

# BROWN HARRIS STEVENS

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Established 1873

East End Single-Family Homes

Second Half 2014



EXCLUSIVE AFFILIATE OF  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

**BROWN HARRIS STEVENS.COM**



# EAST END SINGLE-FAMILY HOMES

## SECOND HALF 2014 HIGHLIGHTS

- The average price of \$2,248,388 in the Hamptons was 26% higher than 2013's second half, helped by an increase in high-end closings. The median price posted a 17% increase during this time.
- Closings were down 3% in the Hamptons compared to a year ago.
- At \$669,522, the average North Fork price was 13% higher than a year ago.
- The number of North Fork sales declined 7% compared to the second half of 2013.
- Most markets in our report saw their average price rise over the past year, with Shelter Island and Bridgehampton each seeing at least a 40% increase.
- While sales rose sharply over the past year in Wainscott (up 120%) and Westhampton Dunes (up 100%), these are small markets where data can fluctuate greatly.

Data for this report is sourced from The Long Island Real Estate Report.

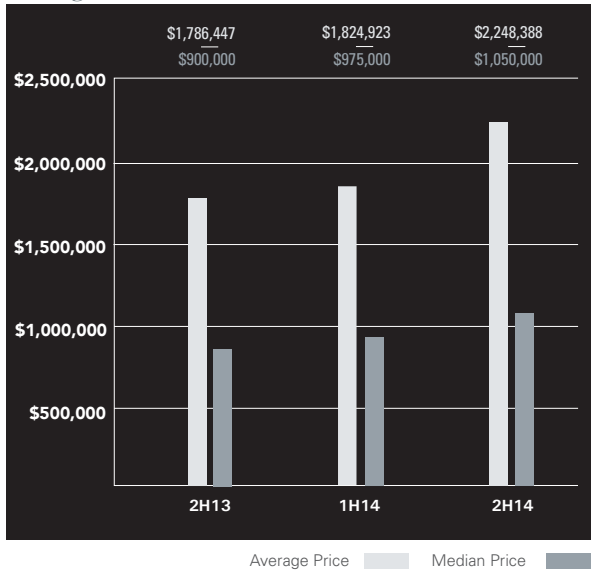
Gregory Heym

*Chief Economist*

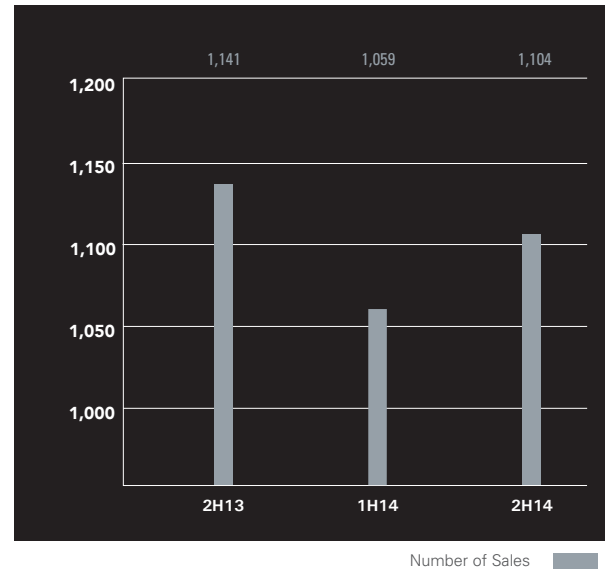
Brown Harris Stevens

## THE HAMPTONS

Average and Median Sale Price

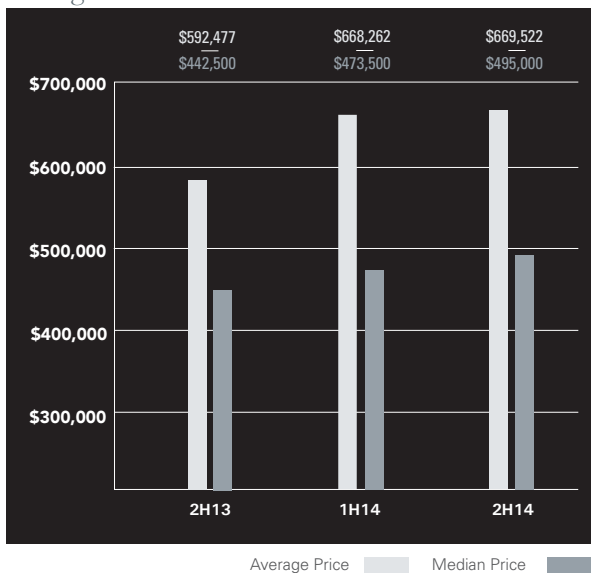


Number of Sales

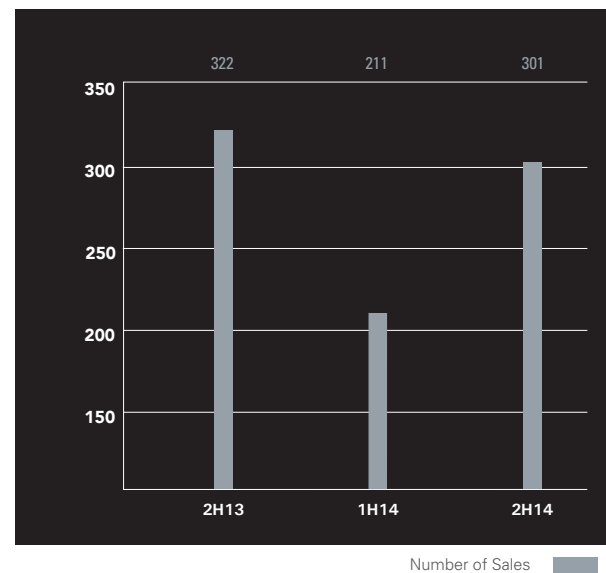


## NORTH FORK

Average and Median Sale Price



Number of Sales



## SOUTH FORK SINGLE-FAMILY HOMES

## Amagansett

	Average Price	Median Price	Sales
2H13	\$2,127,936	\$1,750,000	40
1H14	\$2,765,316	\$1,900,000	57
2H14	\$2,770,115	\$2,050,000	52

## Bridgehampton

	Average Price	Median Price	Sales
2H13	\$3,642,344	\$2,148,750	48
1H14	\$2,604,174	\$1,850,000	49
2H14	\$5,113,427	\$2,750,000	48

## East Hampton

	Average Price	Median Price	Sales
2H13	\$956,483	\$765,000	229
1H14	\$1,083,830	\$863,500	200
2H14	\$1,131,678	\$817,500	184

## East Hampton Village

	Average Price	Median Price	Sales
2H13	\$4,086,500	\$2,118,750	44
1H14	\$6,573,514	\$2,500,000	37
2H14	\$5,662,165	\$2,750,000	37

## East Quogue

	Average Price	Median Price	Sales
2H13	\$673,684	\$455,000	45
1H14	\$552,266	\$455,000	43
2H14	\$551,563	\$479,000	59

## Hampton Bays

	Average Price	Median Price	Sales
2H13	\$435,015	\$346,125	128
1H14	\$523,585	\$370,000	108
2H14	\$445,895	\$380,000	130

## Montauk

Year	Average Price	Median Price	Sales
2H13	\$1,353,717	\$855,000	56
1H14	\$1,265,606	\$925,500	62
2H14	\$1,621,625	\$1,050,000	55

## North Haven

	Average Price	Median Price	Sales
2H13	\$2,558,624	\$1,650,000	21
1H14	\$3,517,061	\$1,925,000	22
2H14	\$2,926,638	\$2,370,000	21

## Quogue Village

	Average Price	Median Price	Sales
2H13	\$2,171,677	\$1,625,000	31
1H14	\$2,023,094	\$1,168,750	32
2H14	\$2,739,739	\$1,750,000	45

## Remsenburg

	Average Price	Median Price	Sales
2H13	\$1,018,448	\$717,500	24
1H14	\$725,392	\$598,875	18
2H14	\$1,090,100	\$840,000	22

## Sag Harbor

	Average Price	Median Price	Sales
2H13	\$1,100,358	\$830,000	52
1H14	\$1,249,585	\$713,750	54
2H14	\$1,109,531	\$812,500	46

## Sag Harbor Village

	Average Price	Median Price	Sales
2H13	\$1,326,470	\$937,500	60
1H14	\$1,689,473	\$1,197,500	40
2H14	\$1,678,404	\$1,262,500	42

## SOUTH FORK SINGLE-FAMILY HOMES

## Sagaponack

	Average Price	Median Price	Sales
2H13	\$8,281,728	\$7,550,000	18
1H14	\$4,615,500	\$4,145,000	20
2H14	\$8,326,077	\$5,962,500	26

## Shelter Island

	Average Price	Median Price	Sales
2H13	\$1,092,363	\$747,500	42
1H14	\$1,679,896	\$790,938	30
2H14	\$1,544,212	\$912,000	39

## Southampton

	Average Price	Median Price	Sales
2H13	\$1,182,178	\$787,500	116
1H14	\$1,413,706	\$857,500	101
2H14	\$1,617,336	\$835,000	91

## Southampton Village

	Average Price	Median Price	Sales
2H13	\$4,804,957	\$2,550,000	80
1H14	\$2,823,993	\$1,780,000	71
2H14	\$5,318,707	\$2,400,000	77

## Wainscott

	Average Price	Median Price	Sales
2H13	\$2,284,250	\$1,307,500	10
1H14	\$2,913,143	\$1,980,000	14
2H14	\$3,160,582	\$1,940,650	22

## Water Mill

	Average Price	Median Price	Sales
2H13	\$2,749,918	\$2,450,000	49
1H14	\$3,080,822	\$2,270,000	47
2H14	\$3,699,444	\$2,627,500	54

## Westhampton

	Average Price	Median Price	Sales
2H13	\$666,591	\$652,500	22
1H14	\$964,200	\$880,000	25
2H14	\$872,362	\$710,000	29

## Westhampton Beach

	Average Price	Median Price	Sales
2H13	\$674,583	\$415,250	6
1H14	\$421,000	\$425,000	5
2H14	\$687,255	\$362,000	10

## Westhampton Beach Village

	Average Price	Median Price	Sales
2H13	\$1,567,133	\$825,000	45
1H14	\$1,756,682	\$1,233,500	37
2H14	\$1,518,884	\$1,130,000	27

## Westhampton Dunes

	Average Price	Median Price	Sales
2H13	\$1,685,833	\$1,555,000	6
1H14	\$2,067,450	\$1,137,500	7
2H14	\$2,067,021	\$1,984,625	12

## NORTH FORK SINGLE-FAMILY HOMES

## Aquebogue

	Average Price	Median Price	Sales
2H13	\$451,200	\$425,000	15
1H14	\$481,654	\$395,000	13
2H14	\$395,910	\$372,500	31

## Cutchogue

	Average Price	Median Price	Sales
2H13	\$751,572	\$524,000	54
1H14	\$876,505	\$455,000	30
2H14	\$788,716	\$596,000	42

## East Marion

	Average Price	Median Price	Sales
2H13	\$650,134	\$417,838	20
1H14	\$592,333	\$465,000	6
2H14	\$550,021	\$462,000	25

## Greenport

	Average Price	Median Price	Sales
2H13	\$426,680	\$320,000	26
1H14	\$462,800	\$380,000	15
2H14	\$460,265	\$415,000	17

## Greenport Village

	Average Price	Median Price	Sales
2H13	\$439,853	\$400,000	17
1H14	\$487,386	\$427,500	22
2H14	\$440,885	\$402,000	17

## Jamesport

	Average Price	Median Price	Sales
2H13	\$496,375	\$395,000	22
1H14	\$529,233	\$445,000	15
2H14	\$407,600	\$385,000	14

## Mattituck

	Average Price	Median Price	Sales
2H13	\$567,248	\$400,000	43
1H14	\$835,287	\$450,000	29
2H14	\$510,686	\$450,000	37

## Southold

	Average Price	Median Price	Sales
2H13	\$601,754	\$490,000	79
1H14	\$554,129	\$475,000	47
2H14	\$723,456	\$560,000	63

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