



*Based Upon Data Available as of April 22nd, 2017. Final 1Q 2017 Report to be Issued July, 2017.

Data Highlights: First Quarter 2017

halstead.com WEB# 46895

The number of East End sales dipped **9.2%** compared to 2016's 1st quarter.

Prices averaged \$1,809,490 in the Hamptons during the 1st quarter, **15%** lower than Q1 2016.

The Median Price increased **5.8%** over this time to \$1,100,000.



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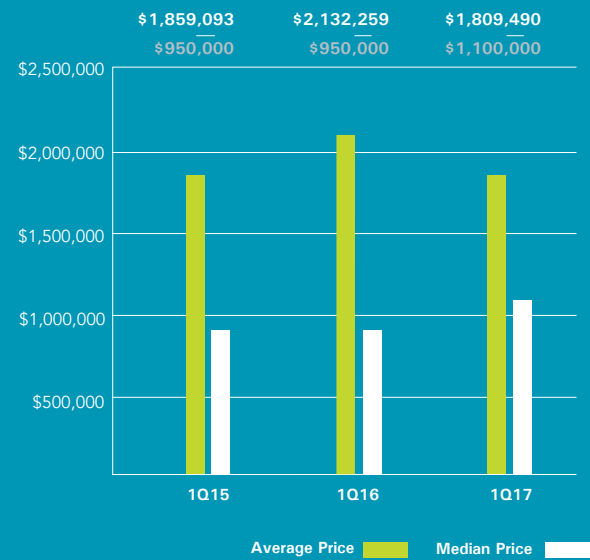
In the Hamptons, 1st quarter Total Dollar Volume declined **22.9%** to \$609M compared to 2016's 1st quarter, although several areas, including Montauk, East Quogue and Westhampton saw increases in both number of sales and dollar volume.

Southampton Village saw an impressive **100.4%** rise in dollar volume, with a concurrent 15.4% rise in the number of sales.

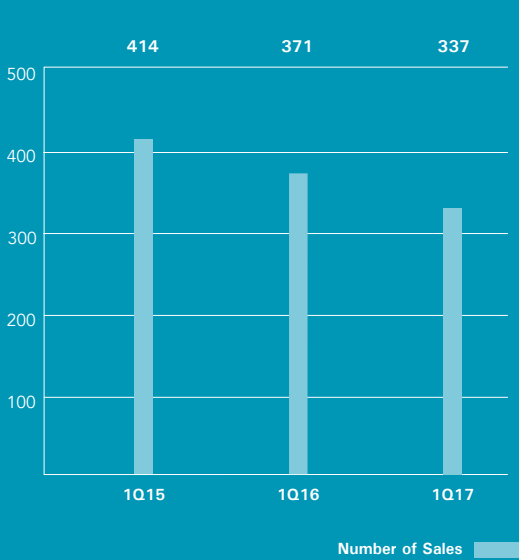
On the North Fork, the Average Price increased **12.1%** from 2016's 1st Quarter, to \$573,469, while the Median Price slipped 11.2% to \$397,500.

The Hamptons

AVERAGE AND MEDIAN SALE PRICE

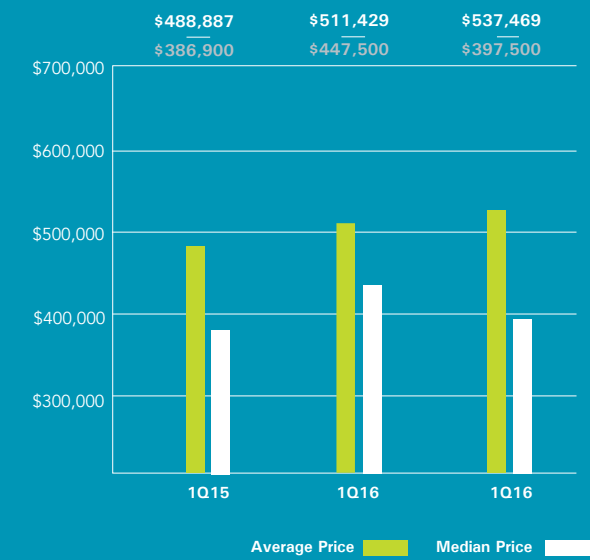


NUMBER OF SALES

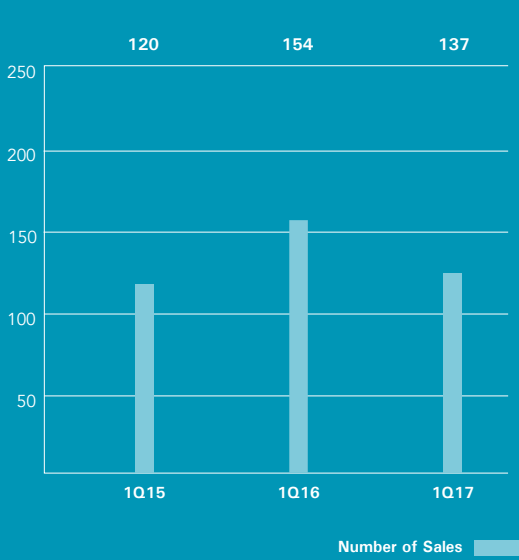


North Fork

AVERAGE AND MEDIAN SALE PRICE

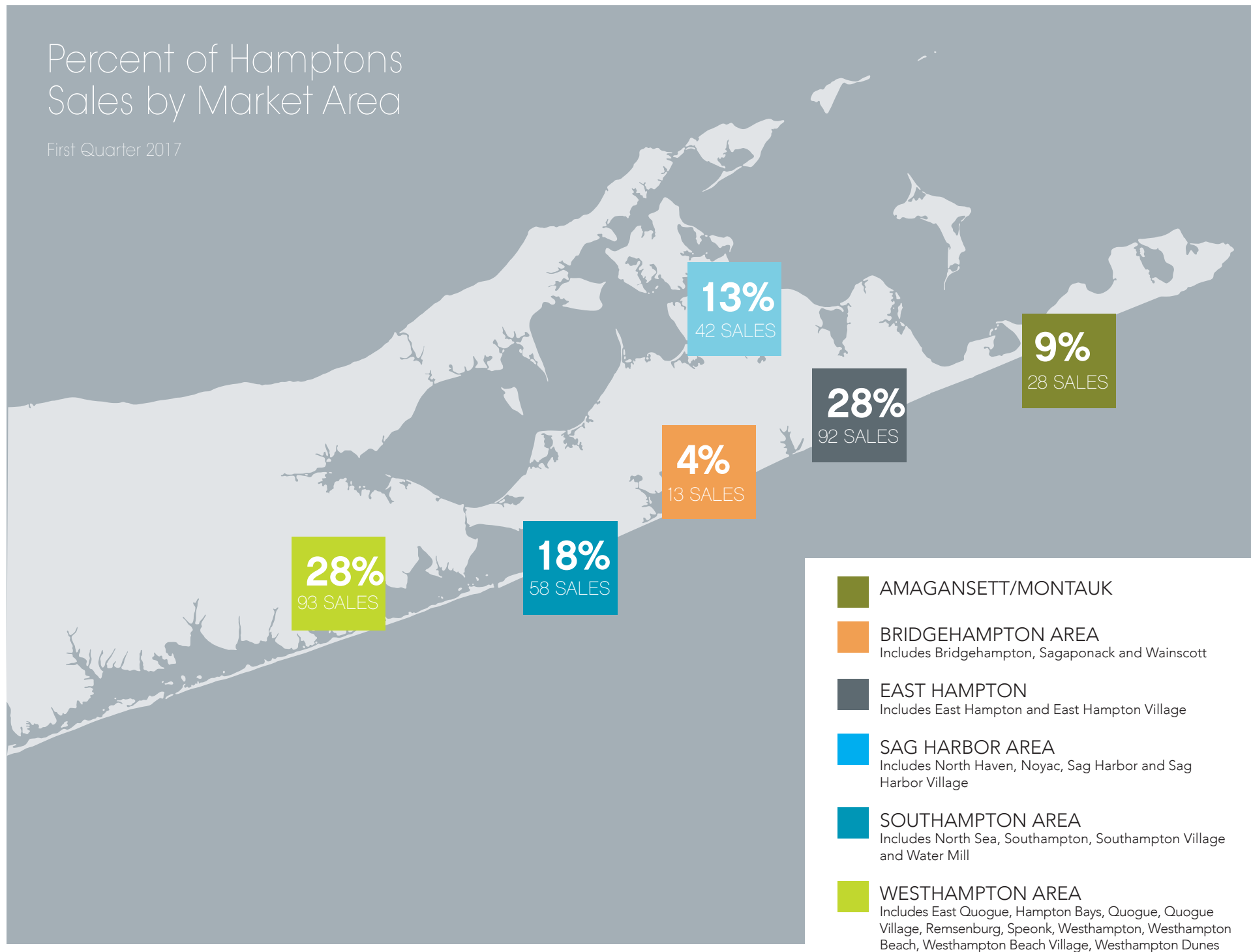


NUMBER OF SALES



Percent of Hamptons Sales by Market Area

First Quarter 2017



South Fork Single-Family Homes

While the number of sales over \$10M declined significantly over the same period last year, the \$5-10M range showed over a 14% increase in the number of sales.

AMAGANSETT

	Average Price	Median Price	Sales
1Q15	\$2,020,268	\$1,692,500	22
1Q16	\$2,270,702	\$1,800,000	17
1Q17	\$2,969,583	\$2,587,500	12

BRIDGEHAMPTON

	Average Price	Median Price	Sales
1Q15	\$5,912,431	\$3,341,500	26
1Q16	\$2,609,669	\$1,875,000	17
1Q17	\$2,938,682	\$3,750,000	11

EAST HAMPTON

	Average Price	Median Price	Sales
1Q15	\$1,094,478	\$875,000	75
1Q16	\$1,147,215	\$842,500	81
1Q17	\$1,206,788	\$900,000	83

EAST HAMPTON VILLAGE

	Average Price	Median Price	Sales
1Q15	\$3,432,531	\$2,300,000	17
1Q16	\$17,656,525	\$3,897,500	10
1Q17	\$4,206,333	\$3,950,000	9

EAST QUOGUE

	Average Price	Median Price	Sales
1Q15	\$564,161	\$485,870	14
1Q16	\$666,366	\$610,500	9
1Q17	\$650,413	\$579,000	23

HAMPTON BAYS

	Average Price	Median Price	Sales
1Q15	\$484,265	\$397,050	40
1Q16	\$491,943	\$388,777	39
1Q17	\$572,539	\$469,750	28

MONTAUK

	Average Price	Median Price	Sales
1Q15	\$1,307,967	\$845,000	15
1Q16	\$1,458,236	\$881,000	14
1Q17	\$1,695,231	\$1,023,500	16

NORTH HAVEN

	Average Price	Median Price	Sales
1Q15	\$3,185,714	\$920,000	7
1Q16	\$3,759,000	\$2,700,000	5
1Q17	\$3,260,714	\$2,550,000	7

South Fork Single-Family Homes

The area surrounding Sag Harbor saw a 15.8% increase in the number of sales, with a rise in total dollar volume of 62.7%, while Sag Harbor Village realized a decrease of 18.8% in number of sales and an 8.9% decline in dollar volume.

QUOGUE VILLAGE

	Average Price	Median Price	Sales
1Q15	\$2,717,929	\$1,860,000	14
1Q16	\$2,981,462	\$1,395,000	13
1Q17	\$2,055,813	\$2,287,500	8

REMSENBURG

	Average Price	Median Price	Sales
1Q15	\$1,419,909	\$705,000	11
1Q16	\$1,037,125	\$1,144,500	8
1Q17	\$880,500	\$775,000	9

SAG HARBOR

	Average Price	Median Price	Sales
1Q15	\$896,583	\$854,000	18
1Q16	\$1,232,632	\$950,000	19
1Q17	\$1,731,681	\$1,500,000	22

SAG HARBOR VILLAGE

	Average Price	Median Price	Sales
1Q15	\$1,386,007	\$1,075,000	21
1Q16	\$1,889,500	\$1,275,000	16
1Q17	\$2,117,423	\$1,650,000	13

SAGAPONACK

	Average Price	Median Price	Sales
1Q15	\$4,772,924	\$3,550,000	9
1Q16	\$6,674,703	\$5,350,000	7
1Q17	\$6,281,500	\$6,281,500	2

SHELTER ISLAND

	Average Price	Median Price	Sales
1Q15	\$1,121,011	\$825,000	11
1Q16	\$1,066,333	\$897,500	18
1Q17	\$1,540,188	\$738,940	10

SOUTHAMPTON

	Average Price	Median Price	Sales
1Q15	\$1,058,548	\$710,000	46
1Q16	\$1,636,284	\$735,000	39
1Q17	\$1,392,484	\$1,100,000	31

SOUTHAMPTON VILLAGE

	Average Price	Median Price	Sales
1Q15	\$3,803,635	\$2,150,000	20
1Q16	\$3,042,112	\$2,000,000	13
1Q17	\$5,283,367	\$3,555,000	15

South Fork Single-Family Homes

Repeating a recent trend, the Westhampton Area had the highest number of sales in the 1st Quarter with 93, while the Southampton Area achieved the highest total dollar volume, with \$171M in sales.

WAINSCOTT

	Average Price	Median Price	Sales
1Q15	\$1,474,333	\$1,450,000	6
1Q16	\$5,267,500	\$2,805,000	4
1Q17	-	-	0

WATER MILL

	Average Price	Median Price	Sales
1Q15	\$2,667,250	\$2,000,000	18
1Q16	\$6,058,500	\$3,400,000	8
1Q17	\$4,075,167	\$2,767,500	12

WESTHAMPTON

	Average Price	Median Price	Sales
1Q15	\$801,667	\$732,500	6
1Q16	\$756,847	\$647,500	11
1Q17	\$1,176,154	\$985,000	13

WESTHAMPTON BEACH

	Average Price	Median Price	Sales
1Q15	\$2,007,199	\$1,976,950	4
1Q16	\$1,017,088	\$654,489	6
1Q17	\$1,317,500	\$1,317,500	2

WESTHAMPTON BEACH VILLAGE

	Average Price	Median Price	Sales
1Q15	\$1,126,818	\$1,050,000	11
1Q16	\$1,612,773	\$915,000	11
1Q17	\$1,473,778	\$995,000	9

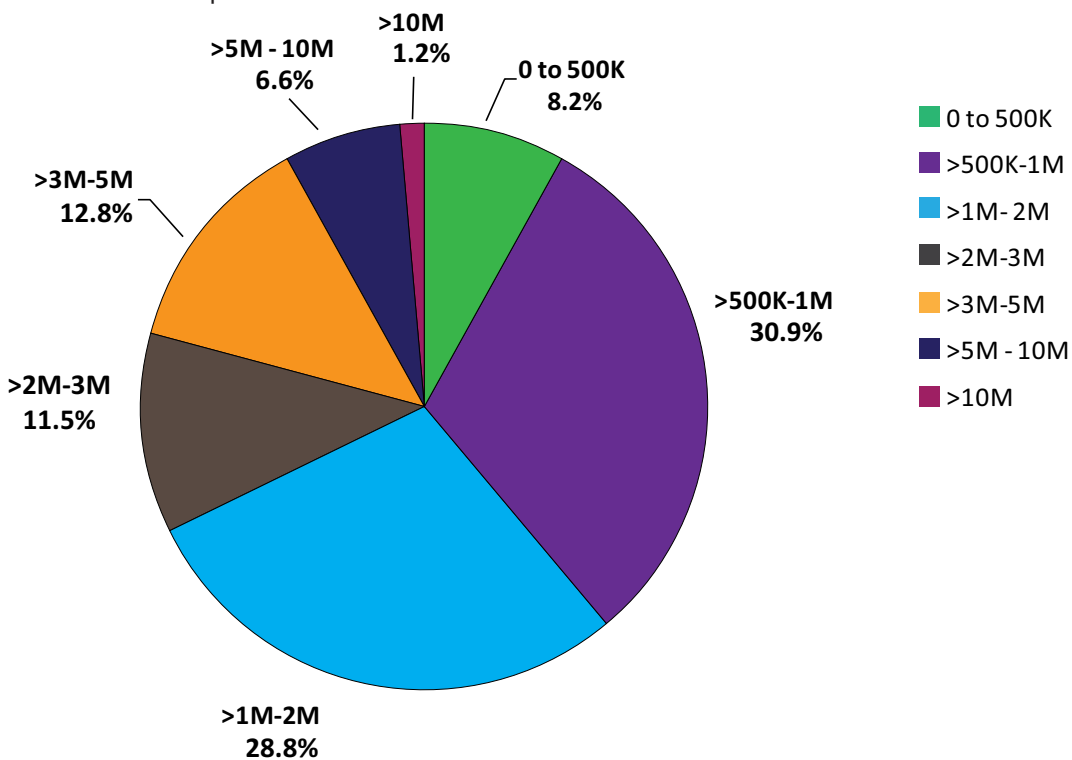
WESTHAMPTON DUNES

	Average Price	Median Price	Sales
1Q15	-	-	0
1Q16	-	-	0
1Q17	\$1,900,000	\$1,900,000	1

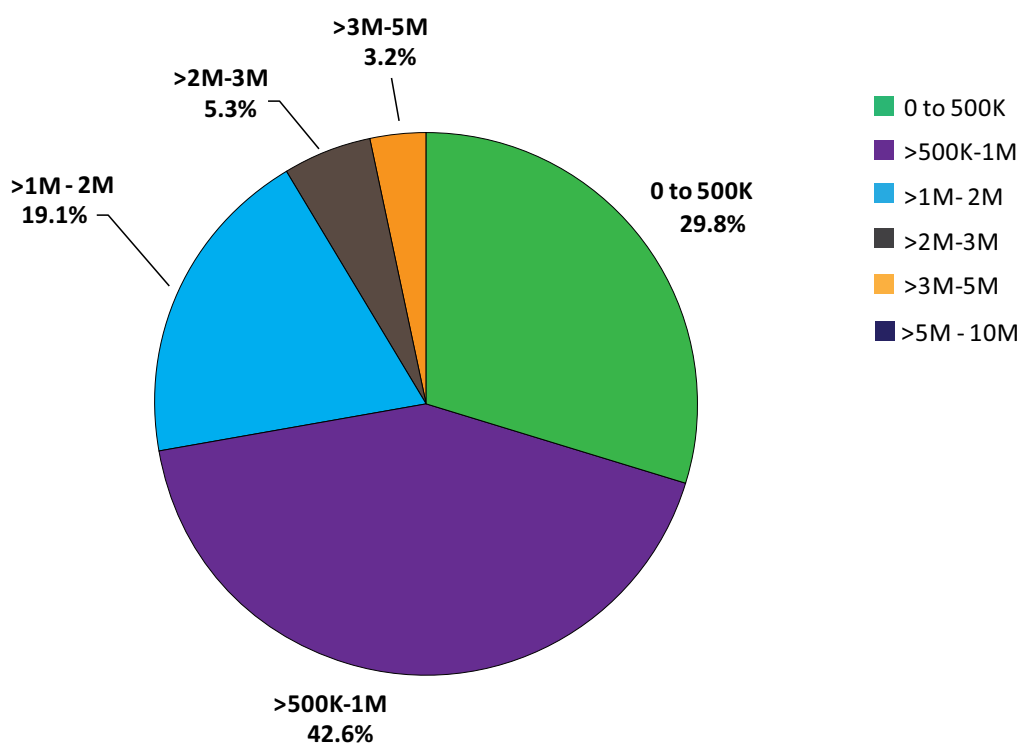
Percent of Hamptons Sales by Price

First Quarter 2017

Hamptons East of the Shinnecock Canal

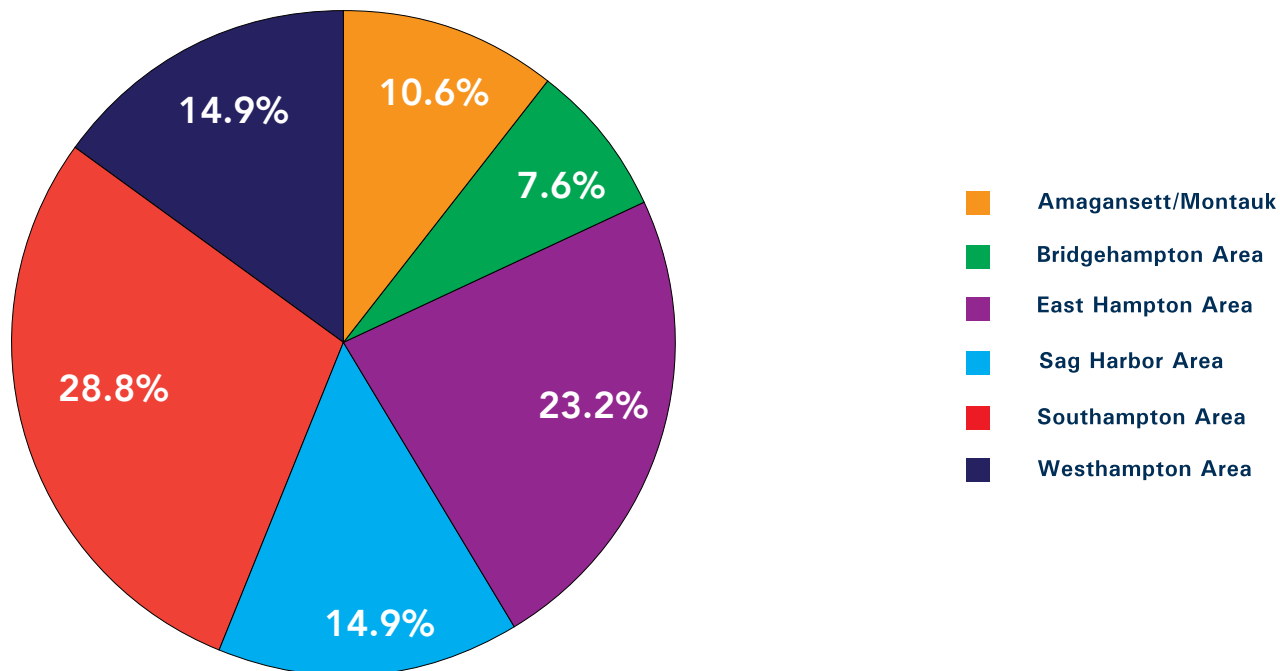
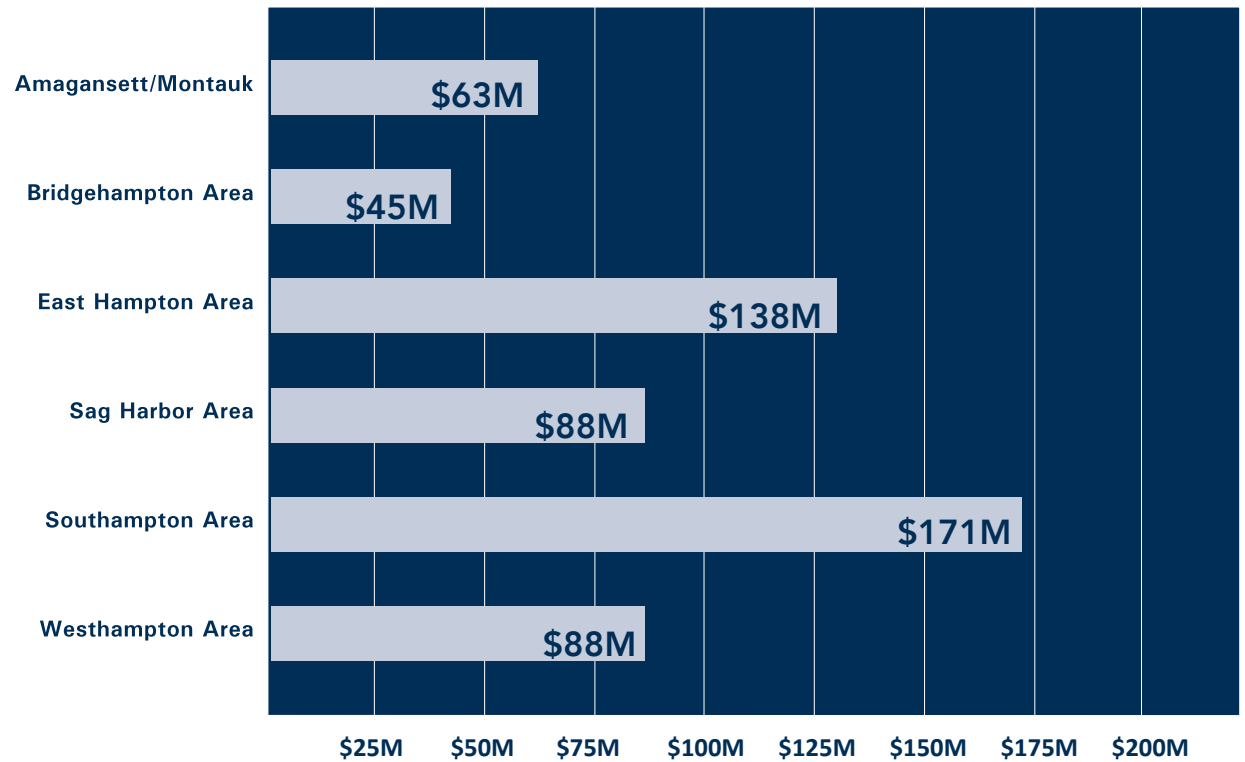


Hamptons West of the Shinnecock Canal



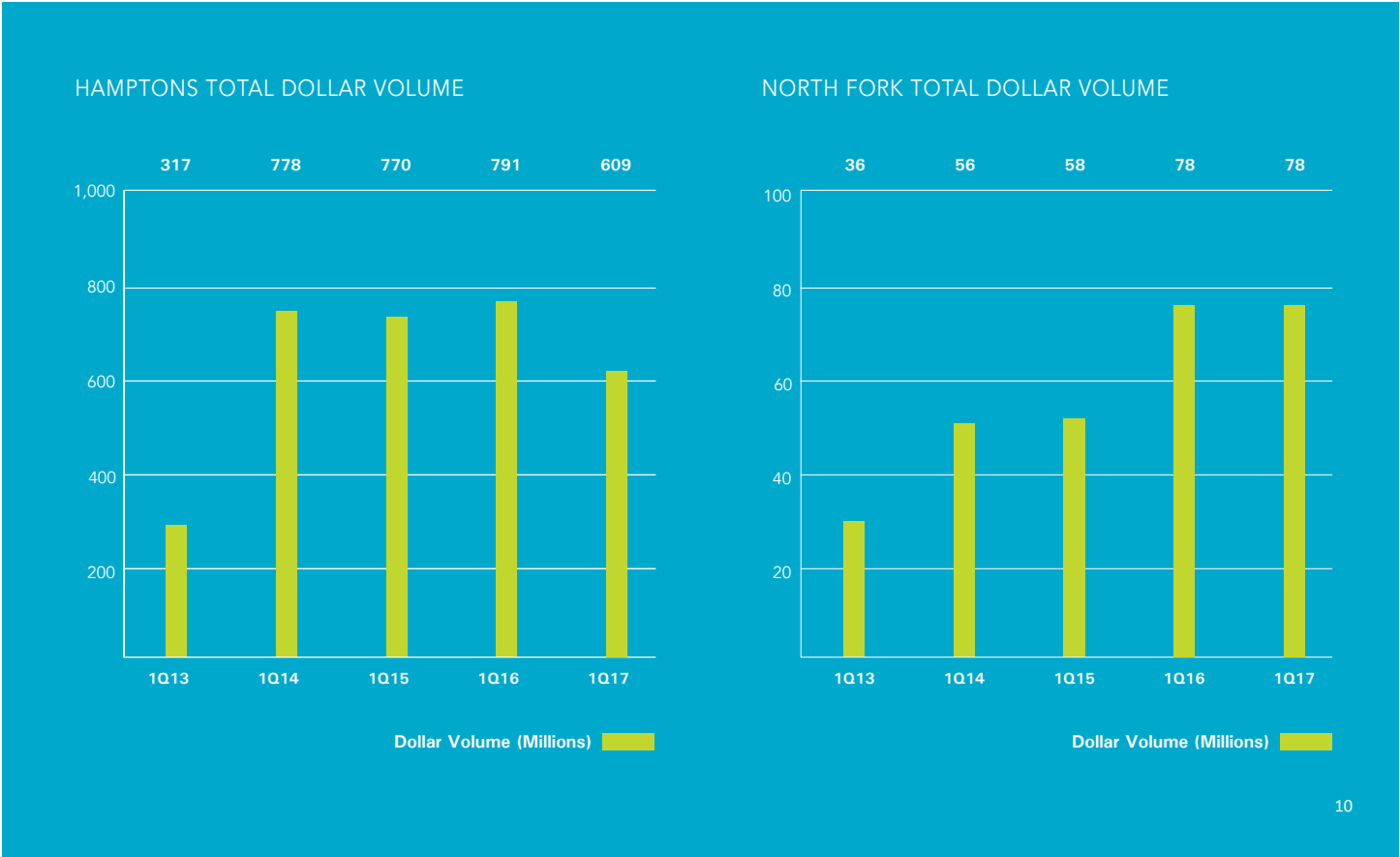
Hamptons Dollar Volume by Area

First Quarter 2017





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



North Fork Single-Family Homes

AQUEBOGUE

	Average Price	Median Price	Sales
1Q15	\$470,550	\$475,500	8
1Q16	\$442,875	\$392,500	4
1Q17	\$600,400	\$390,000	5

BAITING HOLLOW

	Average Price	Median Price	Sales
1Q15	\$384,167	\$402,500	6
1Q16	\$383,333	\$375,000	3
1Q17	\$467,200	\$428,000	5

CUTCHOGUE

	Average Price	Median Price	Sales
1Q15	\$780,125	\$550,000	11
1Q16	\$615,299	\$638,875	16
1Q17	\$580,955	\$525,000	11

EAST MARION

	Average Price	Median Price	Sales
1Q15	\$541,333	\$485,000	6
1Q16	\$671,000	\$628,000	3
1Q17	\$642,000	\$642,000	2

GREENPORT

	Average Price	Median Price	Sales
1Q15	\$427,200	\$267,000	5
1Q16	\$586,056	\$525,000	9
1Q17	\$613,975	\$467,600	7

GREENPORT VILLAGE

	Average Price	Median Price	Sales
1Q15	\$336,000	\$336,000	2
1Q16	\$514,167	\$465,000	6
1Q17	\$475,670	\$470,000	10

JAMESPORT

	Average Price	Median Price	Sales
1Q15	\$662,000	\$460,000	5
1Q16	\$691,913	\$626,750	4
1Q17	\$425,500	\$397,500	5

LAUREL

	Average Price	Median Price	Sales
1Q15	\$481,080	\$481,080	2
1Q16	\$467,500	\$407,500	4
1Q17	\$503,750	\$442,000	4

North Fork Single-Family Homes

MANORVILLE

	Average Price	Median Price	Sales
1Q15	\$250,000	\$250,000	1
1Q16	-	-	0
1Q17	-	-	0

MATTITUCK

	Average Price	Median Price	Sales
1Q15	\$670,611	\$472,500	18
1Q16	\$644,815	\$445,000	15
1Q17	\$820,762	\$410,000	13

NEW SUFFOLK

	Average Price	Median Price	Sales
1Q15	\$548,000	\$548,000	1
1Q16	\$352,000	\$352,000	1
1Q17	\$360,000	\$360,000	1

ORIENT

	Average Price	Median Price	Sales
1Q15	\$746,667	\$800,000	3
1Q16	\$683,667	\$787,000	3
1Q17	\$830,083	\$697,250	6

PECONIC

	Average Price	Median Price	Sales
1Q15	\$399,000	\$399,000	1
1Q16	\$841,633	\$799,900	3
1Q17	\$1,461,000	\$1,461,000	1

RIVERHEAD

	Average Price	Median Price	Sales
1Q15	\$236,407	\$210,000	19
1Q16	\$351,945	\$250,000	31
1Q17	\$421,341	\$268,500	25

SOUTH JAMESPORT

	Average Price	Median Price	Sales
1Q15	-	-	0
1Q16	\$390,000	\$390,000	1
1Q17	-	-	0

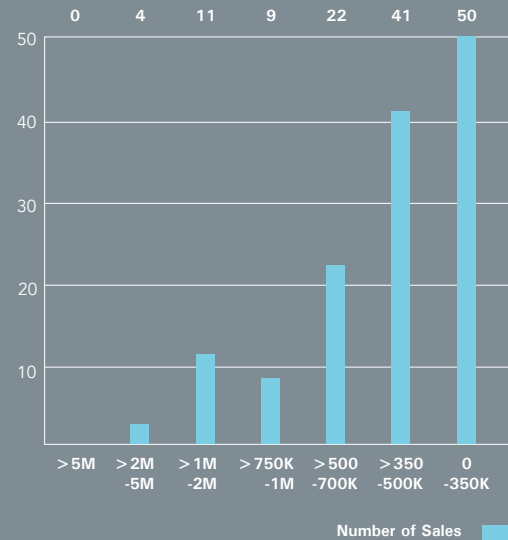
SOUTHOLD

	Average Price	Median Price	Sales
1Q15	\$480,238	\$420,000	16
1Q16	\$573,077	\$500,000	26
1Q17	\$717,701	\$462,500	26

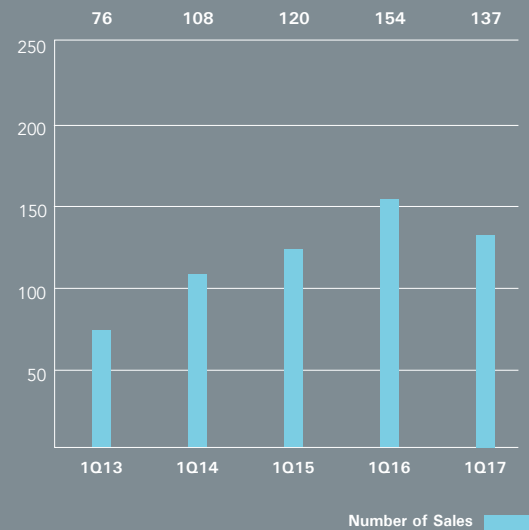


North Fork Single-Family Homes

FIRST QUARTER 2017 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



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SOHO

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WASHINGTON HEIGHTS

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RIVERDALE MOSHOLU

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BROOKLYN

BROOKLYN HEIGHTS

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PARK SLOPE

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PARK SLOPE

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