

2017

East End Residential Preliminary* Market Report FIRST QUARTER

BROWN HARRIS STEVENS Established 1873



exclusive affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE
in New York City, The Hamptons & Palm Beach

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

Data Highlights: First Quarter 2017

Cover Property: Bridgehampton South. BrownHarrisStevens.com. WEB# 21814

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**

15.8% over this time to

\$1,100,000.



Wainscott South. BrownHarrisStevens.com WEB# 24420

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

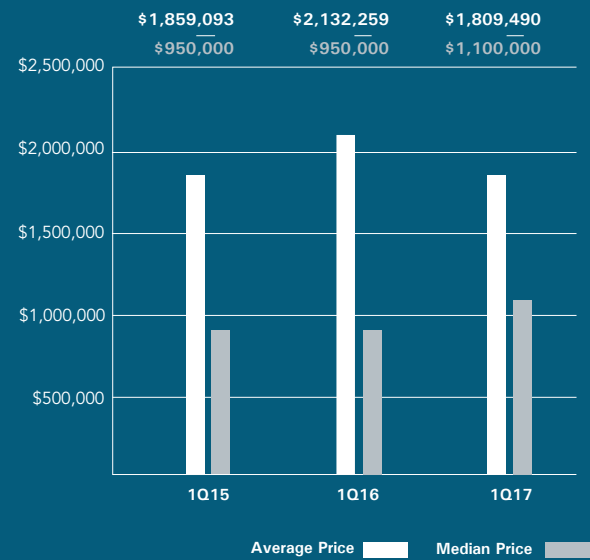
Quarter, to **\$573,469,**

while the Median Price slipped

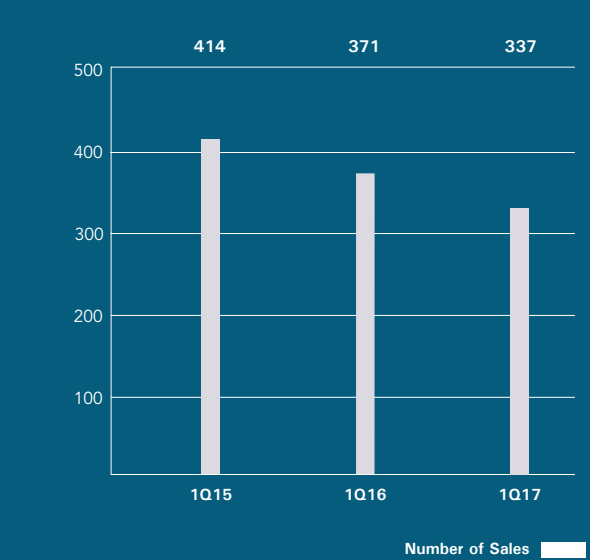
11.2% to \$397,500.

The Hamptons

AVERAGE AND MEDIAN SALE PRICE

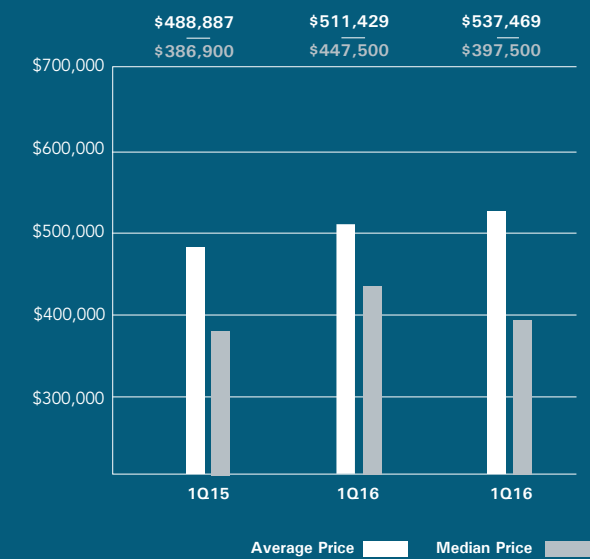


NUMBER OF SALES

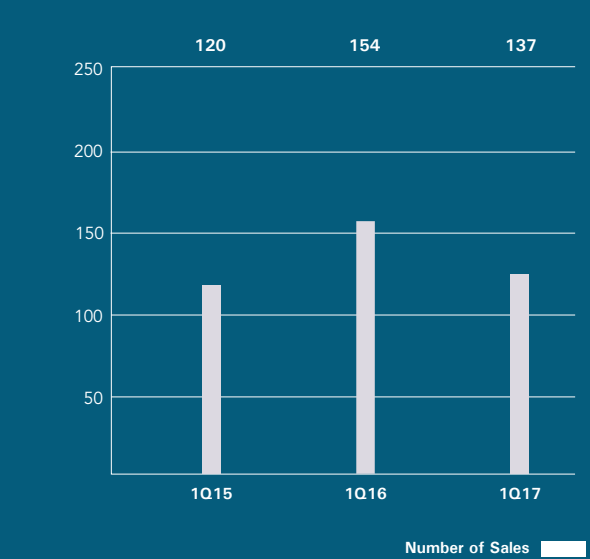


North Fork

AVERAGE AND MEDIAN SALE PRICE

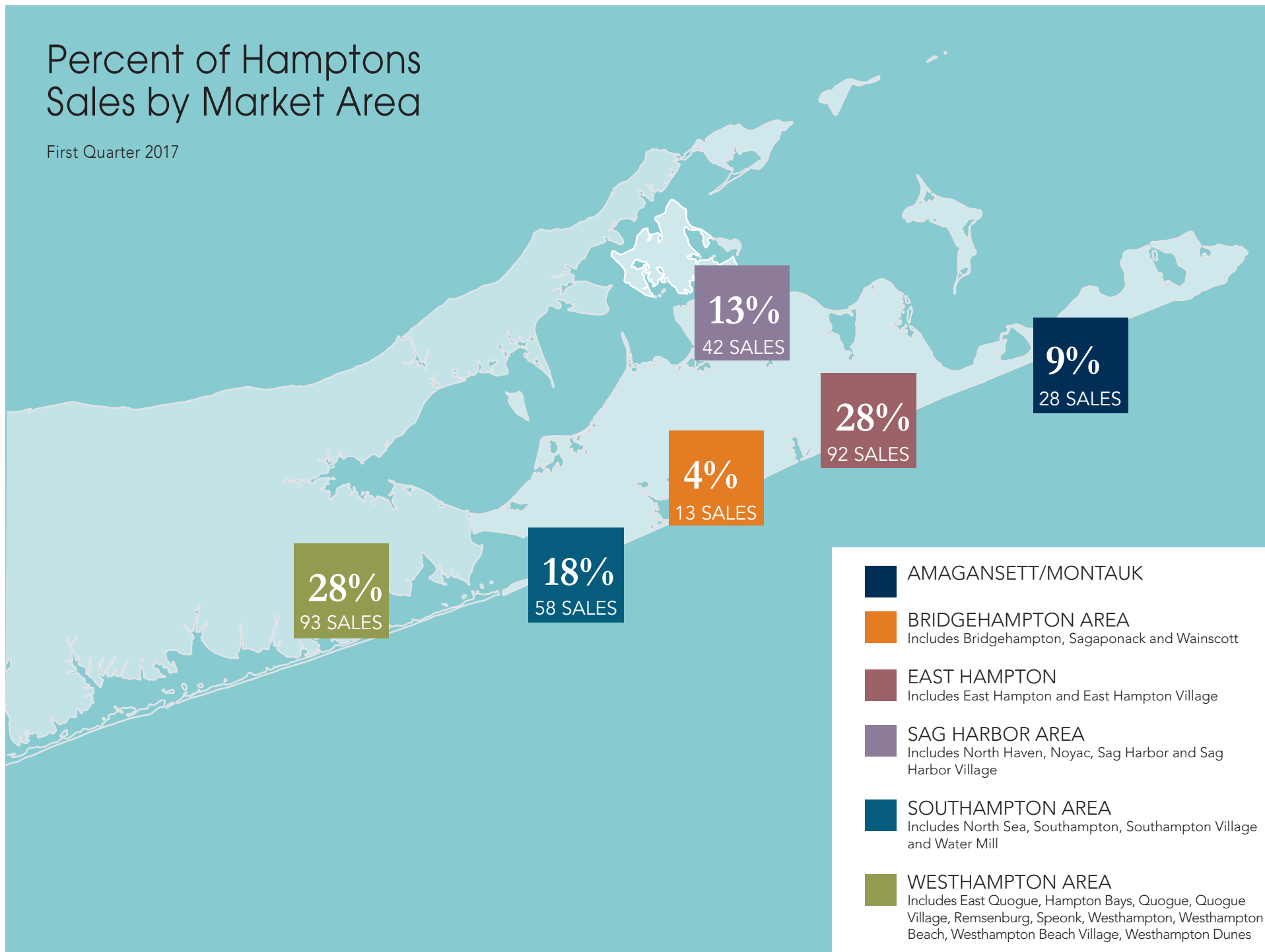


NUMBER OF SALES



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

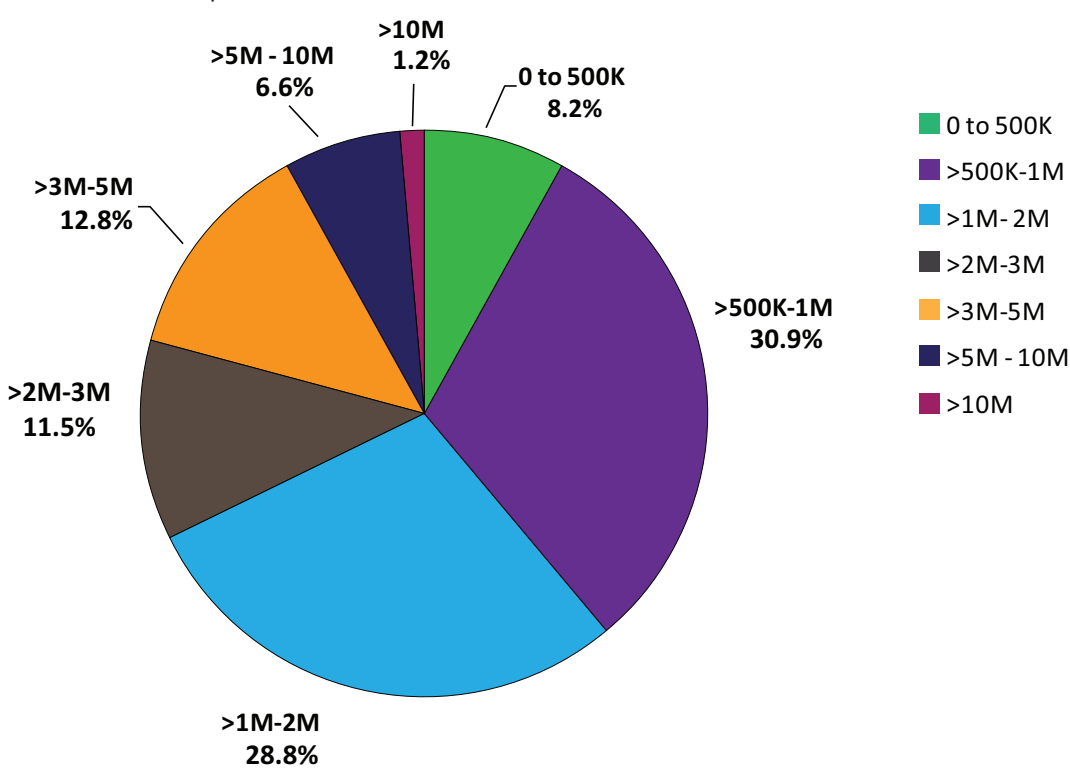
WESTHAMPTON DUNES

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

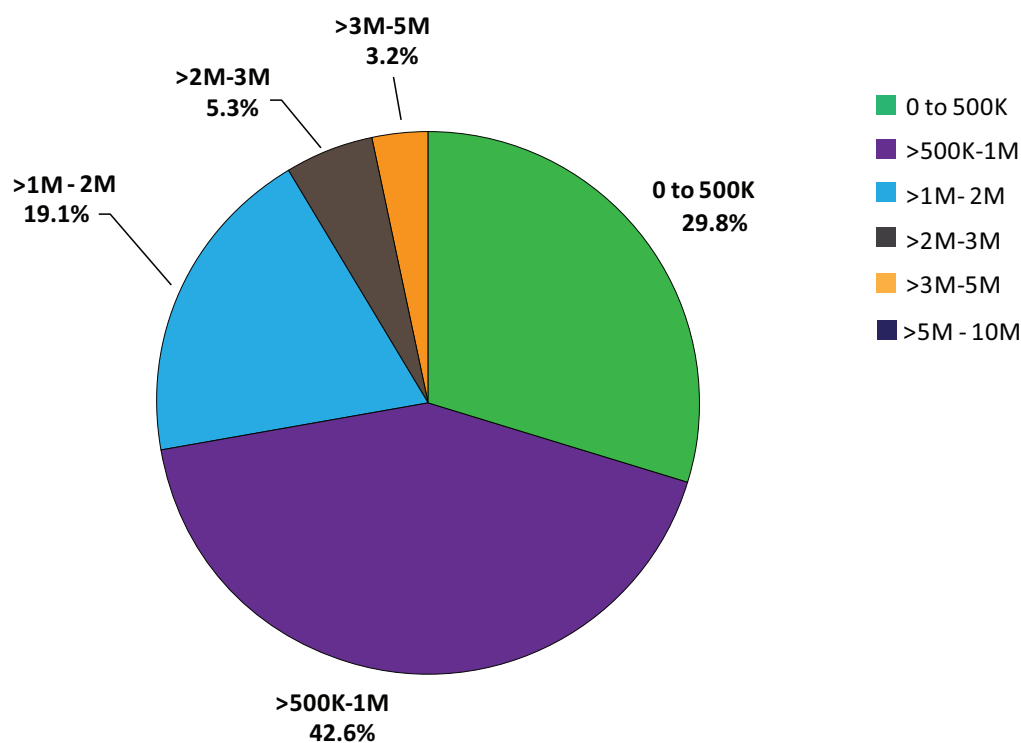
Percent of Hamptons Sales by Price

First Quarter 2017

Hamptons East of the Shinnecock Canal

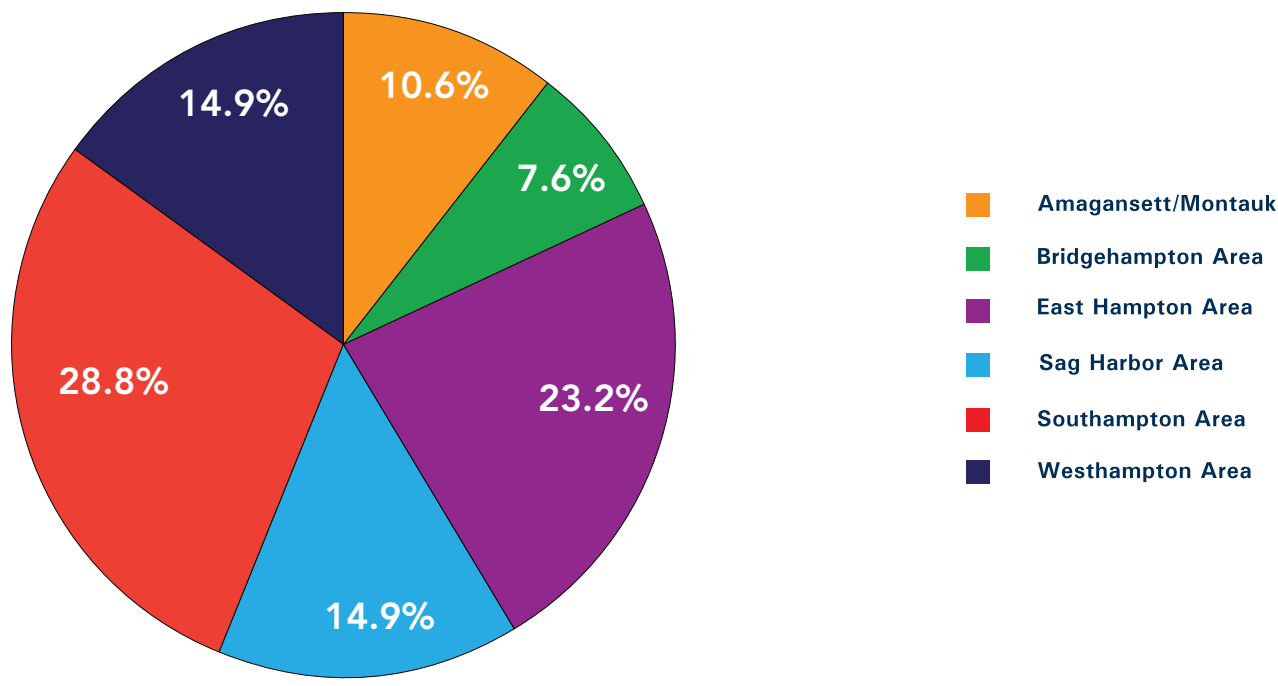
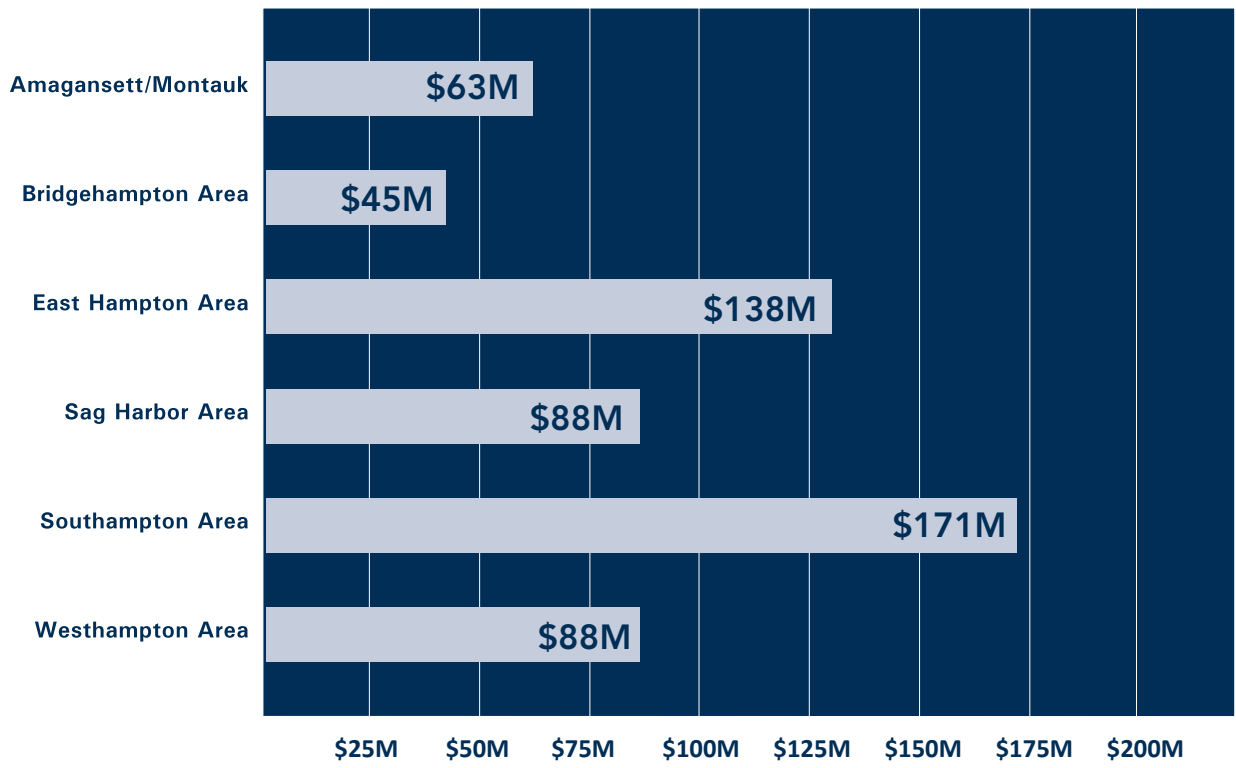


Hamptons West of the Shinnecock Canal



Hamptons Dollar Volume by Area

First Quarter 2017

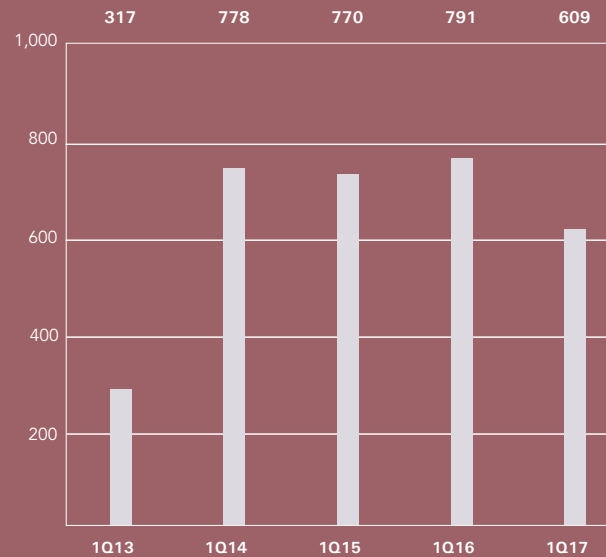


Long-Term Trends 2013 - 2017

1st Quarter Total Dollar Volume

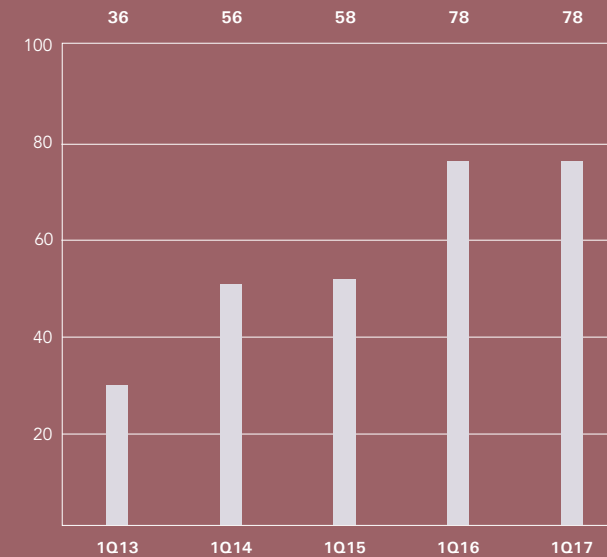


HAMPTONS TOTAL DOLLAR VOLUME



Dollar Volume (Millions)

NORTH FORK TOTAL DOLLAR VOLUME



Dollar Volume (Millions)

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

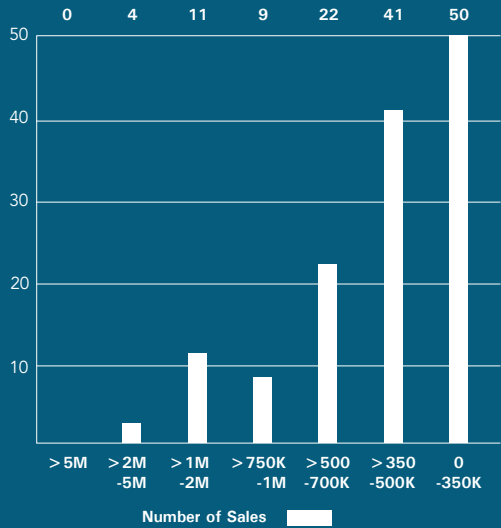
	Average Price	Median Price	Sales
1Q15	\$480,238	\$420,000	16
1Q16	\$573,077	\$500,000	26
1Q17	\$717,701	\$462,500	26

North Fork Single-Family Homes

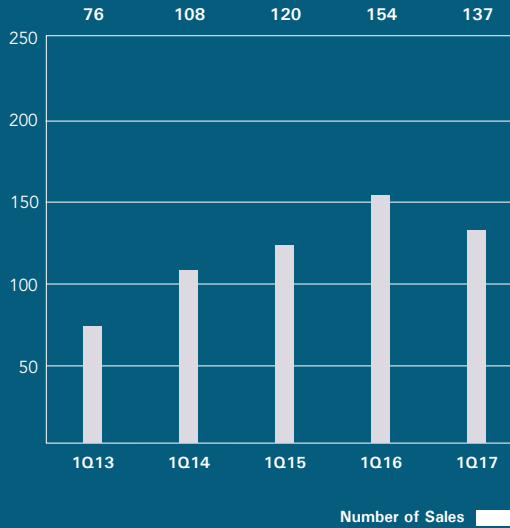


47 Acre Soundront. BrownHarrisStevens.com WEB# 18749

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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