

HALSTEAD  PROPERTY®

EAST END SINGLE-FAMILY HOMES
SECOND HALF 2014



EAST END SINGLE-FAMILY HOMES SECOND HALF 2014 HIGHLIGHTS

- The average price of \$2,248,388 in the Hamptons was 26% higher than 2013's second half, helped by an increase in high-end closings. The median price posted a 17% increase during this time.
- Closings were down 3% in the Hamptons compared to a year ago.
- At \$669,522, the average North Fork price was 13% higher than a year ago.
- The number of North Fork sales declined 7% compared to the second half of 2013.
- Most markets in our report saw their average price rise over the past year, with Shelter Island and Bridgehampton each seeing at least a 40% increase.
- While sales rose sharply over the past year in Wainscott (up 120%) and Westhampton Dunes (up 100%), these are small markets where data can fluctuate greatly.

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

Gregory Heym

Chief Economist, Halstead Property

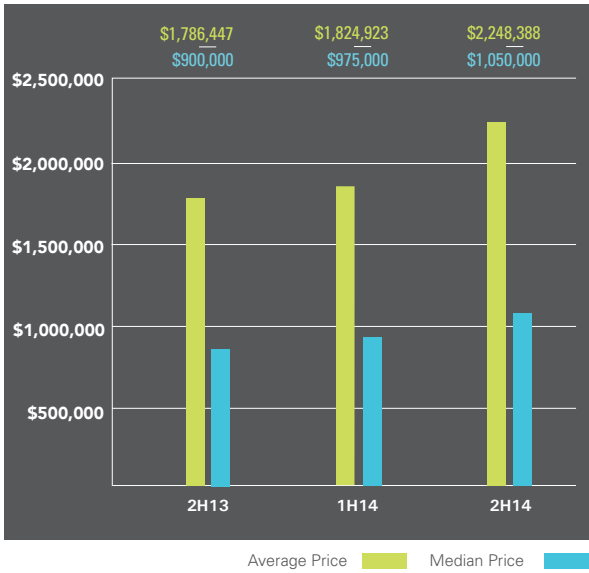
Prepared by Gregory Heym, Chief Economist, Halstead Property, LLC.

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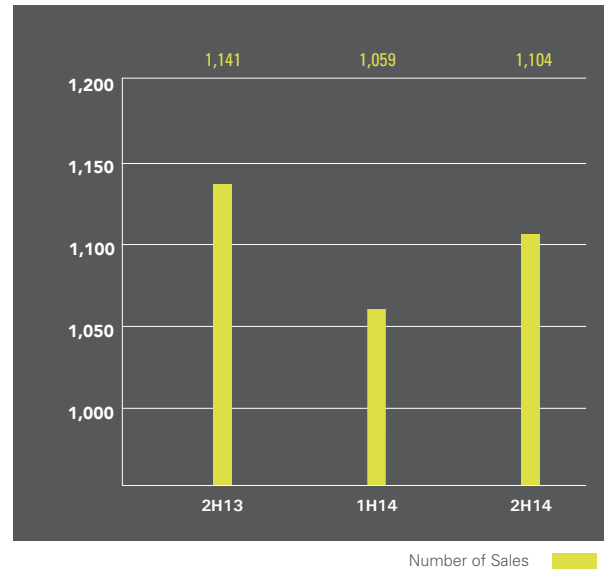
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THE HAMPTONS

AVERAGE AND MEDIAN SALE PRICE

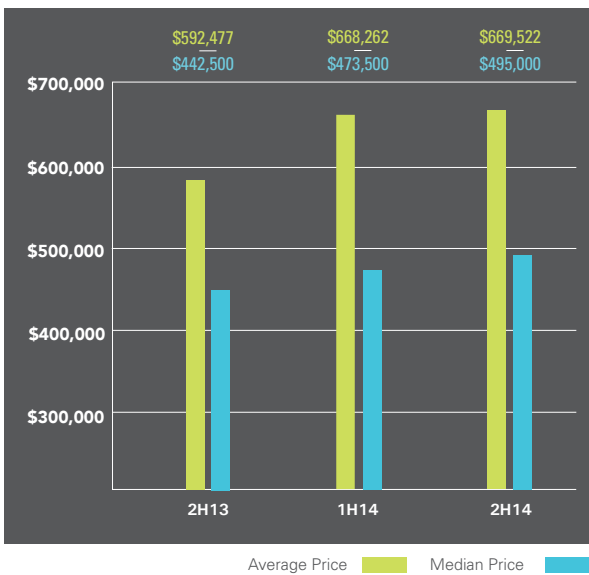


NUMBER OF SALES

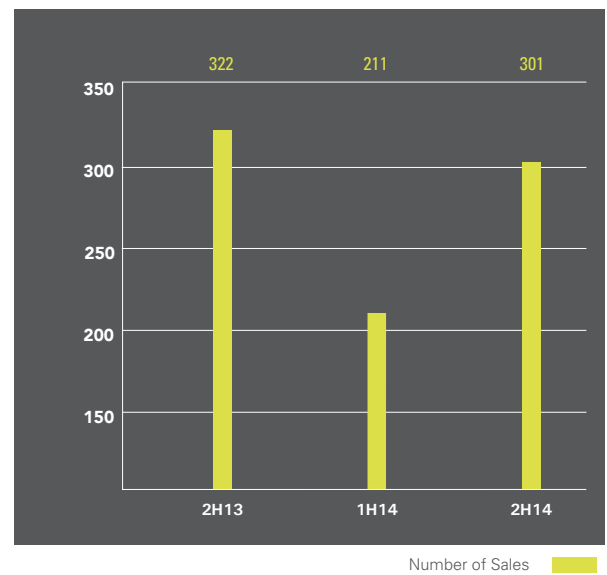


NORTH FORK

AVERAGE AND MEDIAN SALE PRICE



NUMBER OF SALES



SOUTH FORK SINGLE-FAMILY HOMES

AMAGANSETT

	Average Price	Median Price	Sales
2H13	\$2,127,936	\$1,750,000	40
1H14	\$2,765,316	\$1,900,000	57
2H14	\$2,770,115	\$2,050,000	52

BRIDGEHAMPTON

	Average Price	Median Price	Sales
2H13	\$3,642,344	\$2,148,750	48
1H14	\$2,604,174	\$1,850,000	49
2H14	\$5,113,427	\$2,750,000	48

EAST HAMPTON

	Average Price	Median Price	Sales
2H13	\$956,483	\$765,000	229
1H14	\$1,083,830	\$863,500	200
2H14	\$1,131,678	\$817,500	184

EAST HAMPTON VILLAGE

	Average Price	Median Price	Sales
2H13	\$4,086,500	\$2,118,750	44
1H14	\$6,573,514	\$2,500,000	37
2H14	\$5,662,165	\$2,750,000	37

EAST QUOGUE

	Average Price	Median Price	Sales
2H13	\$673,684	\$455,000	45
1H14	\$552,266	\$455,000	43
2H14	\$551,563	\$479,000	59

HAMPTON BAYS

	Average Price	Median Price	Sales
2H13	\$435,015	\$346,125	128
1H14	\$523,585	\$370,000	108
2H14	\$445,895	\$380,000	130

MONTAUK

Year	Average Price	Median Price	Sales
2H13	\$1,353,717	\$855,000	56
1H14	\$1,265,606	\$925,500	62
2H14	\$1,621,625	\$1,050,000	55

NORTH HAVEN

	Average Price	Median Price	Sales
2H13	\$2,558,624	\$1,650,000	21
1H14	\$3,517,061	\$1,925,000	22
2H14	\$2,926,638	\$2,370,000	21

QUOGUE VILLAGE

	Average Price	Median Price	Sales
2H13	\$2,171,677	\$1,625,000	31
1H14	\$2,023,094	\$1,168,750	32
2H14	\$2,739,739	\$1,750,000	45

REMSENBURG

	Average Price	Median Price	Sales
2H13	\$1,018,448	\$717,500	24
1H14	\$725,392	\$598,875	18
2H14	\$1,090,100	\$840,000	22

SAG HARBOR

	Average Price	Median Price	Sales
2H13	\$1,100,358	\$830,000	52
1H14	\$1,249,585	\$713,750	54
2H14	\$1,109,531	\$812,500	46

SAG HARBOR VILLAGE

	Average Price	Median Price	Sales
2H13	\$1,326,470	\$937,500	60
1H14	\$1,689,473	\$1,197,500	40
2H14	\$1,678,404	\$1,262,500	42

SOUTH FORK SINGLE-FAMILY HOMES

SAGAPONACK

	Average Price	Median Price	Sales
2H13	\$8,281,728	\$7,550,000	18
1H14	\$4,615,500	\$4,145,000	20
2H14	\$8,326,077	\$5,962,500	26

SHELTER ISLAND

	Average Price	Median Price	Sales
2H13	\$1,092,363	\$747,500	42
1H14	\$1,679,896	\$790,938	30
2H14	\$1,544,212	\$912,000	39

SOUTHAMPTON

	Average Price	Median Price	Sales
2H13	\$1,182,178	\$787,500	116
1H14	\$1,413,706	\$857,500	101
2H14	\$1,617,336	\$835,000	91

SOUTHAMPTON VILLAGE

	Average Price	Median Price	Sales
2H13	\$4,804,957	\$2,550,000	80
1H14	\$2,823,993	\$1,780,000	71
2H14	\$5,318,707	\$2,400,000	77

WAINSCOTT

	Average Price	Median Price	Sales
2H13	\$2,284,250	\$1,307,500	10
1H14	\$2,913,143	\$1,980,000	14
2H14	\$3,160,582	\$1,940,650	22

WATER MILL

	Average Price	Median Price	Sales
2H13	\$2,749,918	\$2,450,000	49
1H14	\$3,080,822	\$2,270,000	47
2H14	\$3,699,444	\$2,627,500	54

WESTHAMPTON

	Average Price	Median Price	Sales
2H13	\$666,591	\$652,500	22
1H14	\$964,200	\$880,000	25
2H14	\$872,362	\$710,000	29

WESTHAMPTON BEACH

	Average Price	Median Price	Sales
2H13	\$674,583	\$415,250	6
1H14	\$421,000	\$425,000	5
2H14	\$687,255	\$362,000	10

WESTHAMPTON BEACH VILLAGE

	Average Price	Median Price	Sales
2H13	\$1,567,133	\$825,000	45
1H14	\$1,756,682	\$1,233,500	37
2H14	\$1,518,884	\$1,130,000	27

WESTHAMPTON DUNES

	Average Price	Median Price	Sales
2H13	\$1,685,833	\$1,555,000	6
1H14	\$2,067,450	\$1,137,500	7
2H14	\$2,067,021	\$1,984,625	12

NORTH FORK SINGLE-FAMILY HOMES

AQUEBOGUE

	Average Price	Median Price	Sales
2H13	\$451,200	\$425,000	15
1H14	\$481,654	\$395,000	13
2H14	\$395,910	\$372,500	31

CUTCHOGUE

	Average Price	Median Price	Sales
2H13	\$751,572	\$524,000	54
1H14	\$876,505	\$455,000	30
2H14	\$788,716	\$596,000	42

EAST MARION

	Average Price	Median Price	Sales
2H13	\$650,134	\$417,838	20
1H14	\$592,333	\$465,000	6
2H14	\$550,021	\$462,000	25

GREENPORT

	Average Price	Median Price	Sales
2H13	\$426,680	\$320,000	26
1H14	\$462,800	\$380,000	15
2H14	\$460,265	\$415,000	17

GREENPORT VILLAGE

	Average Price	Median Price	Sales
2H13	\$439,853	\$400,000	17
1H14	\$487,386	\$427,500	22
2H14	\$440,885	\$402,000	17

JAMESPORT

	Average Price	Median Price	Sales
2H13	\$496,375	\$395,000	22
1H14	\$529,233	\$445,000	15
2H14	\$407,600	\$385,000	14

MATTITUCK

	Average Price	Median Price	Sales
2H13	\$567,248	\$400,000	43
1H14	\$835,287	\$450,000	29
2H14	\$510,686	\$450,000	37

SOUTHOLD

	Average Price	Median Price	Sales
2H13	\$601,754	\$490,000	79
1H14	\$554,129	\$475,000	47
2H14	\$723,456	\$560,000	63

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 445 Park Avenue 212.253.9300
Commercial Division 770 Lexington Avenue 212.381.3208
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