

2019 Annual Market Report Hamptons + North Fork

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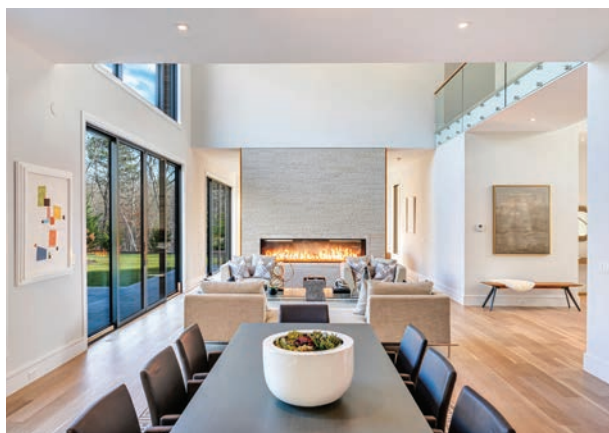
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A decline in sales during the Fourth Quarter of 2019 contributed to overall reductions in year-end figures on both the North and South Forks.

The total number of 2019 South Fork sales declined **18.1%** compared to 2018 (1,691 in 2019 vs. 2,065 in 2018), and the total dollar volume dropped 19.3% to **\$3.185B**.

The 2019 average sales price in the Hamptons was more stable, only dipping **1.5%** to **\$1,883,575** while the median price was essentially static (-0.4%) at \$995,000.



Data for this report is sourced from The Real Estate Report Inc. Based upon data available as of January 17, 2019

There were **104** sales over **\$5M** in 2019 (compared to 147 in 2018), 33 of which were over \$10M (41 in 2018). This luxury market over \$5M accounted for 6.2% of all 2019 sales yet yielded 34.2% of total dollar volume.

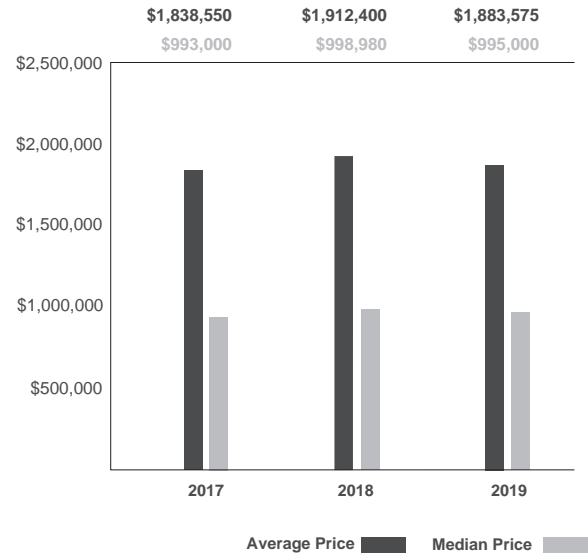
63% of all South Fork sales in 2019 were between \$500K and \$2M.

The number of sales on the North Fork declined **13.5%** to 622 in 2019. Total dollar volume was down 17.4% to \$389.8M.

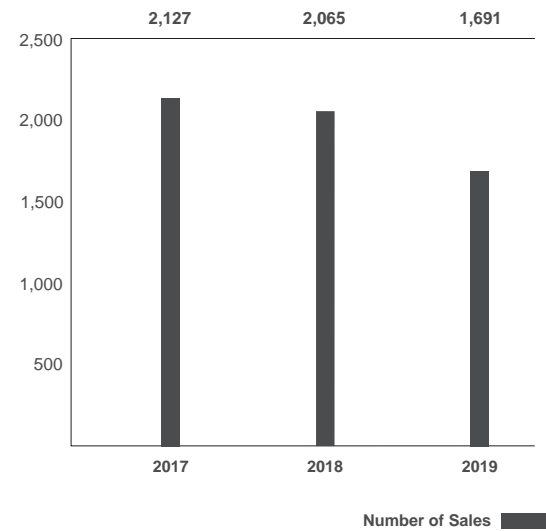
The average North Fork sales price dipped 4.6% to \$626,712, while the median price increased 2.9% to \$525,000.

The Hamptons

Average and Median Sale Price

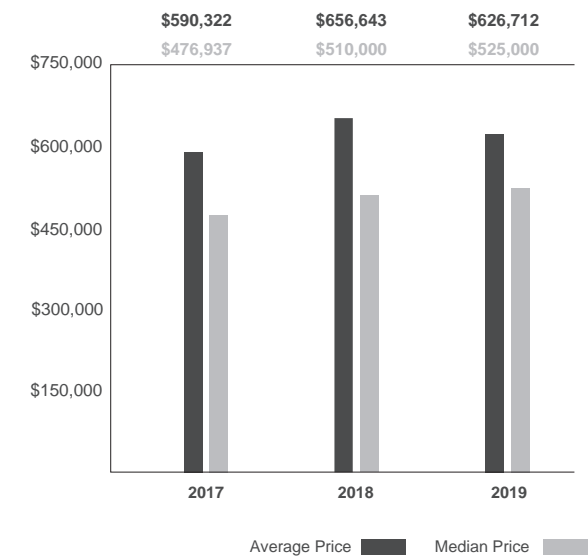


Number of Sales

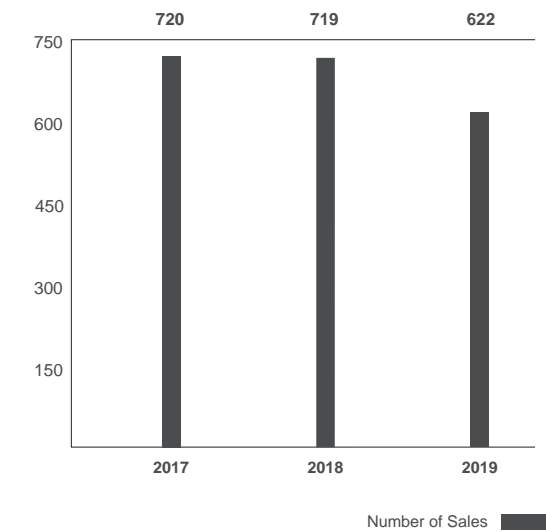


North Fork

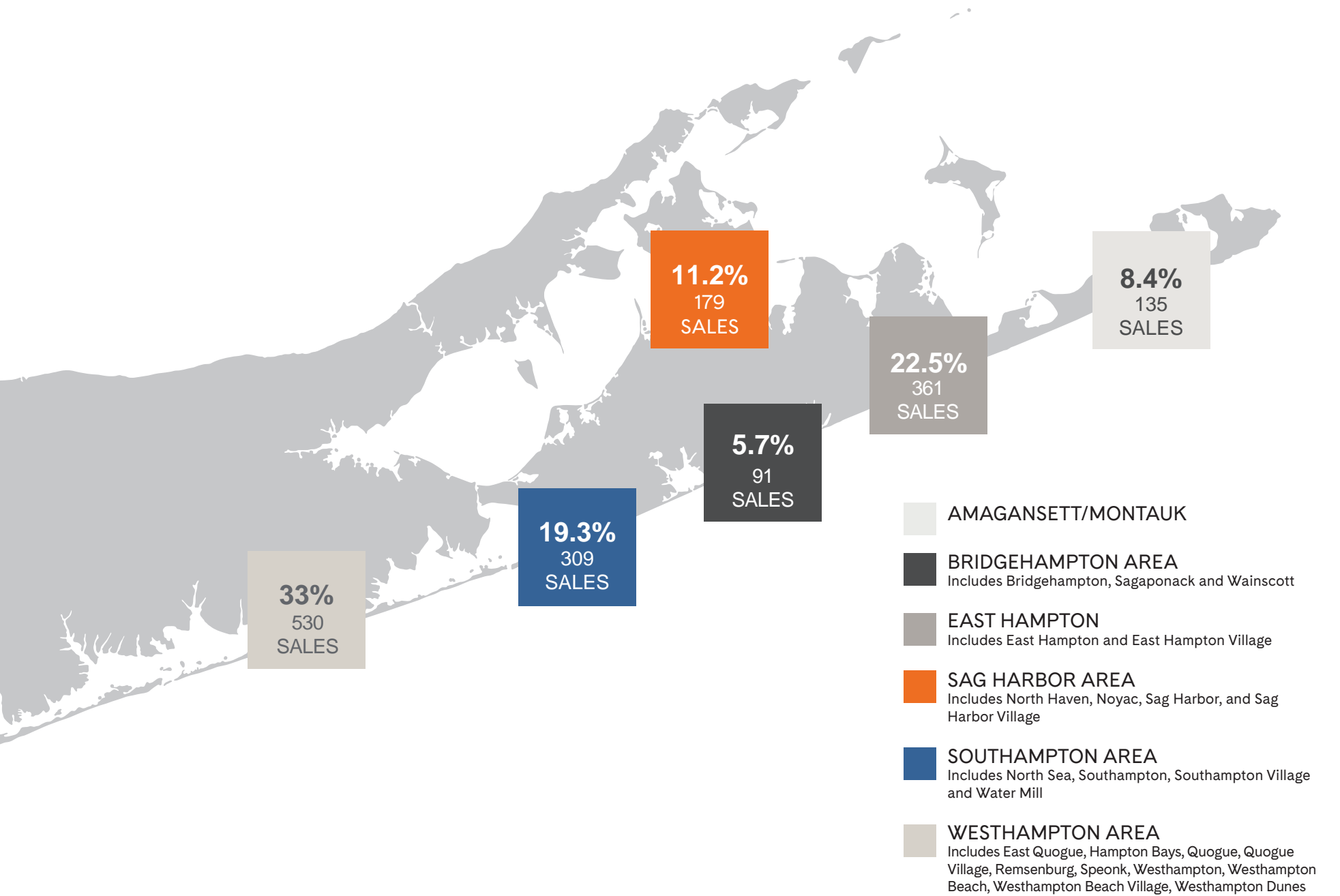
Average and Median Sale Price

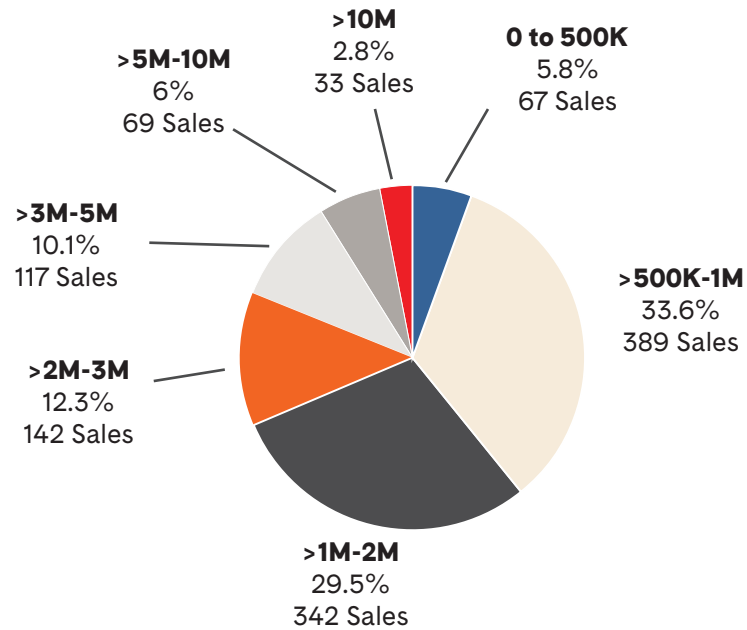


Number of Sales

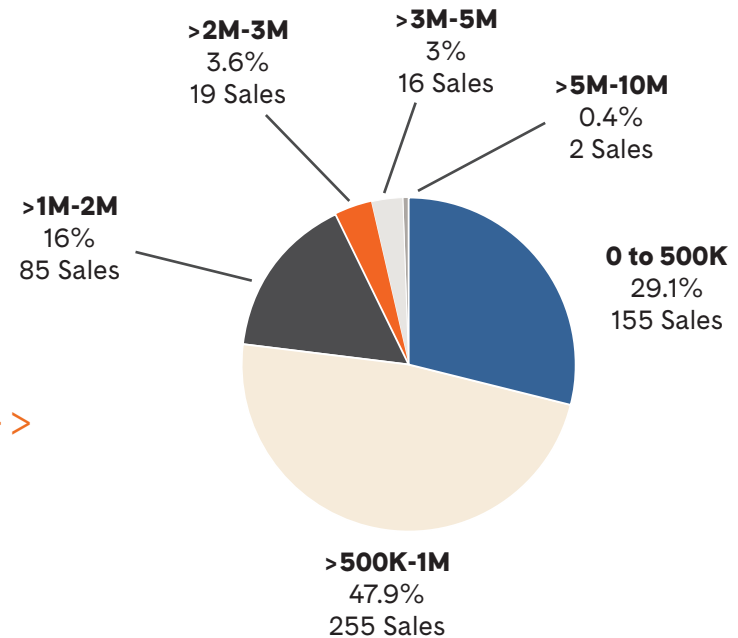


Percent of Hamptons Sales by Market Area





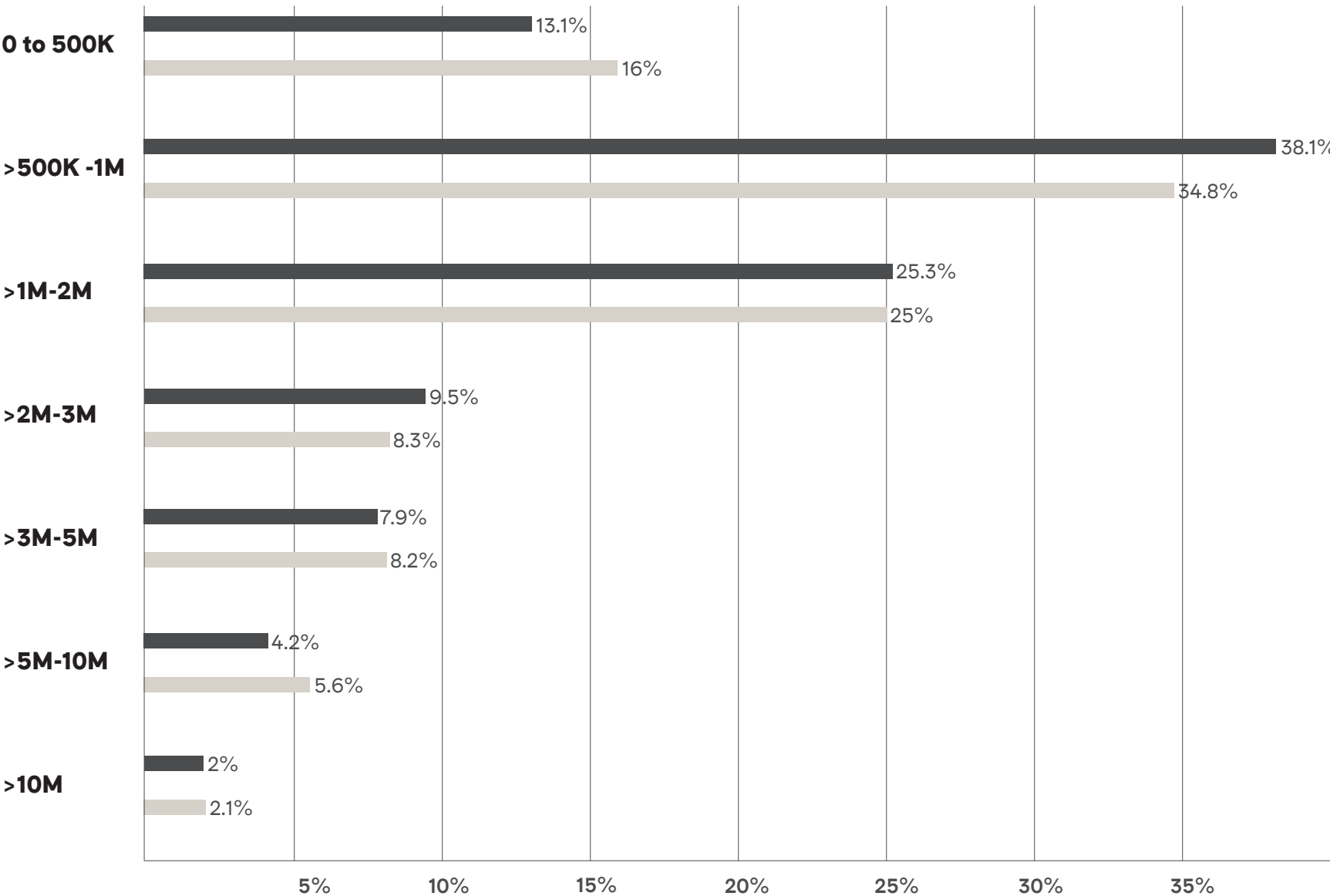
<< Hamptons East of the Shinnecock Canal



Hamptons West of the Shinnecock Canal >>

Percent of All Hamptons Sales by Price: 2019 Vs. 2018

2019 2018



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

2019 Annual

Amagansett

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2017	\$1,800,000	\$2,657,604	69	3	11	22	13	13	6	1
2018	\$2,150,000	\$3,113,935	75	3	6	25	14	12	13	2
2019	\$2,275,000	\$3,068,691	51	0	9	14	6	14	7	1

Bridgehampton

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2017	\$2,158,000	\$3,023,966	85	4	12	24	10	22	11	2
2018	\$2,610,000	\$3,778,550	79	4	7	24	9	20	9	6
2019	\$2,900,000	\$4,372,596	71	1	5	19	16	16	10	4

East Hampton

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2017	\$900,000	\$1,192,029	444	50	212	131	28	17	6	0
2018	\$975,000	\$1,380,819	387	39	168	123	34	18	4	1
2019	\$975,000	\$1,303,797	302	23	140	104	21	8	5	1

East Hampton Village

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2017	\$3,150,000	\$5,044,295	56	3	3	11	9	15	8	7
2018	\$4,878,750	\$5,949,406	62	1	6	4	5	16	23	7
2019	\$3,513,213	\$5,210,605	42	0	4	6	7	12	8	5

Montauk

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2017	\$1,000,000	\$1,477,328	106	2	52	33	12	3	4	0
2018	\$1,200,000	\$2,056,989	85	1	35	27	8	7	6	1
2019	\$1,415,000	\$2,252,264	84	1	27	36	7	6	5	2

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

2019 Annual

North Haven

	Median Price	Average Price	Sales
2017	\$1,900,000	\$2,655,396	29
2018	\$1,987,500	\$2,515,072	26
2019	\$2,600,000	\$3,874,671	19

	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2017	0	5	10	7	5	1	1
2018	0	3	11	5	4	2	1
2019	0	0	7	3	5	3	1

Sag Harbor

	Median Price	Average Price	Sales
2017	\$1,254,771	\$1,548,940	108
2018	\$997,000	\$1,423,783	102
2019	\$970,000	\$1,345,433	95

	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2017	8	38	36	14	10	2	0
2018	9	43	31	8	8	3	0
2019	8	43	28	11	4	1	0

Sag Harbor Village

	Median Price	Average Price	Sales
2017	\$1,455,000	\$1,982,708	76
2018	\$1,379,000	\$1,943,807	75
2019	\$1,550,000	\$1,949,973	65

	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2017	1	19	30	14	8	4	0
2018	0	24	25	13	8	5	0
2019	1	16	23	16	7	2	0

Sagaponack

	Median Price	Average Price	Sales
2017	\$5,175,000	\$7,043,698	20
2018	\$7,891,500	\$8,342,443	22
2019	\$6,000,000	\$7,533,100	20

	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2017	0	2	3	3	2	5	5
2018	0	1	3	0	1	8	9
2019	0	1	3	0	3	7	6

Shelter Island

	Median Price	Average Price	Sales
2017	\$832,500	\$1,327,682	73
2018	\$999,000	\$1,150,147	45
2019	\$950,000	\$1,297,907	65

	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2017	9	41	14	4	2	3	0
2018	2	22	19	2	0	0	0
2019	5	29	23	4	3	1	0

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

2019 Annual

Southampton

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2017	\$950,000	\$1,251,839	221	36	88	62	21	12	1	1
2018	\$890,000	\$1,280,824	233	35	102	61	19	10	5	1
2019	\$874,500	\$1,352,775	174	16	87	36	23	10	2	0

Southampton Village

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2017	\$2,935,000	\$5,512,762	99	3	6	25	16	18	17	14
2018	\$2,225,000	\$4,127,243	86	3	15	24	6	17	12	9
2019	\$2,750,000	\$5,167,830	69	4	9	12	13	13	9	9

Wainscott

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
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
2019	\$1,337,500	\$2,369,706	17	0	3	9	3	0	1	1

Water Mill

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2017	\$3,193,900	\$4,324,574	88	1	10	18	12	20	18	9
2018	\$2,850,000	\$3,655,831	92	1	7	21	23	26	11	3
2019	\$2,125,000	\$3,352,583	66	1	8	20	11	15	8	3

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

2019 Annual

Eastport

	Median Price	Average Price	Sales
2017	\$490,000	\$568,185	16
2018	\$435,000	\$446,311	21
2019	\$475,000	\$509,849	13

	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2017	8	5	3	0	0	0	0
2018	14	7	0	0	0	0	0
2019	9	3	1	0	0	0	0

East Quogue

	Median Price	Average Price	Sales
2017	\$600,000	\$692,599	125
2018	\$645,000	\$782,020	121
2019	\$647,275	\$735,560	96

	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2017	45	65	12	2	1	0	0
2018	33	64	20	2	2	0	0
2019	21	60	15	0	0	0	0

Hampton Bays

	Median Price	Average Price	Sales
2017	\$479,041	\$581,092	238
2018	\$477,500	\$629,393	278
2019	\$521,000	\$604,941	232

	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2017	132	87	16	2	1	0	0
2018	155	107	10	3	1	1	1
2019	104	115	9	2	2	0	0

Quogue

	Median Price	Average Price	Sales
2017	\$678,000	\$1,297,784	20
2018	\$647,500	\$998,577	16
2019	\$688,750	\$1,260,500	10

	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2017	8	5	3	1	2	1	0
2018	5	5	5	0	1	0	0
2019	3	4	2	0	1	0	0

Quogue

	Median Price	Average Price	Sales
2017	\$2,257,500	\$2,274,312	52
2018	\$1,725,000	\$2,574,830	47
2019	\$1,475,000	\$1,856,996	35

	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2017	2	9	13	14	12	2	0
2018	1	8	19	7	8	3	1
2019	0	7	17	6	5	0	0

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

2019 Annual

Remsenburg

	Median Price	Average Price	Sales
2017	\$805,000	\$892,925	38
2018	\$899,000	\$1,075,551	39
2019	\$875,000	\$1,199,679	33

	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2017	9	19	9	1	0	0	0
2018	2	25	10	1	0	1	0
2019	2	22	5	1	3	0	0

Speonk

	Median Price	Average Price	Sales
2017	\$350,000	\$977,950	12
2018	\$439,577	\$461,960	6
2019	\$521,125	\$481,188	8

	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2017	9	2	0	0	0	1	0
2018	4	2	0	0	0	0	0
2019	4	4	0	0	0	0	0

Westhampton

	Median Price	Average Price	Sales
2017	\$753,150	\$1,024,964	64
2018	\$835,000	\$1,008,601	67
2019	\$802,500	\$986,121	52

	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2017	16	29	13	4	1	1	0
2018	11	35	16	4	1	0	0
2019	10	25	15	0	2	0	0

Westhampton Beach Village

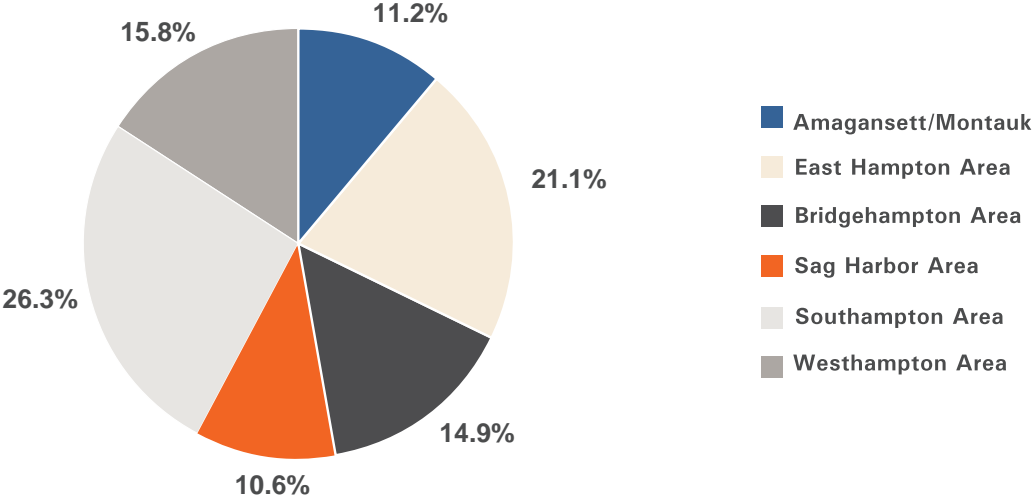
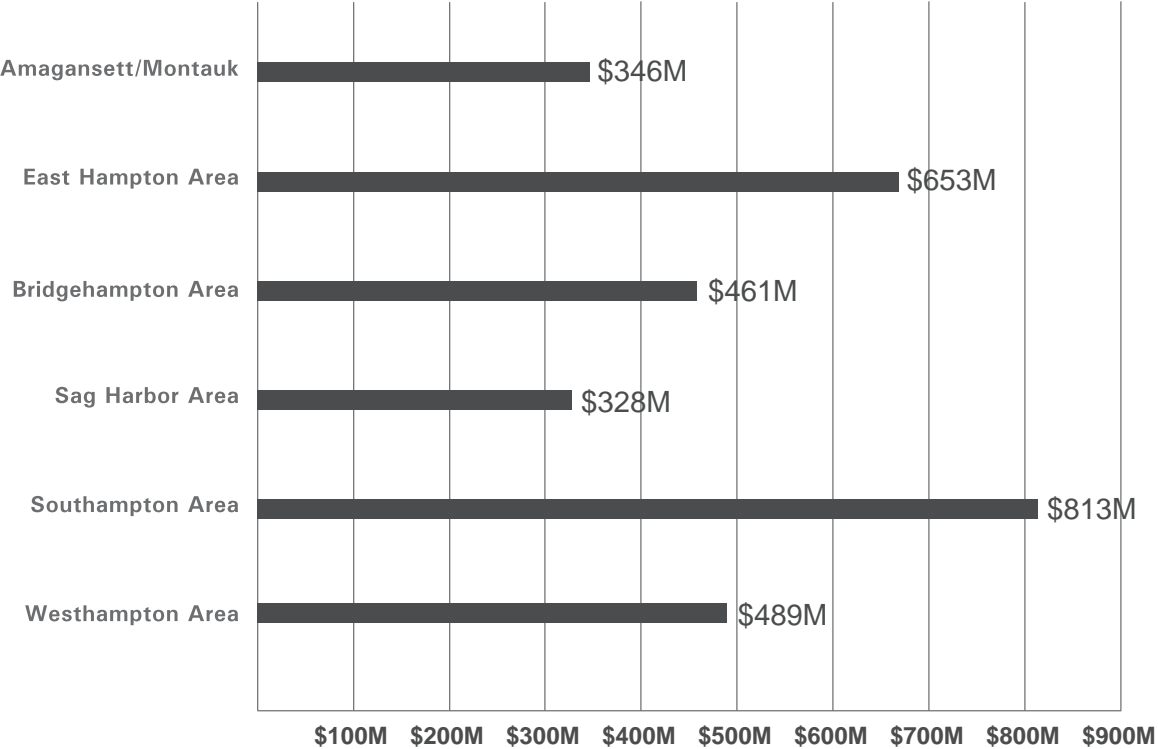
	Median Price	Average Price	Sales
2017	\$1,152,300	\$1,796,370	64
2018	\$1,170,000	\$1,902,726	62
2019	\$1,000,000	\$1,422,858	63

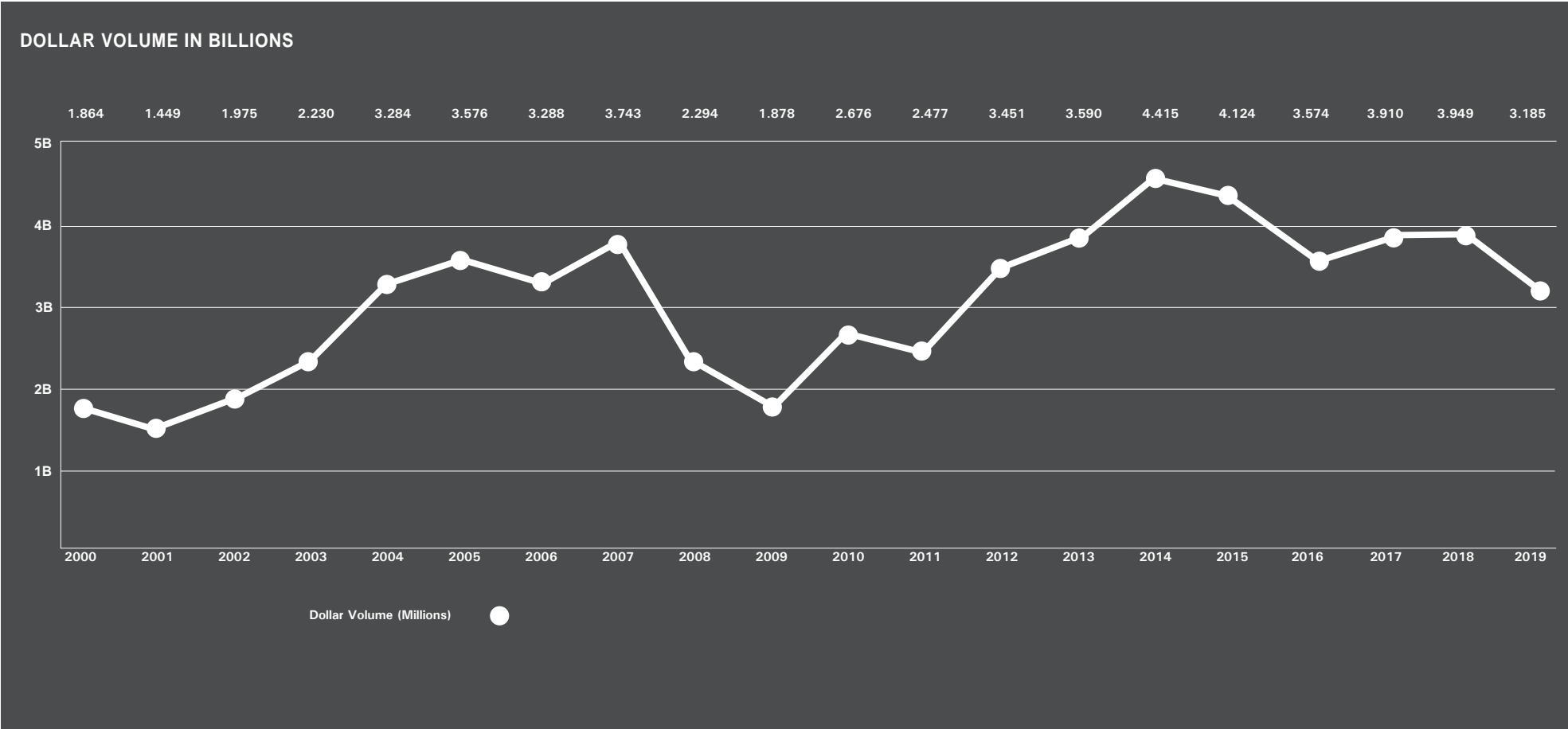
	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2017	10	19	20	4	8	2	1
2018	8	20	18	4	7	4	1
2019	9	23	18	9	2	2	0

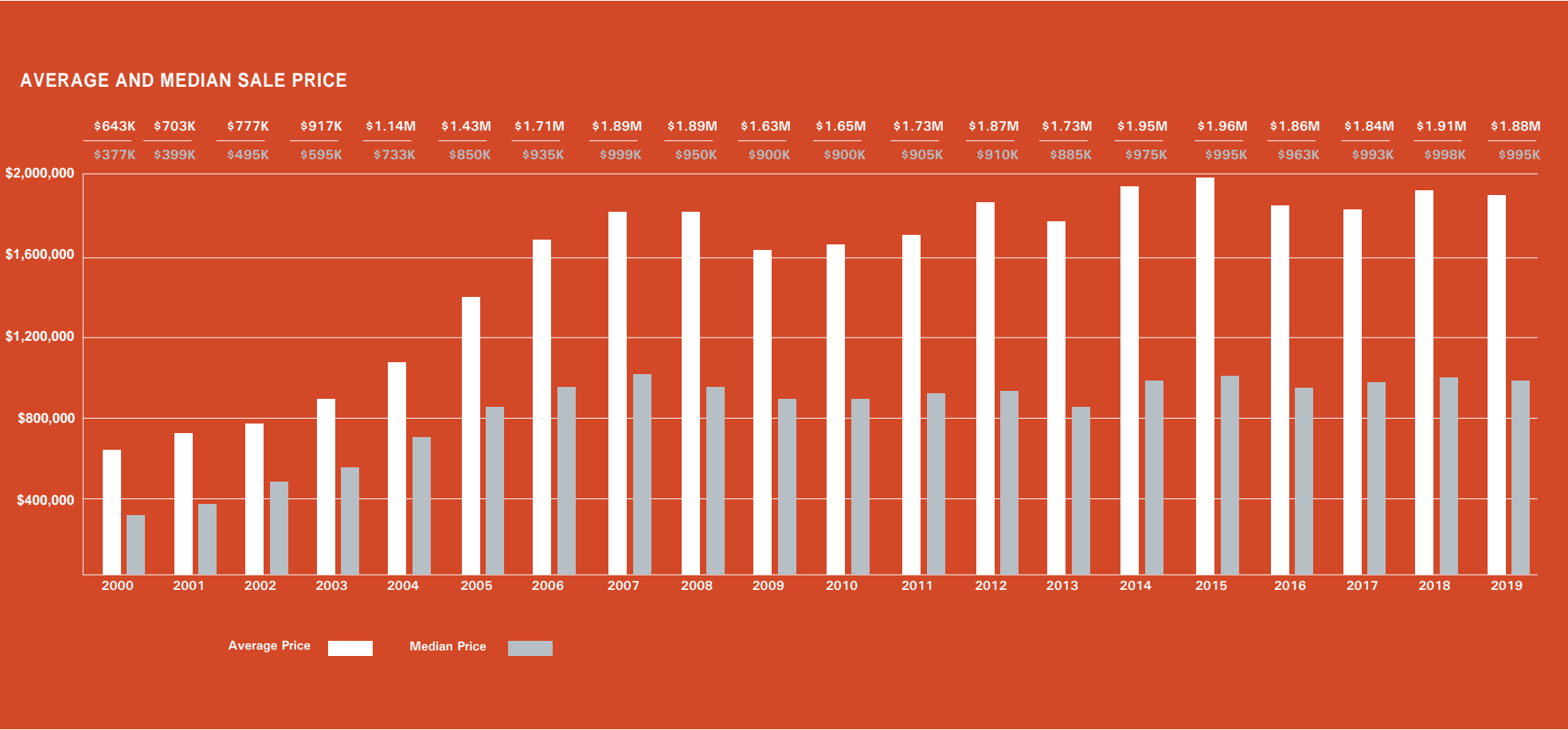
Westhampton Dunes

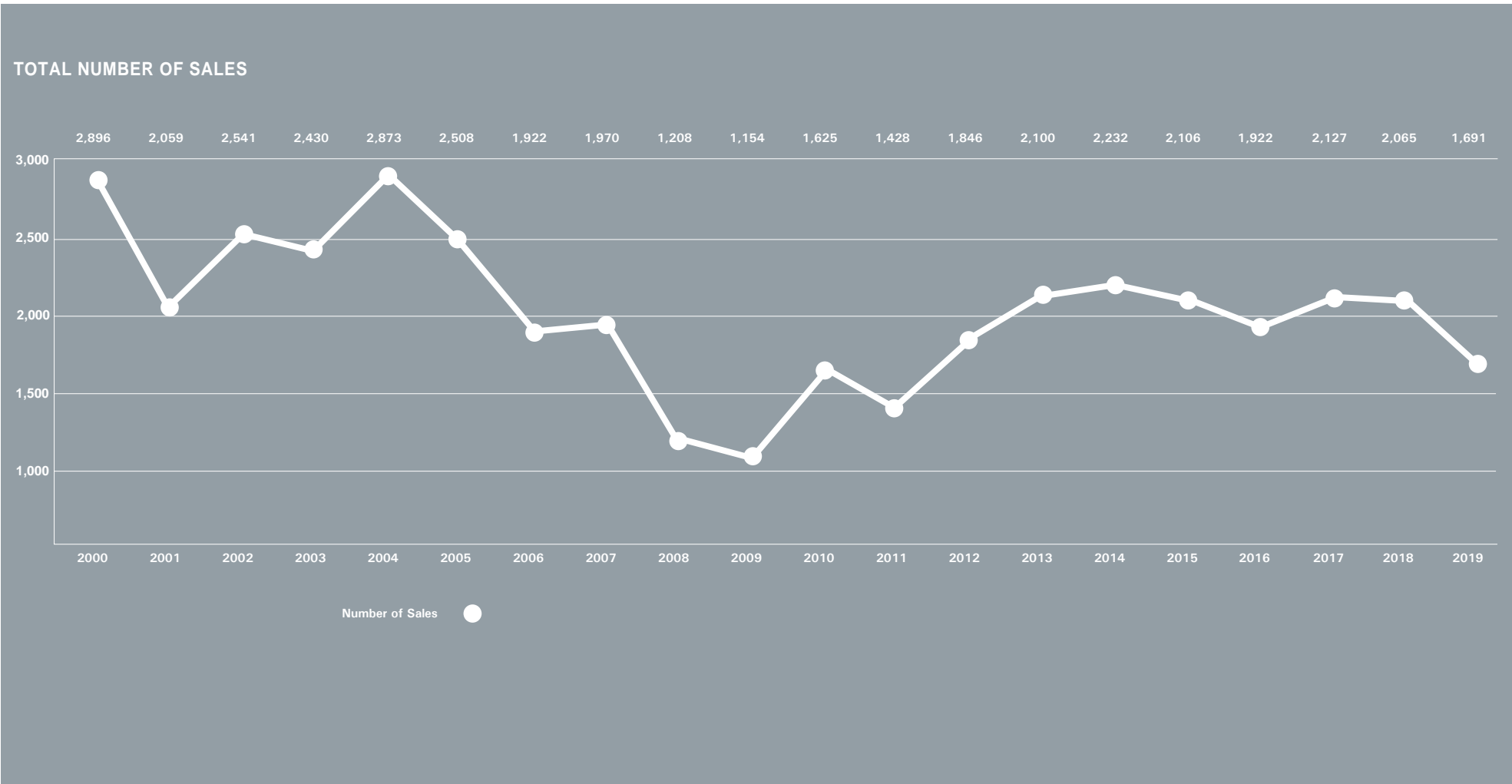
	Median Price	Average Price	Sales
2017	\$2,025,000	\$2,295,909	11
2018	\$1,846,000	\$2,012,875	12
2019	\$1,900,000	\$2,234,722	9

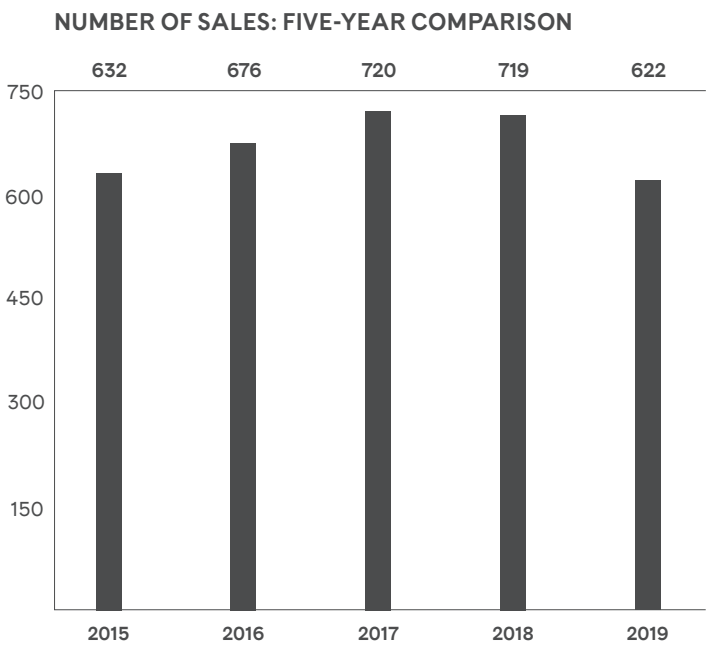
	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2017	1	1	3	2	4	0	0
2018	0	0	8	3	1	0	0
2019	0	0	5	2	2	0	0











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

2019 Annual

Aquebogue

	Median Price	Average Price	Sales
2017	\$415,000	\$461,456	37
2018	\$442,000	\$528,650	35
2019	\$446,500	\$486,939	37

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2017	10	17	9	0	1	0	0
2018	13	6	10	3	3	0	0
2019	5	20	9	2	1	0	0

Cutchogue

	Median Price	Average Price	Sales
2017	\$607,700	\$873,179	65
2018	\$693,000	\$893,609	81
2019	\$715,750	\$808,427	60

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2017	8	15	21	10	7	3	1
2018	4	16	26	21	9	4	1
2019	2	4	27	16	10	1	0

East Marion

	Median Price	Average Price	Sales
2017	\$555,000	\$559,355	17
2018	\$640,000	\$1,064,136	23
2019	\$577,500	\$782,246	22

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2017	3	5	7	1	1	0	0
2018	3	4	8	4	1	2	1
2019	4	3	7	8	2	0	0

Greenport

	Median Price	Average Price	Sales
2017	\$481,500	\$580,263	34
2018	\$576,563	\$687,531	36
2019	\$582,108	\$689,493	42

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2017	9	9	9	5	2	0	0
2018	3	9	17	4	2	1	0
2019	6	9	16	5	5	1	0

Greenport Village

	Median Price	Average Price	Sales
2017	\$490,000	\$549,524	29
2018	\$615,000	\$704,576	23
2019	\$705,000	\$682,457	24

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2017	2	15	9	2	1	0	0
2018	0	8	8	3	4	0	0
2019	4	3	7	8	2	0	0

North Fork Single-Family Homes

2019 Annual

Jamesport

	Median Price	Average Price	Sales
2017	\$427,500	\$443,890	27
2018	\$500,000	\$552,339	43
2019	\$500,000	\$589,910	28

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2017	6	14	6	1	0	0	0
2018	10	12	15	2	4	0	0
2019	4	11	8	2	3	0	0

Laurel

	Median Price	Average Price	Sales
2017	\$490,000	\$685,577	21
2018	\$599,000	\$675,250	23
2019	\$487,500	\$676,788	13

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2017	4	9	1	3	3	1	0
2018	3	5	8	4	3	0	0
2019	3	4	3	1	2	0	0

Mattituck

	Median Price	Average Price	Sales
2017	\$542,500	\$722,163	84
2018	\$544,500	\$637,459	76
2019	\$575,000	\$700,454	67

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2017	11	24	26	6	15	2	0
2018	11	23	24	10	7	1	0
2019	4	22	24	9	6	2	0

New Suffolk

	Median Price	Average Price	Sales
2017	\$657,500	\$724,000	6
2018	\$972,500	\$1,078,188	8
2019	\$940,000	\$1,463,818	7

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2017	0	1	3	1	1	0	0
2018	0	0	3	2	2	1	0
2019	0	2	0	2	1	2	0

Orient

	Median Price	Average Price	Sales
2017	\$807,000	\$864,247	24
2018	\$1,282,500	\$1,253,786	21
2019	\$749,000	\$1,035,217	23

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2017	1	3	6	9	4	1	0
2018	0	1	5	4	8	3	0
2019	0	2	10	2	7	2	0

North Fork Single-Family Homes

2019 Annual

Peconic

	Median Price	Average Price	Sales
2017	\$661,750	\$945,305	20
2018	\$786,500	\$891,967	18
2019	\$550,000	\$553,000	11

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2017	3	2	7	1	5	2	0
2018	2	2	4	6	3	1	0
2019	4	1	3	2	1	0	0

Riverhead

	Median Price	Average Price	Sales
2017	\$300,000	\$341,449	181
2018	\$330,000	\$419,758	197
2019	\$347,500	\$394,997	176

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2017	125	37	14	3	0	2	0
2018	109	60	21	3	2	1	1
2019	90	49	25	9	3	0	0

South Jamesport

	Median Price	Average Price	Sales
2017	\$593,750	\$710,538	8
2018	\$650,000	\$629,000	5
2019	\$437,000	\$486,188	8

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2017	1	2	4	0	1	0	0
2018	1	1	1	1	1	0	0
2019	1	6	0	1	0	0	0

Southold

	Median Price	Average Price	Sales
2017	\$559,000	\$643,742	167
2018	\$565,500	\$701,798	130
2019	\$594,718	\$720,681	104

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2017	14	52	69	16	13	3	0
2018	12	36	49	18	11	4	0
2019	3	31	39	17	12	2	0

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