

# 2019 Land Market Report Hamptons + North Fork

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Similar to residential sales in 2019, vacant land sales on the South Fork experienced a decline in both the number of sales and the total dollar volume. Sales of vacant land dropped **12.3%** to **171** sales, compared to 195 in 2018.

The 2019 total dollar volume in the Hamptons decreased **15.7%** compared to 2018, totalling \$214,750,418.

The average price in the Hamptons dipped 3.9% to **\$1,255,850** while the median price increased 61.3% to **\$515,000**.

Despite the decline in overall land sales on the South Fork, the number of sales over \$5M remained stable. There were **10** sales over \$5M in 2019 (11 in 2018), 3 of which were over \$10M (compared to 1 in the previous year).

The price category with the largest number of sales was below \$500K, with 85 sales.



The number of vacant land sales on the North Fork declined **31.4%** to 81 in 2019, compared to 118 in 2018.

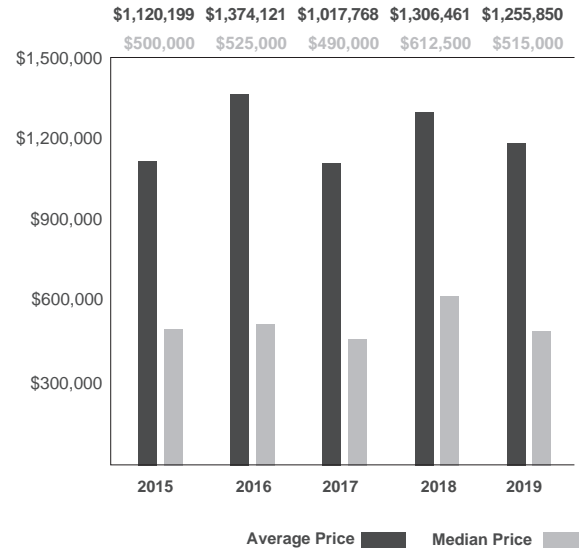
One single North Fork sale above \$5M in 2019 (\$11.6M for 136.5 Acres) accounted for **24%** of the total dollar volume and contributed to the rise in both average and median prices.

The total dollar volume on the North Fork rose **10.7%** to \$48,286,970, raising the average land sale up 61.3% to \$596,135.

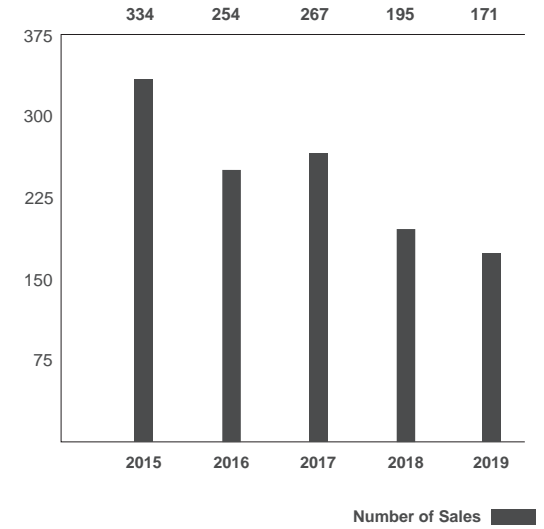
The median price on the North Fork increased 17.4% to \$265,000.

The Hamptons

Average and Median Sale Price

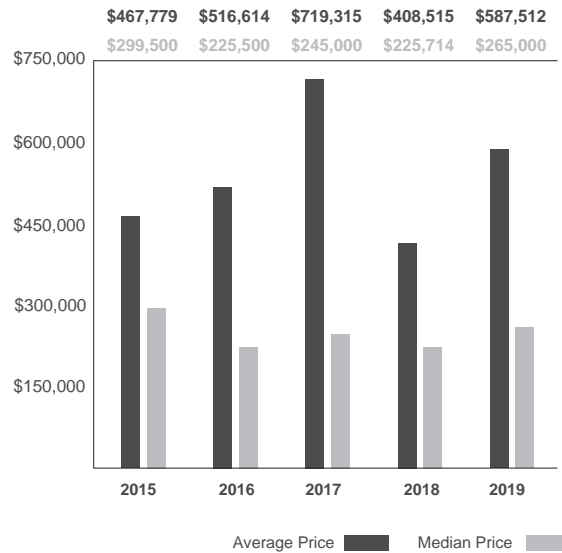


Number of Sales

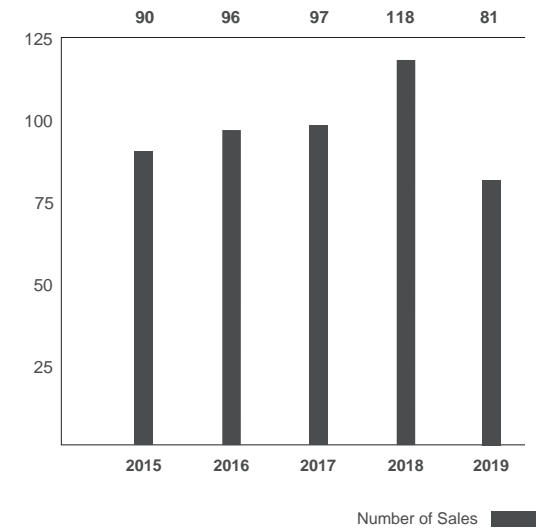


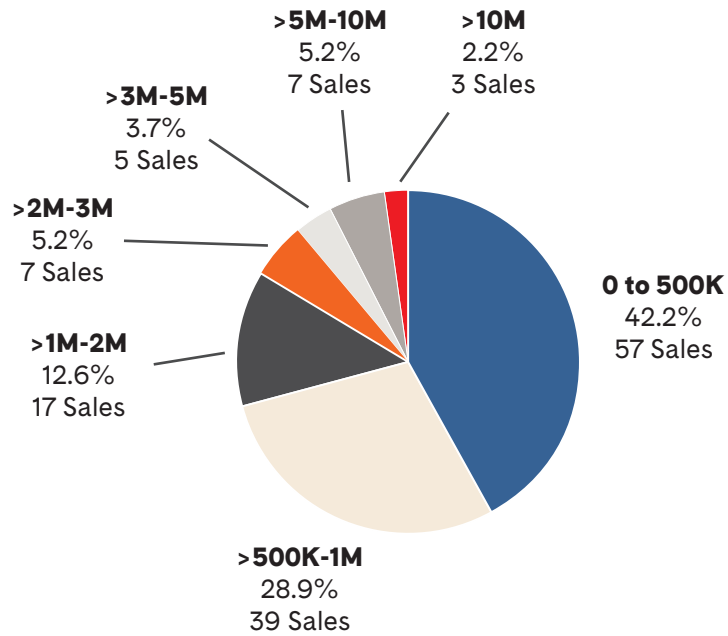
North Fork

Average and Median Sale Price

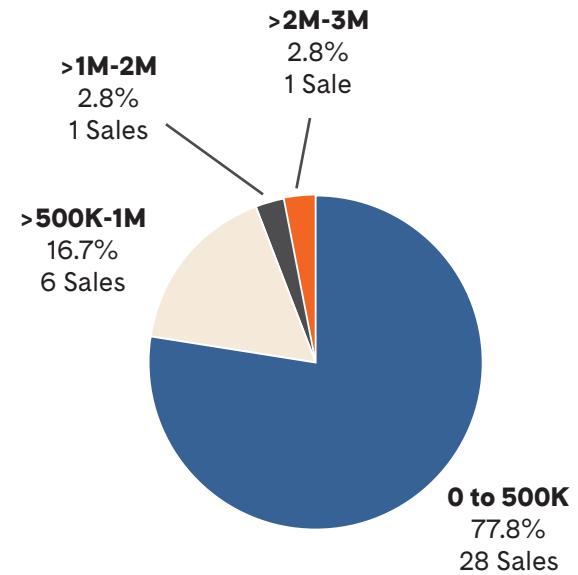


Number of Sales





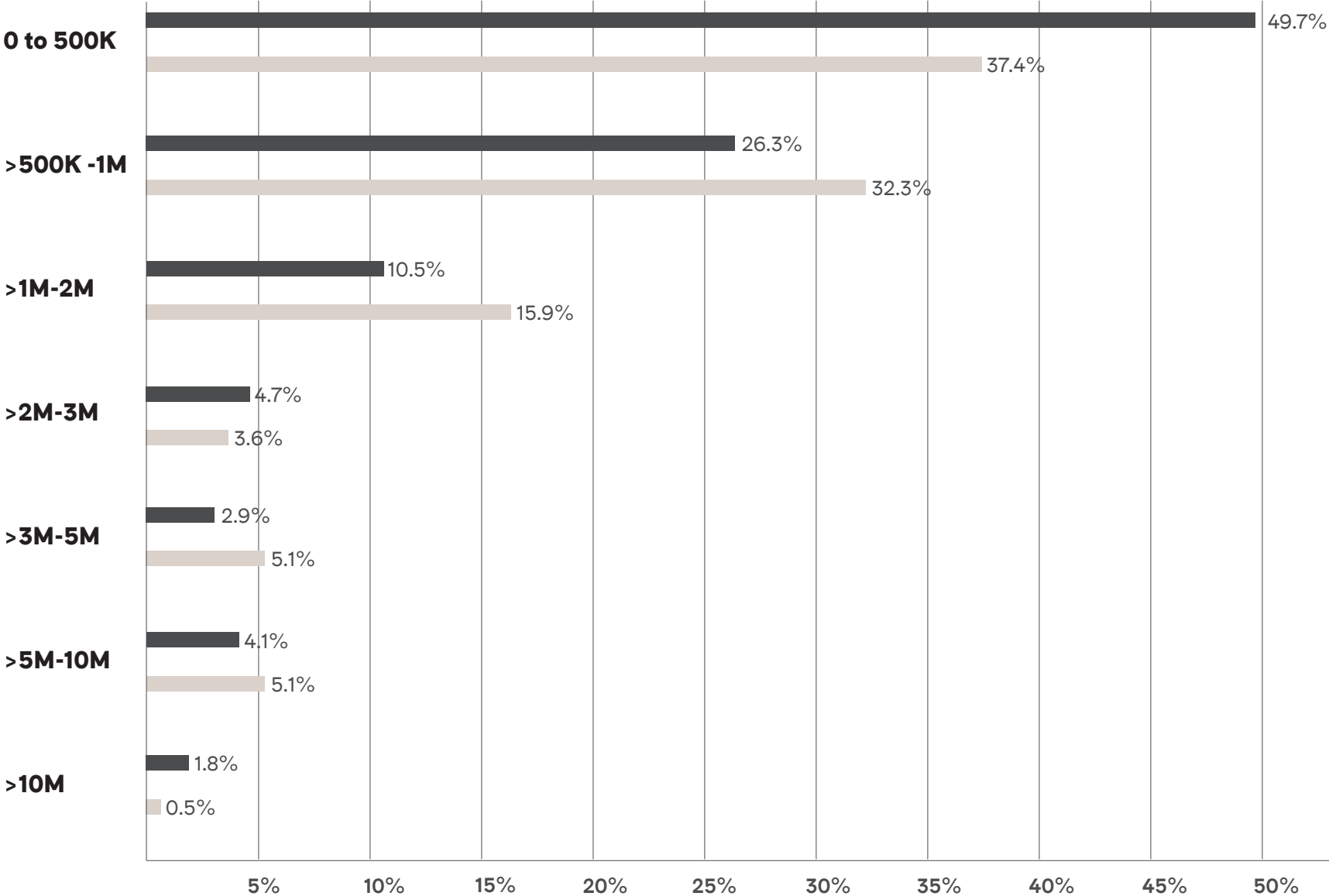
<< Hamptons East of the Shinnecock Canal

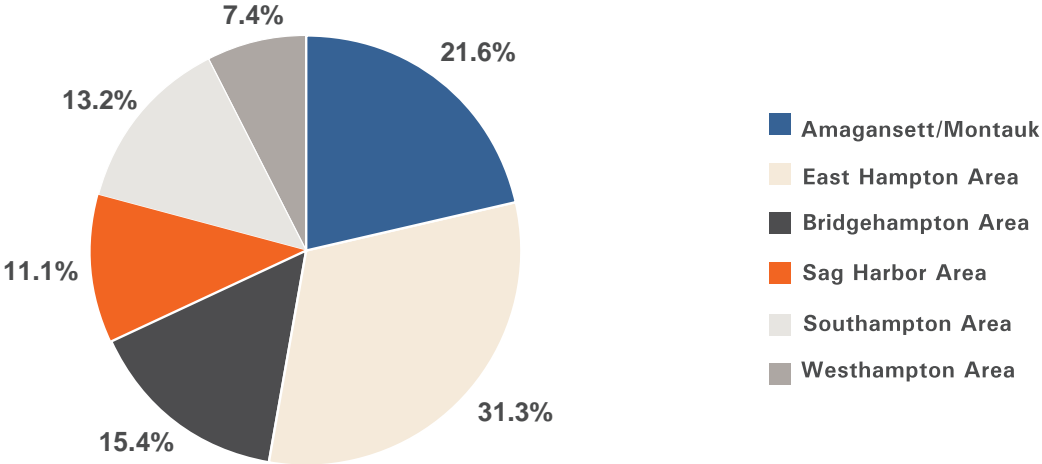
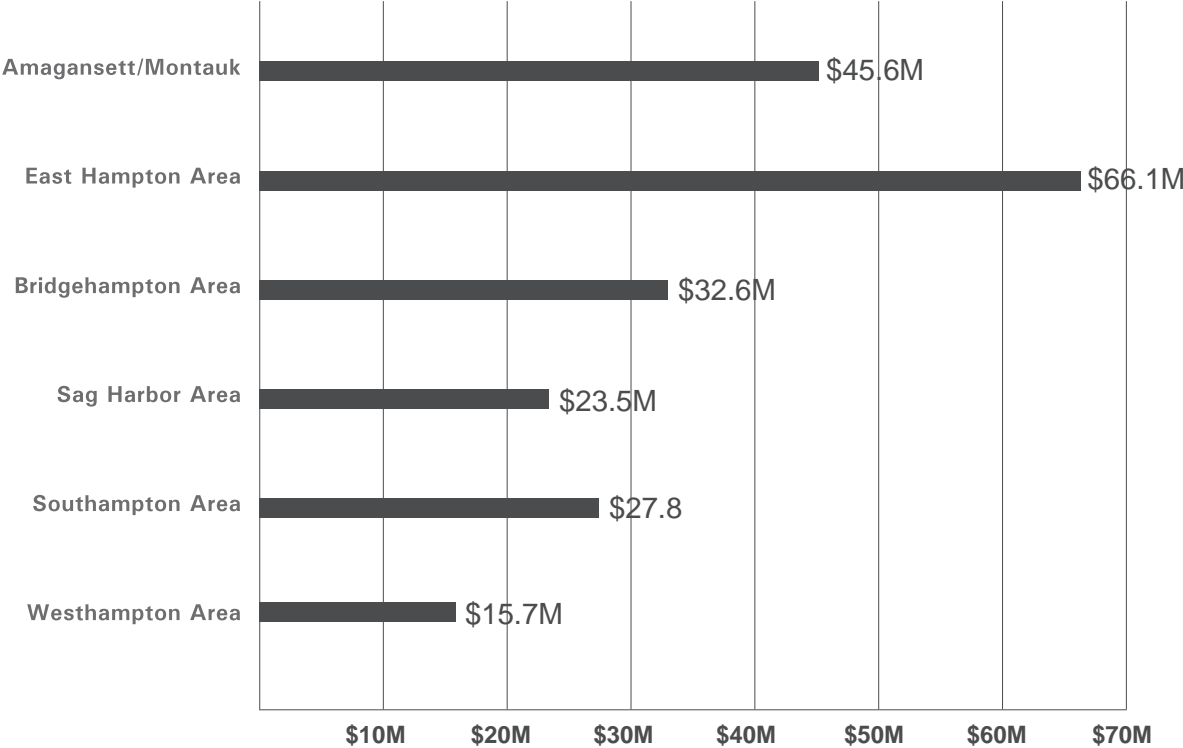


Hamptons West of the Shinnecock Canal >>

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

2019 2018





## South Fork Vacant Land Sales - 5 Year Comparison

2019 Land

### East of the Shinnecock Canal

	2015		2016		2017		2018		2019	
	Sales	Average Price	Sales	Average Price	Sales	Average Price	Sales	Average Price	Sales	Average Price
Amagansett	16	\$1,405,625	12	\$1,522,500	7	\$1,170,357	6	\$2,185,333	12	\$1,990,083
Bridgehampton	19	\$4,180,895	5	\$4,575,000	9	\$2,096,889	6	\$2,321,783	6	\$2,600,000
East Hampton	85	\$494,081	60	\$631,896	72	\$794,522	28	\$509,125	46	\$747,533
East Hampton Village	8	\$7,040,975	5	\$10,350,000	8	\$3,642,750	6	\$7,836,667	4	\$7,012,500
Montauk	33	\$648,485	18	\$938,417	15	\$1,029,667	15	\$1,017,303	11	\$1,974,591
North Haven	9	\$1,960,778	2	\$4,450,000	3	\$1,550,000	1	\$1,175,000	-	-
Sag Harbor	12	\$817,083	10	\$619,150	11	\$629,682	17	\$1,171,204	10	\$766,525
Sag Harbor Village	8	\$626,125	4	\$622,313	3	\$518,000	4	\$1,480,053	4	\$3,950,000
Sagaponack	1	\$978,000	5	\$806,920	5	\$2,155,500	3	\$2,883,333	2	\$8,500,000
Shelter Island	14	\$441,429	16	\$546,656	15	\$427,027	15	\$523,133	9	\$382,306
Southampton	39	\$970,314	20	\$2,475,350	27	\$563,304	14	\$626,929	19	\$514,078
Southampton Village	7	\$1,889,514	5	\$4,940,000	5	\$6,976,667	6	\$3,438,333	3	\$4,438,908
Wainscott	5	\$1,123,000	3	\$736,667	3	\$2,465,000	-	-	2	\$1,862,500
Water Mill	16	\$1,430,313	19	\$2,818,844	15	\$1,480,828	19	\$2,262,987	6	\$785,583

## South Fork Vacant Land Sales - 5 Year Comparison

2019 Land

### West of the Shinnecock Canal

	2015		2016		2017		2018		2019	
	Sales	Average Price	Sales	Average Price	Sales	Average Price	Sales	Average Price	Sales	Average Price
East Quogue	8	\$280,938	16	\$682,619	20	\$237,096	7	\$1,106,000	10	\$374,721
Eastport	-	-	1	\$555,000	1	\$450,000	1	\$412,500	2	\$247,500
Hampton Bays	22	\$344,068	23	\$246,191	15	\$255,183	13	\$324,692	9	\$240,167
Quogue	6	\$350,000	2	\$378,500	1	\$100,000	2	\$407,500	4	\$438,750
Quogue	7	\$856,429	9	\$1,300,249	4	\$955,000	11	\$893,027	1	\$40,000
Remsenburg	6	\$1,266,250	4	\$370,000	11	\$449,682	9	\$583,944	3	\$291,667
Speonk	1	\$2,340,000	3	\$259,703	-	-	2	\$750,000	-	-
Westhampton	8	\$288,438	7	\$404,571	10	\$630,500	7	\$362,643	6	\$693,333
Westhampton Beach Village	4	\$787,500	5	\$1,260,000	7	\$1,240,357	1	\$868,000	-	-
Westhampton Dunes	-	-	-	-	-	-	2	\$1,050,000	2	\$1,225,000

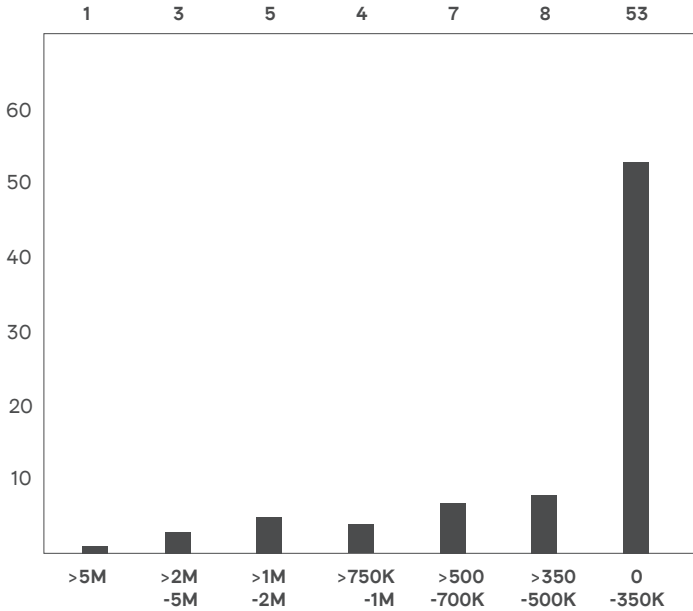


## North Fork Vacant Land Sales - 5 Year Comparison

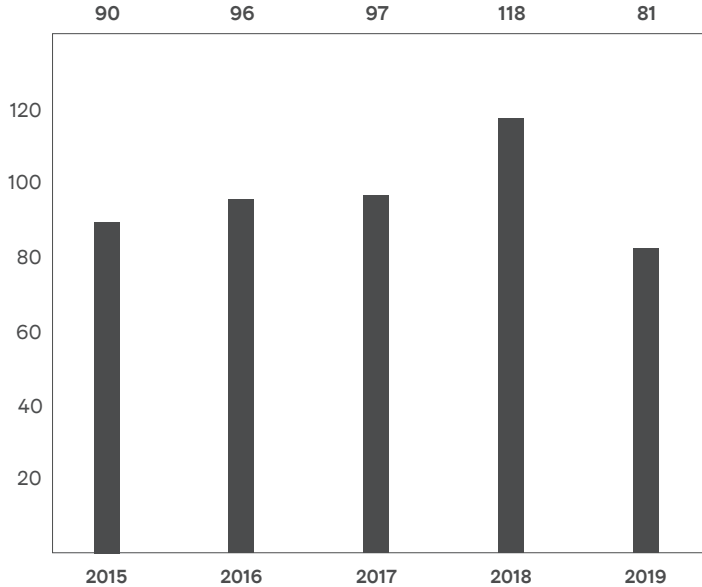
2019 Land

	2015		2016		2017		2018		2019	
	Sales	Average Price	Sales	Average Price	Sales	Average Price	Sales	Average Price	Sales	Average Price
Aquebogue	1	\$775,000	3	\$105,167	5	\$272,200	5	\$206,000	5	\$876,600
Cutchogue	7	\$808,143	17	\$675,500	18	\$1,027,574	12	\$525,417	10	\$1,651,836
East Marion	1	\$275,000	5	\$213,080	5	\$379,000	4	\$258,250	2	\$92,500
Greenport	3	\$218,333	5	\$253,500	3	\$199,667	8	\$280,000	12	\$495,510
Greenport Village	2	\$136,000	1	\$190,000	3	\$378,333	4	\$318,750	-	-
Jamesport	5	\$1,153,000	5	\$419,600	4	\$426,250	11	\$474,708	3	\$898,333
Laurel	1	\$145,000	3	\$223,667	2	\$201,000	8	\$348,572	1	\$301,200
Mattituck	13	\$550,655	13	\$520,423	11	\$286,773	8	\$378,250	9	\$424,200
New Suffolk	-	-	-	-	-	-	1	\$100,000	1	\$999,999
Orient	10	\$620,300	11	\$344,869	7	\$364,071	8	\$490,188	1	\$995,000
Peconic	3	\$290,000	4	\$255,000	1	\$4,794,296	1	\$215,000	1	\$421,100
Riverhead	27	\$388,248	11	\$208,230	22	\$270,861	25	\$386,393	18	\$353,917
South Jamesport	2	\$158,750	-	-	-	-	2	\$348,079	3	\$583,333
Southold	15	\$359,400	18	\$332,631	16	\$293,048	21	\$290,208	15	\$260,260

2019 PRICE BREAKDOWN



NUMBER OF SALES: FIVE-YEAR COMPARISON



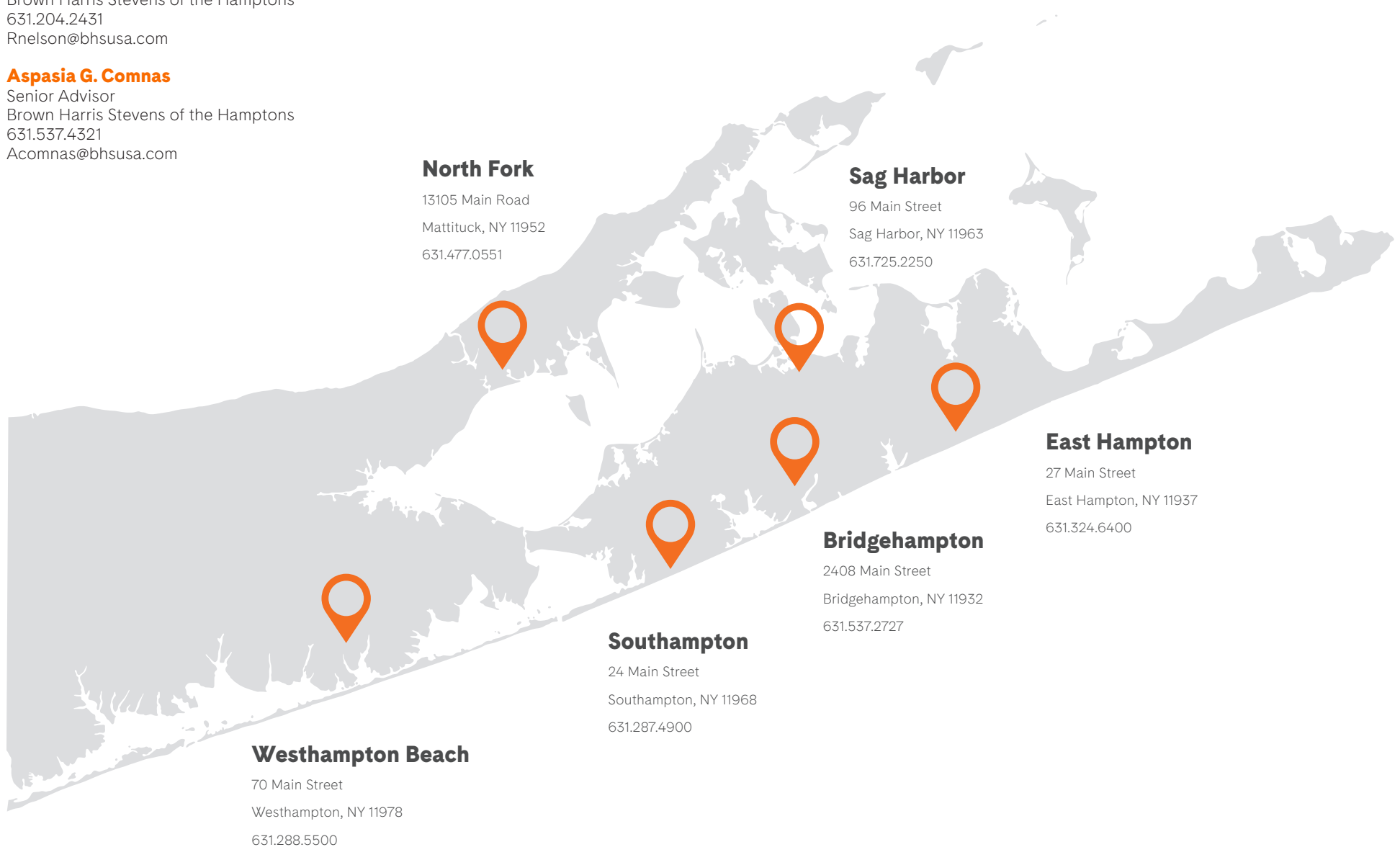
For this report North Fork Area consists of Aquebogue, Cutchogue, East Marion, Greenport, Greenport Village, Jamesport, Laurel, Mattituck, New Suffolk, Orient, Peconic, Riverhead, South Jamesport, Southold

**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**

24 Main Street  
Southampton, NY 11968  
631.287.4900

**Westhampton Beach**

70 Main Street  
Westhampton, NY 11978  
631.288.5500

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