



# First Quarter 2020 Market Report Hamptons + North Fork

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After a strong start to the year, the latter part of the First Quarter of 2020 was certainly affected by the Covid-19 pandemic and its associated slowdown of nearly all business activity.

However, the full impact on the economy at large and the local real estate market in specific won't be fully evident until the end of the Second Quarter of 2020.

The total number of 2020 South Fork sales declined **9.5%** compared to 1Q19 (249 in 2020 vs. 275 in 2019).

But due to an increased share of sales above \$10M, the total dollar volume jumped **17.1%** to \$634,764,397.

This in turn led to a rise in the 1Q20 average sales price, which was up **29.3%** to \$2,549,255, while the median price was nearly unchanged (-0.4%) at \$1,195,000.

Data for this report is sourced from The Real Estate Report Inc. and references single-family residential real estate transactions. Based upon data available as of April 17, 2020



There were **24** sales over **\$5M** in the First Quarter of 2020 (up from 22 in 1Q19), **13** of which were over **\$10M** (compared to only 4 in 1Q19).

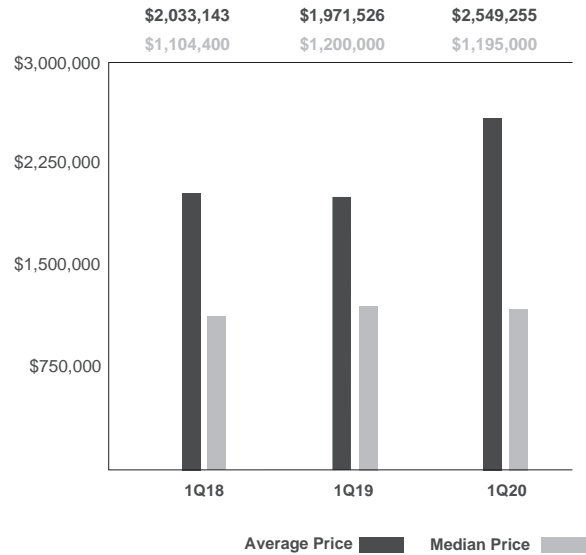
Accounting for 9.6% of all South Fork sales, the \$5M+ range was responsible for **48.4%** of the total dollar volume.

The number of sales on the North Fork remained static, at 79 in both 1Q20 and 1Q19. With no sales above \$2M (compared to 3 in 1Q19) the total dollar volume dropped 12.7% to \$50,197,904.

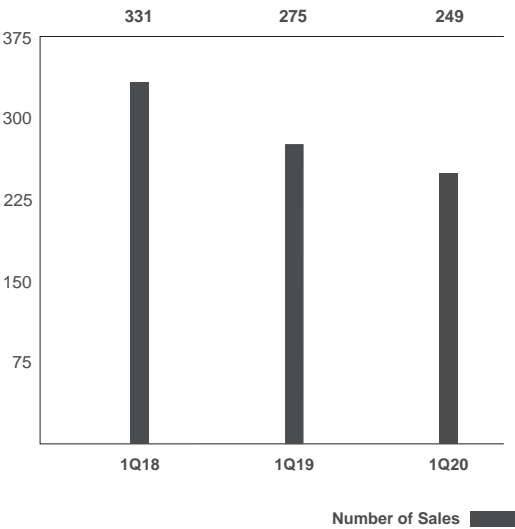
The average price also declined 12.7% to \$635,417. The median price was down only 0.9% to \$525,000.

The Hamptons

Average and Median Sale Price

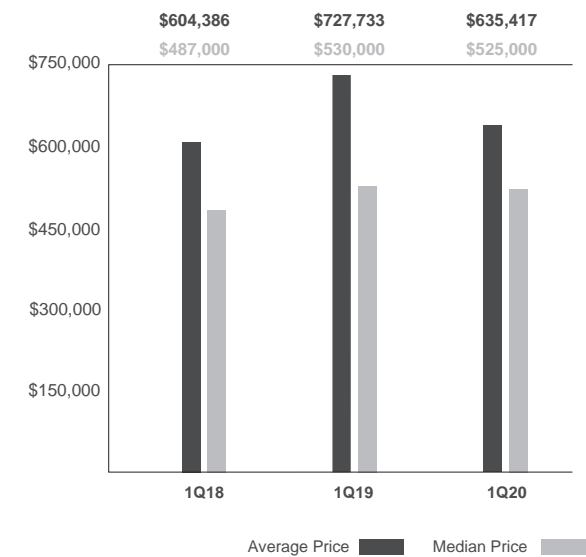


Number of Sales

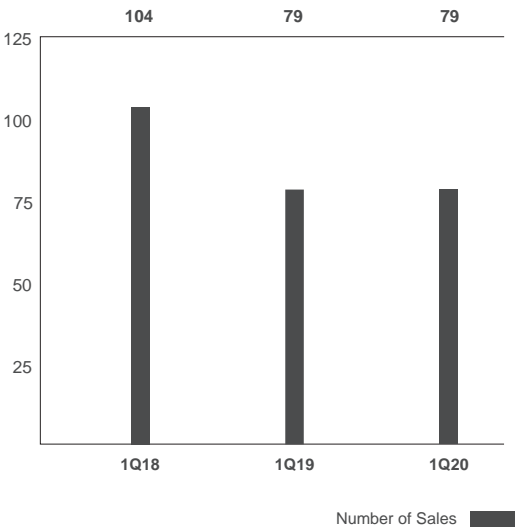


North Fork

Average and Median Sale Price

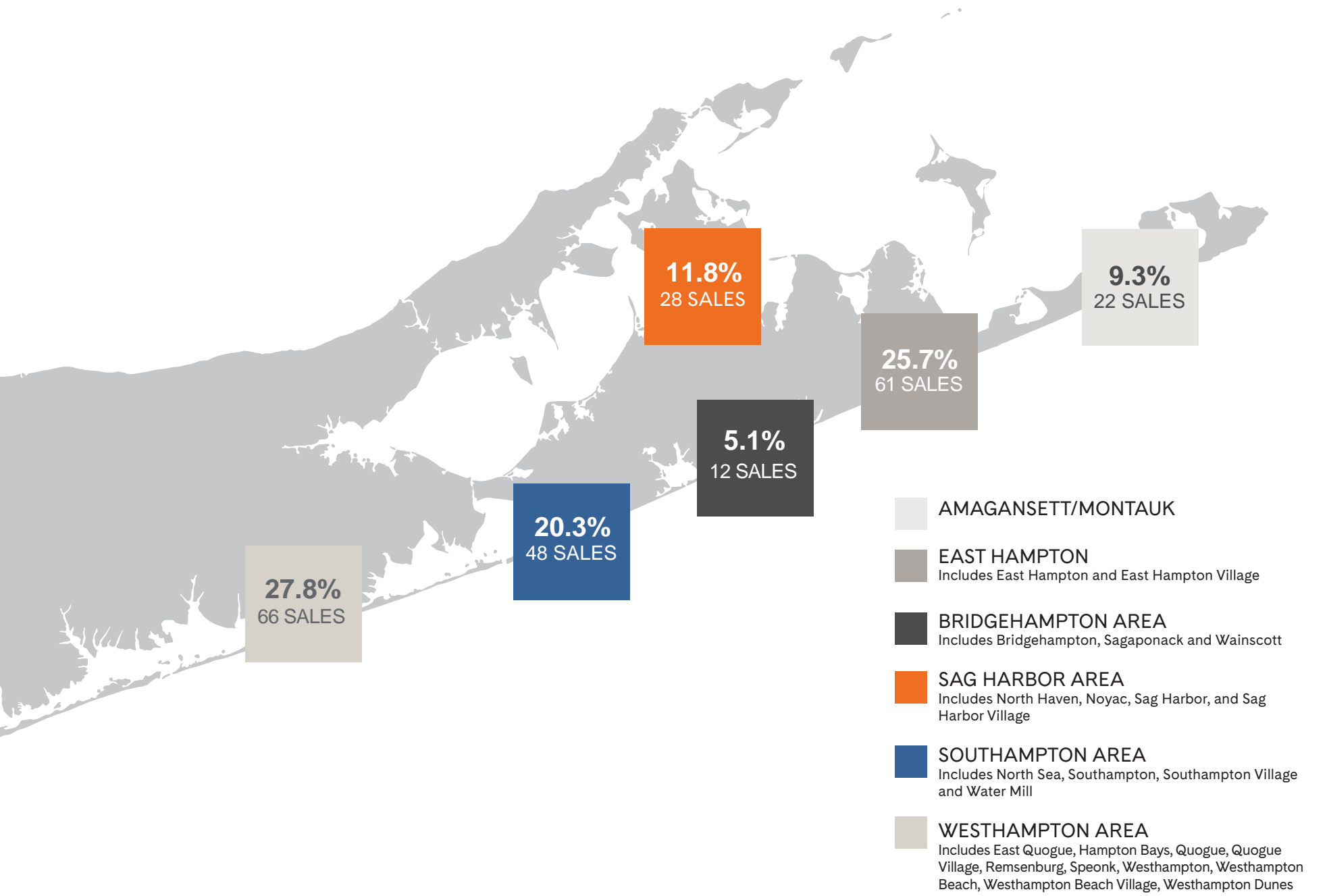


Number of Sales



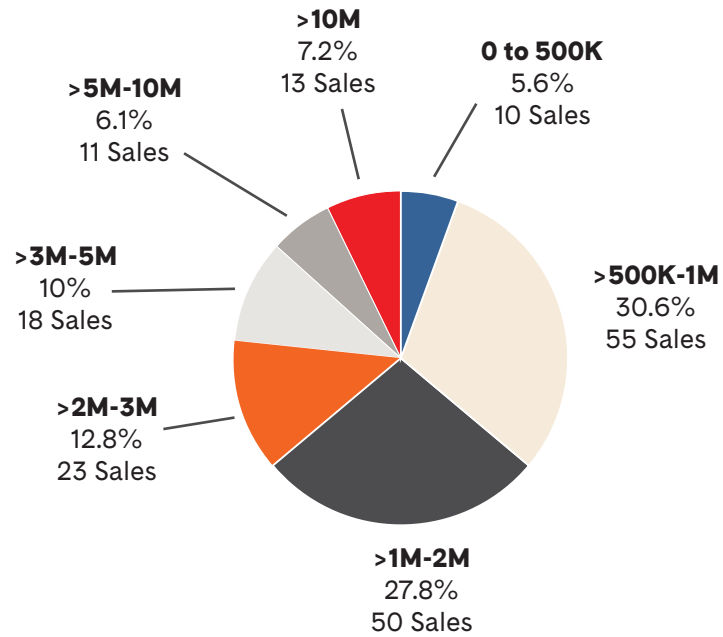
# Percent of Hamptons Sales by Market Area

First Quarter 2020

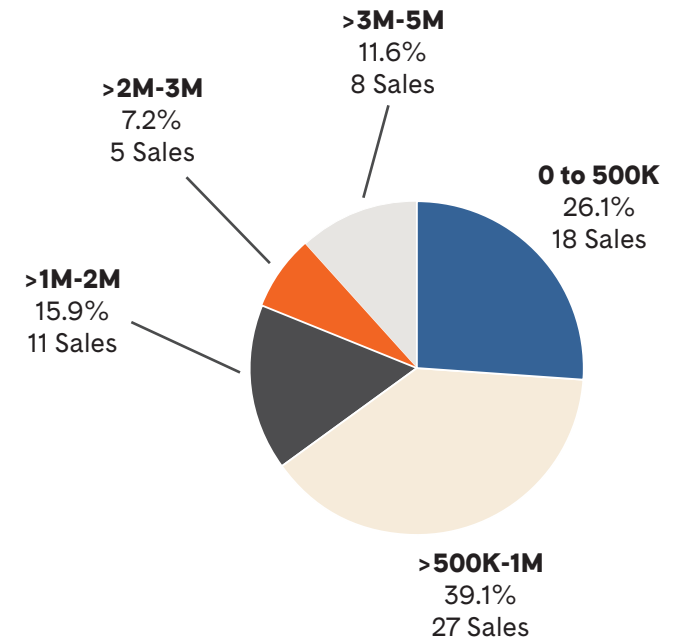


## Percent of Hamptons Sales by Price

First Quarter 2020



<< Hamptons East of the Shinnecock Canal

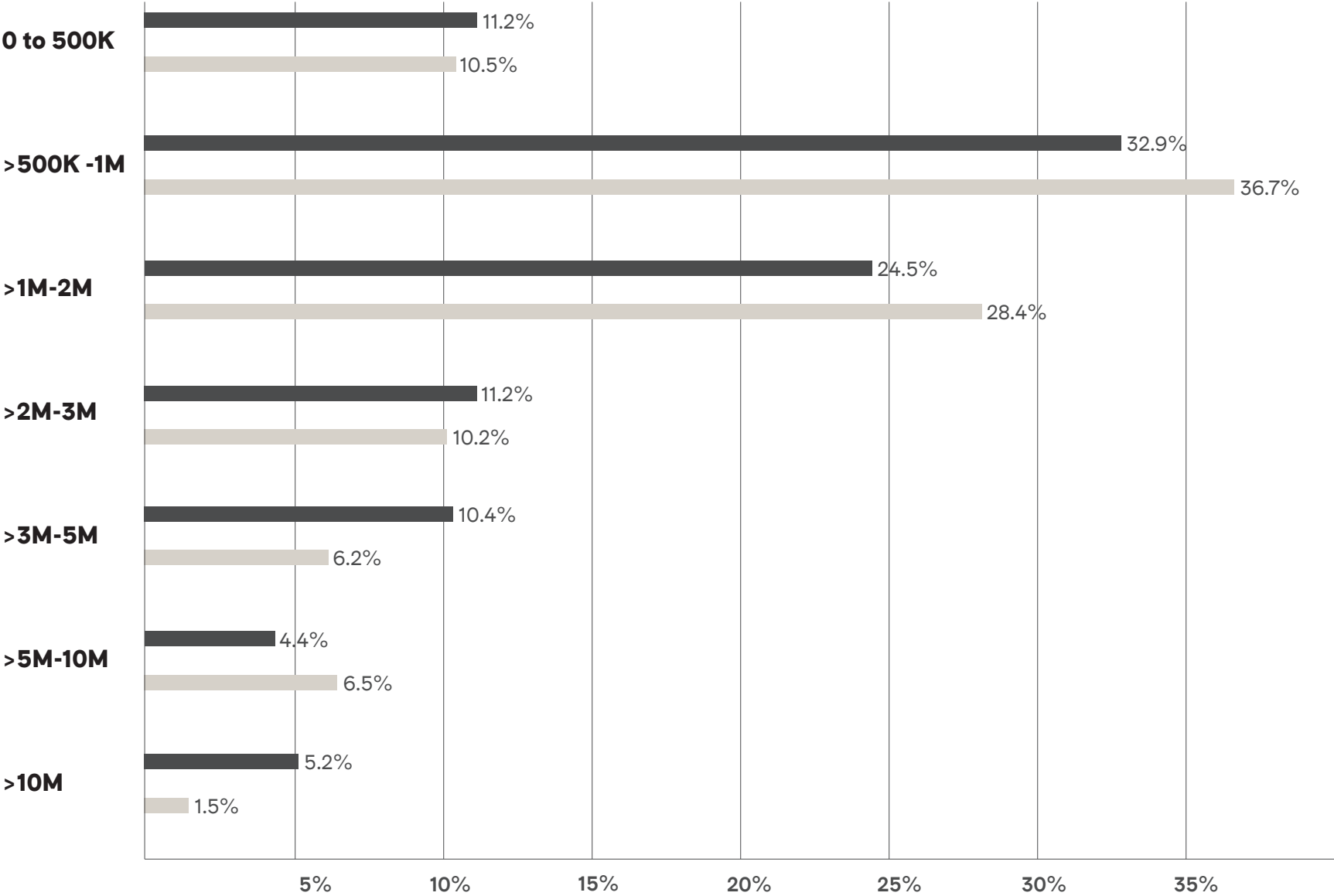


Hamptons West of the Shinnecock Canal >>

# Percent of South Fork Sales by Price: 1Q20 Vs. 1Q19

First Quarter 2020

1Q20 1Q19



# South Fork Single-Family Homes - East of the Shinnecock Canal

First Quarter 2020

## Amagansett

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q18	\$2,150,000	\$3,021,000	13	1	1	4	1	3	3	0
1Q19	\$2,337,500	\$2,726,111	9	0	1	2	2	4	0	0
1Q20	\$3,500,000	\$3,667,222	9	0	0	3	1	3	2	0

## Bridgehampton

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q18	\$2,850,000	\$4,514,138	19	1	1	5	3	3	5	1
1Q19	\$2,911,600	\$3,611,418	11	0	2	2	2	3	2	0
1Q20	\$3,455,000	\$4,939,722	9	0	1	2	1	3	0	2

## East Hampton

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q18	\$958,405	\$1,143,203	77	8	34	30	1	4	0	0
1Q19	\$1,324,193	\$1,407,396	54	2	20	27	4	0	1	0
1Q20	\$880,000	\$1,190,715	49	5	24	16	2	1	1	0

## East Hampton Village

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q18	\$7,625,000	\$7,965,000	10	0	2	0	0	1	5	2
1Q19	\$4,115,000	\$6,901,500	10	0	1	1	3	0	2	3
1Q20	\$3,662,509	\$4,706,252	8	0	0	0	3	3	1	1

## Montauk

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q18	\$995,000	\$2,114,591	11	0	6	2	1	1	1	0
1Q19	\$1,427,000	\$2,607,605	19	0	6	9	0	1	3	0
1Q20	\$1,340,000	\$1,841,607	13	1	3	7	0	1	1	0

# South Fork Single-Family Homes - East of the Shinnecock Canal

First Quarter 2020

## North Haven

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q18	\$1,989,438	\$1,880,563	6	0	0	3	3	0	0	0
1Q19	\$3,100,000	\$4,000,000	3	0	0	1	0	1	1	0
1Q20	\$6,450,000	\$7,783,333	3	0	0	0	1	0	1	1

## Sag Harbor

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q18	\$1,154,000	\$1,165,286	14	1	5	8	0	0	0	0
1Q19	\$1,012,500	\$1,584,291	18	1	8	6	2	0	1	0
1Q20	\$1,197,500	\$1,416,500	18	0	7	9	1	0	1	0

## Sag Harbor Village

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q18	\$1,237,500	\$1,438,150	10	0	3	6	0	1	0	0
1Q19	\$1,375,500	\$1,572,669	12	1	4	3	3	1	0	0
1Q20	\$1,675,000	\$1,910,240	7	0	2	2	2	1	0	0

## Sagaponack

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q18	\$7,937,500	\$7,937,500	2	0	0	0	0	0	1	1
1Q19	\$5,700,000	\$5,960,714	7	0	0	2	0	1	3	1
1Q20	\$12,600,000	\$13,319,397	3	0	0	0	0	0	0	3

## Shelter Island

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q18	\$997,000	\$1,023,982	8	0	5	3	0	0	0	0
1Q19	\$862,000	\$1,177,668	10	2	4	3	0	1	0	0
1Q20	\$819,000	\$2,418,929	7	0	4	1	1	0	0	1



## South Fork Single-Family Homes - East of the Shinnecock Canal

First Quarter 2020

### Southampton

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q18	\$1,240,000	\$1,434,423	39	6	11	14	5	2	1	0
1Q19	\$845,000	\$1,122,973	30	3	16	7	4	0	0	0
1Q20	\$856,250	\$1,397,358	26	2	13	4	5	2	0	0

### Southampton Village

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q18	\$1,612,500	\$4,550,813	16	2	3	4	1	2	3	1
1Q19	\$2,620,000	\$2,903,600	5	2	0	0	2	0	1	0
1Q20	\$7,000,000	\$13,019,269	11	1	0	1	2	1	1	5

### Wainscott

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q18	\$4,602,500	\$4,602,500	2	0	0	1	0	0	1	0
1Q19	\$1,475,000	\$1,475,000	1	0	0	1	0	0	0	0
1Q20	\$2,237,500	\$2,185,000	4	0	0	2	2	0	0	0

### Water Mill

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q18	\$3,200,000	\$4,338,580	15	0	1	3	3	7	0	1
1Q19	\$2,700,000	\$3,110,225	10	0	2	2	2	2	2	0
1Q20	\$3,200,000	\$4,033,636	11	0	0	3	2	3	3	0

## South Fork Single-Family Homes - West of the Shinnecock Canal

First Quarter 2020

### Eastport

	Median Price	Average Price	Sales		0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q18	\$460,000	\$455,438	8	1Q18	5	3	0	0	0	0	0
1Q19	\$475,000	\$475,000	1	1Q19	1	0	0	0	0	0	0
1Q20	\$509,000	\$509,000	2	1Q20	0	2	0	0	0	0	0

### East Quogue

	Median Price	Average Price	Sales		0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q18	\$455,000	\$722,600	15	1Q18	8	4	2	1	0	0	0
1Q19	\$699,000	\$739,171	14	1Q19	2	10	2	0	0	0	0
1Q20	\$672,500	\$768,000	10	1Q20	4	4	2	0	0	0	0

### Hampton Bays

	Median Price	Average Price	Sales		0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q18	\$450,000	\$484,056	33	1Q18	24	8	1	0	0	0	0
1Q19	\$500,000	\$570,009	23	1Q19	12	10	1	0	0	0	0
1Q20	\$512,500	\$707,203	26	1Q20	12	12	1	0	1	0	0

### Quogue

	Median Price	Average Price	Sales		0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q18	\$845,000	\$803,750	4	1Q18	1	1	2	0	0	0	0
1Q19	\$1,850,000	\$2,530,000	3	1Q19	0	1	1	0	1	0	0
1Q20	\$1,859,500	\$1,748,092	4	1Q20	0	1	1	2	0	0	0

### Quogue

	Median Price	Average Price	Sales		0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q18	\$2,162,500	\$3,291,667	6	1Q18	0	0	2	2	1	1	0
1Q19	\$2,103,750	\$2,464,125	4	1Q19	0	0	2	1	1	0	0
1Q20	\$2,375,000	\$2,613,215	7	1Q20	0	1	1	2	3	0	0

## South Fork Single-Family Homes - West of the Shinnecock Canal

First Quarter 2020

### Remsenburg

	Median Price	Average Price	Sales
1Q18	\$994,500	\$1,864,563	4
1Q19	\$947,500	\$1,113,900	10
1Q20	\$827,500	\$827,500	2

	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q18	1	1	1	0	0	1	0
1Q19	1	6	2	1	0	0	0
1Q20	0	2	0	0	0	0	0

### Speonk

	Median Price	Average Price	Sales
1Q18	\$0	\$0	0
1Q19	\$0	\$0	0
1Q20	\$484,000	\$496,333	3

	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q18	0	0	0	0	0	0	0
1Q19	0	0	0	0	0	0	0
1Q20	2	1	0	0	0	0	0

### Westhampton

	Median Price	Average Price	Sales
1Q18	\$874,500	\$1,078,900	10
1Q19	\$815,000	\$916,120	7
1Q20	\$975,000	\$1,000,400	5

	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q18	2	5	1	2	0	0	0
1Q19	1	4	2	0	0	0	0
1Q20	1	2	2	0	0	0	0

### Westhampton Beach Village

	Median Price	Average Price	Sales
1Q18	\$985,000	\$1,635,143	7
1Q19	\$1,375,000	\$2,195,927	14
1Q20	\$1,551,500	\$1,953,379	11

	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q18	1	3	1	1	1	0	0
1Q19	1	6	2	2	1	2	0
1Q20	0	3	4	1	3	0	0

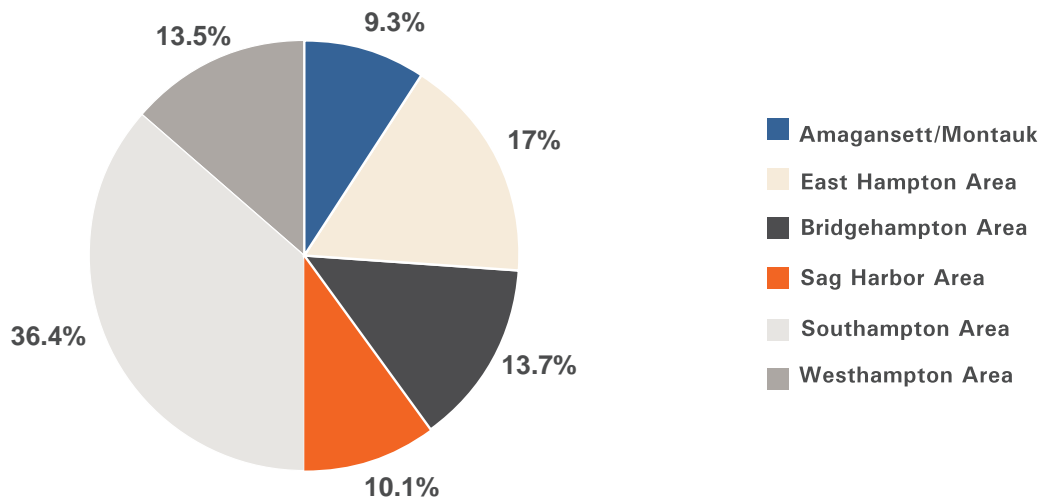
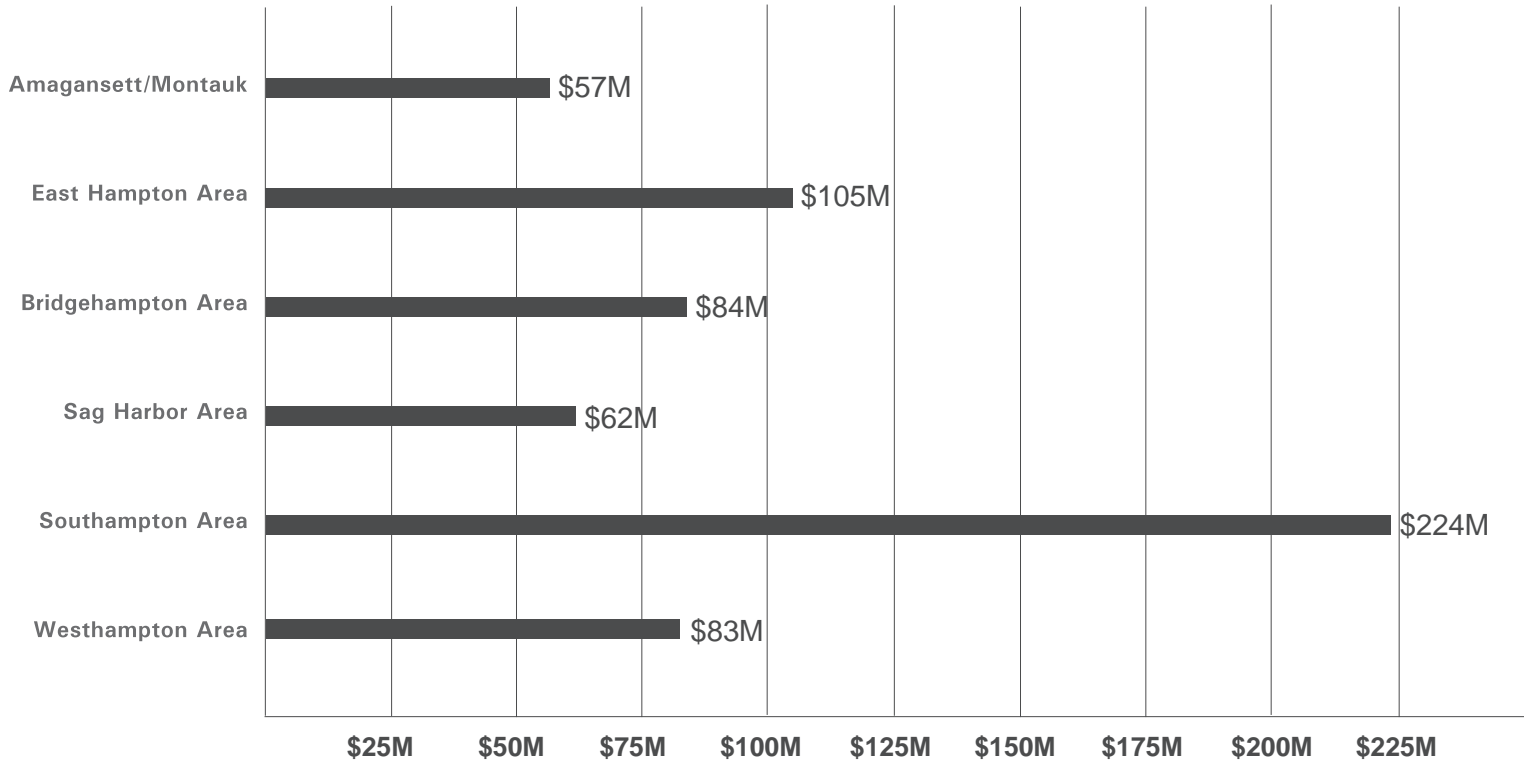
### Westhampton Dunes

	Median Price	Average Price	Sales
1Q18	\$2,396,000	\$2,396,000	2
1Q19	\$0	\$0	0
1Q20	\$3,600,000	\$3,600,000	1

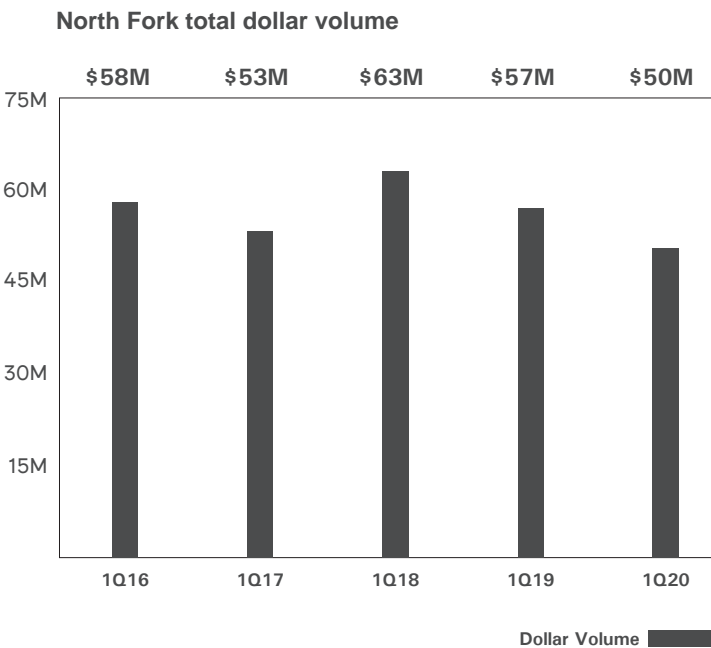
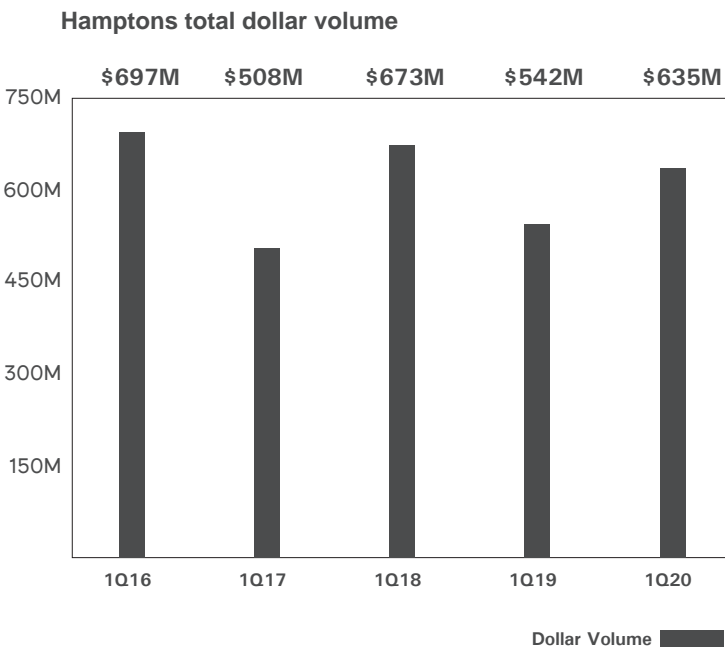
	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q18	0	0	1	1	0	0	0
1Q19	0	0	0	0	0	0	0
1Q20	0	0	0	0	1	0	0

# Dollar Volume by Area | South Fork

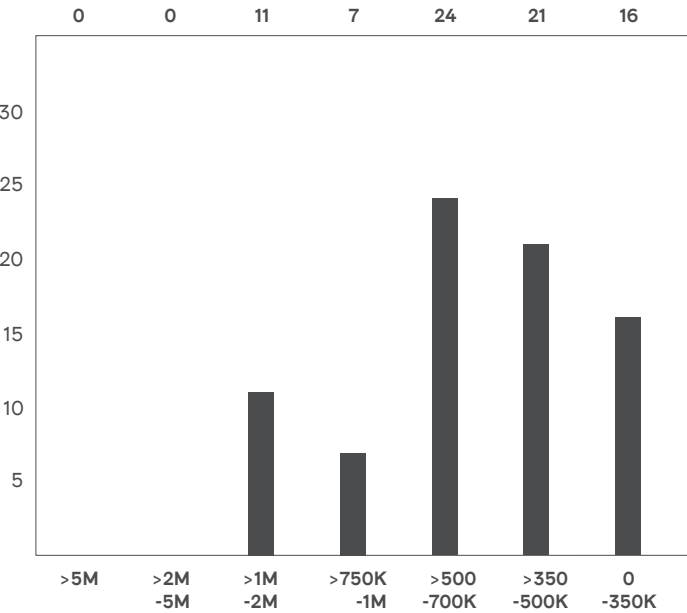
First Quarter 2020



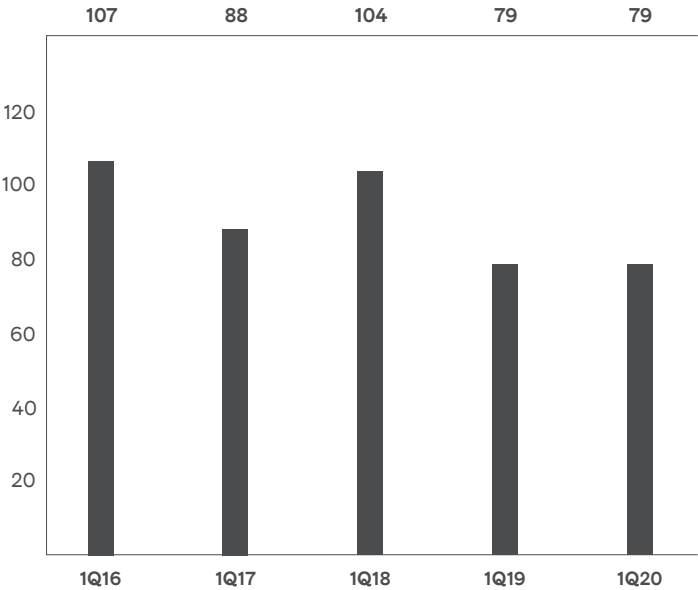




FIRST QUARTER 2020 PRICE BREAKDOWN



NUMBER OF SALES: FIVE-YEAR COMPARISON



For this report North Fork Area consists of Aquebogue, Cutchogue, East Marion, Greenport, Greenport Village, Jamesport, Laurel, Mattituck, New Suffolk, Orient, Peconic, Riverhead, South Jamesport, Southold

# North Fork Single-Family Homes

First Quarter 2020

## Aquebogue

	Median Price	Average Price	Sales
1Q18	\$473,500	\$503,500	4
1Q19	\$532,500	\$509,498	6
1Q20	\$471,500	\$453,667	6

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q18	2	0	2	0	0	0	0
1Q19	1	2	3	0	0	0	0
1Q20	0	5	1	0	0	0	0

## Cutchogue

	Median Price	Average Price	Sales
1Q18	\$612,500	\$617,311	9
1Q19	\$653,250	\$883,008	12
1Q20	\$665,000	\$887,875	8

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q18	1	1	4	3	0	0	0
1Q19	1	0	7	1	2	1	0
1Q20	1	0	4	0	3	0	0

## East Marion

	Median Price	Average Price	Sales
1Q18	\$575,000	\$777,000	3
1Q19	\$480,000	\$480,000	1
1Q20	\$1,150,000	\$1,150,000	1

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q18	0	1	1	0	1	0	0
1Q19	0	1	0	0	0	0	0
1Q20	0	0	0	0	1	0	0

## Greenport

	Median Price	Average Price	Sales
1Q18	\$660,000	\$768,000	5
1Q19	\$830,000	\$830,357	7
1Q20	\$625,000	\$587,000	3

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q18	1	0	3	0	1	0	0
1Q19	0	2	1	2	2	0	0
1Q20	0	1	2	0	0	0	0

## Greenport Village

	Median Price	Average Price	Sales
1Q18	\$598,750	\$701,083	6
1Q19	\$685,000	\$630,000	3
1Q20	\$550,000	\$452,283	3

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q18	0	1	4	0	1	0	0
1Q19	0	1	2	0	0	0	0
1Q20	1	0	2	0	0	0	0

# North Fork Single-Family Homes

First Quarter 2020

## Jamesport

	Median Price	Average Price	Sales
1Q18	\$495,000	\$474,667	6
1Q19	\$545,000	\$558,685	5
1Q20	\$325,000	\$325,000	1

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q18	2	1	3	0	0	0	0
1Q19	1	1	2	1	0	0	0
1Q20	1	0	0	0	0	0	0

## Laurel

	Median Price	Average Price	Sales
1Q18	\$762,500	\$785,833	3
1Q19	\$1,022,500	\$1,022,500	2
1Q20	\$665,885	\$665,885	2

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q18	0	1	0	1	1	0	0
1Q19	1	0	0	0	1	0	0
1Q20	1	0	0	0	1	0	0

## Mattituck

	Median Price	Average Price	Sales
1Q18	\$444,000	\$470,833	12
1Q19	\$832,500	\$895,375	4
1Q20	\$614,500	\$668,917	6

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q18	4	4	3	1	0	0	0
1Q19	0	1	1	1	1	0	0
1Q20	0	2	3	0	1	0	0

## New Suffolk

	Median Price	Average Price	Sales
1Q18	\$964,000	\$964,000	2
1Q19	\$1,893,000	\$1,893,000	2
1Q20	\$999,000	\$999,000	1

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q18	0	0	1	0	1	0	0
1Q19	0	1	0	0	0	1	0
1Q20	0	0	0	1	0	0	0

## Orient

	Median Price	Average Price	Sales
1Q18	\$1,475,000	\$1,602,857	7
1Q19	\$1,017,000	\$1,244,833	6
1Q20	\$865,000	\$865,000	1

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q18	0	0	1	0	4	2	0
1Q19	0	0	1	2	2	1	0
1Q20	0	0	0	1	0	0	0



# North Fork Single-Family Homes

First Quarter 2020

## Peconic

	Median Price	Average Price	Sales
1Q18	\$700,000	\$699,980	5
1Q19	\$251,000	\$251,000	1
1Q20	\$439,000	\$474,667	3

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q18	1	0	3	0	1	0	0
1Q19	1	0	0	0	0	0	0
1Q20	1	1	1	0	0	0	0

## Riverhead

	Median Price	Average Price	Sales
1Q18	\$295,000	\$318,810	29
1Q19	\$355,000	\$346,965	18
1Q20	\$383,250	\$471,260	20

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q18	16	11	2	0	0	0	0
1Q19	9	8	1	0	0	0	0
1Q20	9	7	2	1	1	0	0

## South Jamesport

	Median Price	Average Price	Sales
1Q18	\$275,000	\$275,000	1
1Q19	\$422,500	\$422,500	2
1Q20	\$540,000	\$540,000	1

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q18	1	0	0	0	0	0	0
1Q19	0	2	0	0	0	0	0
1Q20	0	0	1	0	0	0	0

## Southold

	Median Price	Average Price	Sales
1Q18	\$656,250	\$657,075	12
1Q19	\$787,500	\$863,900	10
1Q20	\$635,494	\$747,026	23

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q18	0	5	2	4	1	0	0
1Q19	0	2	2	4	2	0	0
1Q20	2	5	8	4	4	0	0

**Robert Nelson**

Executive Managing Director  
Brown Harris Stevens of the Hamptons  
631.204.2431  
Rnelson@bhsusa.com

**Aspasia G. Comnas**

Senior Advisor  
Brown Harris Stevens of the Hamptons  
631.537.4321  
Acomnas@bhsusa.com

**North Fork**

13105 Main Road  
Mattituck, NY 11952  
631.477.0551

**Sag Harbor**

96 Main Street  
Sag Harbor, NY 11963  
631.725.2250

**East Hampton**

27 Main Street  
East Hampton, NY 11937  
631.324.6400

**Bridgehampton**

2408 Main Street  
Bridgehampton, NY 11932  
631.537.2727

**Southampton**

31 Main Street  
Southampton, NY 11968  
631.287.4900

**Westhampton Beach**

70 Main Street  
Westhampton, NY 11978  
631.288.5500

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