



HAMPTONS+NORTHFORK MARKET REPORT THIRD QUARTER



Based Upon Data Available as of October 13, 2017

DATA HIGHLIGHTS: THIRD QUARTER 2017

The total number of 3Q17 South Fork sales increased **+8.2%** compared to 3Q16 (342 in 2017 vs. 316 in 2016), and the total dollar volume also rose **+8.2%** to \$599,954,306.

The average sales price in the Hamptons remained nearly the same as 3Q16, at \$1,745,252 and the median price rose **+5.8%** to \$899,500.



22 Fieldview Lane. Halstead.com WEB# 17929



2. 11 Wheelock Walk. Halstead.com WEB# 30294

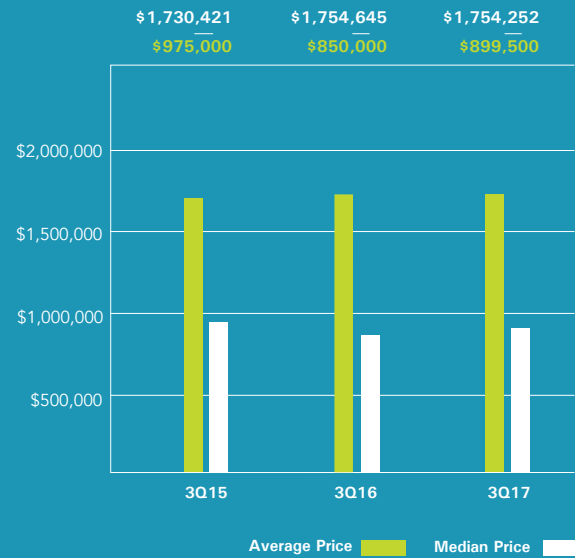
There were 9 sales over **\$10M** in the Hamptons in 3Q17, compared to 11 in 3Q16.

37.7% of sales on the South Fork in 3Q17 were between \$500,000 and \$1,000,000.

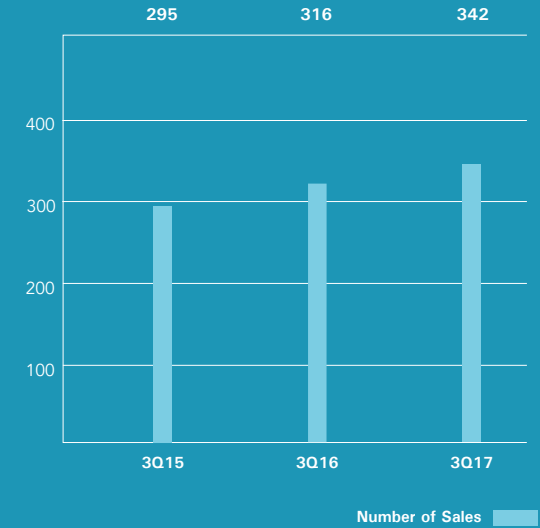
The number of sales on the North Fork rose 8.2% to 176 in 3Q17, while total dollar volume jumped **+17.8%** to \$96,975,765.

THE HAMPTONS

AVERAGE AND MEDIAN SALE PRICE

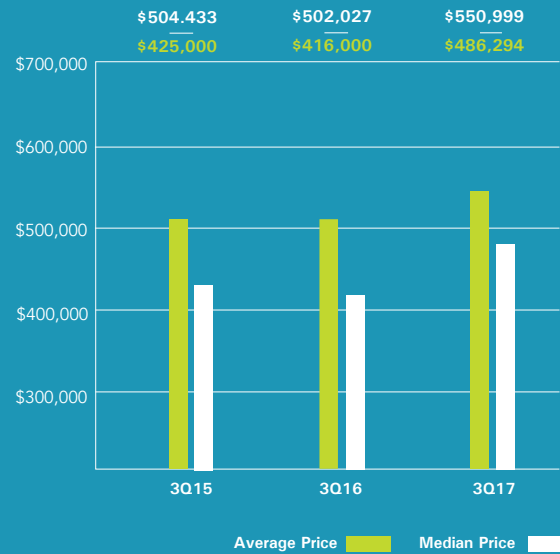


NUMBER OF SALES

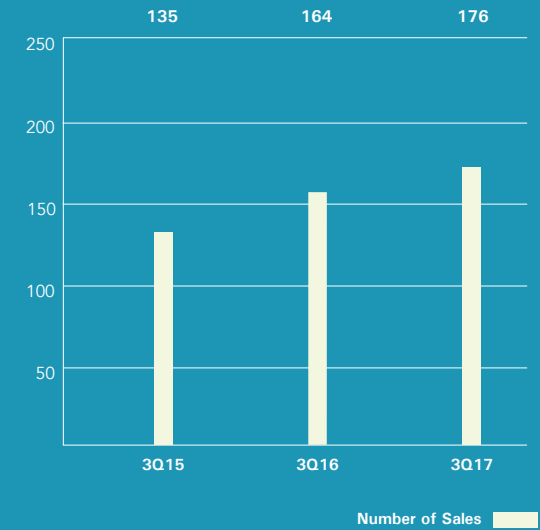


NORTH FORK

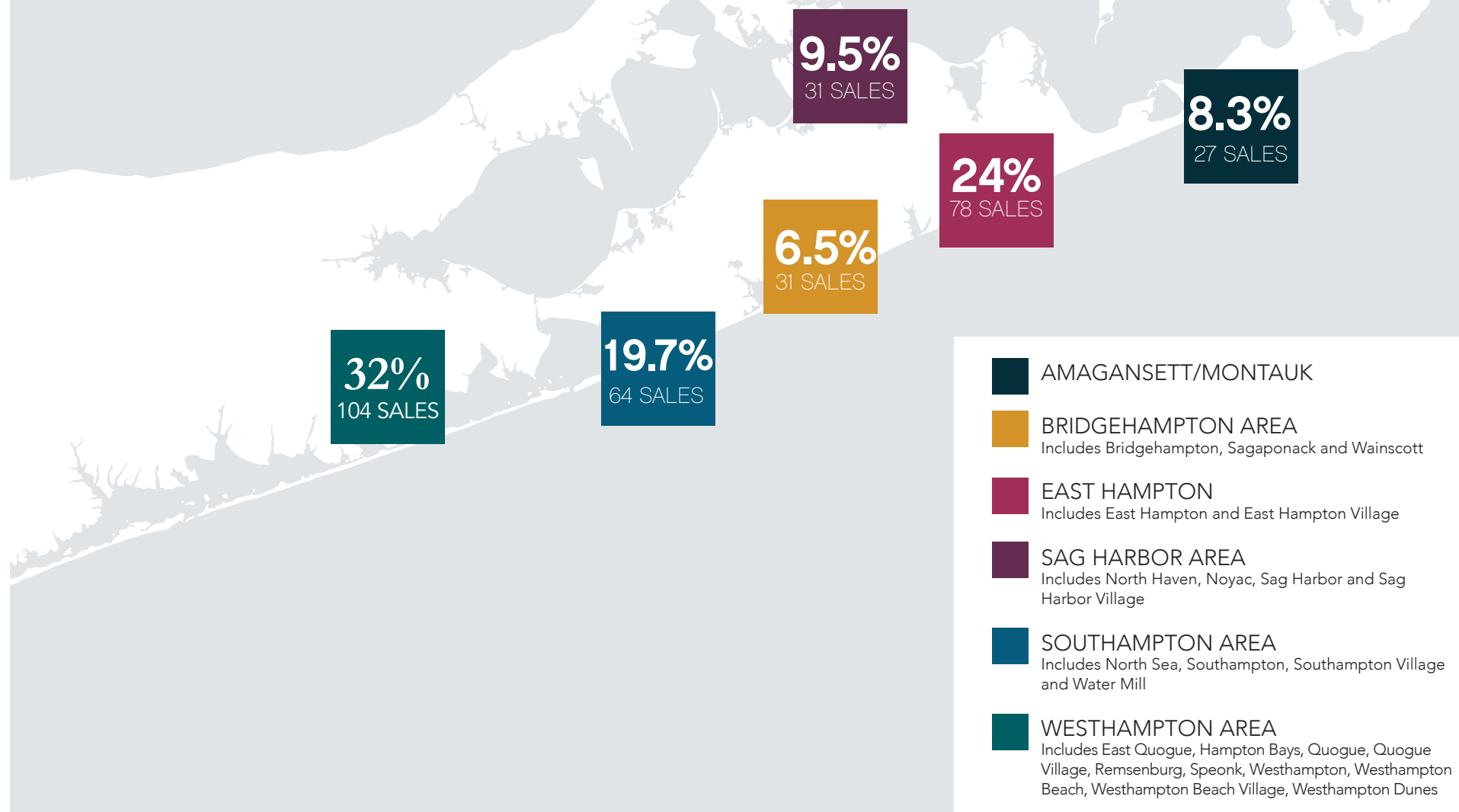
AVERAGE AND MEDIAN SALE PRICE



NUMBER OF SALES



PERCENT OF HAMPTONS SALES BY MARKET AREA THIRD QUARTER 2017



SOUTH FORK SINGLE-FAMILY HOMES

East of the canal,
Bridgehampton saw the
greatest relative increase in the
number of sales, with a jump
from 9 sales in 3Q16 to 19 in
3Q17, for an effective increase
of **+111%**.

AMAGANSETT

	Average Price	Median Price	Sales
3Q15	\$2,300,000	\$3,290,833	12
3Q16	\$1,372,500	\$3,911,875	8
3Q17	\$2,025,000	\$2,445,419	8

BRIDGEHAMPTON

	Average Price	Median Price	Sales
3Q15	\$2,815,650	\$3,545,975	22
3Q16	\$2,100,000	\$3,331,183	9
3Q17	\$2,158,000	\$3,949,889	19

EAST HAMPTON

	Average Price	Median Price	Sales
3Q15	\$855,000	\$1,061,708	49
3Q16	\$822,500	\$887,203	56
3Q17	\$881,250	\$1,112,397	68

EAST HAMPTON VILLAGE

	Average Price	Median Price	Sales
3Q15	\$2,350,000	\$4,102,600	5
3Q16	\$5,250,000	\$5,606,950	8
3Q17	\$4,437,500	\$9,804,875	8

EAST QUOGUE

	Average Price	Median Price	Sales
3Q15	\$791,000	\$805,453	6
3Q16	\$500,000	\$640,118	15
3Q17	\$528,000	\$584,172	19

HAMPTON BAYS

	Average Price	Median Price	Sales
3Q15	\$463,000	\$585,722	36
3Q16	\$433,288	\$506,298	38
3Q17	\$440,000	\$504,052	41

MONTAUK

	Average Price	Median Price	Sales
3Q15	\$1,022,750	\$1,150,063	8
3Q16	\$875,000	\$1,615,059	17
3Q17	\$915,110	\$1,121,169	19

NORTH HAVEN

	Average Price	Median Price	Sales
3Q15	\$1,350,000	\$1,512,036	7
3Q16	\$3,750,000	\$6,191,667	9
3Q17	\$2,725,000	\$2,715,245	4

SOUTH FORK SINGLE-FAMILY HOMES

The East Hampton Area represented **24%** of total number of sales, and the highest total dollar volume of all the areas covered in this report at \$159M.

West of the canal, Quogue saw the greatest percentage increase in the number of sales: 12 in 3Q17 vs. 5 in 3Q16, for an effective increase of **+140%**.

QUOGUE VILLAGE

	Average Price	Median Price	Sales
3Q15	\$1,950,000	\$2,359,167	6
3Q16	\$2,000,000	\$1,688,332	5
3Q17	\$2,407,500	\$2,174,542	12

REMSENBURG

	Average Price	Median Price	Sales
3Q15	\$598,900	\$898,680	5
3Q16	\$650,000	\$935,714	7
3Q17	\$1,350,000	\$1,177,700	5

SAG HARBOR

	Average Price	Median Price	Sales
3Q15	\$735,000	\$919,607	20
3Q16	\$870,350	\$1,274,430	15
3Q17	\$1,350,000	\$1,549,234	13

SAG HARBOR VILLAGE

	Average Price	Median Price	Sales
3Q15	\$1,705,000	\$2,801,808	12
3Q16	\$1,537,500	\$2,198,387	16
3Q17	\$1,380,000	\$2,037,414	14

SAGAPONACK

	Average Price	Median Price	Sales
3Q15	\$2,300,000	\$4,650,000	5
3Q16	\$5,500,000	\$4,566,667	3
3Q17	\$9,675,000	\$9,675,000	2

SHELTER ISLAND

	Average Price	Median Price	Sales
3Q15	\$819,375	\$1,092,937	12
3Q16	\$950,000	\$1,514,313	12
3Q17	\$725,000	\$686,333	9

SOUTHAMPTON

	Average Price	Median Price	Sales
3Q15	\$860,740	\$1,322,728	42
3Q16	\$893,750	\$1,278,223	28
3Q17	\$822,000	\$1,131,060	40

SOUTHAMPTON VILLAGE

	Average Price	Median Price	Sales
3Q15	\$2,012,000	\$3,075,800	15
3Q16	\$2,125,000	\$2,959,685	10
3Q17	\$1,875,000	\$2,847,550	10

SOUTH FORK SINGLE-FAMILY HOMES

The Westhampton Area saw
the highest numbers of sales:
32% of the total in 3Q17 with
104 transactions, all of which were
under \$5M.

WAINSCOTT

	Average Price	Median Price	Sales
3Q15	\$1,475,000	\$1,599,000	5
3Q16	\$700,000	\$923,333	3
3Q17	\$2,675,000	\$2,675,000	2

WATER MILL

	Average Price	Median Price	Sales
3Q15	\$2,695,000	\$3,304,930	10
3Q16	\$5,250,000	\$5,427,727	15
3Q17	\$2,755,000	\$4,532,077	14

WESTHAMPTON

	Average Price	Median Price	Sales
3Q15	\$974,500	\$1,166,833	6
3Q16	\$670,000	\$710,874	13
3Q17	\$875,000	\$1,041,500	10

WESTHAMPTON BEACH

	Average Price	Median Price	Sales
3Q15	\$475,000	\$475,000	1
3Q16	\$465,000	\$507,000	6
3Q17	\$575,000	\$493,000	5

WESTHAMPTON BEACH VILLAGE

	Average Price	Median Price	Sales
3Q15	\$1,060,000	\$1,745,871	5
3Q16	\$1,000,000	\$1,138,583	12
3Q17	\$1,550,000	\$1,903,745	11

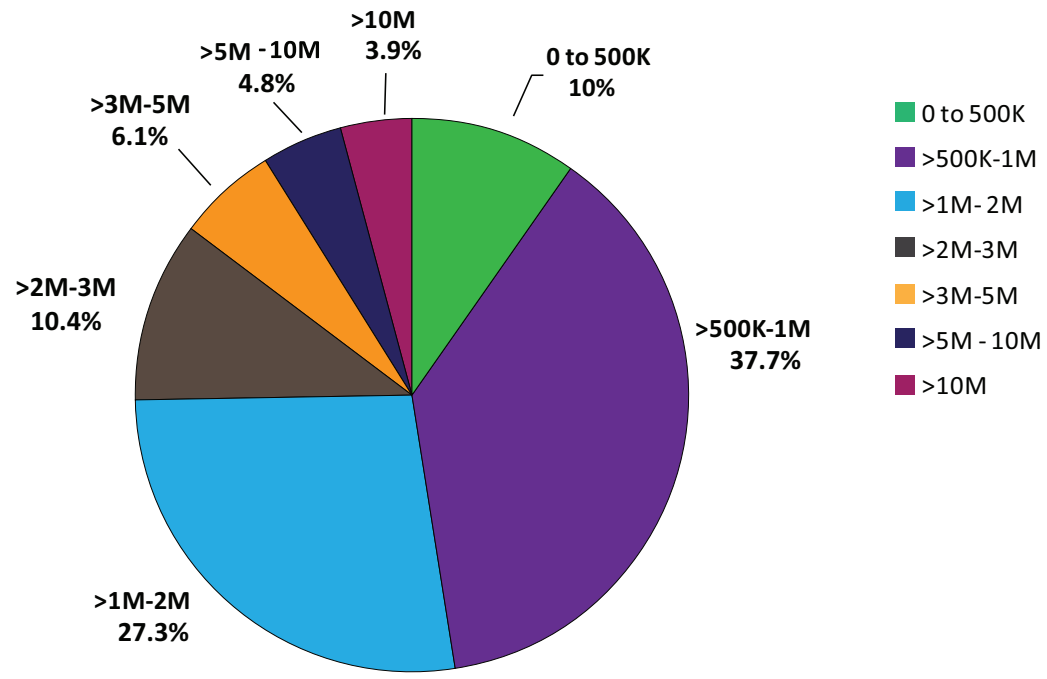
WESTHAMPTON DUNES

	Average Price	Median Price	Sales
3Q15	\$2,825,000	\$2,825,000	2
3Q16	\$2,040,000	\$2,150,000	3
3Q17	\$1,100,000	\$1,100,000	1

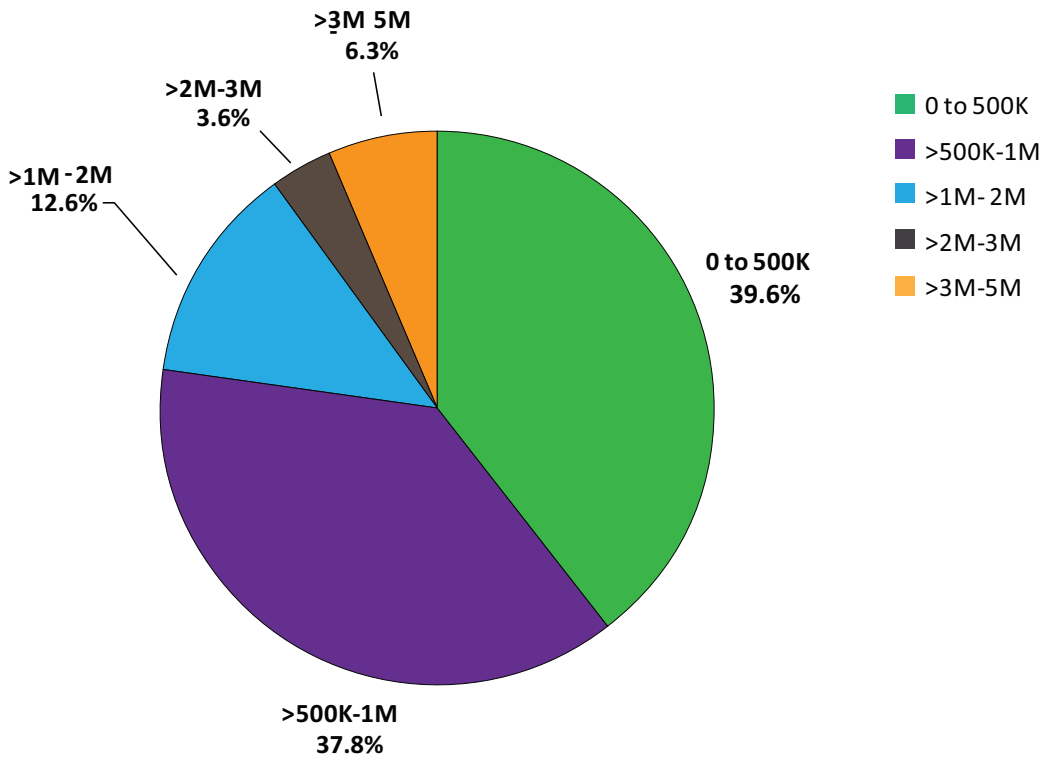
PERCENT OF HAMPTONS SALES BY PRICE

THIRD QUARTER 2017

Hamptons East of the Shinnecock Canal

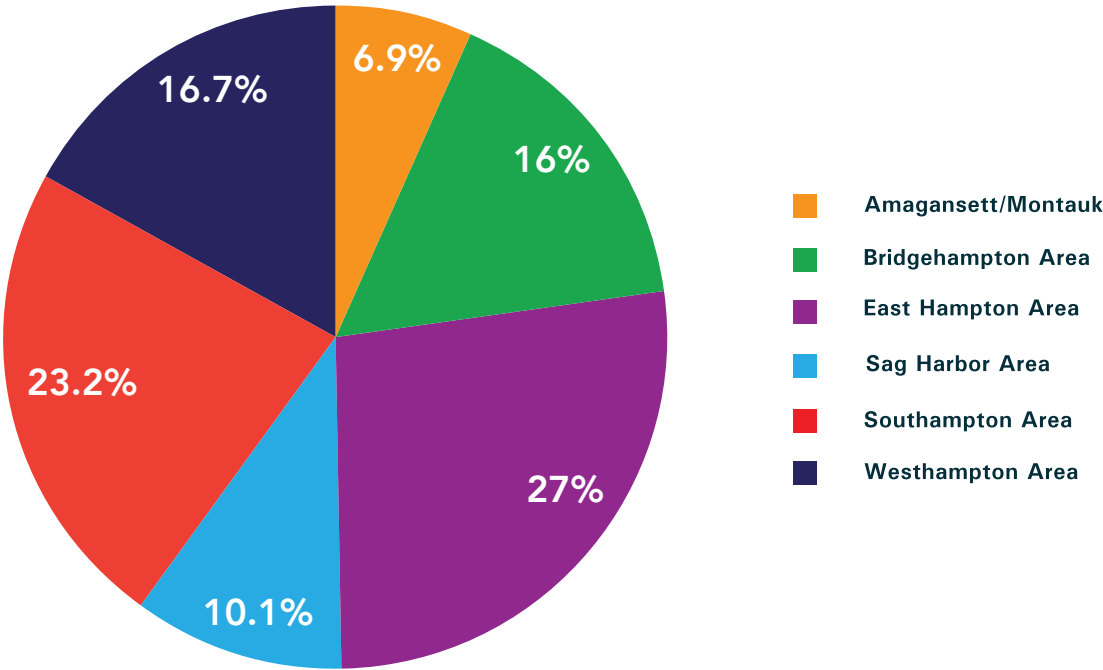
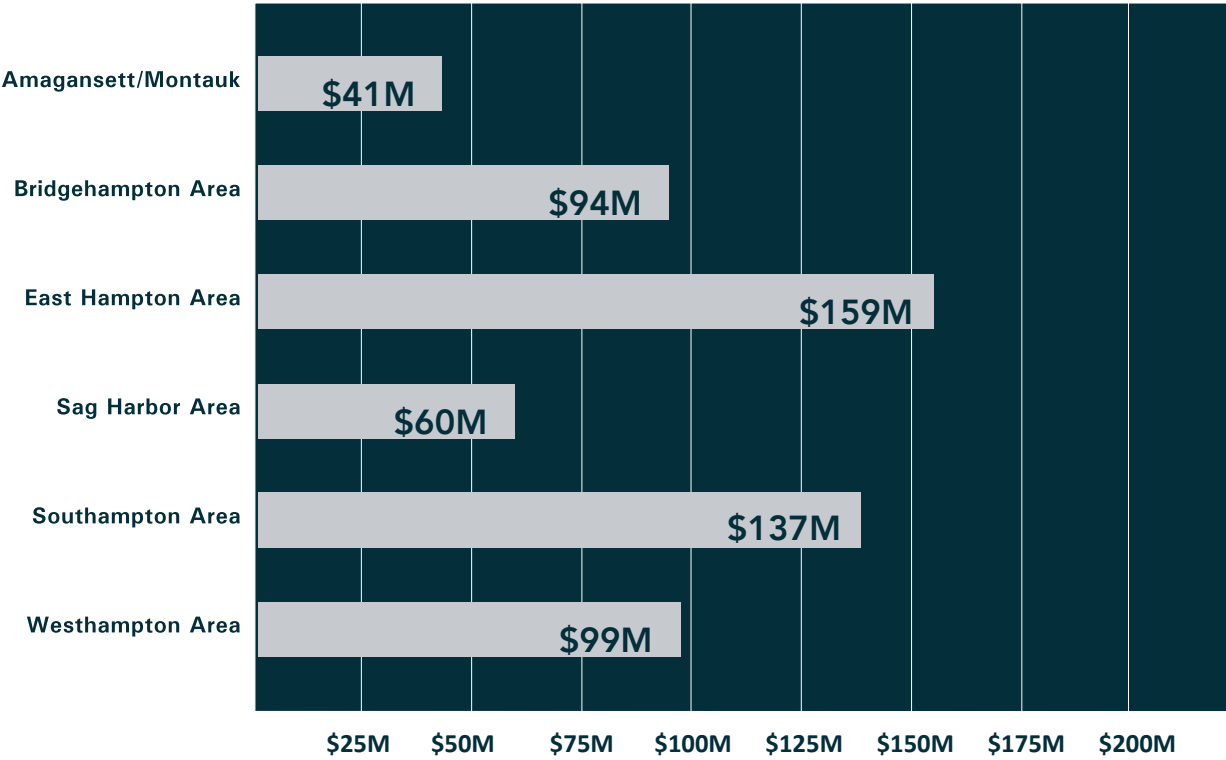


Hamptons West of the Shinnecock Canal



HAMPTONS DOLLAR VOLUME BY AREA

THIRD QUARTER 2017

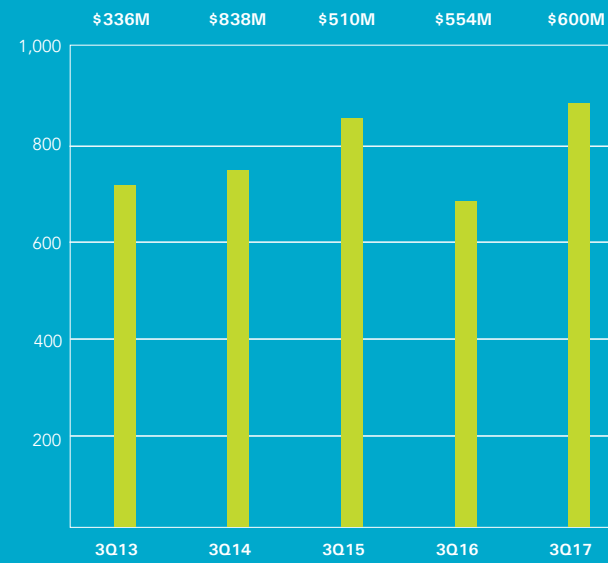




40 Further Lane. Halstead.com WEB# 48082

LONG-TERM TRENDS 2013 - 2017 3RD QUARTER TOTAL DOLLAR VOLUME

HAMPTONS TOTAL DOLLAR VOLUME



Dollar Volume (Millions)

NORTH FORK TOTAL DOLLAR VOLUME



Dollar Volume (Millions)

NORTH FORK SINGLE-FAMILY HOMES

The average sales price for 3Q17 on the North Fork rose **+9.8%** compared to 3Q16, to \$550,999.

The North Fork experienced a rise in sales between \$500K + \$1M, from 30 in 3Q16 to 58 in 3Q17.

AQUEBOGUE

	Average Price	Median Price	Sales
3Q15	\$415,000	\$440,523	8
3Q16	\$416,000	\$391,500	7
3Q17	\$400,000	\$483,886	11

BAITING HOLLOW

	Average Price	Median Price	Sales
3Q15	\$330,000	\$330,000	1
3Q16	\$415,000	\$438,173	11
3Q17	\$481,000	\$507,417	6

CUTCHOQUE

	Average Price	Median Price	Sales
3Q15	\$411,500	\$519,842	16
3Q16	\$627,750	\$757,107	14
3Q17	\$630,000	\$830,372	17

EAST MARION

	Average Price	Median Price	Sales
3Q15	\$514,000	\$988,000	6
3Q16	\$535,500	\$535,500	2
3Q17	\$500,000	\$565,667	3

GREENPORT

	Average Price	Median Price	Sales
3Q15	\$425,000	\$396,000	5
3Q16	\$413,000	\$462,000	4
3Q17	\$584,500	\$576,083	6

GREENPORT VILLAGE

	Average Price	Median Price	Sales
3Q15	\$477,500	\$472,250	4
3Q16	\$587,000	\$552,250	4
3Q17	\$0	\$0	0

JAMESPORT

	Average Price	Median Price	Sales
3Q15	\$450,000	\$471,783	6
3Q16	\$402,500	\$446,250	4
3Q17	\$380,000	\$425,000	3

LAUREL

	Average Price	Median Price	Sales
3Q15	\$579,400	\$579,400	1
3Q16	\$405,000	\$674,188	6
3Q17	\$807,500	\$807,500	2

NORTH FORK SINGLE-FAMILY HOMES

The median price for 3Q17
on the North Fork rose
+16.9% compared
to 3Q16, to \$486,294.

MANORVILLE

	Average Price	Median Price	Sales
3Q15	\$0	\$0	0
3Q16	\$0	\$0	0
3Q17	\$0	\$0	0

MATTITUCK

	Average Price	Median Price	Sales
3Q15	\$550,000	\$729,885	14
3Q16	\$510,000	\$825,729	15
3Q17	\$524,000	\$581,645	20

NEW SUFFOLK

	Average Price	Median Price	Sales
3Q15	\$0	\$0	0
3Q16	\$611,000	\$611,000	1
3Q17	\$1,055,000	\$1,055,000	1

ORIENT

	Average Price	Median Price	Sales
3Q15	\$625,000	\$914,000	3
3Q16	\$626,000	\$701,857	7
3Q17	\$893,750	\$893,750	2

PECONIC

	Average Price	Median Price	Sales
3Q15	\$726,000	\$726,000	2
3Q16	\$443,500	\$604,250	4
3Q17	\$502,500	\$573,750	4

RIVERHEAD

	Average Price	Median Price	Sales
3Q15	\$308,750	\$312,740	30
3Q16	\$275,000	\$287,348	33
3Q17	\$340,616	\$362,458	39

SOUTH JAMESPORT

	Average Price	Median Price	Sales
3Q15	\$442,000	\$442,000	1
3Q16	\$0	\$0	0
3Q17	\$1,325,000	\$1,325,000	2

SOUTHOLD

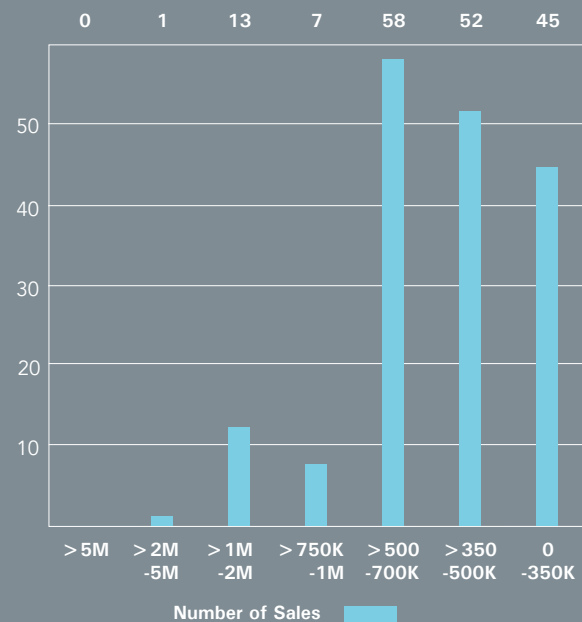
	Average Price	Median Price	Sales
3Q15	\$455,000	\$546,983	23
3Q16	\$460,000	\$506,211	19
3Q17	\$579,500	\$630,855	36



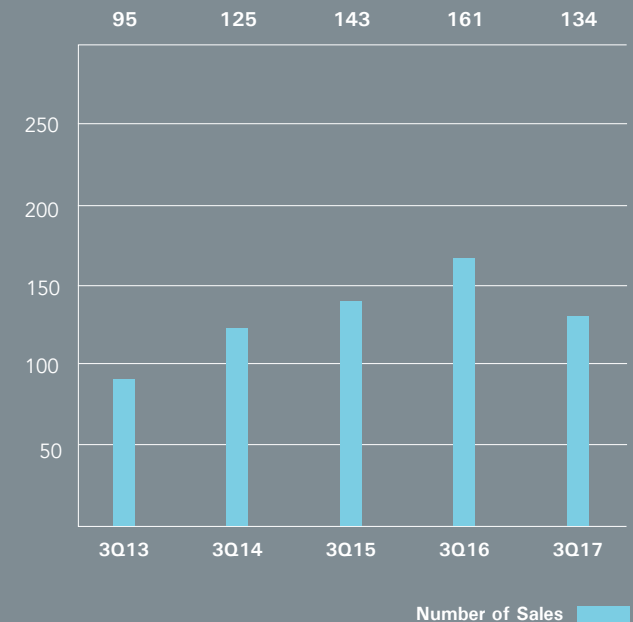
560 Toppings Path. Halstead.com WEB# 46117

NORTH FORK SINGLE-FAMILY HOMES

THIRD QUARTER 2017 PRICE BREAKDOWN



NUMBER OF SALES: FIVE-YEAR COMPARISON





OFFICES

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

RIVERDALE

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

Prepared by Lisa Rae Castrigno,
VP of Research.

©2017 by Halstead Property, LLC. All
Rights Reserved. This information
may not be copied, commercially
used or distributed without
Halstead's prior consent.
While information is believed true,
no guaranty is made of accuracy.



Visit halstead.com for access to all of our reports, listings, neighborhood information and more.