

Preliminary\*

# First Half 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 July 18th, 2016. Final 1st Half 2016 Report to be Issued Oct. 1, 2016.



# Data Highlights

Cover Property: BrownHarrisStevens.com WEB# 17851

The number of sales fell **21.8%** in the Hamptons compared to 2015's first half. Prices averaged **\$1,803,732** in the Hamptons during the 1st half of 2016, **2.1%** less than a year ago.

The median price of **\$975,000** remained unchanged over this time.



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The North Fork saw a **5.9%** decrease in transactions compared to the first half of 2015.

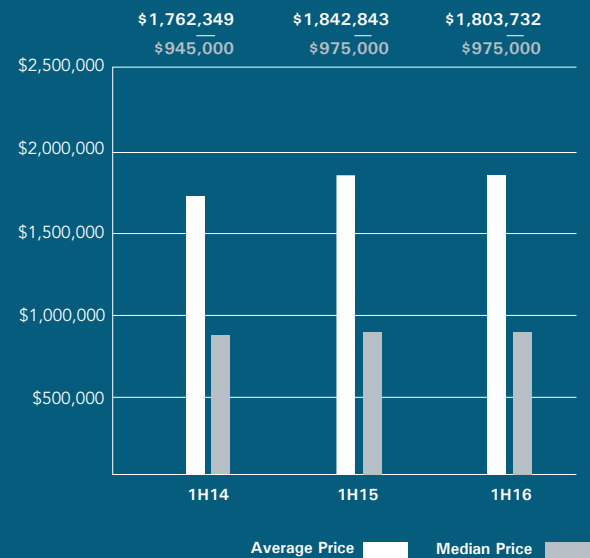
The average price of **\$522,242** was **5.4%** higher than last year on the North Fork, and median price was **2.8%** higher.

While nearly every area saw a decrease in sales volume in the first half of 2016,

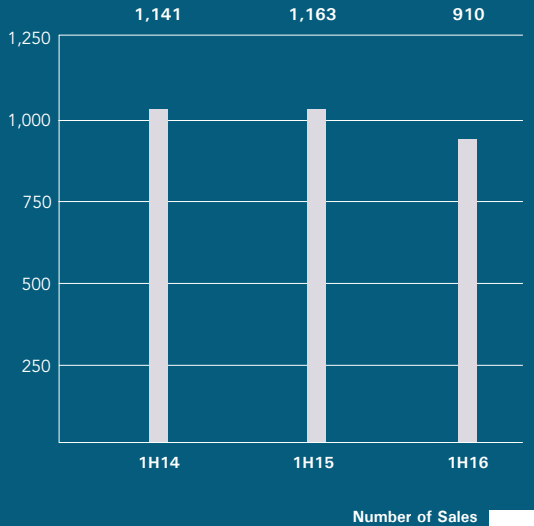
**Shelter Island** realized a nearly **47%** increase in sales.

# The Hamptons

AVERAGE AND MEDIAN SALE PRICE

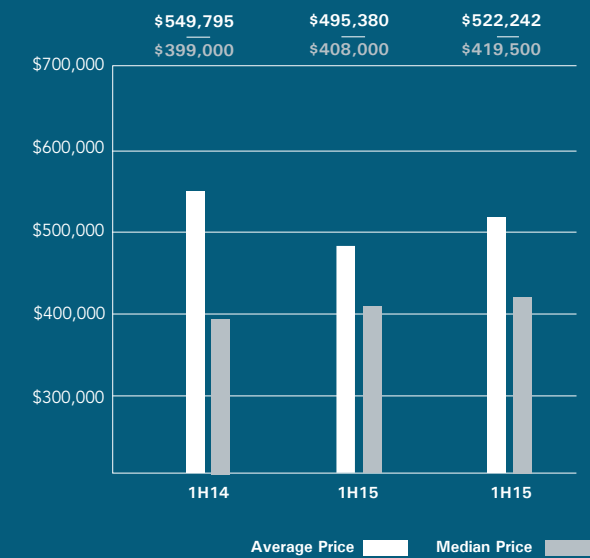


NUMBER OF SALES

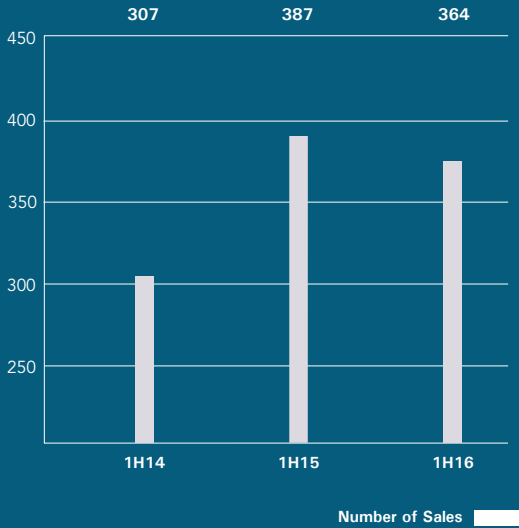


# North Fork

AVERAGE AND MEDIAN SALE PRICE

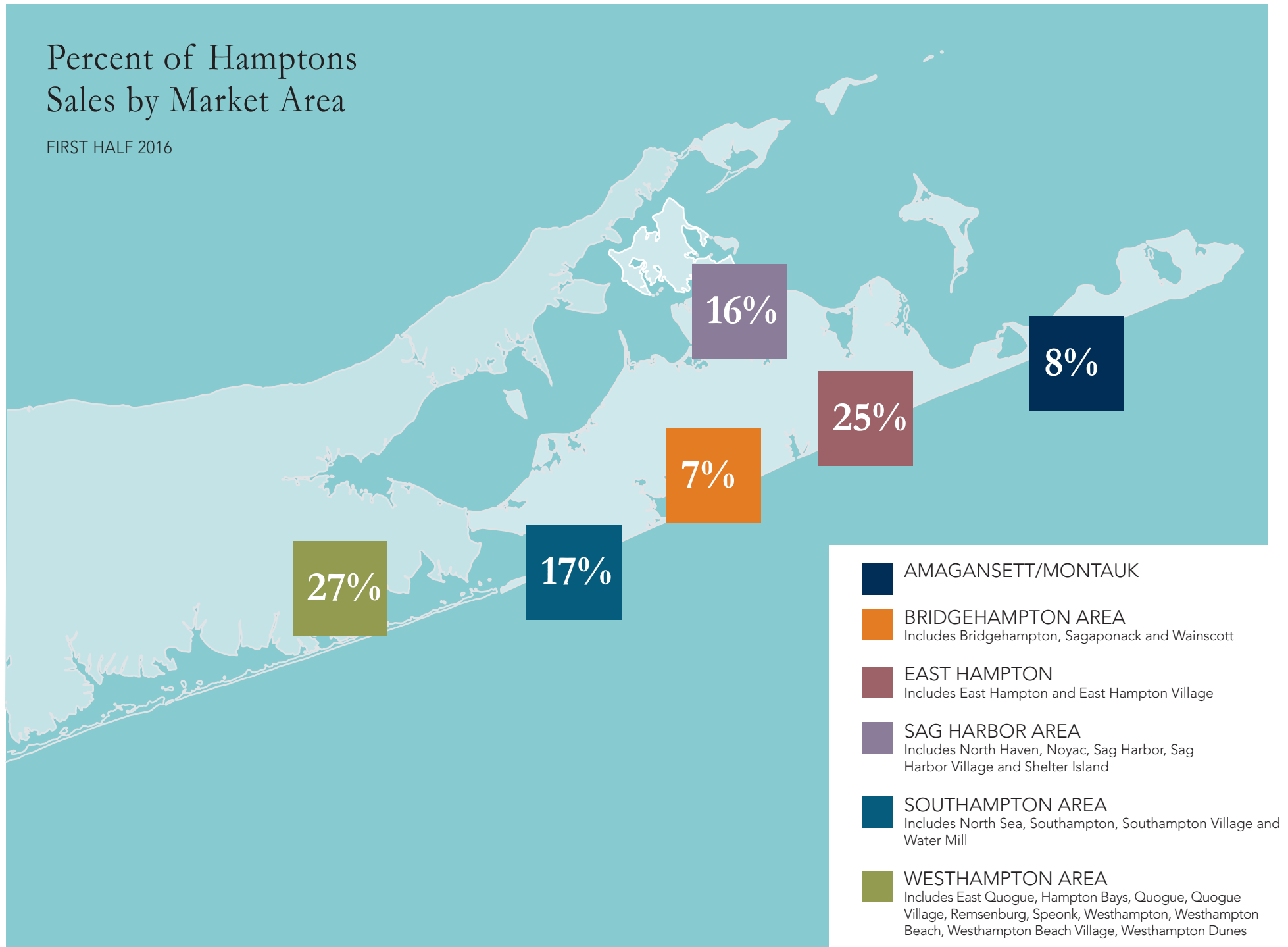


NUMBER OF SALES



# Percent of Hamptons Sales by Market Area

FIRST HALF 2016





# South Fork Single-Family Homes

## AMAGANSETT

	Average Price	Median Price	Sales
1H14	\$2,719,793	\$1,866,500	58
1H15	\$2,215,020	\$1,160,000	49
1H16	\$2,787,190	\$1,937,500	31

## BRIDGEHAMPTON

	Average Price	Median Price	Sales
1H14	\$2,533,065	\$1,850,000	51
1H15	\$4,605,345	\$2,875,000	53
1H16	\$3,092,562	\$1,935,000	42

## EAST HAMPTON

	Average Price	Median Price	Sales
1H14	\$1,058,132	\$850,500	210
1H15	\$1,089,540	\$855,000	225
1H16	\$1,165,932	\$887,500	200

## EAST HAMPTON VILLAGE

	Average Price	Median Price	Sales
1H14	\$6,573,514	\$2,500,000	37
1H15	\$4,702,265	\$3,125,000	42
1H16	\$9,487,302	\$2,400,000	24

## EAST QUOGUE

	Average Price	Median Price	Sales
1H14	\$535,165	\$445,000	45
1H15	\$787,321	\$560,000	49
1H16	\$647,452	\$595,000	36

## HAMPTON BAYS

	Average Price	Median Price	Sales
1H14	\$517,938	\$373,000	116
1H15	\$526,435	\$414,500	122
1H16	\$502,717	\$410,000	100

## MONTAUK

	Average Price	Median Price	Sales
1H14	\$1,244,064	\$922,500	64
1H15	\$1,282,741	\$938,000	56
1H16	\$1,358,186	\$997,750	42

## NORTH HAVEN

	Average Price	Median Price	Sales
1H14	\$3,382,189	\$1,800,000	23
1H15	\$2,244,000	\$1,385,000	16
1H16	\$2,494,209	\$1,600,000	15

# South Fork Single-Family Homes

## QUOGUE VILLAGE

	Average Price	Median Price	Sales
1H14	\$1,992,088	\$1,112,500	33
1H15	\$2,445,426	\$1,722,500	34
1H16	\$2,543,477	\$1,360,000	22

## REMSENBURG

	Average Price	Median Price	Sales
1H14	\$725,392	\$598,875	18
1H15	\$1,276,031	\$820,000	21
1H16	\$1,561,421	\$995,000	19

## SAG HARBOR

	Average Price	Median Price	Sales
1H14	\$1,237,774	\$700,000	55
1H15	\$1,129,411	\$883,000	55
1H16	\$1,465,167	\$999,000	51

## SAG HARBOR VILLAGE

	Average Price	Median Price	Sales
1H14	\$1,640,707	\$1,187,500	42
1H15	\$1,447,384	\$1,055,000	40
1H16	\$1,931,465	\$1,350,000	37

## SAGAPONACK

	Average Price	Median Price	Sales
1H14	\$4,615,500	\$4,145,000	20
1H15	\$5,614,754	\$3,775,000	15
1H16	\$5,046,816	\$3,833,461	14

## SHELTER ISLAND

	Average Price	Median Price	Sales
1H14	\$1,672,330	\$800,000	33
1H15	\$1,019,401	\$760,000	30
1H16	\$1,105,155	\$848,250	44

## SOUTHAMPTON

	Average Price	Median Price	Sales
1H14	\$1,356,381	\$847,500	108
1H15	\$1,148,049	\$800,000	131
1H16	\$1,414,921	\$745,000	87

## SOUTHAMPTON VILLAGE

	Average Price	Median Price	Sales
1H14	\$2,823,993	\$1,780,000	71
1H15	\$4,418,773	\$2,350,000	62
1H16	\$2,925,426	\$1,950,000	37



# South Fork Single-Family Homes

## WAINSCOTT

	Average Price	Median Price	Sales
1H14	\$2,733,933	\$1,700,000	15
1H15	\$3,915,400	\$1,810,000	15
1H16	\$3,653,182	\$1,760,000	11

## WATER MILL

	Average Price	Median Price	Sales
1H14	\$3,080,822	\$2,270,000	47
1H15	\$3,342,218	\$2,000,000	55
1H16	\$3,686,822	\$2,200,000	26

## WESTHAMPTON

	Average Price	Median Price	Sales
1H14	\$927,342	\$850,000	27
1H15	\$1,215,333	\$808,500	18
1H16	\$972,622	\$735,000	23

## WESTHAMPTON BEACH

	Average Price	Median Price	Sales
1H14	\$869,464	\$462,500	14
1H15	\$1,165,647	\$800,000	19
1H16	\$740,145	\$426,000	14

## WESTHAMPTON BEACH VILLAGE

	Average Price	Median Price	Sales
1H14	\$1,733,368	\$1,162,500	36
1H15	\$1,600,829	\$1,300,000	38
1H16	\$1,610,286	\$840,000	21

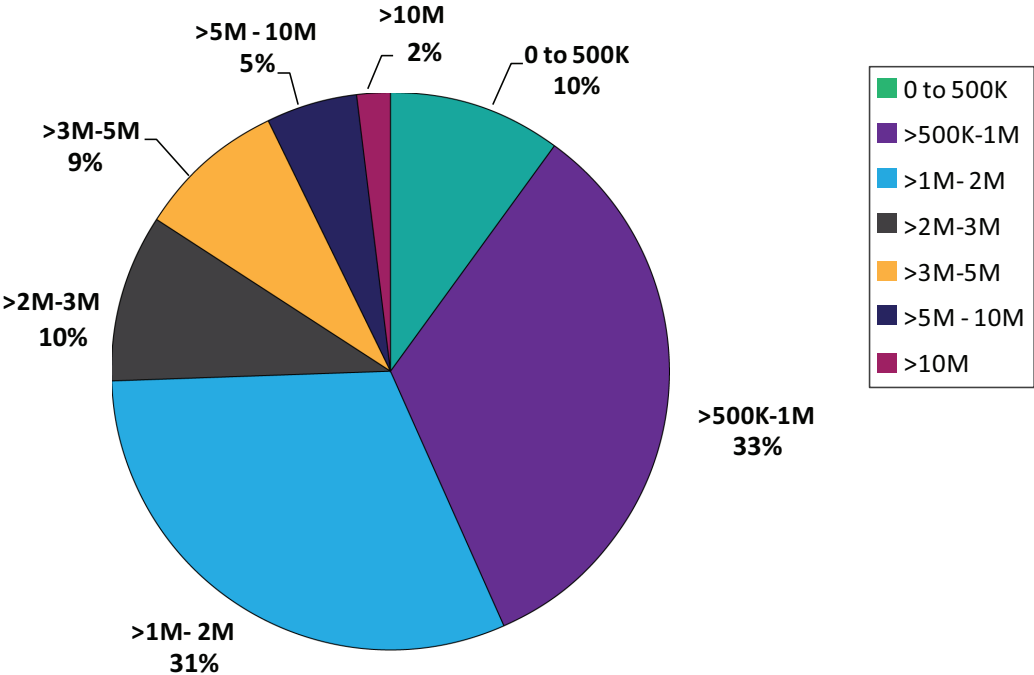
## WESTHAMPTON DUNES

	Average Price	Median Price	Sales
1H14	\$1,957,572	\$1,625,000	9
1H15	\$2,287,313	\$2,487,500	7
1H16	\$2,237,359	\$2,495,000	3

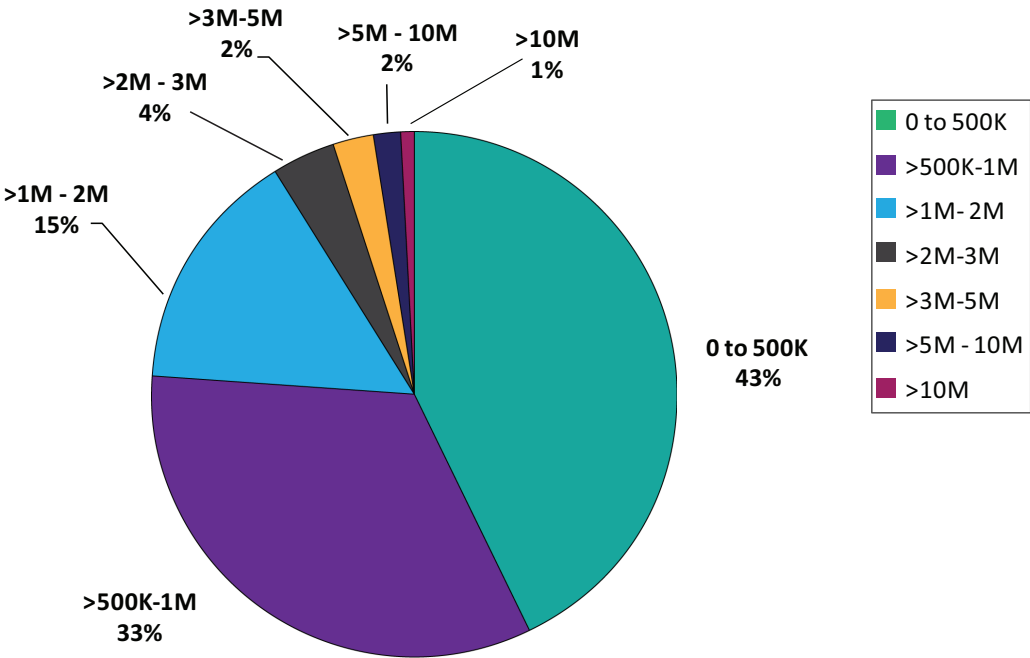
# Percent of Hamptons Sales by Price

FIRST HALF 2016

Hamptons East of the Shinnecock Canal



Hamptons West of the Shinnecock Canal



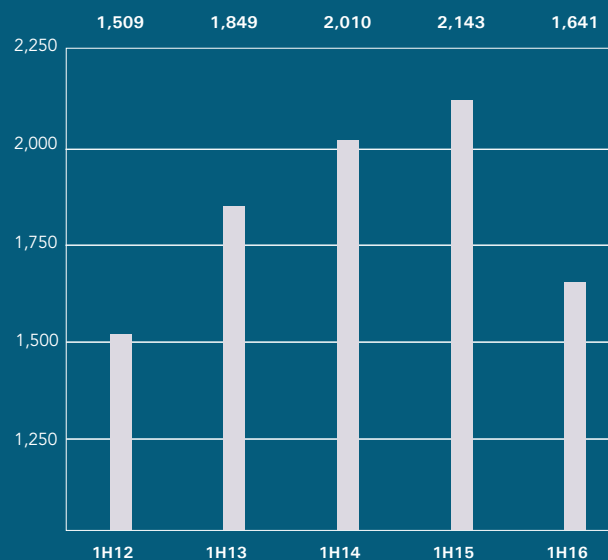


# Long-Term Trends 2012 - 2016: Total Dollar Volume



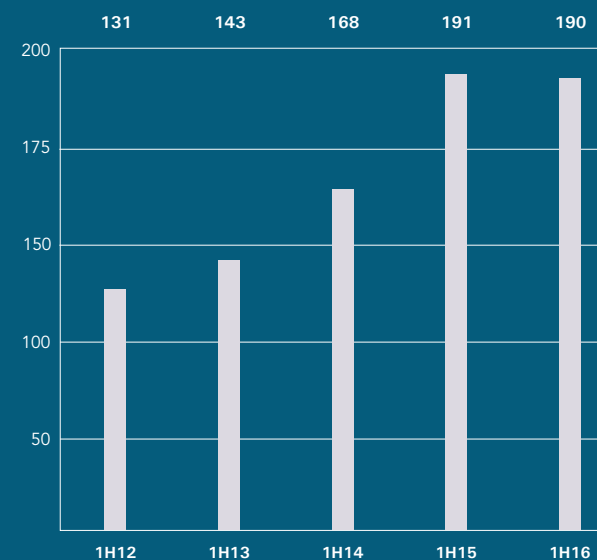
BrownHarrisStevens.com WEB# 20695

## HAMPTONS TOTAL DOLLAR VOLUME



Dollar Volume (Millions)

## NORTH FORK TOTAL DOLLAR VOLUME



Dollar Volume (Millions)

# North Fork Single-Family Homes

## AQUEBOGUE

	Average Price	Median Price	Sales
1H14	\$451,536	\$385,000	14
1H15	\$480,166	\$475,000	29
1H16	\$469,576	\$441,000	18

## CUTCHOGUE

	Average Price	Median Price	Sales
1H14	\$851,880	\$455,000	32
1H15	\$711,074	\$562,500	30
1H16	\$896,279	\$655,000	36

## EAST MARION

	Average Price	Median Price	Sales
1H14	\$539,857	\$420,000	7
1H15	\$512,733	\$505,000	15
1H16	\$865,380	\$676,500	10

## GREENPORT

	Average Price	Median Price	Sales
1H14	\$441,333	\$385,000	18
1H15	\$488,978	\$500,000	15
1H16	\$544,167	\$395,000	15

## GREENPORT VILLAGE

	Average Price	Median Price	Sales
1H14	\$477,717	\$425,000	23
1H15	\$474,600	\$500,000	15
1H16	\$497,438	\$481,000	16

## JAMESPORT

	Average Price	Median Price	Sales
1H14	\$498,662	\$445,000	17
1H15	\$491,143	\$390,000	14
1H16	\$621,641	\$527,500	11

## MATTITUCK

	Average Price	Median Price	Sales
1H14	\$817,444	\$448,750	30
1H15	\$584,500	\$470,000	48
1H16	\$514,991	\$390,000	30

## SOUTHOLD

	Average Price	Median Price	Sales
1H14	\$557,423	\$470,000	45
1H15	\$541,338	\$450,000	57
1H16	\$564,237	\$500,000	62

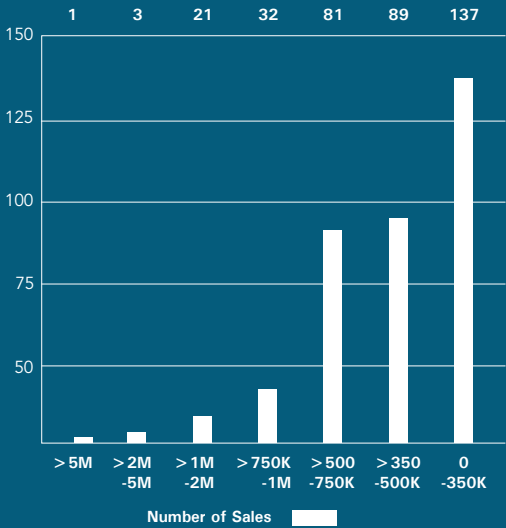


North Fork  
Single-Family  
Homes

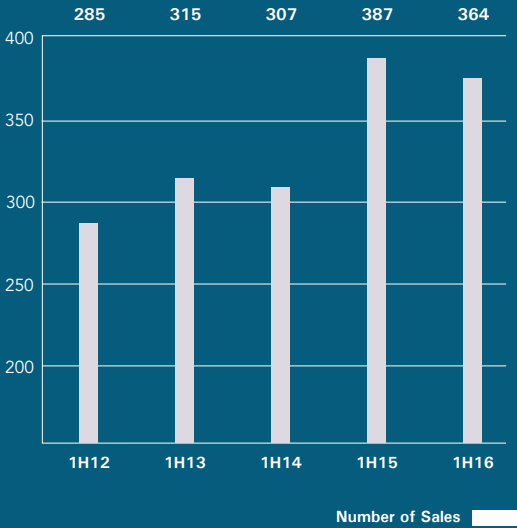


BrownHarrisStevens.com WEB# 33044

FIRST HALF 2016 PRICE BREAKDOWN



NUMBER OF SALES: FIVE-YEAR COMPARISON



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