

# 2018 Annual Market Report

## Hamptons + North Fork

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Harris  
Stevens**



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Based Upon Data Available as of January 18, 2019



## Data Highlights: 2018

A strong fourth quarter in 2018 helped counterbalance weaker second and third quarter sales, with total transactions and dollar volume nearly unchanged compared to 2017.

The total number of 2018 South Fork sales dipped slightly, **-3.3%** compared to 2017 (2,079 in 2018 vs. 2,150 in 2017), and the total dollar volume inched up **0.8%** to \$3,955,402,294.

The 2018 average sales price in the Hamptons rose **4.3%** to \$1,902,550 while the median price increased **0.7%** to \$995,000.



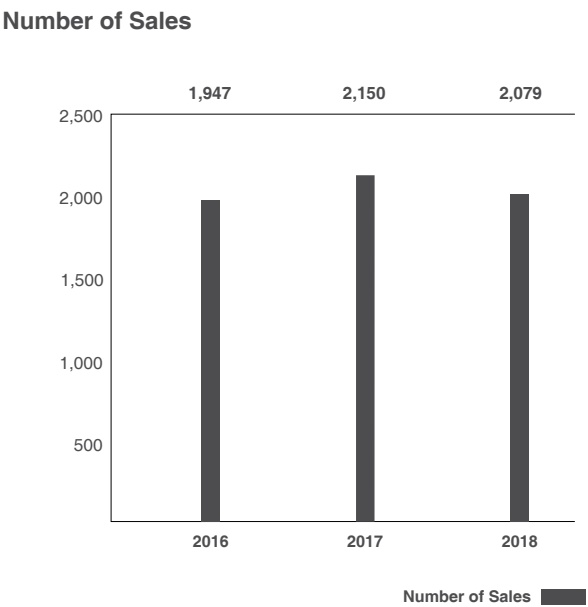
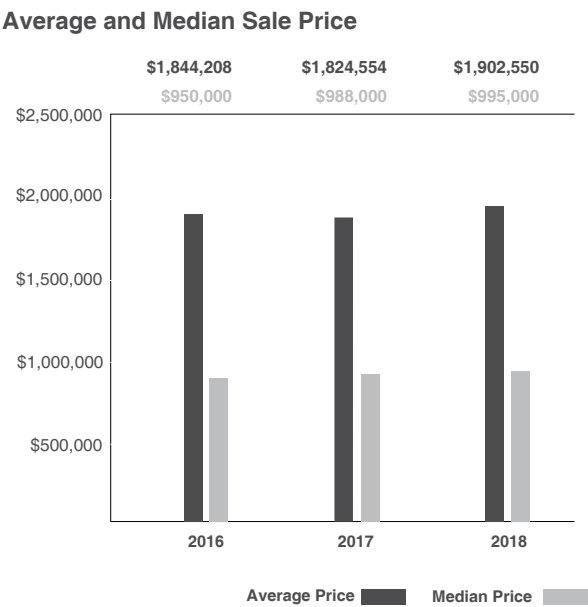
On the South Fork, **75.9%** of sales in 2018 were under \$2 Million, and 51.1% were under \$1 Million.

There were **159** sales **over \$5M** in 2018, **44** of which were over **\$10M**. While 2% of sales were over \$10M, these luxury properties accounted for 17.5% of total dollar volume.

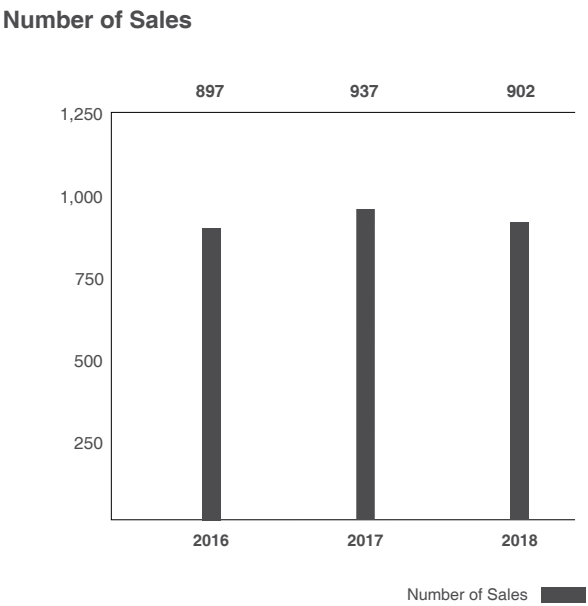
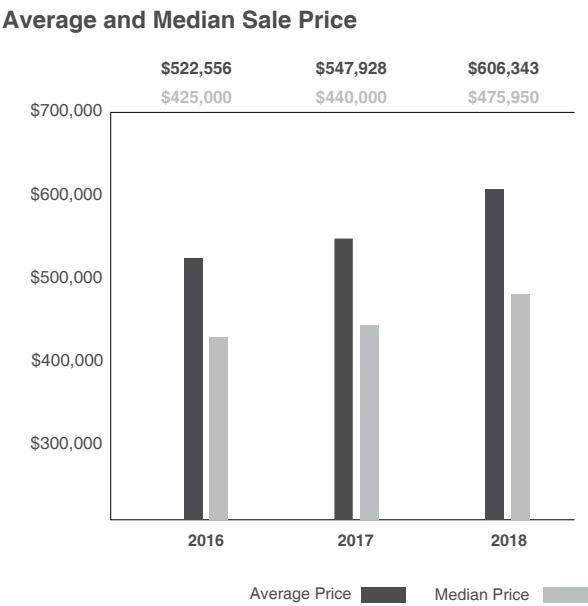
The number of sales on the North Fork decreased **3.7%** to 902 in 2018 compared to 937 the previous year. Total dollar volume was up **6.5%** to \$546,921,694.

The average North Fork sale price increased **10.7%** to **\$606,343** and the median price rose 8.2% from 4Q17 to **\$475,950**.

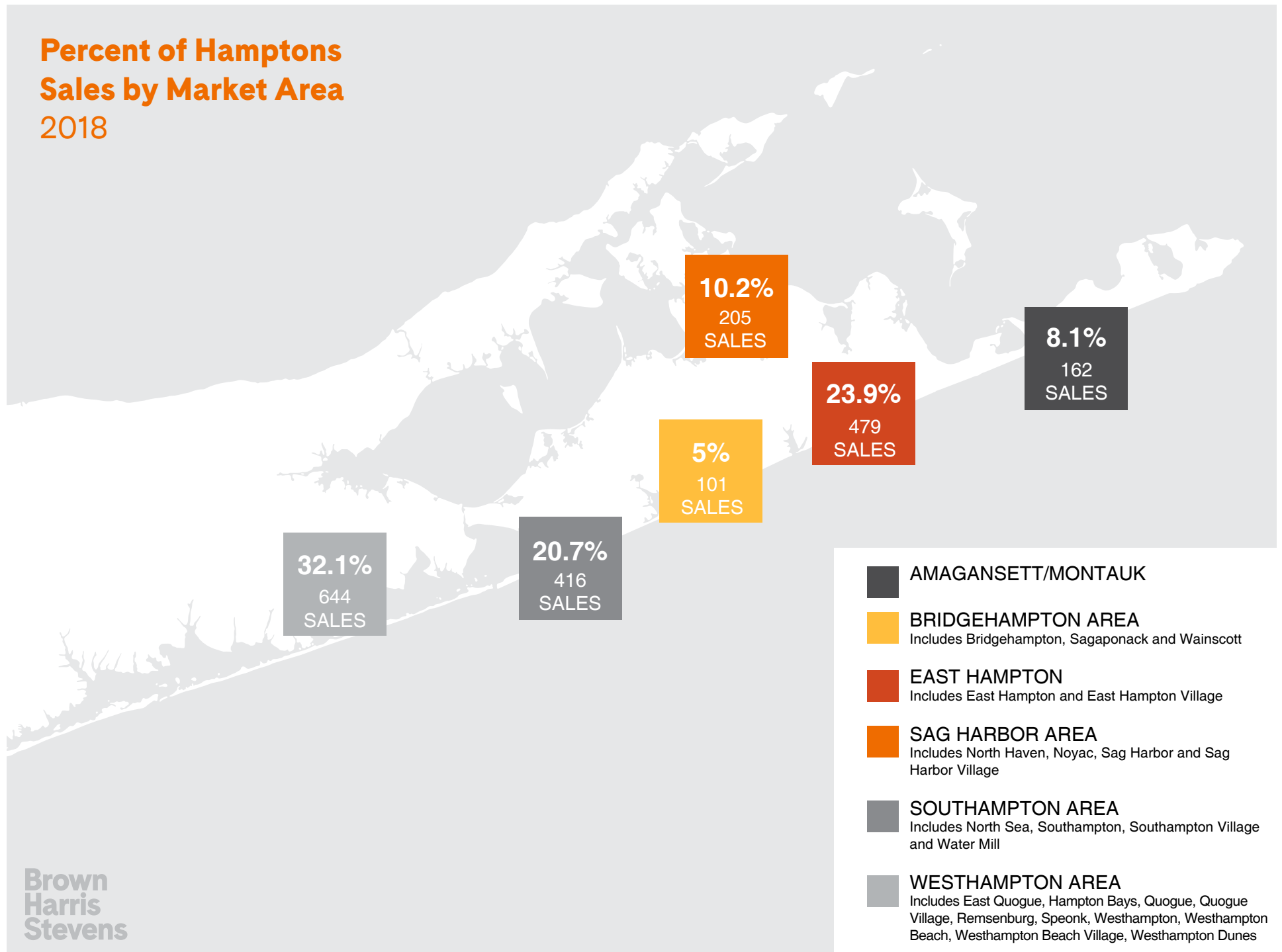
# The Hamptons



# North Fork

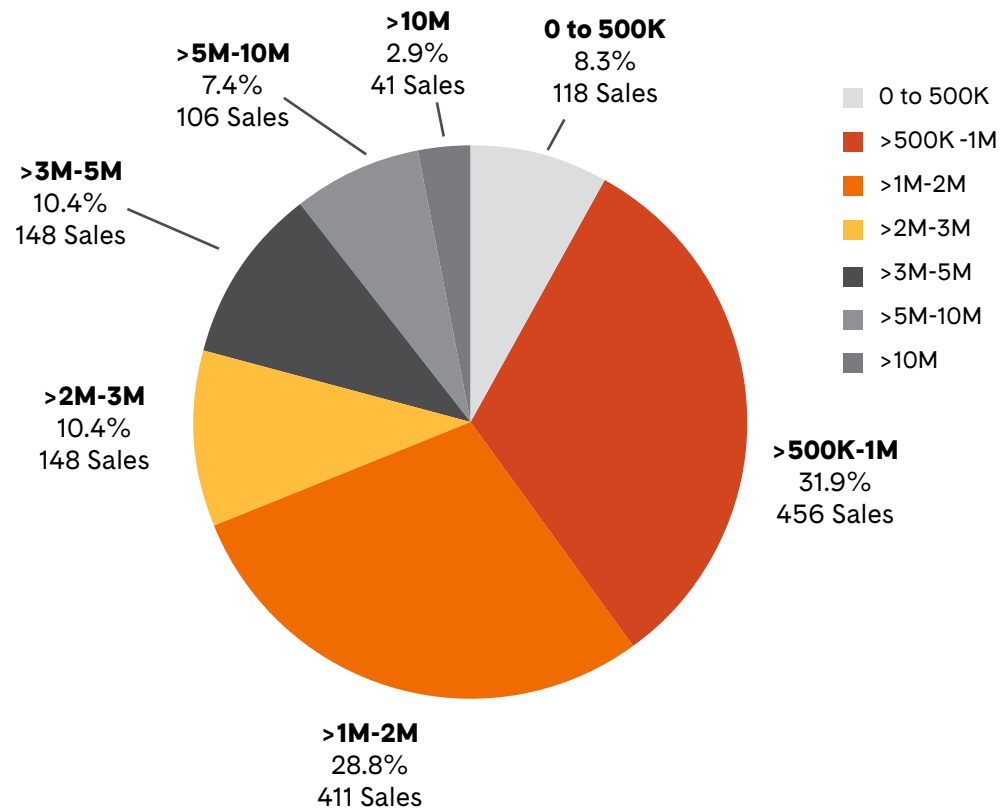


## Percent of Hamptons Sales by Market Area 2018

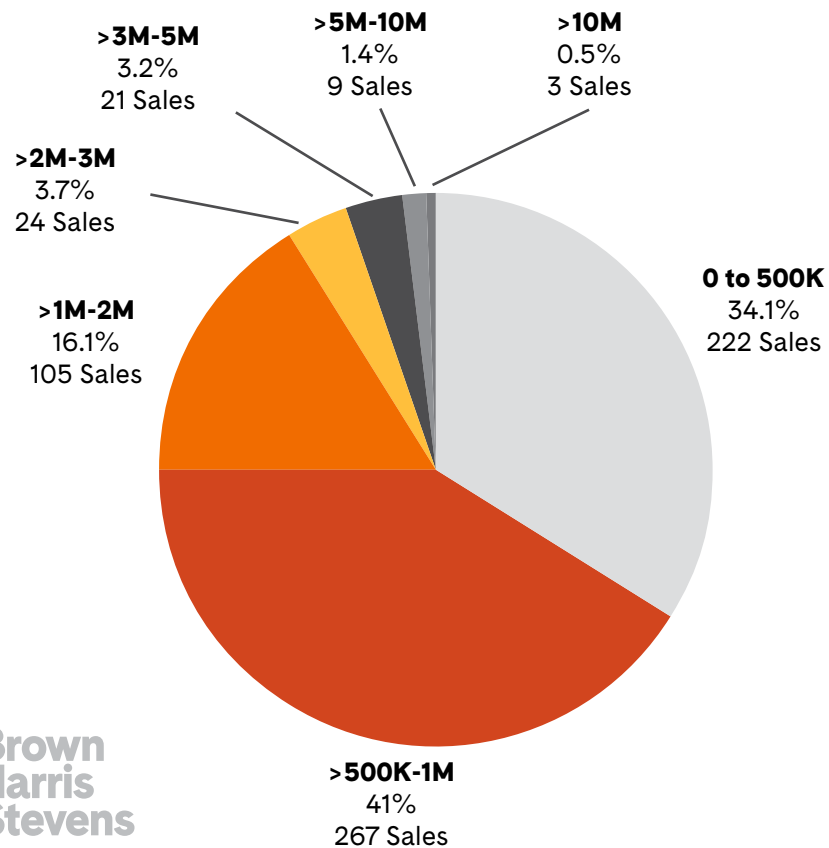


# Percent of Hamptons Sales by Price 2018

## Hamptons East of the Shinnecock Canal

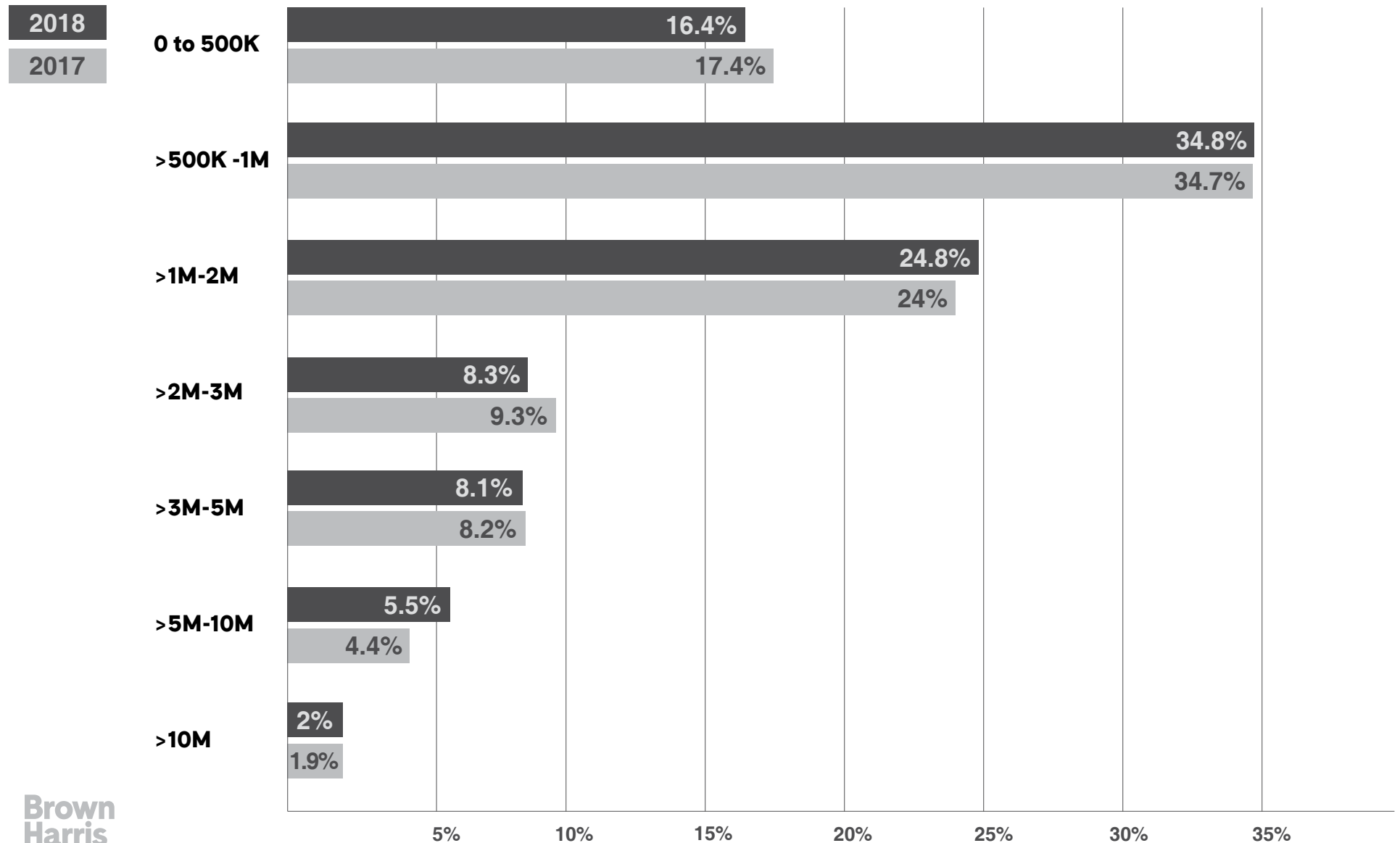


## Hamptons West of the Shinnecock Canal



# Percent of Hamptons Sales by Price

## Year-to-Year: 2018 vs. 2017



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

## Amagansett

	Median Price	Average Price	Sales		0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2016	\$1,784,225	\$2,855,569	66	2016	0	11	28	9	7	10	1
2017	\$1,800,000	\$2,605,982	71	2017	4	11	23	13	13	6	1
2018	\$2,150,000	\$3,113,935	75	2018	3	6	25	14	12	13	2

## Bridgehampton

	Median Price	Average Price	Sales		0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2016	\$2,150,000	\$4,195,730	78	2016	5	7	25	7	13	12	9
2017	\$2,160,750	\$3,045,477	84	2017	3	13	23	10	22	11	2
2018	\$2,610,000	\$3,778,550	79	2018	4	7	24	9	20	9	6

## East Hampton

	Median Price	Average Price	Sales		0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2016	\$850,000	\$1,124,745	369	2016	45	184	105	20	13	2	0
2017	\$900,000	\$1,183,838	449	2017	53	214	131	28	17	6	0
2018	\$967,500	\$1,372,714	390	2018	42	168	123	34	18	4	1

## East Hampton Village

	Median Price	Average Price	Sales		0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2016	\$2,400,000	\$6,401,012	53	2016	2	9	7	12	8	9	6
2017	\$3,150,000	\$5,044,295	56	2017	3	3	11	9	15	8	7
2018	\$4,878,750	\$5,949,406	62	2018	1	6	4	5	16	23	7

## Montauk

	Median Price	Average Price	Sales		0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2016	\$1,012,000	\$1,449,442	90	2016	2	43	30	9	3	3	0
2017	\$999,500	\$1,473,554	106	2017	2	52	33	12	3	4	0
2018	\$1,175,000	\$2,019,346	87	2018	3	35	27	8	7	6	1

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

## North Haven

	Median Price	Average Price	Sales
2016	\$2,475,000	\$4,151,416	34
2017	\$1,900,000	\$2,655,396	29
2018	\$1,987,500	\$2,515,072	26

	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2016	1	3	10	7	4	7	2
2017	0	5	10	7	5	1	1
2018	0	3	11	5	4	2	1

## Sag Harbor

	Median Price	Average Price	Sales
2016	\$902,100	\$1,261,591	111
2017	\$1,239,541	\$1,527,122	111
2018	\$995,000	\$1,413,843	103

	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2016	12	52	30	11	2	4	0
2017	10	38	37	14	10	2	0
2018	10	43	31	8	8	3	0

## Sag Harbor Village

	Median Price	Average Price	Sales
2016	\$1,437,500	\$1,939,420	82
2017	\$1,500,000	\$1,988,777	77
2018	\$1,377,000	\$1,926,704	76

	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2016	0	23	32	10	13	4	0
2017	1	19	30	15	8	4	0
2018	0	25	25	13	8	5	0

## Sagaponack

	Median Price	Average Price	Sales
2016	\$2,843,461	\$4,461,771	20
2017	\$5,750,000	\$7,374,526	19
2018	\$7,891,500	\$8,342,443	22

	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2016	0	3	4	3	3	4	3
2017	0	1	3	3	2	5	5
2018	0	1	3	0	1	8	9

## Shelter Island

	Median Price	Average Price	Sales
2016	\$920,000	\$1,297,276	85
2017	\$820,000	\$1,302,284	75
2018	\$999,000	\$1,150,147	45

	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2016	14	36	21	5	8	1	0
2017	11	41	14	4	2	3	0
2018	2	22	19	2	0	0	0



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

## Southampton

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2016	\$875,000	\$1,496,428	189	30	74	48	20	11	4	2
2017	\$950,000	\$1,261,352	223	37	88	62	21	13	1	1
2018	\$875,000	\$1,265,199	236	36	105	60	19	10	5	1

## Southampton Village

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2016	\$2,350,000	\$4,339,666	85	5	8	24	13	16	13	6
2017	\$2,800,000	\$5,419,955	101	3	7	26	16	18	17	14
2018	\$2,100,000	\$4,082,103	87	4	15	24	6	17	12	9

## Wainscott

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2016	\$1,760,000	\$3,604,333	21	2	3	7	2	2	3	2
2017	\$2,400,000	\$2,801,346	13	0	1	4	6	1	1	0
2018	\$1,750,000	\$3,229,111	27	0	6	12	2	1	5	1

## Water Mill

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2016	\$2,750,000	\$3,895,651	73	0	8	21	10	17	13	4
2017	\$3,175,000	\$4,326,868	87	1	10	18	12	19	18	9
2018	\$2,800,000	\$3,637,758	93	1	7	22	23	26	11	3

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

## Eastport

	Median Price	Average Price	Sales
2016	\$385,000	\$383,172	14
2017	\$490,000	\$568,185	16
2018	\$435,000	\$446,311	21

	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2016	12	2	0	0	0	0	0
2017	8	5	3	0	0	0	0
2018	14	7	0	0	0	0	0

## East Quogue

	Median Price	Average Price	Sales
2016	\$550,046	\$659,816	92
2017	\$595,000	\$687,177	124
2018	\$645,000	\$782,020	121

	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2016	39	38	14	1	0	0	0
2017	45	65	11	2	1	0	0
2018	33	64	20	2	2	0	0

## Hampton Bays

	Median Price	Average Price	Sales
2016	\$420,000	\$512,384	241
2017	\$476,250	\$574,707	244
2018	\$477,500	\$628,832	280

	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2016	155	70	15	1	0	0	0
2017	137	88	16	2	1	0	0
2018	156	108	10	3	1	1	1

## Quogue

	Median Price	Average Price	Sales
2016	\$555,000	\$767,922	19
2017	\$678,000	\$1,297,784	20
2018	\$647,500	\$998,577	16

	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2016	6	8	4	1	0	0	0
2017	8	5	3	1	2	1	0
2018	5	5	5	0	1	0	0

## Quogue

	Median Price	Average Price	Sales
2016	\$1,825,000	\$2,689,870	41
2017	\$2,250,000	\$2,257,155	53
2018	\$1,725,000	\$2,574,830	47

	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2016	1	9	15	6	2	7	1
2017	2	9	14	14	12	2	0
2018	1	8	19	7	8	3	1

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

### Remsenburg

	Median Price	Average Price	Sales
2016	\$880,000	\$1,443,803	38
2017	\$800,000	\$889,261	39
2018	\$899,000	\$1,075,551	39

	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2016	3	19	11	2	1	1	1
2017	9	20	9	1	0	0	0
2018	2	25	10	1	0	1	0

### Speonk

	Median Price	Average Price	Sales
2016	\$530,000	\$523,755	12
2017	\$350,000	\$977,950	12
2018	\$439,577	\$461,960	6

	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2016	6	6	0	0	0	0	0
2017	9	2	0	0	0	1	0
2018	4	2	0	0	0	0	0

### Westhampton

	Median Price	Average Price	Sales
2016	\$628,750	\$765,980	64
2017	\$733,500	\$999,708	66
2018	\$835,000	\$1,008,601	67

	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2016	25	26	11	1	1	0	0
2017	18	29	13	4	1	1	0
2018	11	35	16	4	1	0	0

### Westhampton Beach Village

	Median Price	Average Price	Sales
2016	\$1,143,750	\$1,511,277	58
2017	\$1,152,300	\$1,796,370	64
2018	\$1,170,000	\$1,902,726	62

	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2016	11	16	18	6	6	1	0
2017	10	19	20	4	8	2	1
2018	8	20	18	4	7	4	1

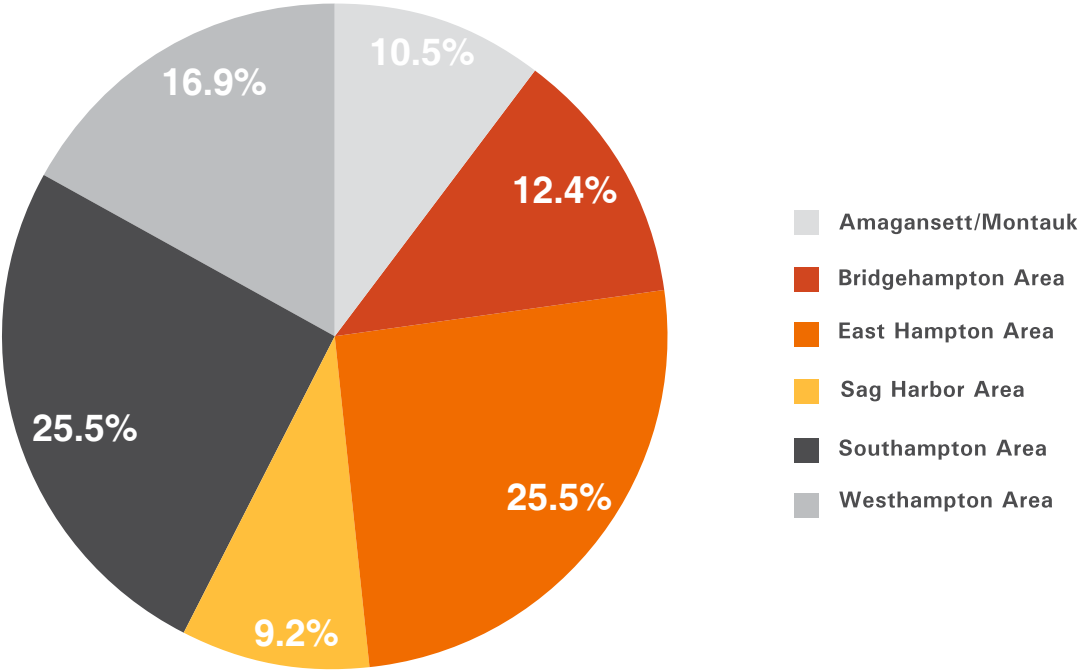
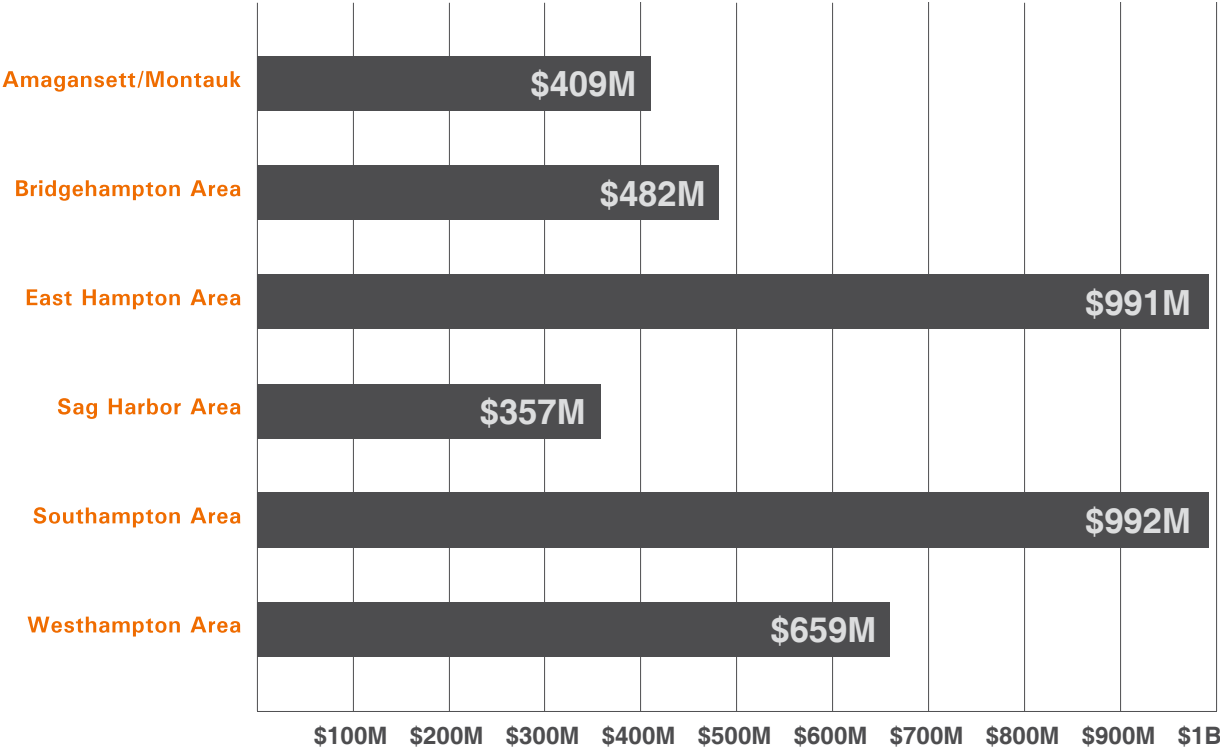
### Westhampton Dunes

	Median Price	Average Price	Sales
2016	\$2,070,000	\$2,204,963	12
2017	\$2,025,000	\$2,295,909	11
2018	\$1,846,000	\$2,012,875	12

	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2016	0	2	3	4	3	0	0
2017	1	1	3	2	4	0	0
2018	0	0	8	3	1	0	0

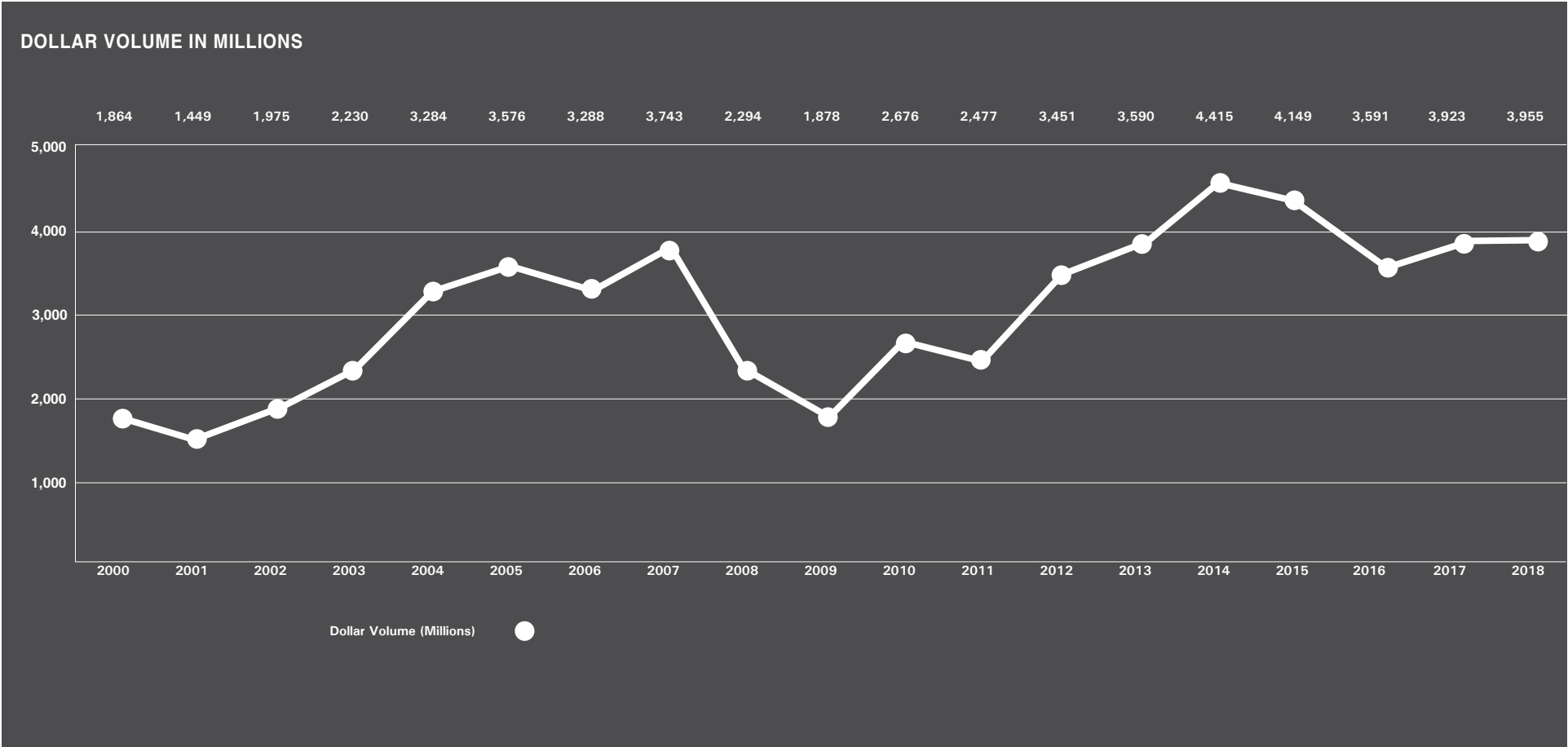
# Dollar Volume by Area

2018

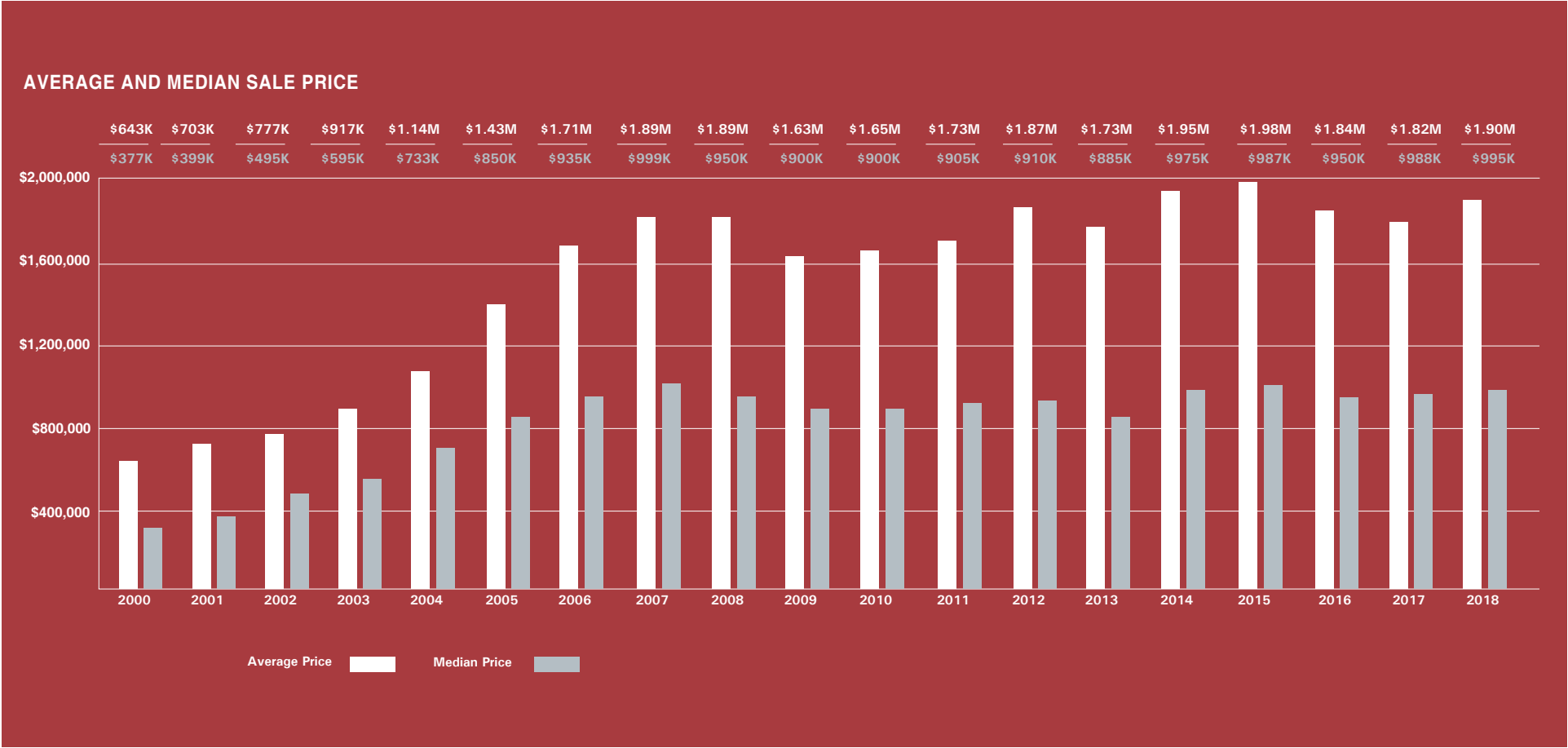




# Long-Term Trends 2000 - 2018    Hamptons Total Dollar Volume



# Long-Term Trends 2000 - 2018    Hamptons Average and Median Prices



# Long-Term Trends 2000 - 2018    Hamptons Number of Sales

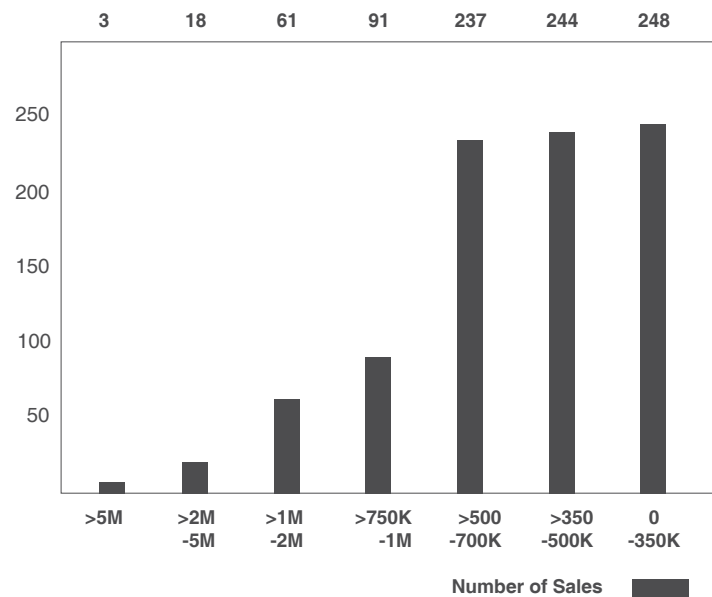


# North Fork Single-Family Homes

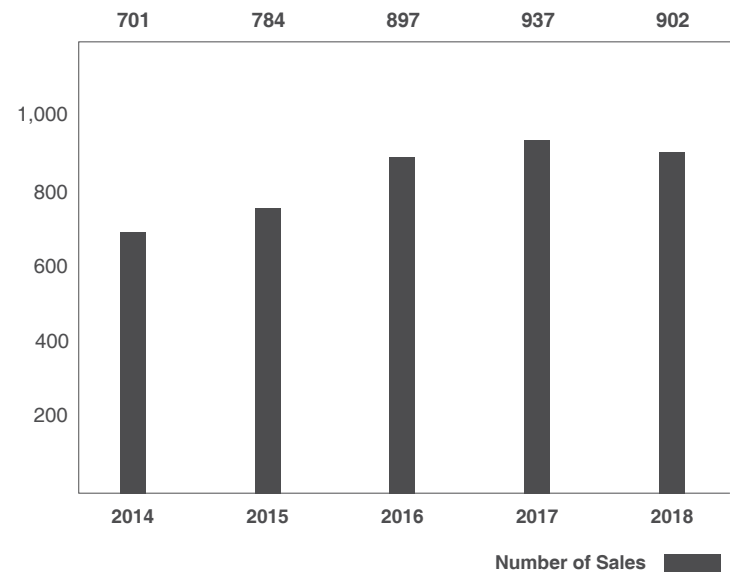


For this report North Fork Area consists of Aquebogue, Baiting Hollow, Calverton, Cutchogue, East Marion, Greenport, Greenport Village, Jamesport, Laurel, Manorville, Mattituck, New Suffolk, Orient, Peconic, Riverhead, South Jamesport, Southold, Wading River

2018 PRICE BREAKDOWN



NUMBER OF SALES: FIVE-YEAR COMPARISON





# North Fork Single-Family Homes

## Aquebogue

	Median Price	Average Price	Sales
2016	\$393,750	\$433,820	42
2017	\$412,500	\$459,838	38
2018	\$442,000	\$528,650	35

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2016	14	18	6	4	0	0	0
2017	10	18	9	0	1	0	0
2018	13	6	10	3	3	0	0

## Baiting Hollow

	Median Price	Average Price	Sales
2016	\$383,500	\$386,373	39
2017	\$449,945	\$472,877	33
2018	\$405,000	\$419,833	24

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2016	19	12	5	3	0	0	0
2017	11	9	11	0	2	0	0
2018	10	8	4	2	0	0	0

## Calverton

	Median Price	Average Price	Sales
2016	\$304,900	\$334,684	39
2017	\$380,000	\$410,872	49
2018	\$408,766	\$400,349	44

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2016	24	13	0	2	0	0	0
2017	18	24	4	0	3	0	0
2018	17	17	9	1	0	0	0

## Cutchogue

	Median Price	Average Price	Sales
2016	\$615,000	\$759,108	83
2017	\$602,100	\$869,873	66
2018	\$691,500	\$890,638	82

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2016	11	22	25	13	9	2	1
2017	8	15	22	10	7	3	1
2018	4	16	27	21	9	4	1

## East Marion

	Median Price	Average Price	Sales
2016	\$571,250	\$731,971	24
2017	\$540,000	\$559,628	16
2018	\$607,500	\$1,035,839	24

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2016	1	7	10	3	3	0	0
2017	3	5	6	1	1	0	0
2018	3	5	8	4	1	2	1

# North Fork Single-Family Homes

## Greenport

	Median Price	Average Price	Sales
2016	\$412,900	\$573,100	40
2017	\$481,500	\$580,263	34
2018	\$576,563	\$687,531	36

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2016	13	10	11	1	4	1	0
2017	9	9	9	5	2	0	0
2018	3	9	17	4	2	1	0

## Greenport Village

	Median Price	Average Price	Sales
2016	\$535,000	\$543,765	31
2017	\$490,000	\$549,524	29
2018	\$615,000	\$704,576	23

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2016	5	9	13	3	1	0	0
2017	2	15	9	2	1	0	0
2018	0	8	8	3	4	0	0

## Jamesport

	Median Price	Average Price	Sales
2016	\$454,250	\$526,117	26
2017	\$427,500	\$443,890	27
2018	\$500,000	\$552,339	43

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2016	1	15	8	0	2	0	0
2017	6	14	6	1	0	0	0
2018	10	12	15	2	4	0	0

## Laurel

	Median Price	Average Price	Sales
2016	\$450,500	\$646,436	25
2017	\$490,000	\$685,577	21
2018	\$578,500	\$670,944	22

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2016	3	10	5	4	3	0	0
2017	4	9	1	3	3	1	0
2018	3	5	8	3	3	0	0

## Mattituck

	Median Price	Average Price	Sales
2016	\$445,000	\$613,141	77
2017	\$545,000	\$728,373	85
2018	\$550,000	\$635,514	79

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2016	23	20	22	5	3	4	0
2017	11	24	26	6	16	2	0
2018	12	23	24	12	7	1	0

# North Fork Single-Family Homes

## New Suffolk

	Median Price	Average Price	Sales
2016	\$608,000	\$552,000	4
2017	\$657,500	\$724,000	6
2018	\$972,500	\$1,078,188	8

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2016	0	1	3	0	0	0	0
2017	0	1	3	1	1	0	0
2018	0	0	3	2	2	1	0

## Orient

	Median Price	Average Price	Sales
2016	\$732,000	\$862,630	27
2017	\$799,000	\$861,212	25
2018	\$1,282,500	\$1,253,786	21

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2016	2	5	7	7	5	1	0
2017	1	3	6	10	4	1	0
2018	0	1	5	4	8	3	0

## Peconic

	Median Price	Average Price	Sales
2016	\$780,000	\$729,393	15
2017	\$661,750	\$945,305	20
2018	\$786,500	\$891,967	18

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2016	2	1	4	6	2	0	0
2017	3	2	7	1	5	2	0
2018	2	2	4	6	3	1	0

## Riverhead

	Median Price	Average Price	Sales
2016	\$290,000	\$341,164	161
2017	\$299,848	\$338,897	186
2018	\$330,000	\$419,077	200

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2016	107	31	16	3	4	0	0
2017	130	37	14	3	0	2	0
2018	110	61	22	3	2	1	1

## South Jamesport

	Median Price	Average Price	Sales
2016	\$470,000	\$437,250	6
2017	\$550,000	\$710,538	8
2018	\$385,000	\$629,000	5

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2016	1	2	3	0	0	0	0
2017	1	2	4	0	1	0	0
2018	1	61	22	3	2	1	1

## North Fork Single-Family Homes

### Southold

	Median Price	Average Price	Sales
2016	\$496,250	\$602,374	130
2017	\$550,000	\$632,868	173
2018	\$559,000	\$695,395	132

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2016	17	49	37	16	10	1	0
2017	19	52	70	16	13	3	0
2018	14	36	49	18	11	4	0

### Wading River

	Median Price	Average Price	Sales
2016	\$370,000	\$412,407	127
2017	\$362,000	\$388,903	118
2018	\$385,000	\$409,423	106

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2016	55	42	25	3	1	1	0
2017	56	34	26	1	1	0	0
2018	46	34	23	2	1	0	0



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**Bridgehampton**

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631.537.2727

**Southampton**

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Beach**

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