

Third Quarter 2019

Market Report | Hamptons + North Fork



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Based Upon Data Available as of October 18, 2019



Data Highlights: Third Quarter 2019

Cover: 200 Guyer Road, Bridgehampton Halstead.com Web# 836238

The total number of 3rd Quarter 2019 South Fork sales decreased 2.6% compared to 3rd Quarter 2018 (296 in 2019 vs. 304 in 2018). The total dollar volume decreased by 11.5% to \$483,095,362 in 3rd Quarter 2019.

The 3rd Quarter 2019 average sales price in the Hamptons decreased 7.9% to \$1,632,079 while the median price decreased 6.8% to \$1,004,500.

Several areas had increases in number of sales for Q3 2019 over Q3 2018: Amagansett increased 16.7%, East Hampton Village 12.5%, Shelter Island 57.1%.



2 West Hillover Road, Hampton Bays Halstead.com Web# 844396

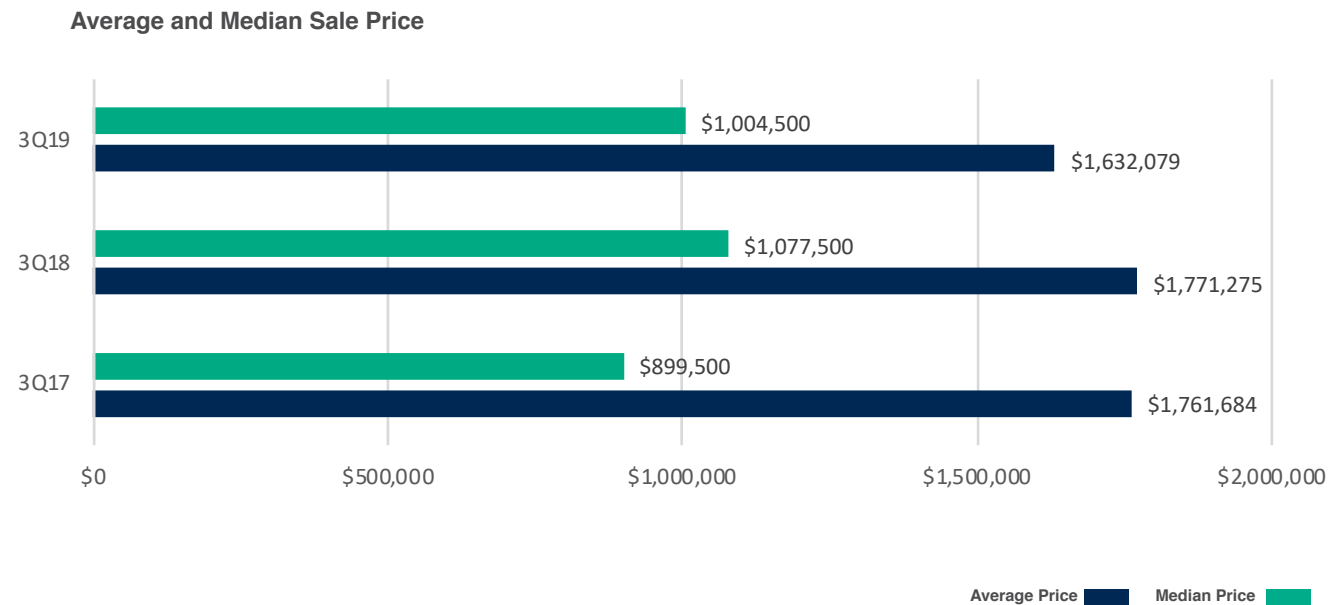


29 Deerwood Path, Sag Harbor Halstead.com Web# 839881

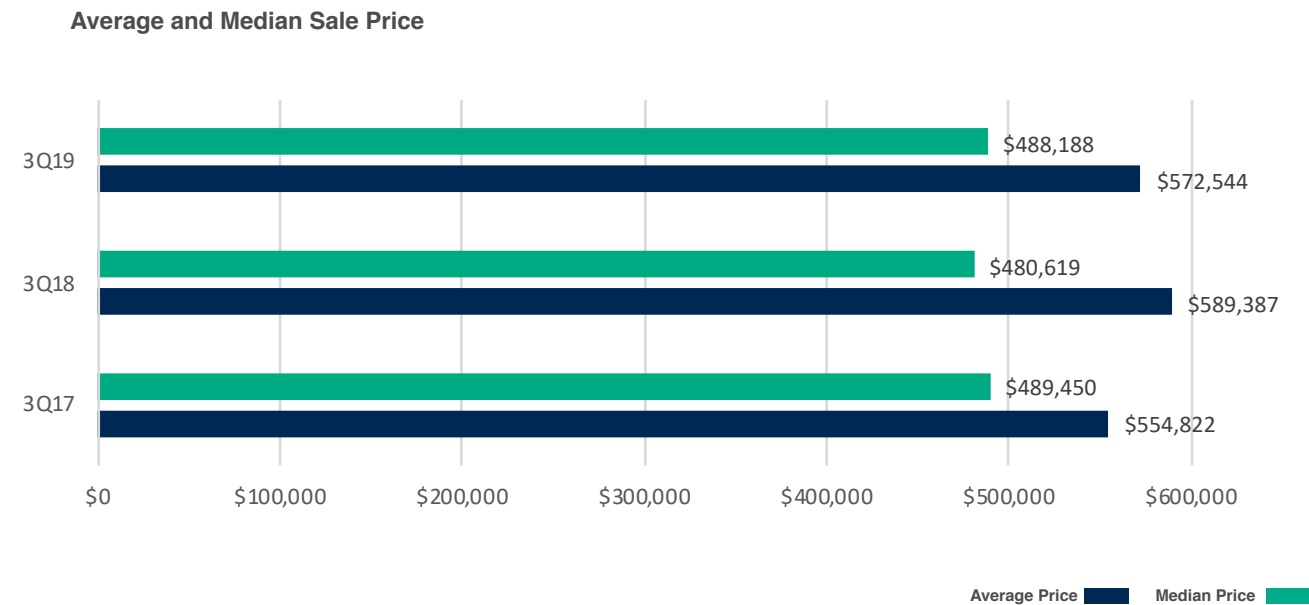
On the South Fork East of the Canal 72.2% of the sales in Q3 2019 occurred in the under \$2,000,000 range and West of the Canal 93.1% of the sales in Q3 2019 occurred in the under \$2,000,000 range. There were 4 sales in the over \$10,000,000 range.

The total number of 3rd Quarter 2019 North Fork sales increased 28.3% compared to 3rd Quarter 2018 (154 in 2019 vs. 120 in 2018). The 3rd Quarter 2019 average sales price decreased 2.9% to \$572,544 while the median price increased 1.6% to \$488,188.

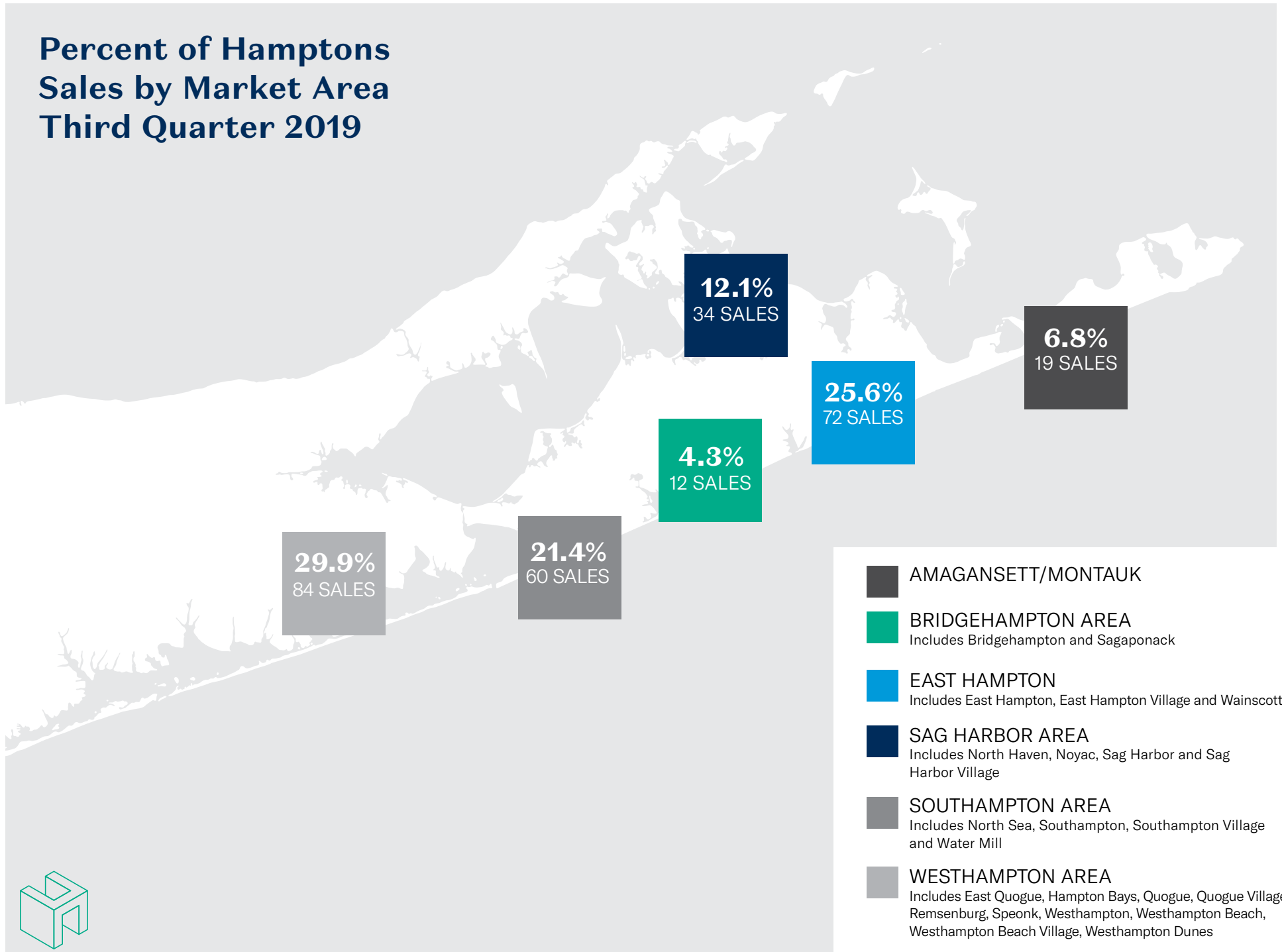
The Hamptons



North Fork



Percent of Hamptons Sales by Market Area Third Quarter 2019



South Fork Single-Family Homes

Amagansett

	Average	Median	Sales
3Q17	\$2,630,479	\$2,900,000	7
3Q18	\$5,120,833	\$5,250,000	6
3Q19	\$3,857,143	\$1,500,000	7

East Hampton

	Average	Median	Sales
3Q17	\$1,124,447	\$882,500	67
3Q18	\$1,215,599	\$1,045,500	48
3Q19	\$1,047,044	\$960,000	53

East Quogue

	Average	Median	Sales
3Q17	\$584,172	\$528,000	19
3Q18	\$1,078,421	\$850,000	19
3Q19	\$763,702	\$725,000	17

Montauk

	Average	Median	Sales
3Q17	\$1,150,122	\$920,055	18
3Q18	\$1,263,500	\$917,500	14
3Q19	\$2,219,917	\$1,500,000	12

Bridgehampton

	Average	Median	Sales
3Q17	\$3,949,889	\$2,158,000	19
3Q18	\$2,438,736	\$2,237,500	11
3Q19	\$3,686,667	\$2,062,500	12

East Hampton Village

	Average	Median	Sales
3Q17	\$9,804,875	\$4,437,500	8
3Q18	\$5,820,688	\$4,150,000	8
3Q19	\$4,628,889	\$3,000,000	9

Hampton Bays

	Average	Median	Sales
3Q17	\$504,052	\$440,000	41
3Q18	\$982,299	\$515,000	44
3Q19	\$584,928	\$538,750	32

North Haven

	Average	Median	Sales
3Q17	\$2,715,245	\$2,725,000	4
3Q18	\$2,262,500	\$2,262,500	2
3Q19	\$7,190,000	\$7,190,000	1



South Fork Single-Family Homes

Quogue Village

	Average	Median	Sales
3Q17	\$2,174,542	\$2,407,500	12
3Q18	\$2,134,167	\$1,732,500	6
3Q19	\$1,615,244	\$1,851,000	5

Sag Harbor

	Average	Median	Sales
3Q17	\$1,549,234	\$1,350,000	13
3Q18	\$1,511,291	\$972,500	20
3Q19	\$1,483,730	\$1,310,000	22

Sagaponack

	Average	Median	Sales
3Q17	\$9,675,000	\$9,675,000	2
3Q18	\$8,286,792	\$8,350,000	6
3Q19	\$0	\$0	0

Southampton

	Average	Median	Sales
3Q17	\$1,131,060	\$822,000	40
3Q18	\$1,122,239	\$860,000	36
3Q19	\$1,435,450	\$999,000	37

Remsenburg

	Average	Median	Sales
3Q17	\$1,177,700	\$1,350,000	5
3Q18	\$1,006,857	\$970,000	7
3Q19	\$1,406,256	\$862,500	6

Sag Harbor Village

	Average	Median	Sales
3Q17	\$2,005,677	\$1,350,000	13
3Q18	\$1,716,125	\$1,650,000	11
3Q19	\$1,728,672	\$1,650,000	11

Shelter Island

	Average	Median	Sales
3Q17	\$686,333	\$725,000	9
3Q18	\$1,351,571	\$1,270,000	7
3Q19	\$1,238,227	\$775,000	11

Southampton Village

	Average	Median	Sales
3Q17	\$2,847,550	\$1,875,000	10
3Q18	\$2,385,288	\$1,495,000	13
3Q19	\$1,901,667	\$1,675,000	12



South Fork Single-Family Homes

Wainscott

	Average	Median	Sales
3Q17	\$2,675,000	\$2,675,000	2
3Q18	\$1,256,875	\$1,235,000	4
3Q19	\$2,843,600	\$1,232,500	10

Westhampton

	Average	Median	Sales
3Q17	\$941,667	\$740,000	12
3Q18	\$1,093,958	\$849,500	8
3Q19	\$1,204,414	\$912,500	14

Westhampton Beach Village

	Average	Median	Sales
3Q17	\$1,903,745	\$1,550,000	11
3Q18	\$1,907,507	\$1,700,000	9
3Q19	\$1,625,000	\$1,350,000	7

Water Mill

	Average	Median	Sales
3Q17	\$4,532,077	\$2,755,000	14
3Q18	\$3,190,313	\$2,425,000	16
3Q19	\$2,641,614	\$2,100,000	11

Westhampton Dunes

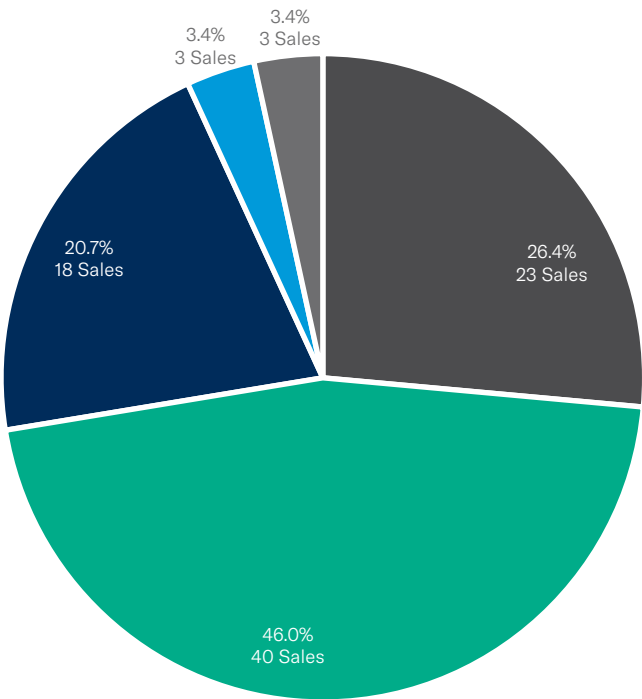
	Average	Median	Sales
3Q17	\$1,100,000	\$1,100,000	1
3Q18	\$1,566,667	\$1,650,000	3
3Q19	\$1,487,500	\$1,487,500	2



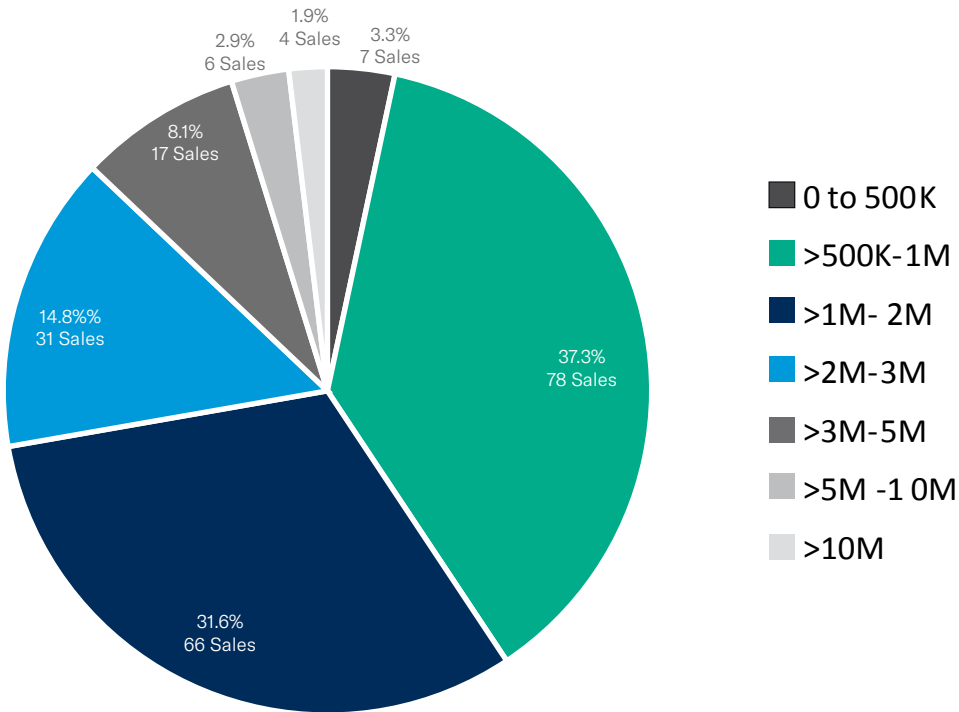
Percent of Hamptons Sales by Price

Third Quarter 2019

Hamptons West of the Shinnecock Canal

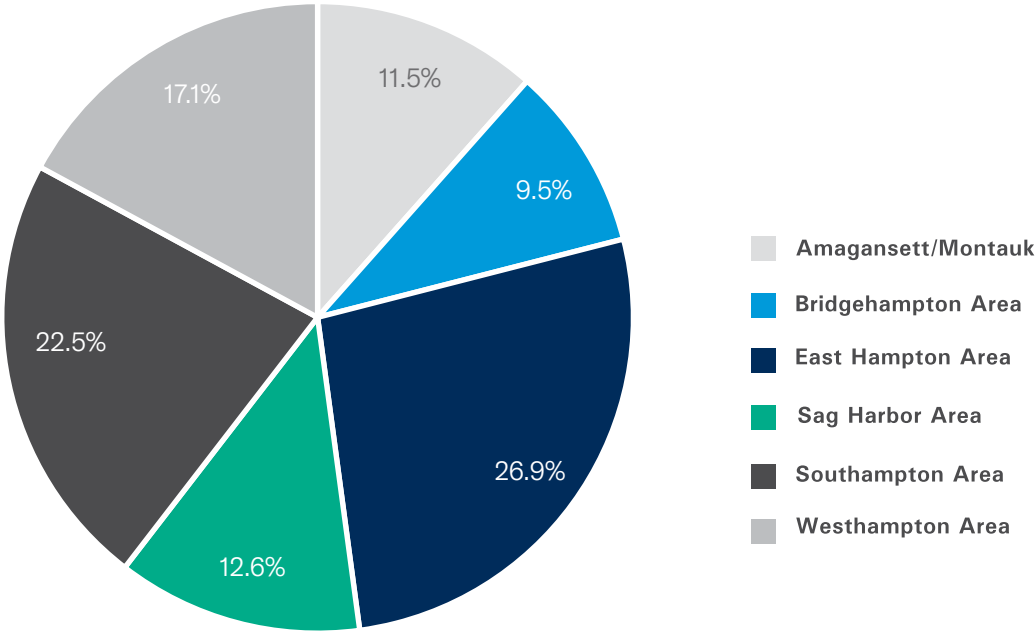
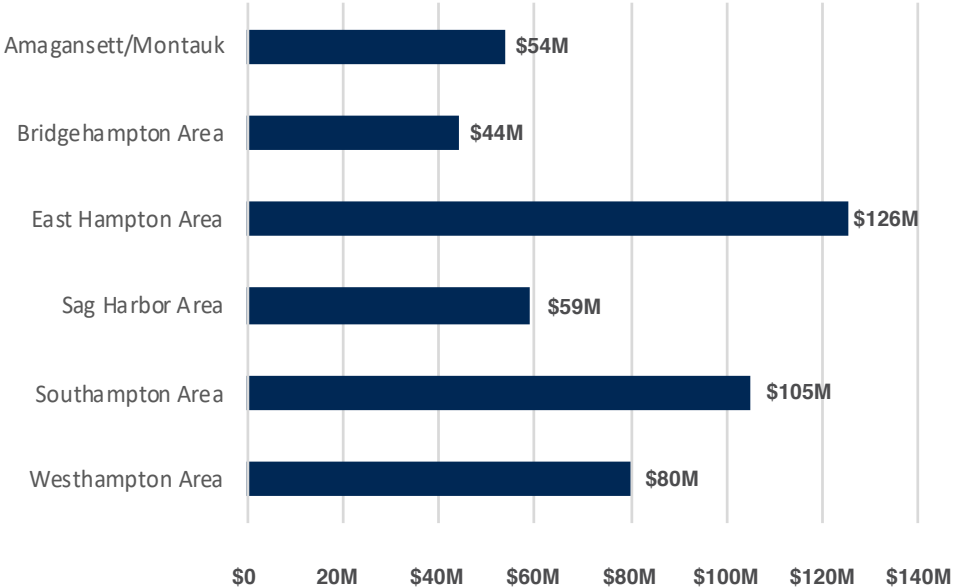


Hamptons East of the Shinnecock Canal



Dollar Volume by Area

Third Quarter 2019

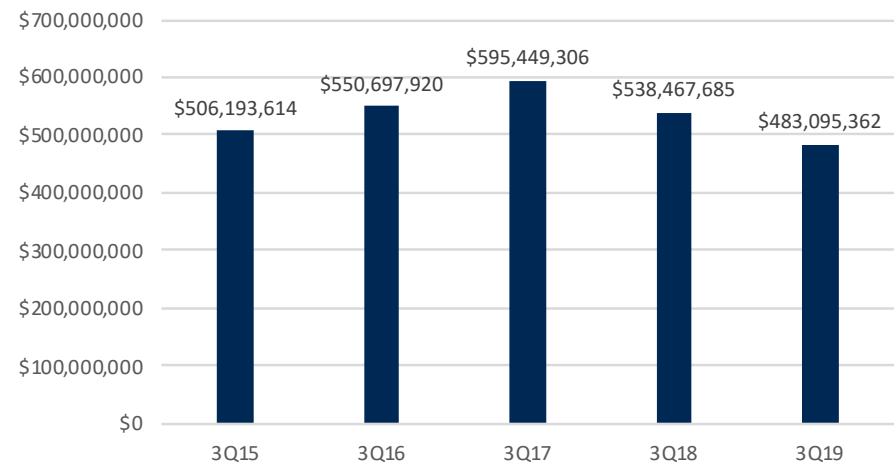


Long-Term Trends 2015-2019 3rd Quarter Total Dollar Volume

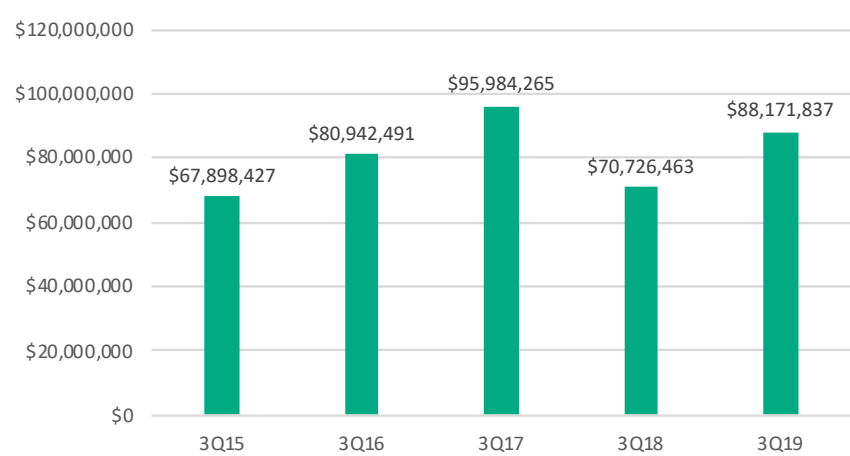


870 Millstone Road, Bridgehampton Halstead.com Web# 844069

Hamptons Total Dollar Volume



North Fork Total Dollar Volume



Dollar Volume

Dollar Volume

North Fork Single-Family Homes

Aquebogue

	Average	Median	Sales
3Q17	\$504,566	\$432,500	10
3Q18	\$764,625	\$510,500	4
3Q19	\$500,721	\$498,500	6

Cutchogue

	Average	Median	Sales
3Q17	\$830,372	\$630,000	17
3Q18	\$804,351	\$595,000	11
3Q19	\$842,364	\$769,000	11

Greenport

	Average	Median	Sales
3Q17	\$576,083	\$584,500	6
3Q18	\$1,093,281	\$656,563	4
3Q19	\$579,833	\$579,500	6

Jamesport

	Average	Median	Sales
3Q17	\$429,984	\$384,952	3
3Q18	\$648,909	\$527,500	6
3Q19	\$424,536	\$450,000	7

Baiting Hollow

	Average	Median	Sales
3Q17	\$517,083	\$582,500	6
3Q18	\$461,000	\$420,000	3
3Q19	\$526,143	\$530,000	7

East Marion

	Average	Median	Sales
3Q17	\$565,667	\$500,000	3
3Q18	\$510,000	\$510,000	1
3Q19	\$718,750	\$557,500	4

Greenport Village

	Average	Median	Sales
3Q17	\$0	\$0	0
3Q18	\$593,309	\$565,619	4
3Q19	\$665,750	\$725,000	4

Laurel

	Average	Median	Sales
3Q17	\$807,500	\$807,500	2
3Q18	\$548,793	\$544,000	6
3Q19	\$0	\$0	0



North Fork Single-Family Homes



Manorville

	Average	Median	Sales
3Q17	\$0	\$0	0
3Q18	\$0	\$0	0
3Q19	\$0	\$0	0

New Suffolk

	Average	Median	Sales
3Q17	\$1,055,000	\$1,055,000	1
3Q18	\$995,000	\$995,000	1
3Q19	\$1,375,000	\$1,375,000	1

Peconic

	Average	Median	Sales
3Q17	\$573,750	\$502,500	4
3Q18	\$1,010,000	\$1,010,000	2
3Q19	\$368,500	\$368,500	2

South Jamesport

	Average	Median	Sales
3Q17	\$1,325,000	\$1,325,000	2
3Q18	\$0	\$0	0
3Q19	\$0	\$0	0

Mattituck

	Average	Median	Sales
3Q17	\$581,645	\$524,000	20
3Q18	\$582,857	\$580,000	7
3Q19	\$670,646	\$570,000	12

Orient

	Average	Median	Sales
3Q17	\$893,750	\$893,750	2
3Q18	\$717,500	\$717,500	2
3Q19	\$783,500	\$654,500	4

Riverhead

	Average	Median	Sales
3Q17	\$350,235	\$330,308	34
3Q18	\$358,913	\$305,000	31
3Q19	\$438,957	\$385,000	37

Southold

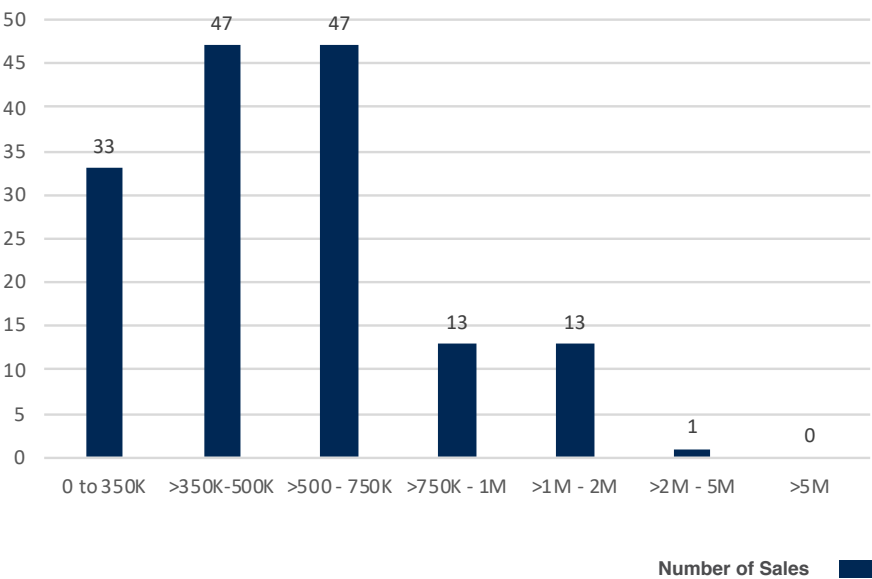
	Average	Median	Sales
3Q17	\$630,855	\$579,500	36
3Q18	\$803,232	\$559,000	16
3Q19	\$740,423	\$609,500	26

North Fork Single-Family Homes

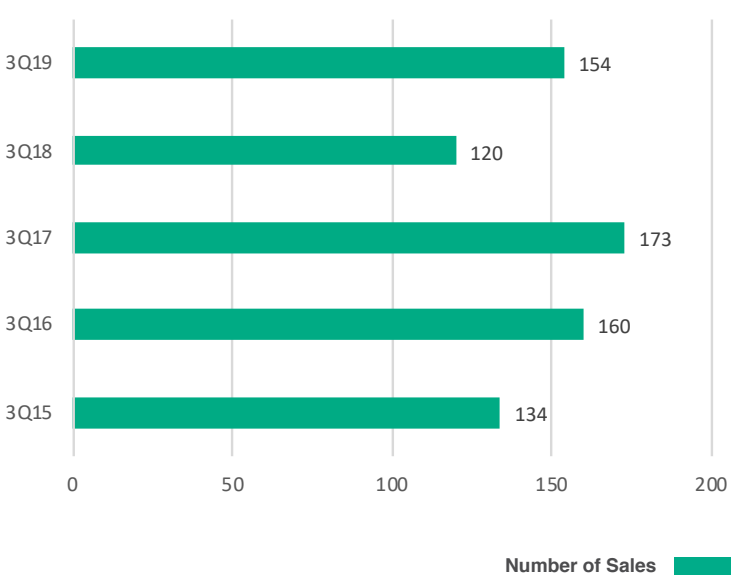


561 Wainscott Northwest Road, Wainscott Halstead.com Web# 746615

Third Quarter 2019 Price Breakdown



Number of Sales: Five-Year Comparison



Commercial Sales

Vacant Land



The Hamptons

	Average	Median	Sales
3Q17	\$2,126,500	\$1,350,000	9
3Q18	\$3,887,232	\$1,499,283	14
3Q19	\$2,518,564	\$2,250,000	7

North Fork

	Average	Median	Sales
3Q17	\$765,556	\$810,000	9
3Q18	\$1,031,571	\$725,000	14
3Q19	\$1,383,005	\$847,100	10

The Hamptons

	Average	Median	Sales
3Q17	\$1,081,121	\$603,500	58
3Q18	\$1,264,629	\$585,000	45
3Q19	\$1,808,047	\$380,000	32

North Fork

	Average	Median	Sales
3Q17	\$700,172	\$242,500	28
3Q18	\$477,254	\$341,360	23
3Q19	\$701,058	\$254,000	12

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Greenwich, CT 06830
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Stamford, CT 06905
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