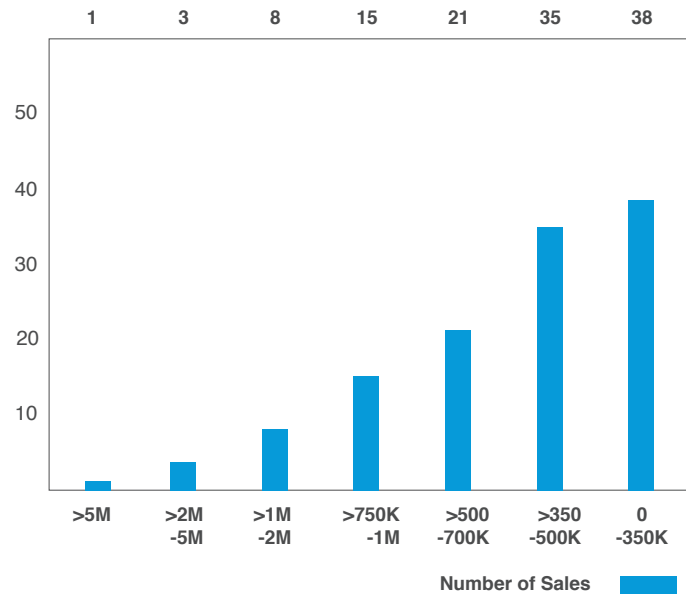


North Fork Single-Family Homes

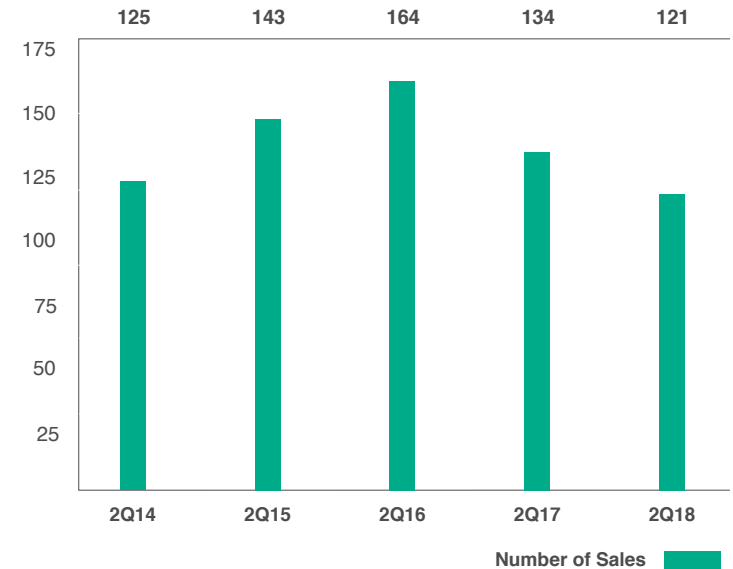


40 Further Lane, East Hampton Halstead.com Web# 48082

SECOND QUARTER 2018 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

HALSTEAD

REAL ESTATE

HAMPTONS EAST HAMPTON

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East Hampton, NY 11937
631.324.6100

SOUTHAMPTON

31 Main Street
Southampton, NY 11968
631.283.2883

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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

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770 Lexington Avenue, 7th floor
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