

2017

HAMPTONS + NORTH FORK
MARKET REPORT

THIRD QUARTER

BROWN HARRIS STEVENS Established 1873



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Based Upon Data Available as of October 13, 2017.

DATA HIGHLIGHTS: THIRD QUARTER 2017

Cover Property: New Southampton Village Estate. BrownHarrisStevens.com. WEB# 22529

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.



East Hampton Equestrian Estate. BrownHarrisStevens.com WEB# 39422



Sag Harbor Waterfront. BrownHarrisStevens.com WEB# 39219

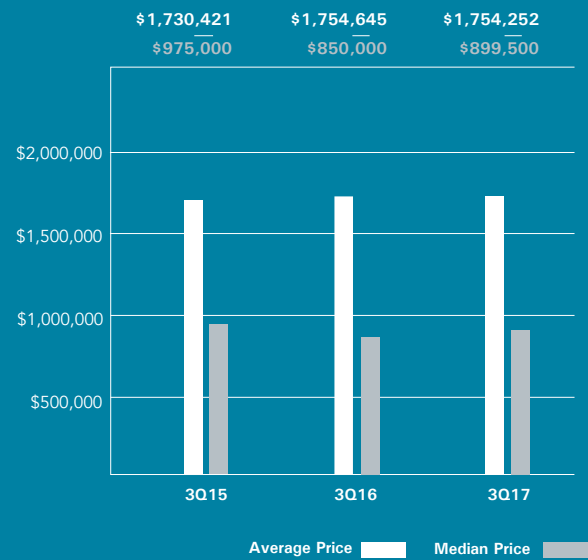
There were 9 sales over **\$10M** in the Hamptons in 3Q17, compared to 11 in 3Q16.

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

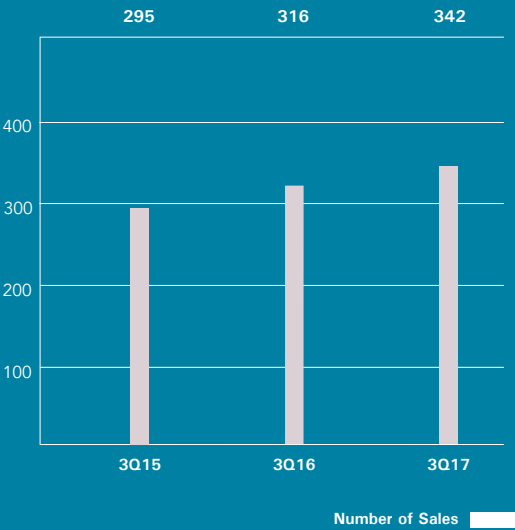
The number of sales on the North Fork rose 8.2% to 176 in 3Q17, while total dollar volume jumped **+17.8%** to \$96,975,765.

THE HAMPTONS

AVERAGE AND MEDIAN SALE PRICE

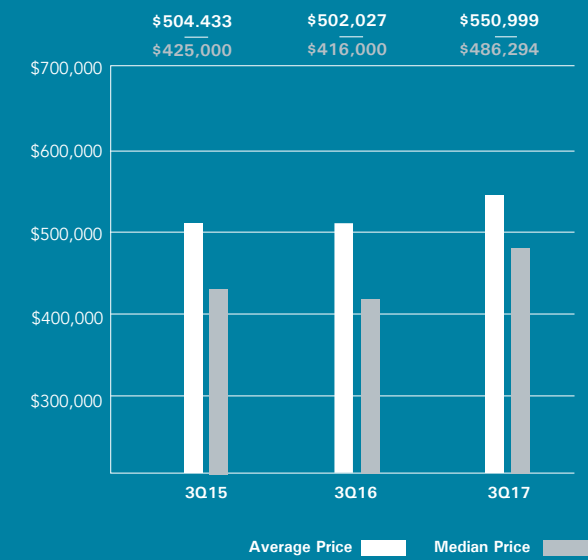


NUMBER OF SALES

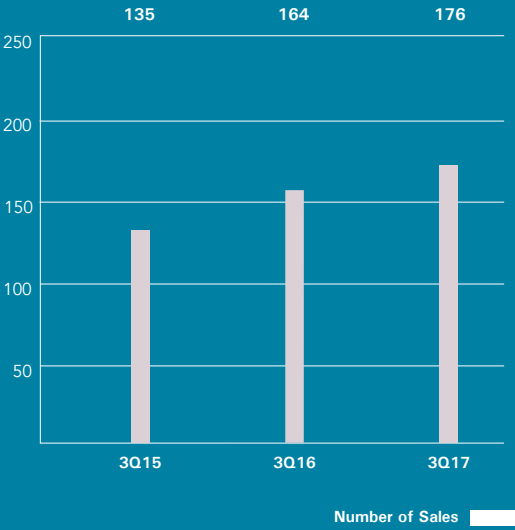


NORTH FORK

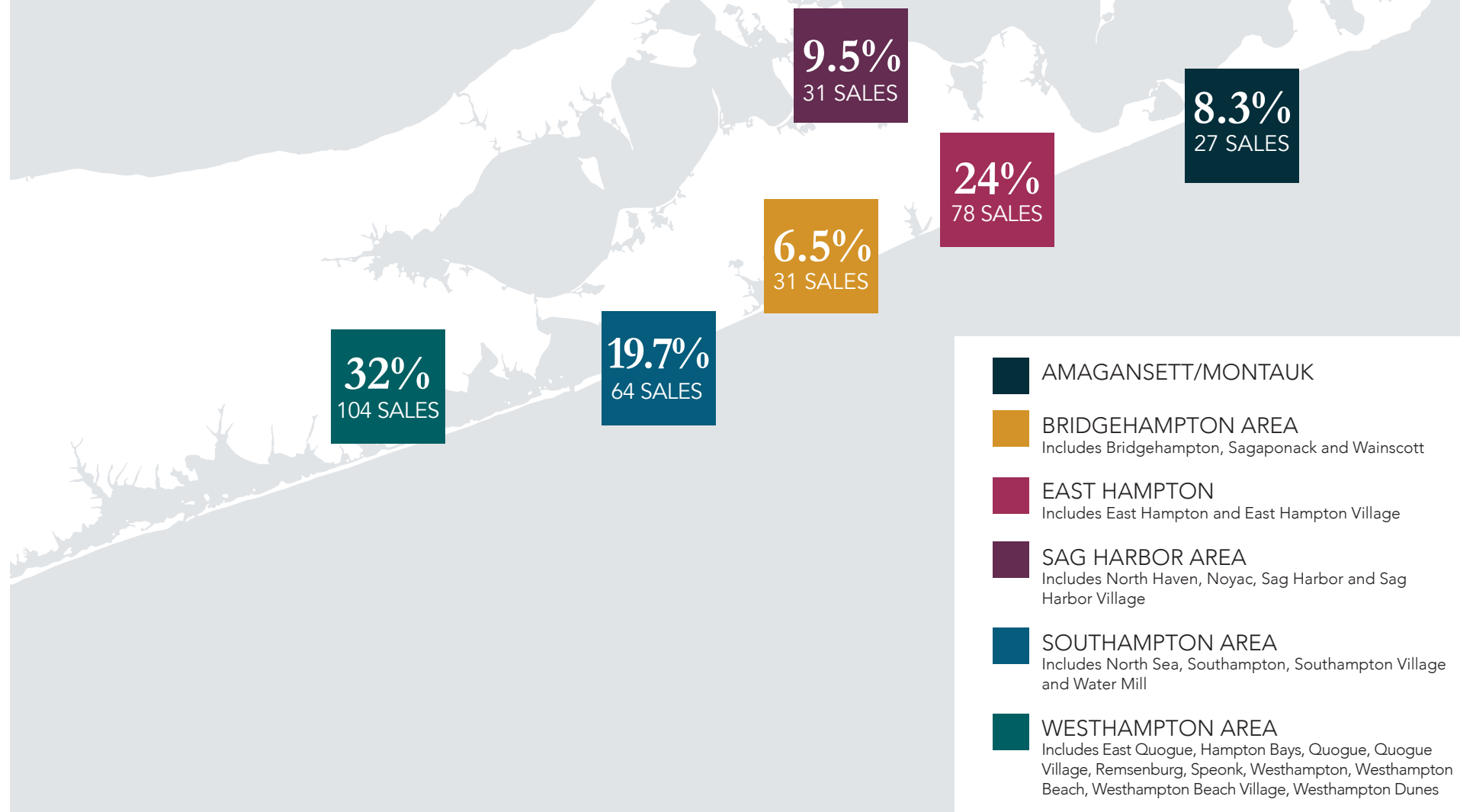
AVERAGE AND MEDIAN SALE PRICE



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

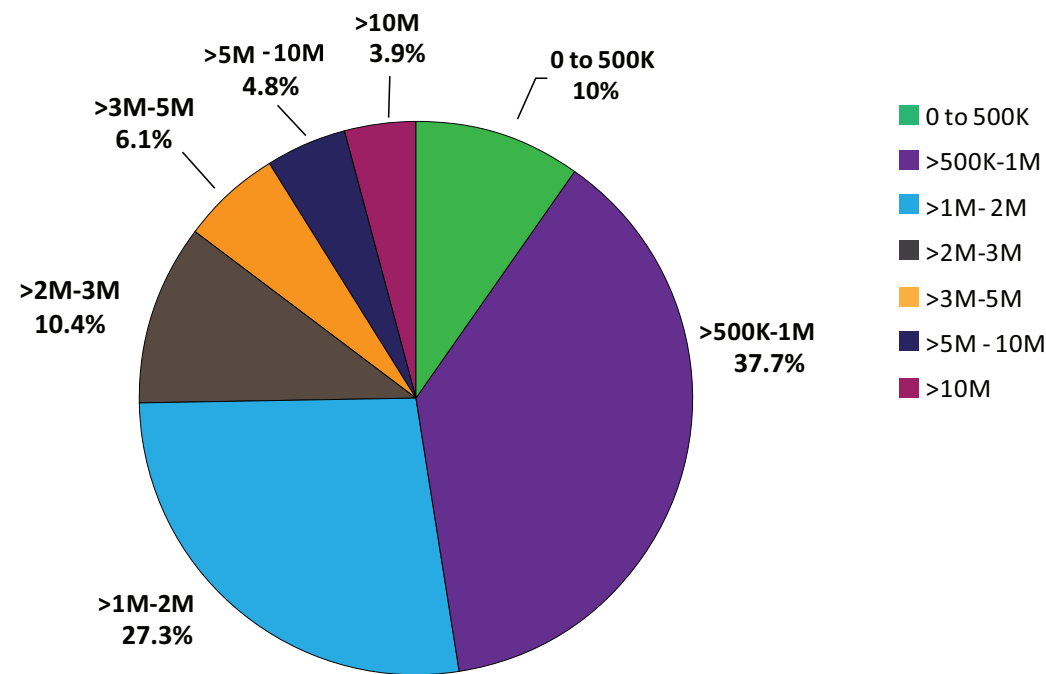
WESTHAMPTON DUNES

	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

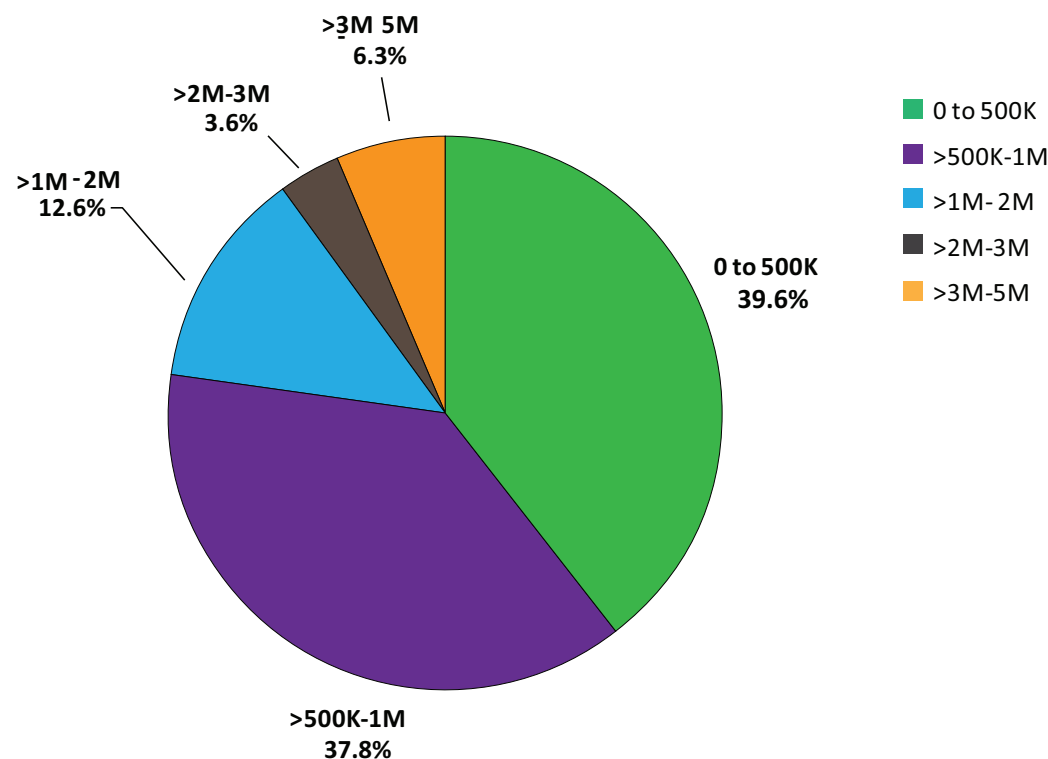
PERCENT OF HAMPTONS SALES BY PRICE

THIRD QUARTER 2017

Hamptons East of the Shinnecock Canal

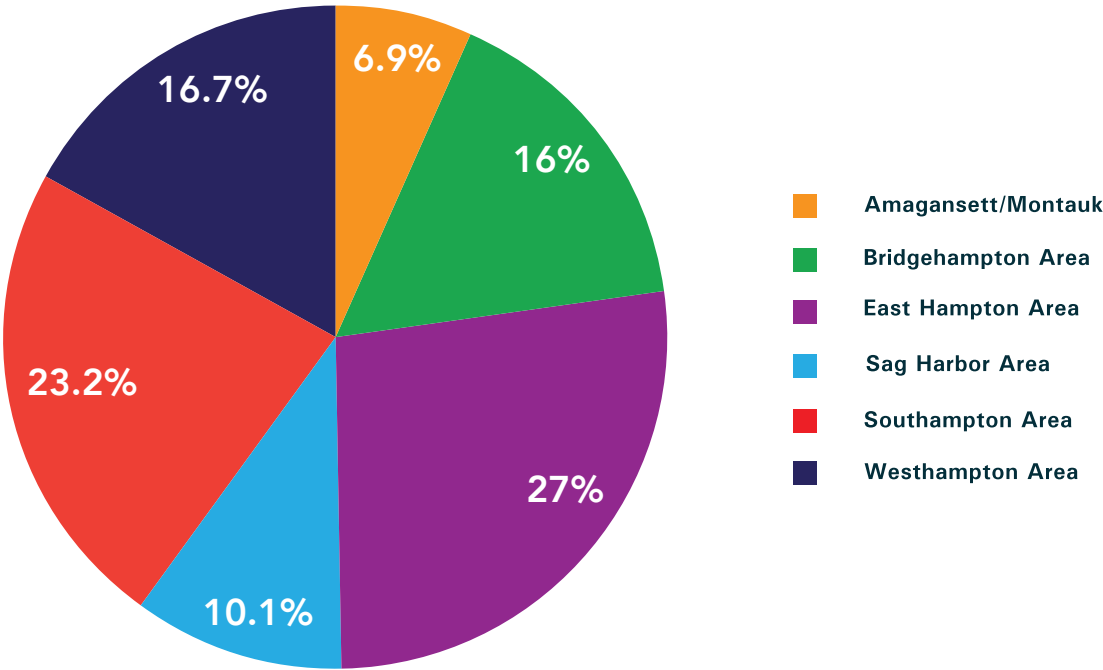
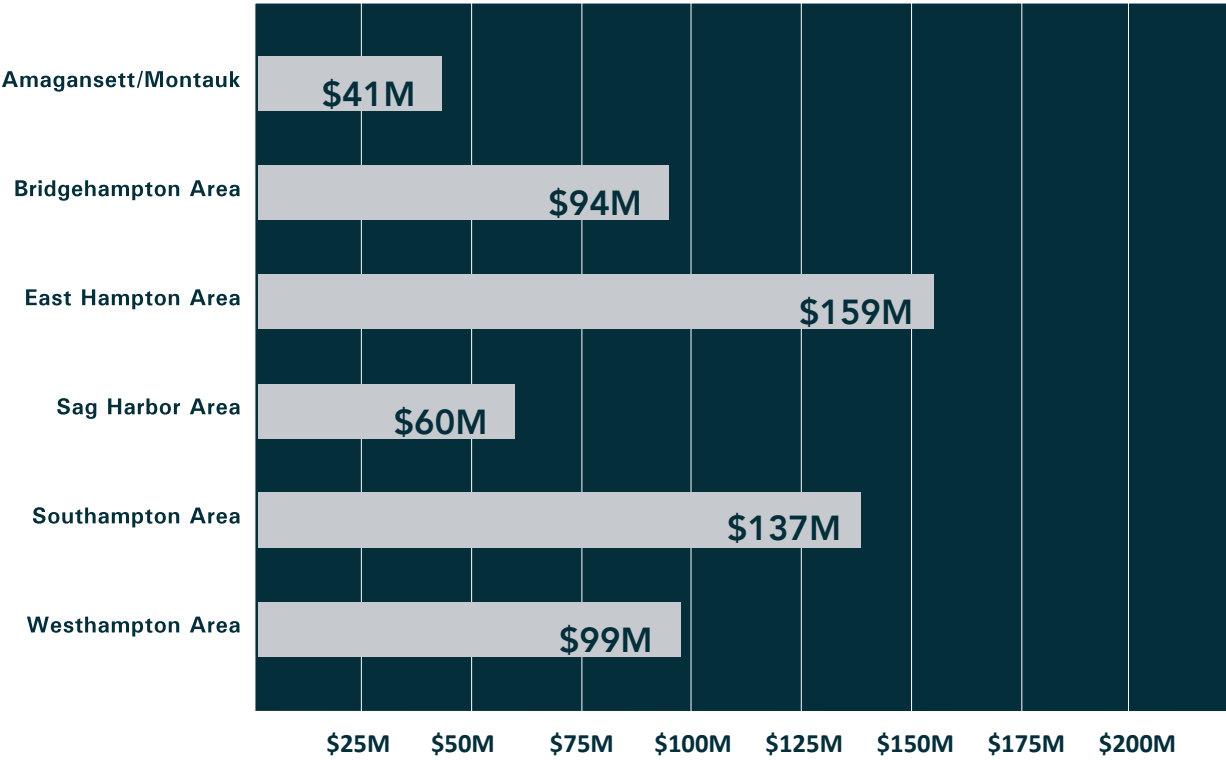


Hamptons West of the Shinnecock Canal



HAMPTONS DOLLAR VOLUME BY AREA

THIRD QUARTER 2017



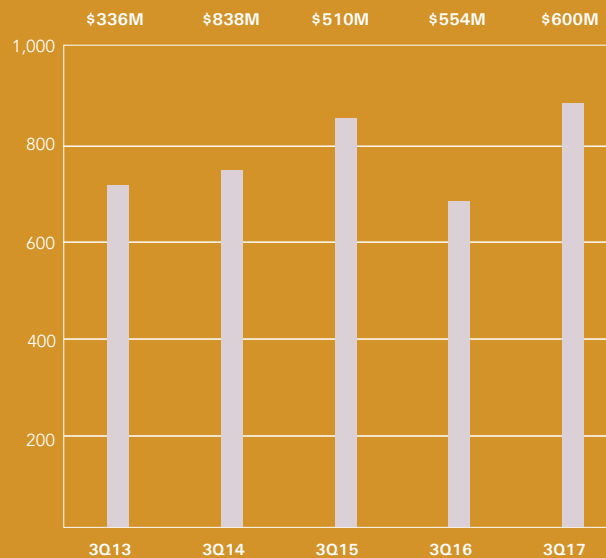
LONG-TERM TRENDS 2013 - 2017

3RD QUARTER TOTAL DOLLAR VOLUME



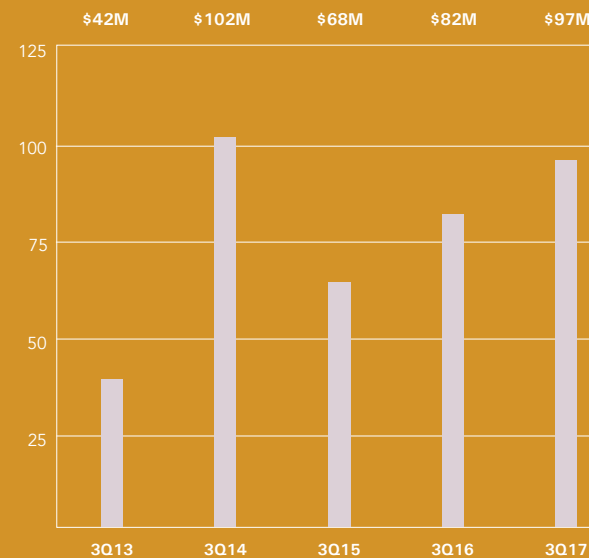
Shelter Island Waterfront. BrownHarrisStevens.com WEB# 55264

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

CUTCHOGUE

	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

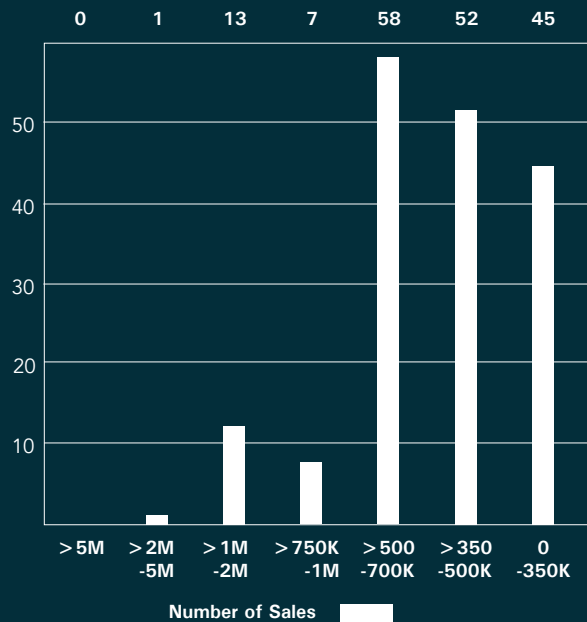
	Average Price	Median Price	Sales
3Q15	\$442,000	\$442,000	1
3Q16	\$0	\$0	0
3Q17	\$1,325,000	\$1,325,000	2

SOUTHOLD

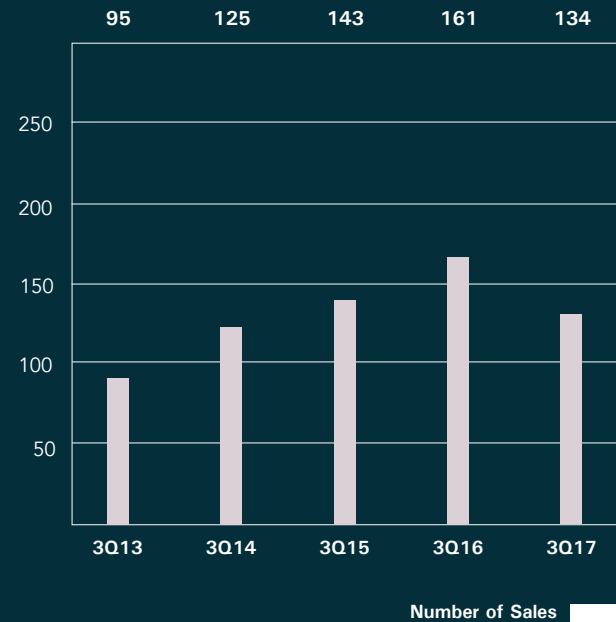
	Average Price	Median Price	Sales
3Q15	\$455,000	\$546,983	23
3Q16	\$460,000	\$506,211	19
3Q17	\$579,500	\$630,855	36



THIRD QUARTER 2017 PRICE BREAKDOWN



NUMBER OF SALES: FIVE-YEAR COMPARISON



BROWN HARRIS STEVENS Established 1873

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