

Preliminary\*

# First Quarter 2016 Report

EAST END  
SINGLE-FAMILY HOMES

**BROWN HARRIS STEVENS** Established 1873



*exclusive affiliate of*  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE  
*in New York City, The Hamptons & Palm Beach*

\*Based Upon Data Available as of April 7th, 2016. Final 1st Q 2016 Report to be Issued July 1, 2016.



# Data Highlights

Cover Property: BrownHarrisStevens.com WEB# 10049

Prices averaged **\$2,072,709**  
in the Hamptons during the 1st quarter of 2016.  
**9.8%** more than a year ago.

The median price rose **4.4%** over  
this time.

The number of sales fell **21.1%** in  
the Hamptons from 2015's first quarter.



BrownHarrisStevens.com WEB# 46437



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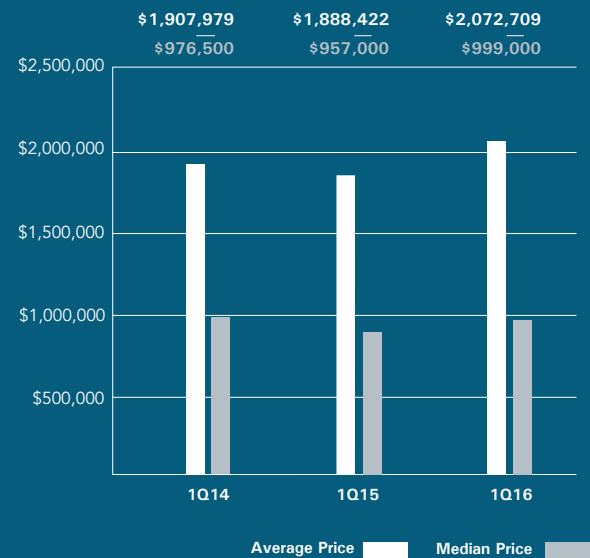
The average price rose **3.4%** over the past year on the  
North Fork, and median price was **16.3%** higher.

The North Fork saw a **13.4%** increase in transactions  
compared to the first quarter of 2015.

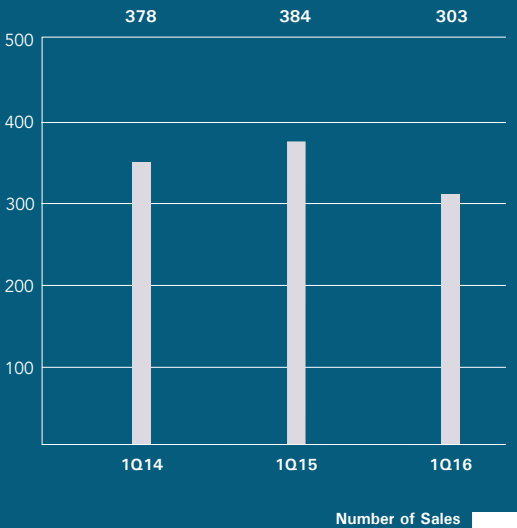
East of the Canal, in the  
Hamptons **62%** of  
the first quarter sales were  
between \$500,000 and  
\$2 Million.

# The Hamptons

AVERAGE AND MEDIAN SALE PRICE

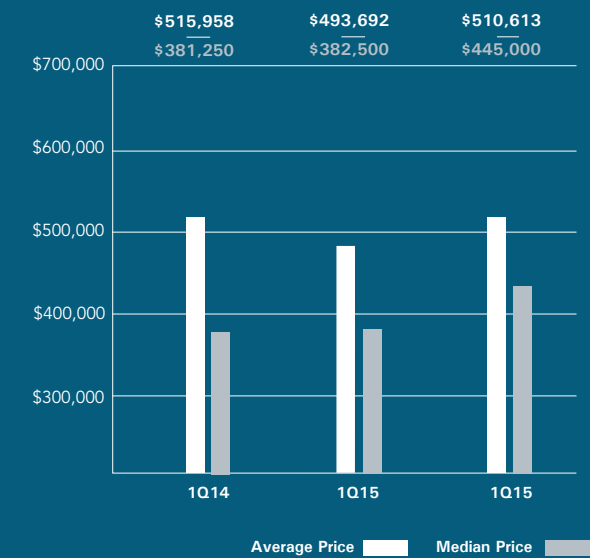


NUMBER OF SALES

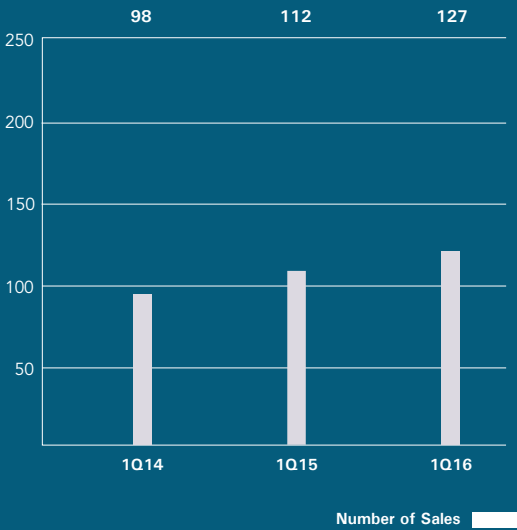


# North Fork

AVERAGE AND MEDIAN SALE PRICE

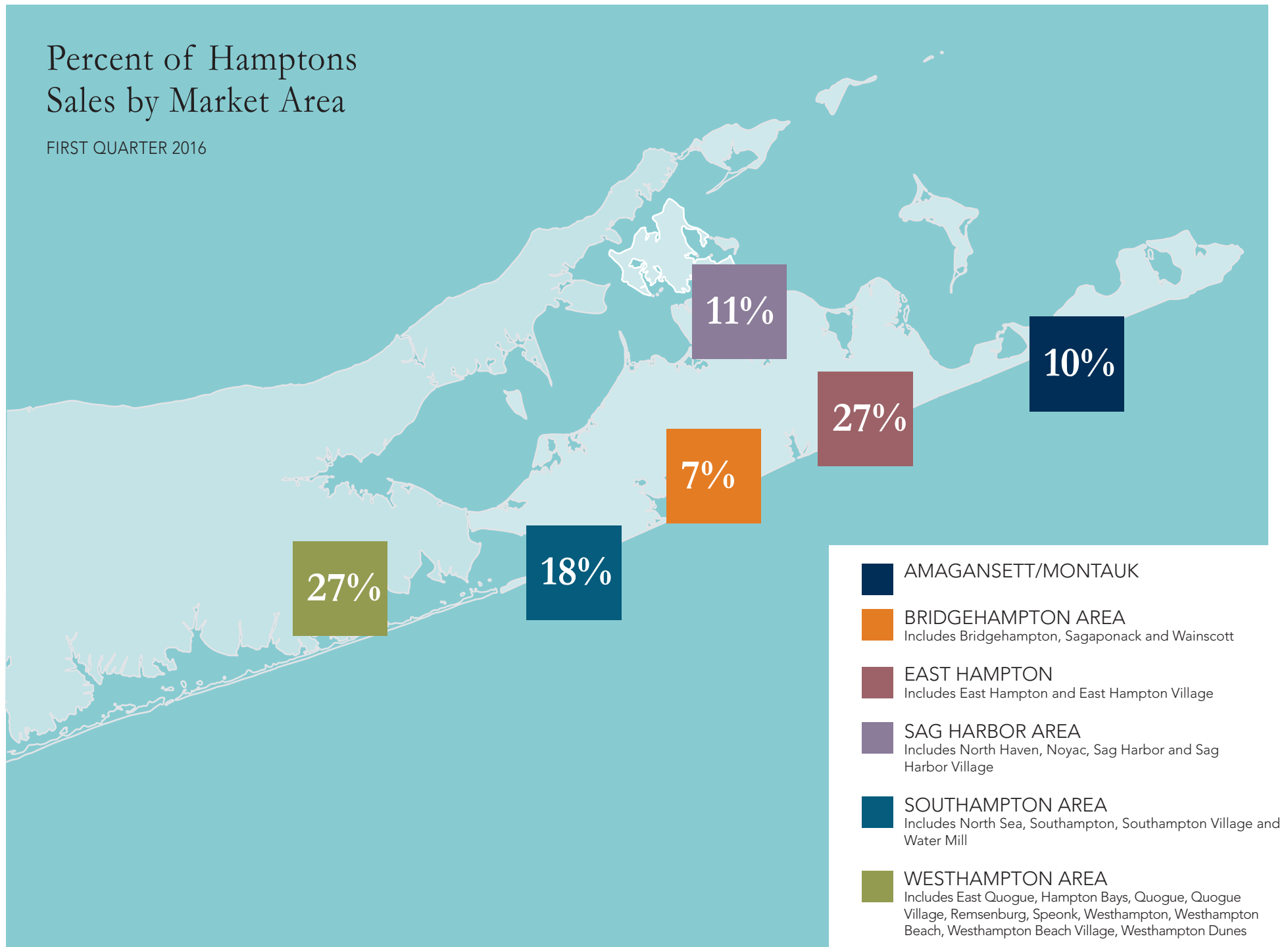


NUMBER OF SALES



# Percent of Hamptons Sales by Market Area

FIRST QUARTER 2016





# South Fork Single-Family Homes

## AMAGANSETT

	Average Price	Median Price	Sales
1Q14	\$3,146,000	\$2,500,000	24
1Q15	\$1,890,281	\$1,160,000	21
1Q16	\$2,308,441	\$1,875,000	18

## BRIDGEHAMPTON

	Average Price	Median Price	Sales
1Q14	\$2,446,600	\$1,950,000	15
1Q15	\$5,890,854	\$3,341,500	24
1Q16	\$2,596,292	\$1,875,000	15

## EAST HAMPTON

	Average Price	Median Price	Sales
1Q14	\$1,043,923	\$828,314	69
1Q15	\$1,111,231	\$870,000	70
1Q16	\$1,192,590	\$900,000	66

## EAST HAMPTON VILLAGE

	Average Price	Median Price	Sales
1Q14	\$2,373,077	\$1,795,000	13
1Q15	\$3,597,064	\$2,400,000	16
1Q16	\$14,152,893	\$2,400,000	7

## EAST QUOGUE

	Average Price	Median Price	Sales
1Q14	\$491,639	\$347,500	14
1Q15	\$574,097	\$500,000	13
1Q16	\$656,537	\$610,250	8

## HAMPTON BAYS

	Average Price	Median Price	Sales
1Q14	\$588,605	\$382,000	32
1Q15	\$502,131	\$414,000	35
1Q16	\$462,921	\$396,889	28

## MONTAUK

	Average Price	Median Price	Sales
1Q14	\$1,026,184	\$860,500	24
1Q15	\$1,341,036	\$912,500	14
1Q16	\$1,647,755	\$975,000	11

## NORTH HAVEN

	Average Price	Median Price	Sales
1Q14	\$5,139,150	\$2,050,000	9
1Q15	\$3,563,333	\$1,072,500	6
1Q16	\$2,498,333	\$2,700,000	3

# South Fork Single-Family Homes

## QUOGUE VILLAGE

	Average Price	Median Price	Sales
1Q14	\$2,949,150	\$1,212,500	10
1Q15	\$2,616,750	\$1,485,000	12
1Q16	\$3,312,637	\$2,800,000	11

## REMSENBURG

	Average Price	Median Price	Sales
1Q14	\$740,850	\$478,500	10
1Q15	\$1,431,900	\$697,500	10
1Q16	\$1,087,000	\$1,444,750	6

## SAG HARBOR

	Average Price	Median Price	Sales
1Q14	\$1,439,177	\$1,003,500	20
1Q15	\$911,088	\$883,000	17
1Q16	\$1,245,714	\$892,500	14

## SAG HARBOR VILLAGE

	Average Price	Median Price	Sales
1Q14	\$2,053,214	\$1,810,000	14
1Q15	\$1,386,007	\$1,075,000	21
1Q16	\$1,892,533	\$1,250,000	15

## SAGAPONACK

	Average Price	Median Price	Sales
1Q14	\$5,981,667	\$4,350,000	9
1Q15	\$5,210,625	\$3,650,000	8
1Q16	\$5,649,584	\$5,350,000	5

## SHELTER ISLAND

	Average Price	Median Price	Sales
1Q14	\$2,234,364	\$800,000	11
1Q15	\$1,147,800	\$797,500	10
1Q16	\$1,155,286	\$925,000	14

## SOUTHAMPTON

	Average Price	Median Price	Sales
1Q14	\$1,794,379	\$960,000	39
1Q15	\$1,050,982	\$665,000	44
1Q16	\$1,814,799	\$732,500	32

## SOUTHAMPTON VILLAGE

	Average Price	Median Price	Sales
1Q14	\$3,669,891	\$1,865,000	22
1Q15	\$4,256,765	\$2,300,000	17
1Q16	\$3,128,955	\$2,308,000	12

# South Fork Single-Family Homes

## WAINSCOTT

	Average Price	Median Price	Sales
1Q14	-	-	0
1Q15	\$1,474,333	\$1,450,000	6
1Q16	\$6,186,667	\$3,100,000	3

## WATER MILL

	Average Price	Median Price	Sales
1Q14	\$2,763,398	\$2,206,250	22
1Q15	\$2,772,676	\$2,000,000	17
1Q16	\$6,058,500	\$3,400,000	8

## WESTHAMPTON

	Average Price	Median Price	Sales
1Q14	\$1,040,000	\$1,095,000	7
1Q15	\$849,000	\$810,000	5
1Q16	\$837,188	\$748,750	8

## WESTHAMPTON BEACH

	Average Price	Median Price	Sales
1Q14	\$1,053,333	\$475,000	3
1Q15	\$2,007,199	\$1,976,950	4
1Q16	\$1,112,505	\$768,977	5

## WESTHAMPTON BEACH VILLAGE

	Average Price	Median Price	Sales
1Q14	\$1,380,208	\$1,020,000	6
1Q15	\$1,126,818	\$1,050,000	11
1Q16	\$1,727,944	\$915,000	9

## WESTHAMPTON DUNES

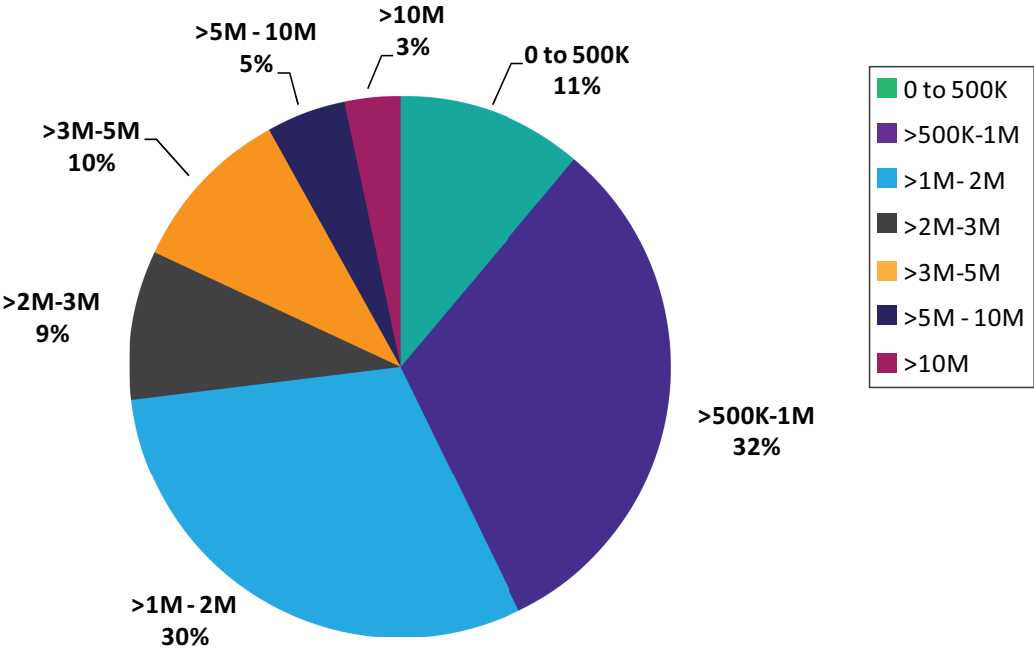
	Average Price	Median Price	Sales
1Q14	\$2,456,250	\$2,456,250	2
1Q15	-	-	0
1Q16	-	-	0



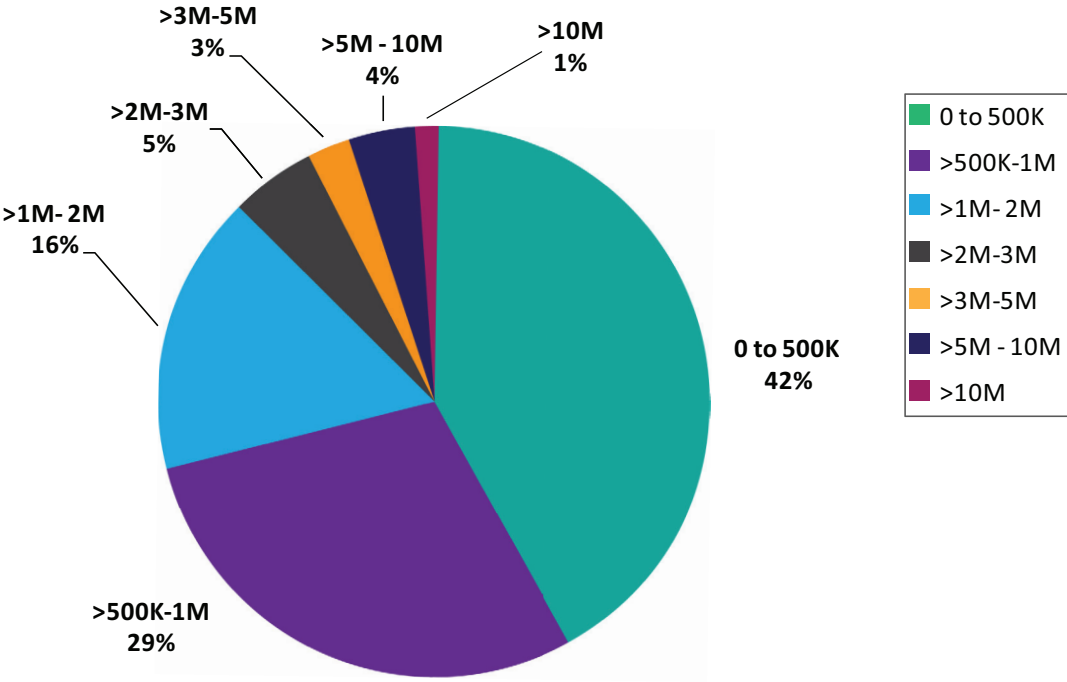
# Percent of Hamptons Sales by Price

FIRST QUARTER 2016

Hamptons East of the Shinnecock Canal



Hamptons West of the Shinnecock Canal

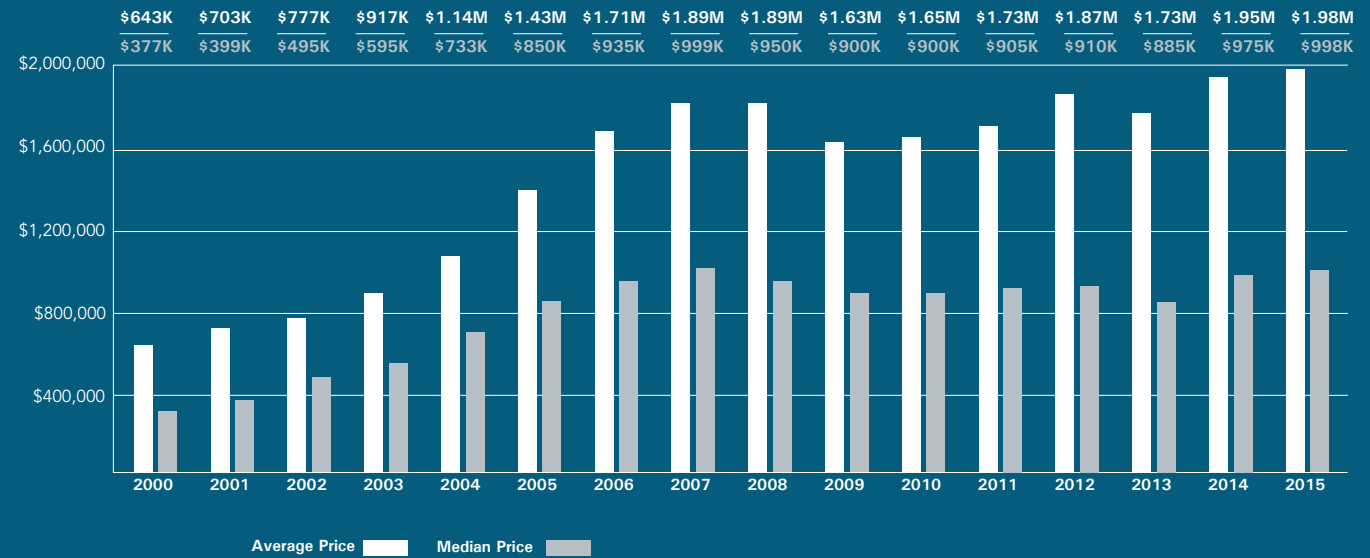


# The Hamptons

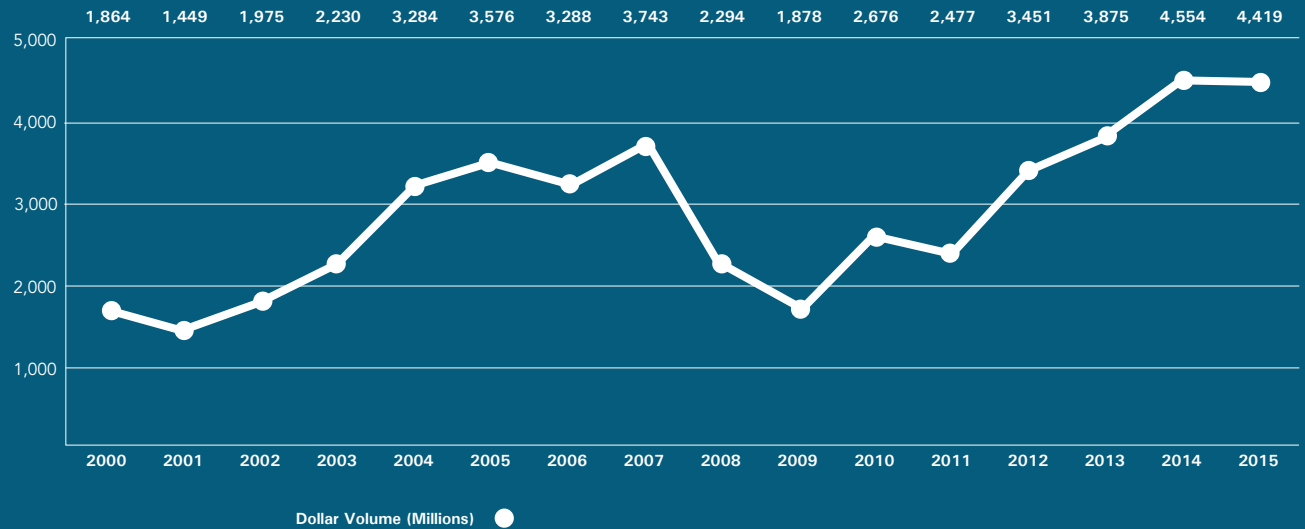
## Long-Term Trends

### 2000 - 2015

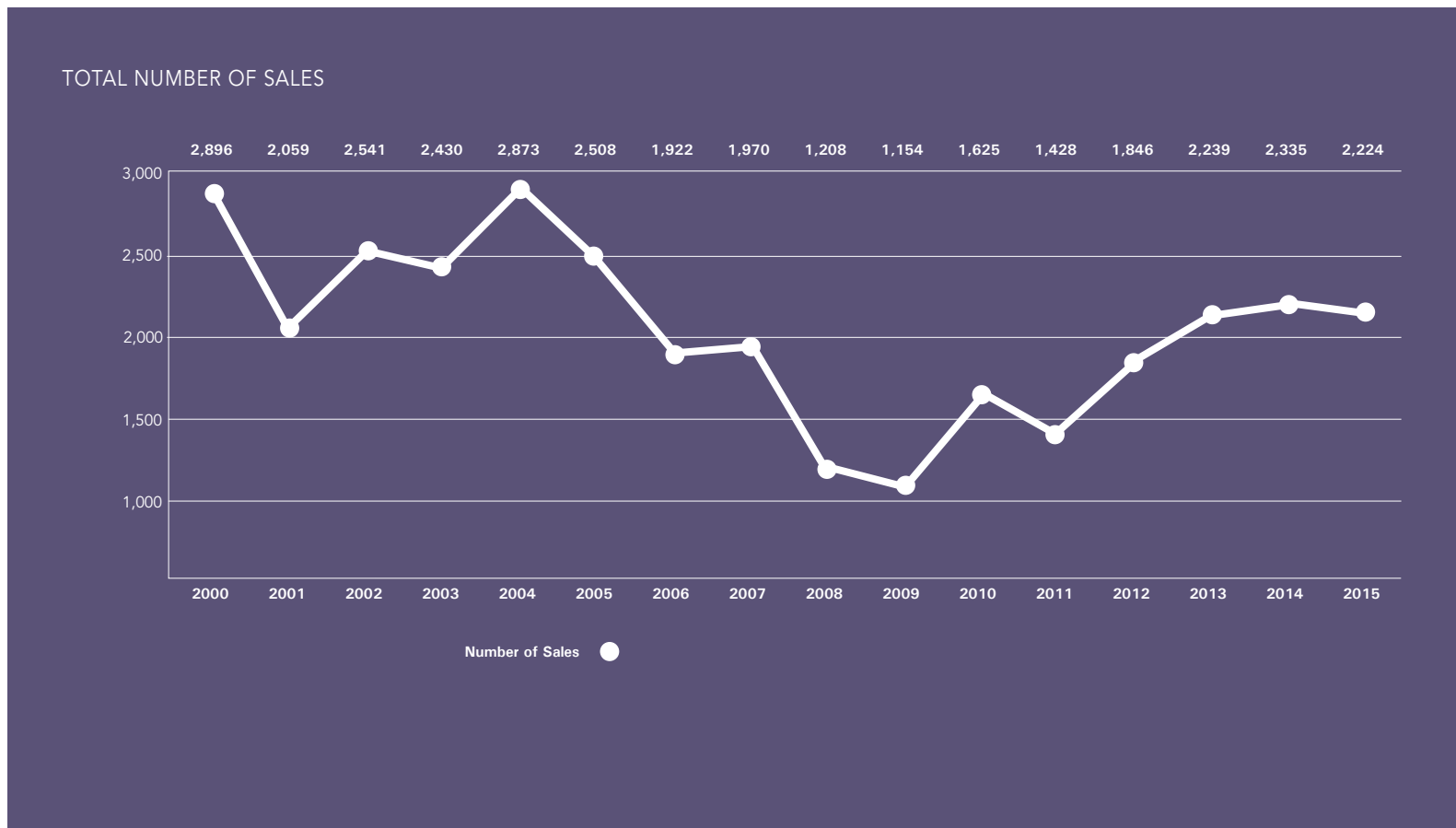
AVERAGE AND MEDIAN SALE PRICE



DOLLAR VOLUME IN MILLIONS



# The Hamptons Long-Term Trends 2000 - 2015: Number of Sales





# North Fork Single-Family Homes

## AQUEBOGUE

	Average Price	Median Price	Sales
1Q14	\$263,750	\$263,750	2
1Q15	\$469,914	\$455,000	7
1Q16	\$164,500	\$164,500	2

## CUTCHOGUE

	Average Price	Median Price	Sales
1Q14	\$627,188	\$355,000	8
1Q15	\$800,637	\$507,500	10
1Q16	\$599,657	\$562,040	13

## EAST MARION

	Average Price	Median Price	Sales
1Q14	\$662,500	\$662,500	2
1Q15	\$541,333	\$485,000	6
1Q16	\$671,000	\$628,000	3

## GREENPORT

	Average Price	Median Price	Sales
1Q14	\$371,286	\$320,000	7
1Q15	\$427,200	\$267,000	5
1Q16	\$564,063	\$460,000	8

## GREENPORT VILLAGE

	Average Price	Median Price	Sales
1Q14	\$450,125	\$433,000	8
1Q15	\$336,000	\$336,000	2
1Q16	\$595,000	\$490,000	4

## JAMESPORT

	Average Price	Median Price	Sales
1Q14	\$394,200	\$395,000	5
1Q15	\$727,500	\$607,500	4
1Q16	\$522,550	\$527,500	3

## MATTITUCK

	Average Price	Median Price	Sales
1Q14	\$1,166,300	\$480,000	10
1Q15	\$670,611	\$472,500	18
1Q16	\$686,902	\$560,000	13

## SOUTHOLD

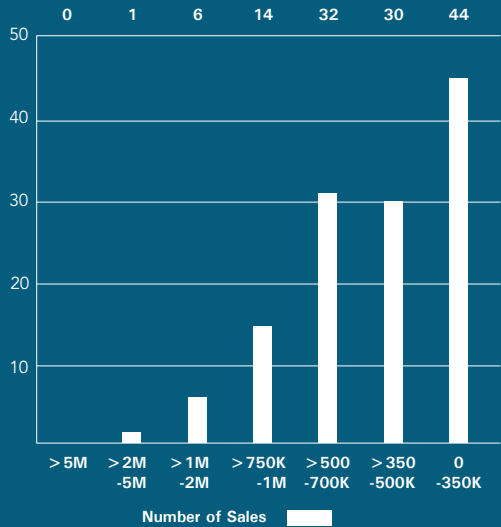
	Average Price	Median Price	Sales
1Q14	\$535,727	\$435,000	11
1Q15	\$480,238	\$420,000	16
1Q16	\$580,000	\$500,000	22

North Fork  
Single-Family  
Homes

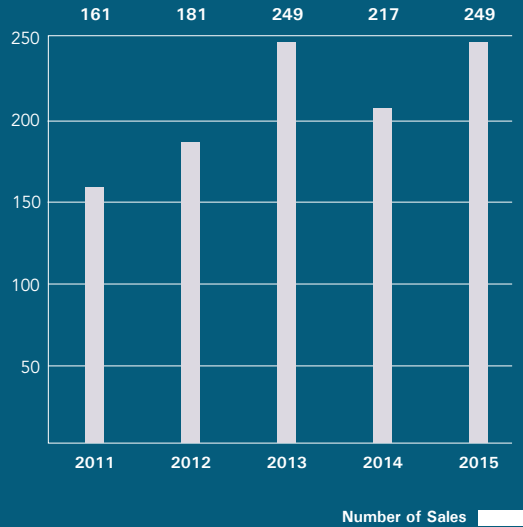


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FIRST QUARTER 2016 PRICE BREAKDOWN



NUMBER OF SALES: FIVE-YEAR COMPARISON



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