

2017

HAMPTONS + NORTH FORK
PRELIMINARY*
MARKET REPORT

SECOND QUARTER

BROWN HARRIS STEVENS Established 1873



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*Based Upon Data Available as of July 14th, 2017. Final 2Q 2017 Report to be Issued October, 2017.

DATA HIGHLIGHTS: SECOND QUARTER 2017

Cover Property: Montauk Oceanfront. BrownHarrisStevens.com. WEB# 52105

While the total number of 2Q17 South Fork sales remained relatively constant compared to 2Q16 (411 in 2017 vs. 417 in 2016), the total dollar volume soared **+23.1%** to \$840,905,478.

The average sales price in the Hamptons increased **+24.9%** to \$2,045,999 and the median price rose +10.1% to \$1,100,000.



Southampton Village. BrownHarrisStevens.com WEB# 21562



Quogue Waterfront. BrownHarrisStevens.com WEB# 44368

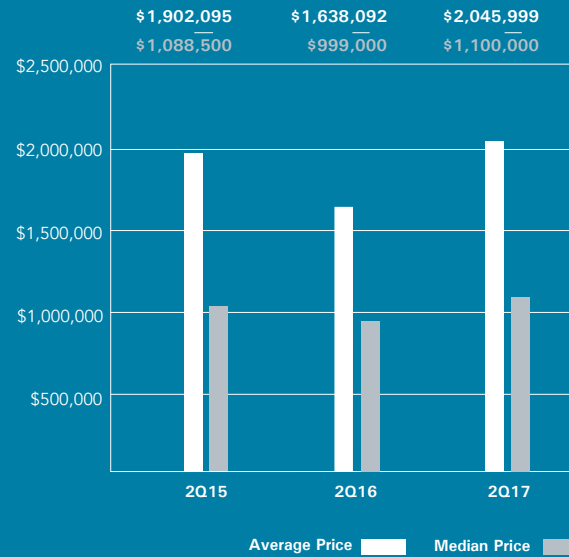
There were 12 sales over **\$10M** in the Hamptons in 2Q17, compared to only 4 in 2Q16.

70.5% of sales in the Hamptons, east of the canal, and **86.2%** of sales west of the canal were under \$2M.

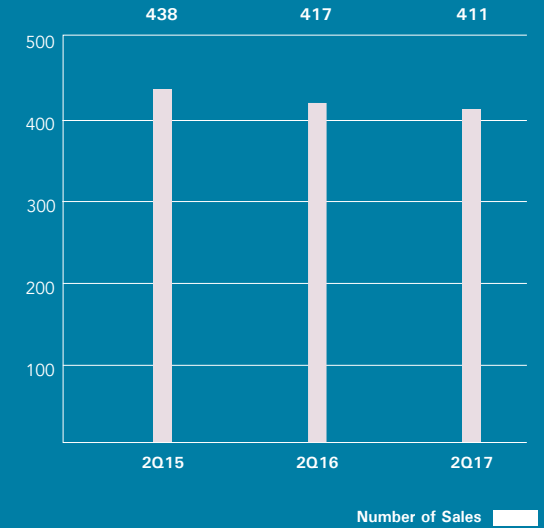
The number of sales on the North Fork dipped from 164 in 2Q16 to 134 in 2Q17, for a change of **-18.3%**.

THE HAMPTONS

AVERAGE AND MEDIAN SALE PRICE

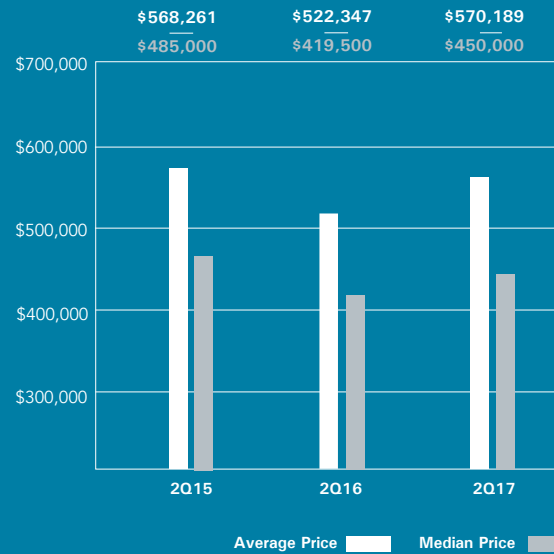


NUMBER OF SALES

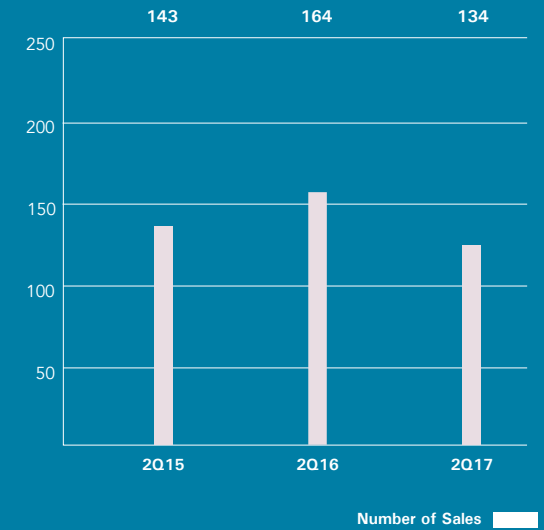


NORTH FORK

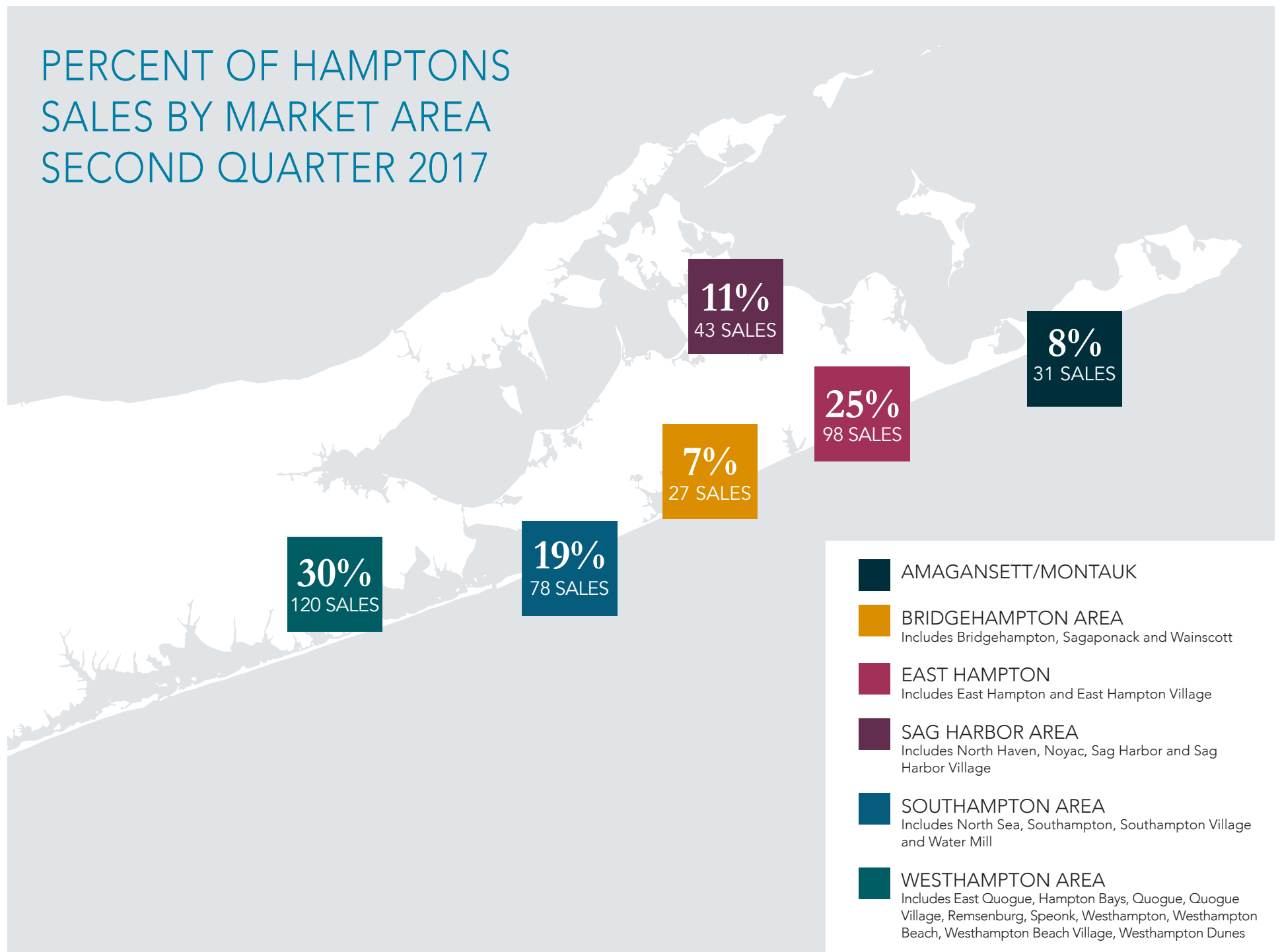
AVERAGE AND MEDIAN SALE PRICE



NUMBER OF SALES



PERCENT OF HAMPTONS SALES BY MARKET AREA SECOND QUARTER 2017



SOUTH FORK SINGLE-FAMILY HOMES

After recent increases in sales, the Montauk and Shelter Island markets each saw a dip in sales in 2Q17 compared to 2Q16 (27 vs. 17 and 19 vs. 11 respectively).

AMAGANSETT

	Average Price	Median Price	Sales
2Q15	\$2,626,618	\$1,987,500	17
2Q16	\$3,430,682	\$1,937,500	11
2Q17	\$2,013,091	\$1,587,500	14

BRIDGEHAMPTON

	Average Price	Median Price	Sales
2Q15	\$3,139,565	\$1,890,000	17
2Q16	\$3,472,411	\$1,922,500	20
2Q17	\$2,644,023	\$1,975,000	22

EAST HAMPTON

	Average Price	Median Price	Sales
2Q15	\$1,147,814	\$869,500	90
2Q16	\$1,243,541	\$995,000	89
2Q17	\$1,091,892	\$840,000	83

EAST HAMPTON VILLAGE

	Average Price	Median Price	Sales
2Q15	\$6,751,937	\$5,175,000	14
2Q16	\$3,727,500	\$2,375,000	12
2Q17	\$4,752,500	\$3,187,500	12

EAST QUOGUE

	Average Price	Median Price	Sales
2Q15	\$885,812	\$590,000	19
2Q16	\$652,833	\$595,000	21
2Q17	\$655,547	\$590,000	21

HAMPTON BAYS

	Average Price	Median Price	Sales
2Q15	\$527,835	\$423,750	46
2Q16	\$531,472	\$416,000	43
2Q17	\$534,505	\$467,500	48

MONTAUK

	Average Price	Median Price	Sales
2Q15	\$1,313,264	\$1,047,500	28
2Q16	\$1,301,056	\$1,250,000	27
2Q17	\$1,298,907	\$1,100,000	17

NORTH HAVEN

	Average Price	Median Price	Sales
2Q15	\$1,769,200	\$1,800,000	5
2Q16	\$1,861,641	\$1,387,500	8
2Q17	\$2,057,600	\$1,600,000	5

SOUTH FORK SINGLE-FAMILY HOMES

The Southampton Area represented

19% of total number of sales, and
the highest total dollar amount at \$315M.

QUOGUE VILLAGE

	Average Price	Median Price	Sales
2Q15	\$1,932,292	\$1,437,500	12
2Q16	\$2,010,625	\$1,575,000	8
2Q17	\$2,263,333	\$2,332,500	12

REMSENBURG

	Average Price	Median Price	Sales
2Q15	\$872,286	\$600,000	7
2Q16	\$2,205,000	\$995,000	9
2Q17	\$759,652	\$818,260	5

SAG HARBOR

	Average Price	Median Price	Sales
2Q15	\$1,220,125	\$1,163,750	12
2Q16	\$1,651,231	\$1,063,500	26
2Q17	\$1,433,688	\$1,100,000	19

SAG HARBOR VILLAGE

	Average Price	Median Price	Sales
2Q15	\$1,732,954	\$1,040,000	11
2Q16	\$1,739,248	\$1,425,000	17
2Q17	\$2,258,737	\$1,950,000	19

SAGAPONACK

	Average Price	Median Price	Sales
2Q15	\$8,225,000	\$8,900,000	3
2Q16	\$3,649,583	\$1,700,000	6
2Q17	\$6,176,600	\$3,065,000	5

SHELTER ISLAND

	Average Price	Median Price	Sales
2Q15	\$915,915	\$750,000	13
2Q16	\$1,277,779	\$950,000	19
2Q17	\$1,346,909	\$835,000	11

SOUTHAMPTON

	Average Price	Median Price	Sales
2Q15	\$1,327,445	\$1,077,000	45
2Q16	\$1,181,282	\$750,000	39
2Q17	\$1,437,892	\$995,500	42

SOUTHAMPTON VILLAGE

	Average Price	Median Price	Sales
2Q15	\$3,753,444	\$2,100,000	23
2Q16	\$2,661,993	\$1,650,000	17
2Q17	\$7,254,223	\$2,771,875	18

SOUTH FORK SINGLE-FAMILY HOMES

The East Hampton and Westhampton areas saw the highest numbers of sales - **25%** and **30%** respectively - but lower total dollar volumes (\$160M and \$122M) than the Southampton area.

WAINSCOTT

	Average Price	Median Price	Sales
2Q15	\$4,537,500	\$1,695,000	6
2Q16	\$3,010,833	\$1,467,500	6
2Q17	\$4,231,667	\$1,625,000	3

WATER MILL

	Average Price	Median Price	Sales
2Q15	\$4,348,396	\$2,125,000	24
2Q16	\$3,372,591	\$2,450,000	11
2Q17	\$6,883,080	\$6,000,000	18

WESTHAMPTON

	Average Price	Median Price	Sales
2Q15	\$1,265,667	\$807,000	9
2Q16	\$1,250,556	\$950,000	9
2Q17	\$963,429	\$849,000	7

WESTHAMPTON BEACH

	Average Price	Median Price	Sales
2Q15	\$1,250,438	\$1,535,000	8
2Q16	\$574,214	\$367,000	7
2Q17	\$808,946	\$394,000	9

WESTHAMPTON BEACH VILLAGE

	Average Price	Median Price	Sales
2Q15	\$1,956,618	\$1,385,000	17
2Q16	\$1,306,314	\$687,500	8
2Q17	\$2,066,291	\$995,000	13

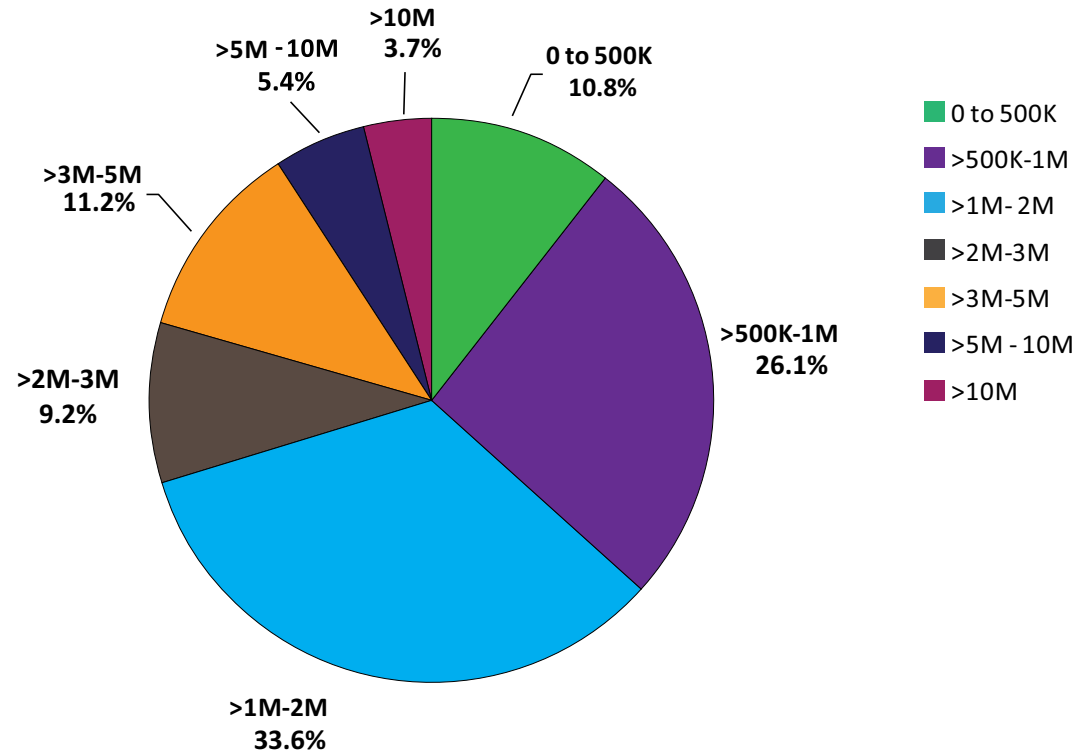
WESTHAMPTON DUNES

	Average Price	Median Price	Sales
2Q15	\$2,287,313	\$2,487,500	7
2Q16	\$2,237,359	\$2,495,000	3
2Q17	\$2,077,000	\$2,025,000	5

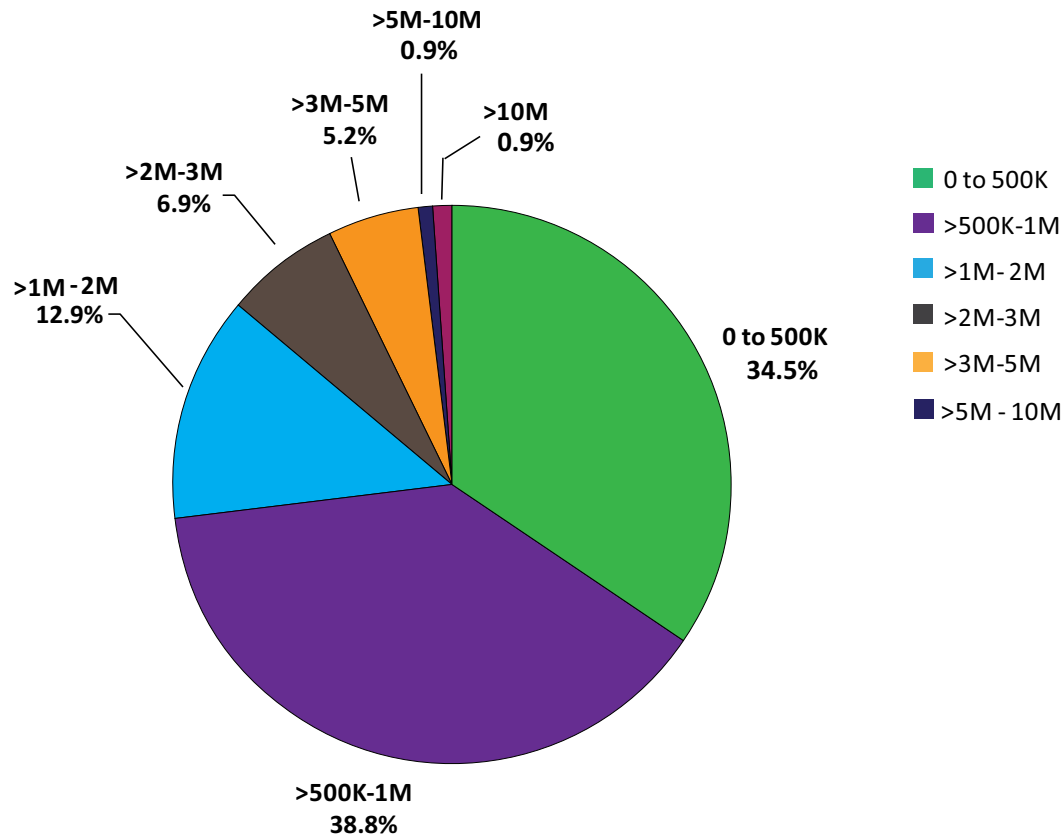
PERCENT OF HAMPTONS SALES BY PRICE

SECOND QUARTER 2017

Hamptons East of the Shinnecock Canal

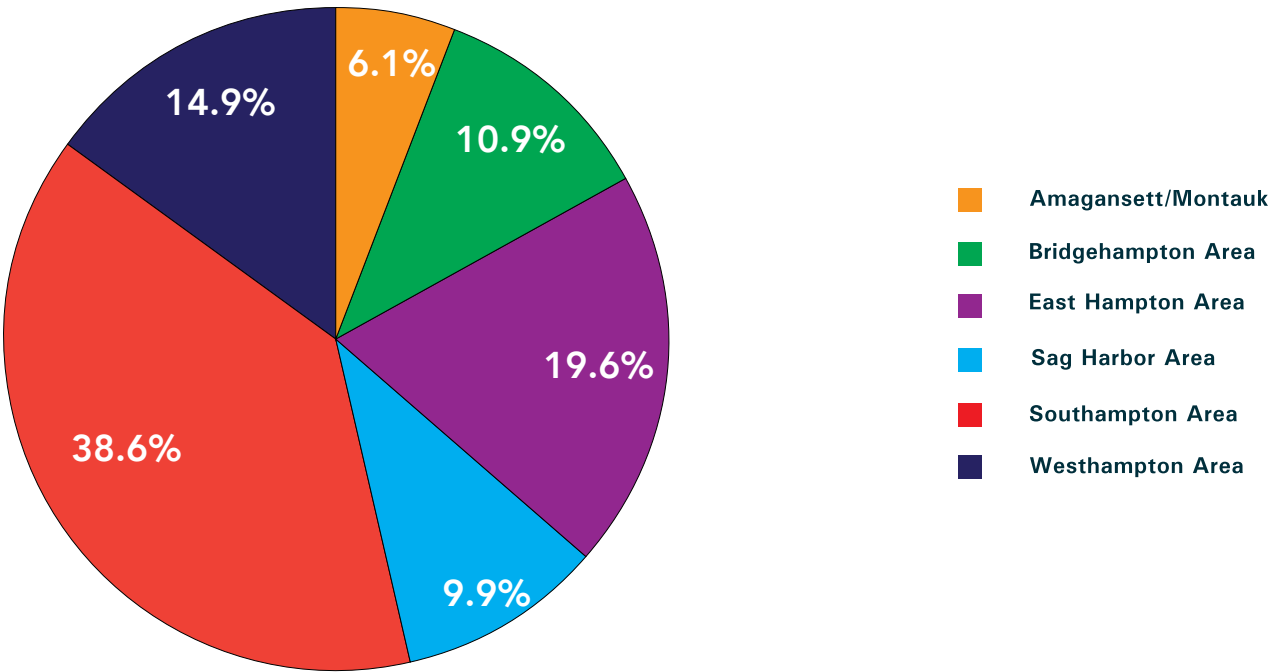
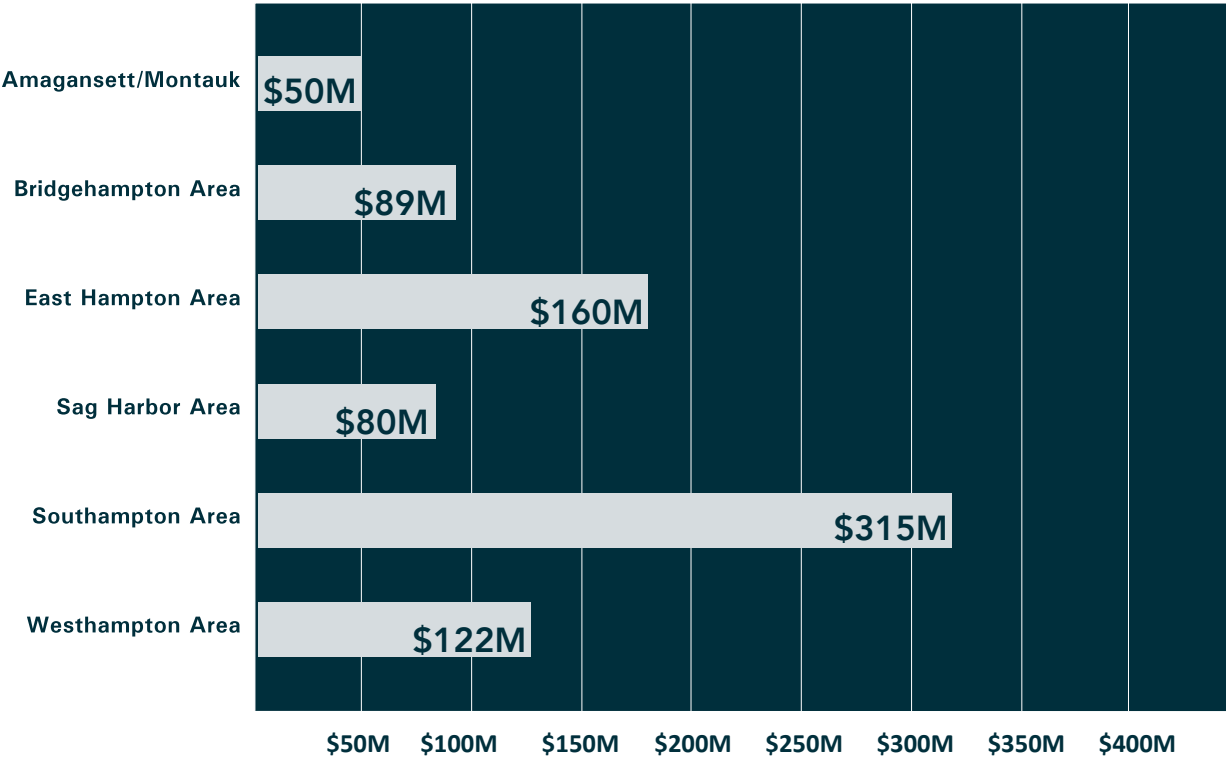


Hamptons West of the Shinnecock Canal



HAMPTONS DOLLAR VOLUME BY AREA

SECOND QUARTER 2017

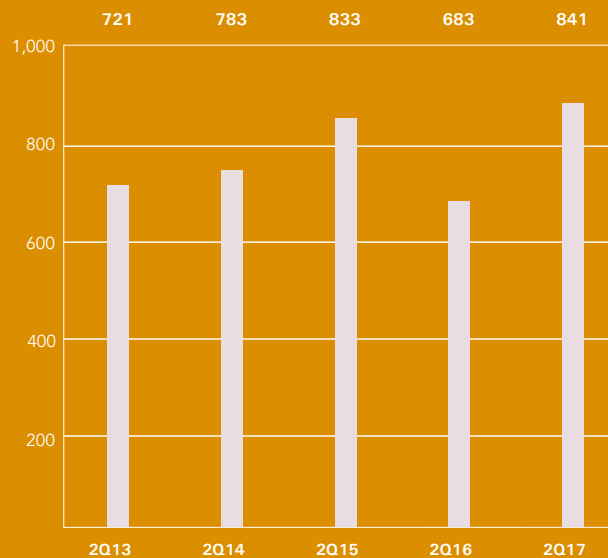


LONG-TERM TRENDS 2013 - 2017

2ND QUARTER TOTAL DOLLAR VOLUME

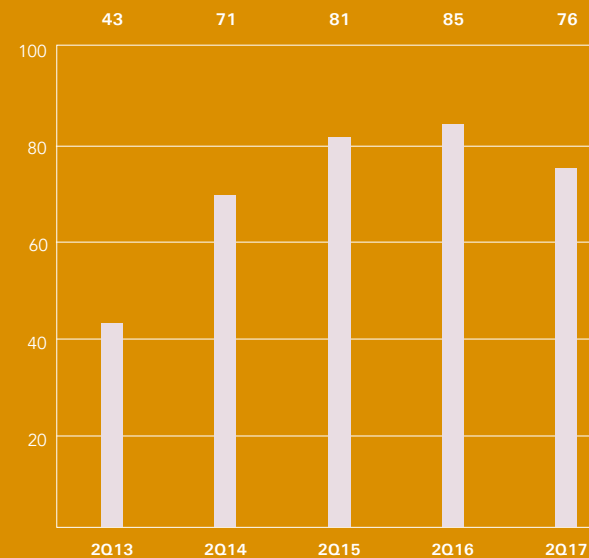


HAMPTONS TOTAL DOLLAR VOLUME



Dollar Volume (Millions)

NORTH FORK TOTAL DOLLAR VOLUME



Dollar Volume (Millions)

NORTH FORK SINGLE-FAMILY HOMES

The average sales price for
2Q17 on the North Fork rose
+9.2% compared to
2Q16, to \$570,189.

AQUEBOGUE

	Average Price	Median Price	Sales
2Q15	\$492,680	\$507,450	10
2Q16	\$484,625	\$442,000	11
2Q17	\$405,980	\$405,980	2

BAITING HOLLOW

	Average Price	Median Price	Sales
2Q15	\$455,000	\$455,000	1
2Q16	\$369,498	\$369,498	2
2Q17	\$459,729	\$450,000	5

CUTCHOGUE

	Average Price	Median Price	Sales
2Q15	\$810,990	\$657,450	10
2Q16	\$908,203	\$674,500	16
2Q17	\$897,182	\$858,500	8

EAST MARION

	Average Price	Median Price	Sales
2Q15	\$582,600	\$520,000	5
2Q16	\$773,467	\$615,000	6
2Q17	\$495,938	\$495,938	2

GREENPORT

	Average Price	Median Price	Sales
2Q15	\$476,875	\$493,000	4
2Q16	\$481,333	\$317,500	6
2Q17	\$428,000	\$461,500	4

GREENPORT VILLAGE

	Average Price	Median Price	Sales
2Q15	\$521,700	\$527,500	10
2Q16	\$472,429	\$525,000	7
2Q17	\$684,722	\$500,000	9

JAMESPORT

	Average Price	Median Price	Sales
2Q15	\$351,200	\$360,000	5
2Q16	\$610,917	\$548,000	6
2Q17	\$515,000	\$525,000	3

LAUREL

	Average Price	Median Price	Sales
2Q15	\$660,000	\$570,000	4
2Q16	\$380,490	\$410,970	3
2Q17	\$541,700	\$469,500	5

NORTH FORK SINGLE-FAMILY HOMES

The median price for 2Q17 on the
North Fork rose **+4.3%**
compared to 2Q16, to \$450,000.

MANORVILLE

	Average Price	Median Price	Sales
2Q15	-	-	0
2Q16	-	-	0
2Q17	\$348,284	\$348,284	1

MATTITUCK

	Average Price	Median Price	Sales
2Q15	\$598,190	\$521,000	21
2Q16	\$385,167	\$370,000	15
2Q17	\$1,201,890	\$914,450	10

NEW SUFFOLK

	Average Price	Median Price	Sales
2Q15	\$662,500	\$662,500	1
2Q16	\$640,000	\$640,000	1
2Q17	-	-	0

ORIENT

	Average Price	Median Price	Sales
2Q15	\$926,333	\$995,000	3
2Q16	\$1,805,000	\$1,805,000	2
2Q17	\$799,000	\$799,000	1

PECONIC

	Average Price	Median Price	Sales
2Q15	\$660,000	\$660,000	1
2Q16	\$849,500	\$849,500	2
2Q17	\$1,029,015	\$582,046	6

RIVERHEAD

	Average Price	Median Price	Sales
2Q15	\$282,542	\$274,250	24
2Q16	\$362,586	\$280,000	31
2Q17	\$331,276	\$265,000	29

SOUTH JAMESPORT

	Average Price	Median Price	Sales
2Q15	-	-	0
2Q16	\$150,000	\$150,000	1
2Q17	\$543,400	\$543,400	2

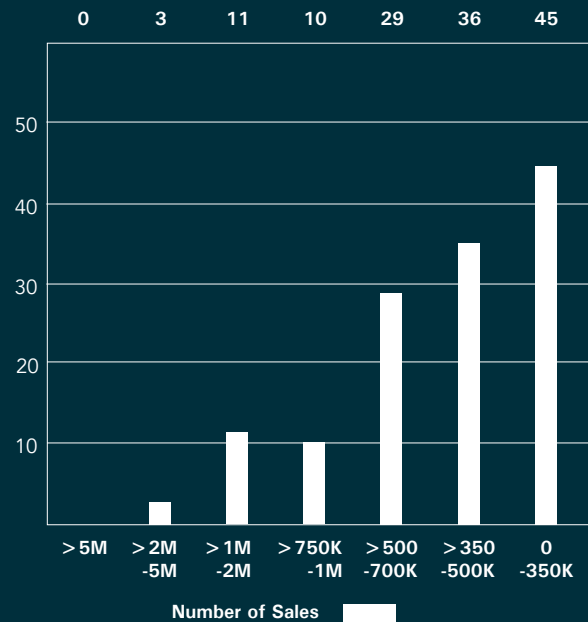
SOUTHOLD

	Average Price	Median Price	Sales
2Q15	\$632,400	\$533,250	26
2Q16	\$565,866	\$531,000	32
2Q17	\$566,777	\$549,500	26

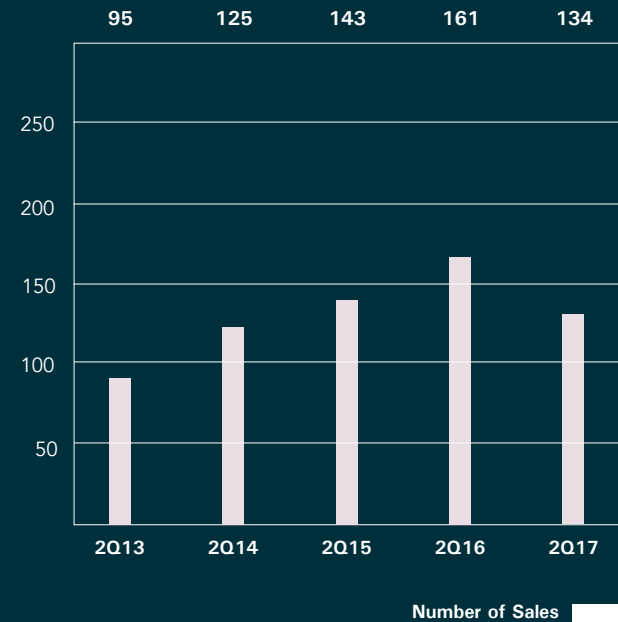
NORTH FORK SINGLE-FAMILY HOMES



SECOND QUARTER 2017 PRICE BREAKDOWN



NUMBER OF SALES: FIVE-YEAR COMPARISON



BROWN HARRIS STEVENS Established 1873

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