

Second 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

Data Highlights

Cover Property: BrownHarrisStevens.com WEB# 17851

The total number of East End sales saw a modest drop of **1.3%** compared to 2015's 2nd quarter, with **621** sales.

Prices averaged **\$1,692,051** in the Hamptons during the 2nd quarter of 2016, **9%** less than a year ago.

The median price declined **1.9%** over this time, to **\$980,000**.



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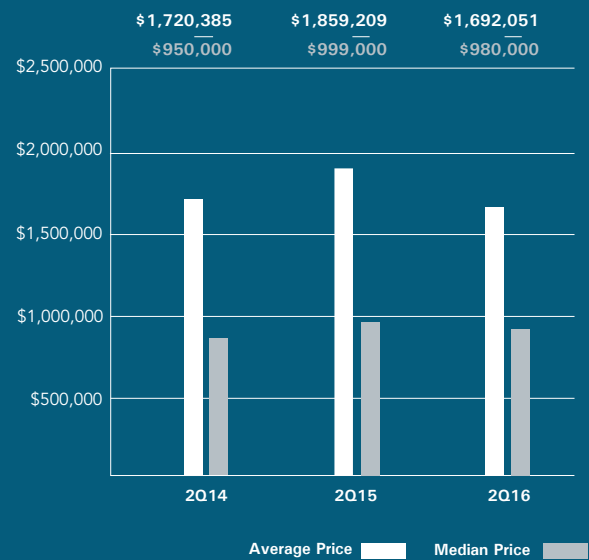
BrownHarrisStevens.com WEB# 50676

The East End experienced a decline of **8.1%** in Total Dollar Volume in the 2nd Quarter of 2016, compared to the Quarter of 2015, with **\$1.184B** in home sales.

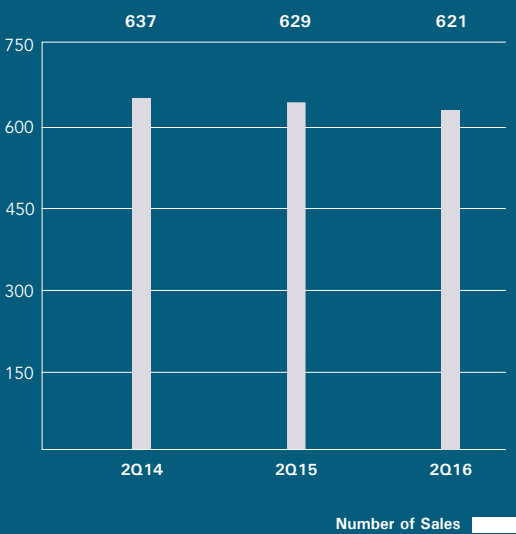
On the North Fork, total sales increased **14%** from 2015's 2nd Quarter, with **261** home sales.

The Hamptons

AVERAGE AND MEDIAN SALE PRICE

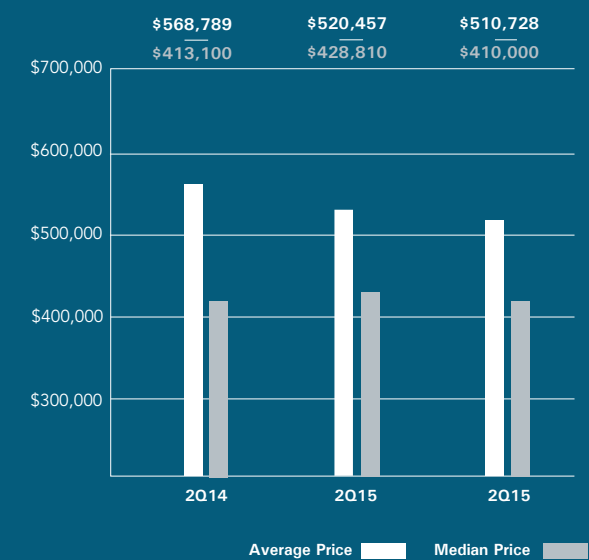


NUMBER OF SALES

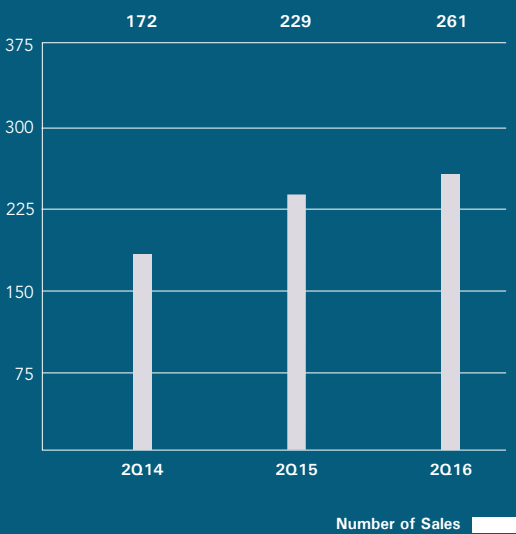


North Fork

AVERAGE AND MEDIAN SALE PRICE

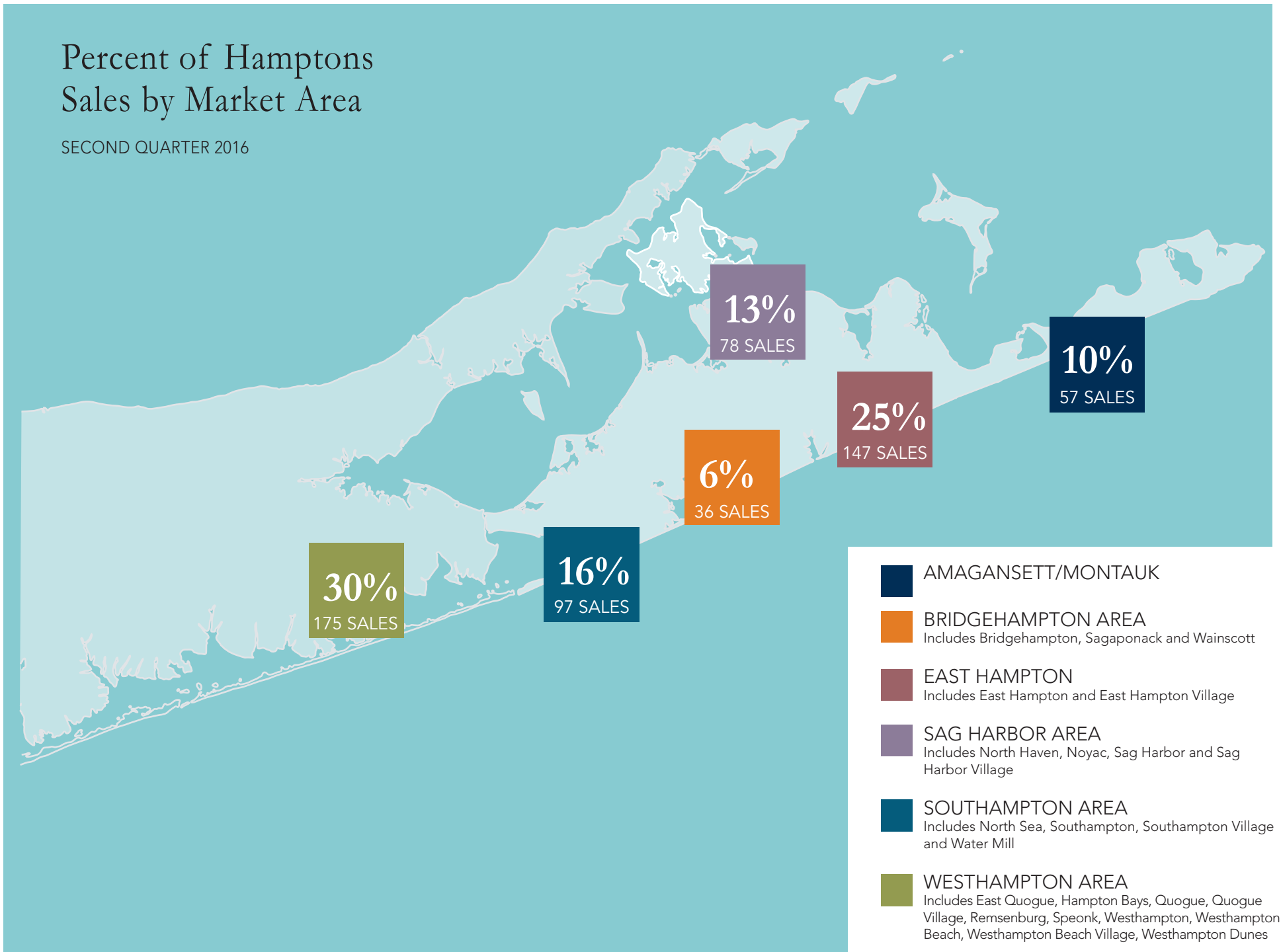


NUMBER OF SALES



Percent of Hamptons Sales by Market Area

SECOND QUARTER 2016



South Fork Single-Family Homes

AMAGANSETT

	Average Price	Median Price	Sales
2Q14	\$2,320,103	\$1,400,000	21
2Q15	\$2,405,682	\$1,787,500	22
2Q16	\$2,516,071	\$1,500,000	29

BRIDGEHAMPTON

	Average Price	Median Price	Sales
2Q14	\$2,605,315	\$1,850,000	29
2Q15	\$3,735,600	\$2,265,000	21
2Q16	\$4,204,894	\$2,474,500	35

EAST HAMPTON

	Average Price	Median Price	Sales
2Q14	\$1,100,218	\$870,400	120
2Q15	\$1,142,284	\$883,787	124
2Q16	\$1,177,891	\$872,000	116

EAST HAMPTON VILLAGE

	Average Price	Median Price	Sales
2Q14	\$8,713,500	\$2,678,750	19
2Q15	\$5,938,196	\$5,550,000	21
2Q16	\$3,816,936	\$2,300,000	20

EAST QUOGUE

	Average Price	Median Price	Sales
2Q14	\$573,307	\$476,500	31
2Q15	\$839,105	\$598,124	33
2Q16	\$694,352	\$595,000	28

HAMPTON BAYS

	Average Price	Median Price	Sales
2Q14	\$517,655	382,500	77
2Q15	\$504,391	\$415,000	68
2Q16	\$536,848	\$445,000	64

MONTAUK

	Average Price	Median Price	Sales
2Q14	\$1,263,726	\$922,500	36
2Q15	\$1,310,122	\$1,047,500	36
2Q16	\$1,281,292	\$1,044,500	34

NORTH HAVEN

	Average Price	Median Price	Sales
2Q14	\$2,252,714	\$1,725,000	11
2Q15	\$1,699,429	\$1,735,000	7
2Q16	\$1,882,103	\$1,575,000	14

South Fork Single-Family Homes

QUOGUE VILLAGE

	Average Price	Median Price	Sales
2Q14	\$1,571,781	\$1,345,000	12
2Q15	\$1,927,853	\$1,375,000	17
2Q16	\$3,034,167	\$1,887,500	16

REMSENBURG

	Average Price	Median Price	Sales
2Q14	\$725,133	\$647,500	15
2Q15	\$1,117,765	\$1,178,323	10
2Q16	\$1,680,000	\$875,000	6

SAG HARBOR

	Average Price	Median Price	Sales
2Q14	\$1,180,301	\$693,725	43
2Q15	\$1,232,000	\$936,253	24
2Q16	\$1,313,140	\$875,000	30

SAG HARBOR VILLAGE

	Average Price	Median Price	Sales
2Q14	\$1,488,541	\$988,750	24
2Q15	\$1,721,200	\$1,040,000	15
2Q16	\$1,818,982	\$1,487,500	26

SAGAPONACK

	Average Price	Median Price	Sales
2Q14	\$4,478,750	\$4,350,000	7
2Q15	\$6,877,500	\$7,450,000	6
2Q16	\$3,265,357	\$1,075,000	8

SHELTER ISLAND

	Average Price	Median Price	Sales
2Q14	\$1,302,804	\$781,875	28
2Q15	\$980,606	\$705,000	18
2Q16	\$1,184,565	\$902,500	21

SOUTHAMPTON

	Average Price	Median Price	Sales
2Q14	\$1,132,759	\$850,000	53
2Q15	\$1,220,739	\$945,000	72
2Q16	\$1,418,649	\$901,250	57

SOUTHAMPTON VILLAGE

	Average Price	Median Price	Sales
2Q14	\$2,622,044	\$1,850,000	26
2Q15	\$4,072,550	\$2,125,000	34
2Q16	\$3,536,296	\$1,972,500	40

South Fork Single-Family Homes

WAINSCOTT

	Average Price	Median Price	Sales
2Q14	\$2,814,154	\$1,700,000	8
2Q15	\$5,542,778	\$2,000,000	9
2Q16	\$3,371,375	\$1,467,500	13

WATER MILL

	Average Price	Median Price	Sales
2Q14	\$3,107,445	\$2,257,500	18
2Q15	\$3,907,172	\$2,125,000	32
2Q16	\$3,693,972	\$2,375,000	20

WESTHAMPTON

	Average Price	Median Price	Sales
2Q14	\$832,547	\$735,000	16
2Q15	\$1,179,100	\$728,500	10
2Q16	\$1,164,375	\$842,500	16

WESTHAMPTON BEACH

	Average Price	Median Price	Sales
2Q14	\$819,318	\$450,000	8
2Q15	\$1,025,269	\$800,000	13
2Q16	\$714,313	\$426,000	11

WESTHAMPTON BEACH VILLAGE

	Average Price	Median Price	Sales
2Q14	\$1,842,229	\$1,162,500	15
2Q15	\$1,895,260	\$1,400,000	25
2Q16	\$1,625,367	\$1,619,500	24

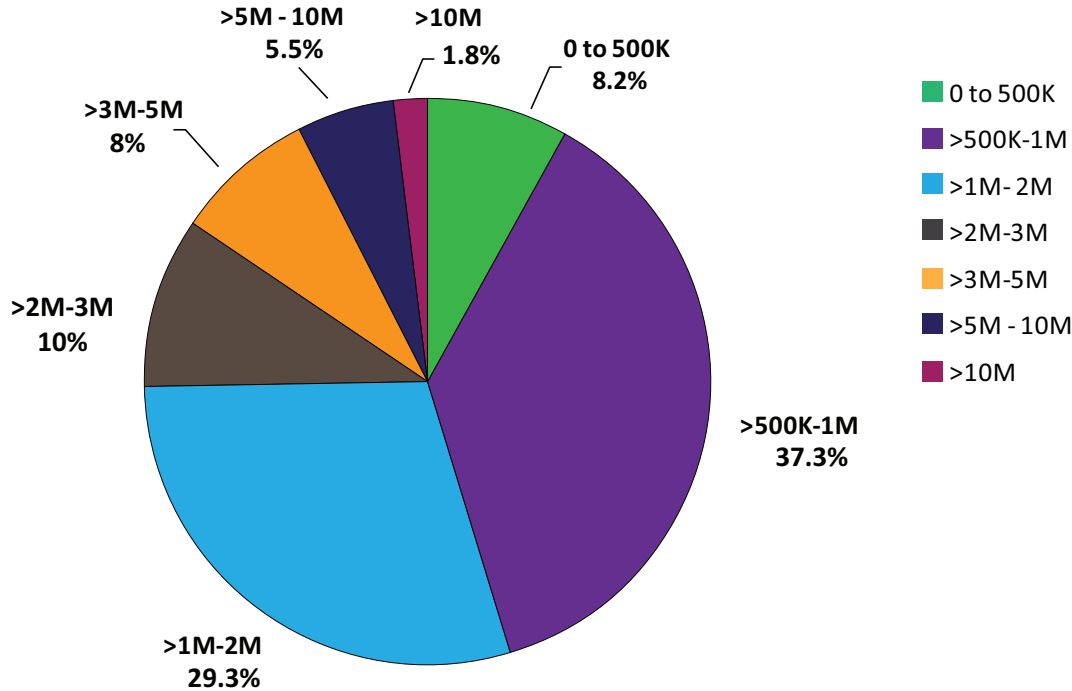
WESTHAMPTON DUNES

	Average Price	Median Price	Sales
2Q14	\$2,127,413	\$2,018,750	5
2Q15	\$2,287,313	\$2,487,500	7
2Q16	\$1,752,415	\$1,195,000	4

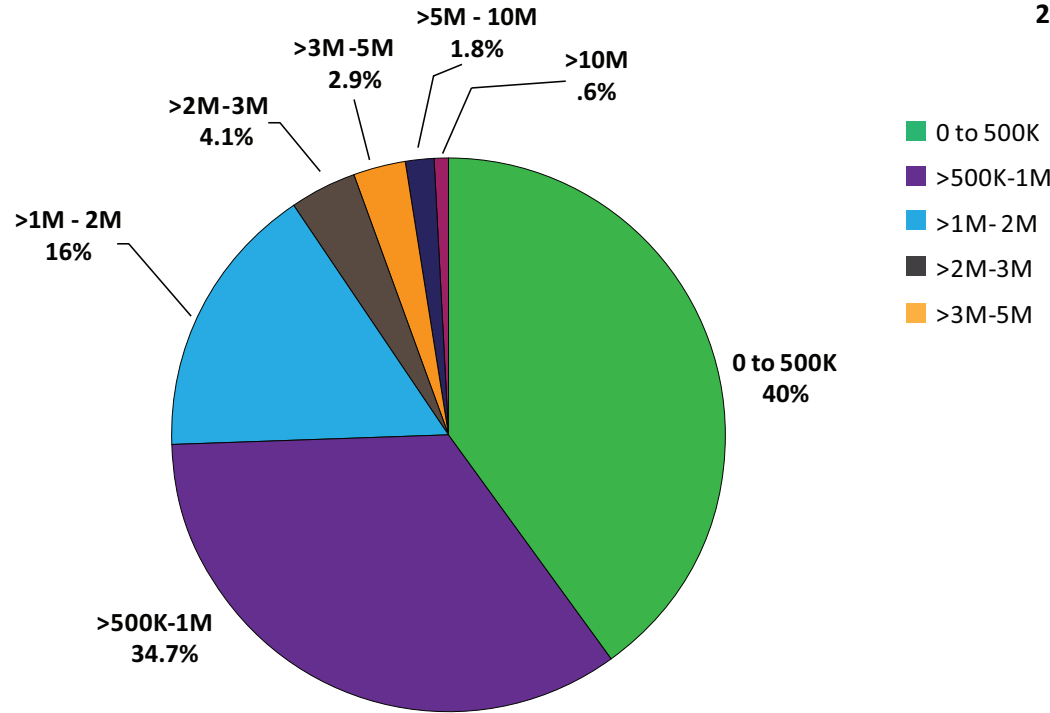
Percent of Hamptons Sales by Price

SECOND QUARTER 2016

Hamptons East of the Shinnecock Canal

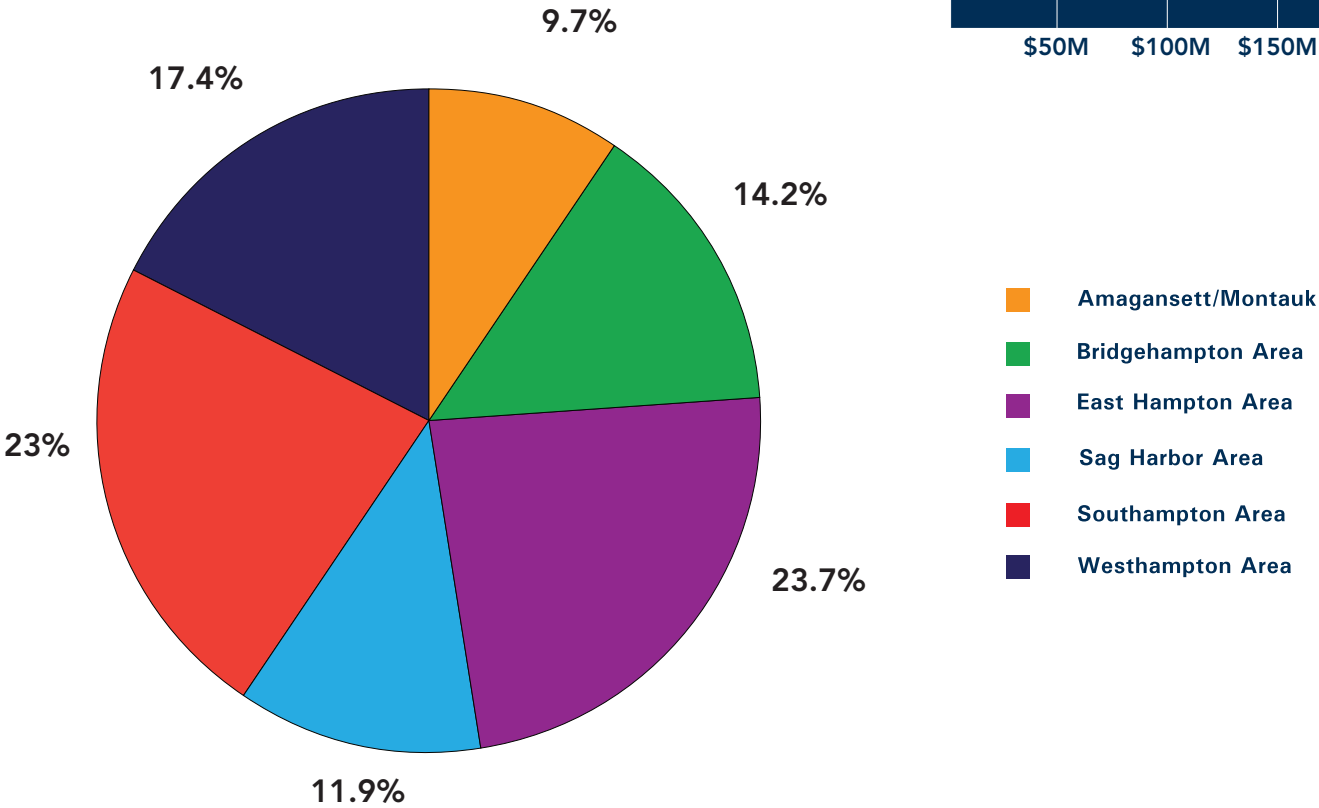
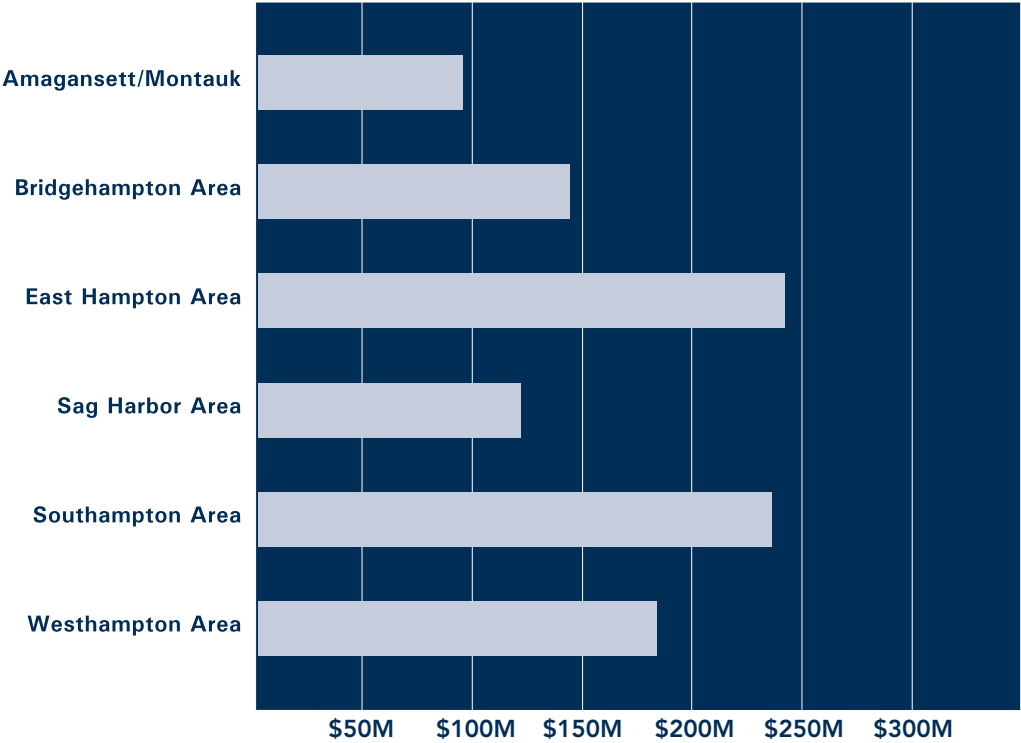


Hamptons West of the Shinnecock Canal



Hamptons Dollar Volume by Area

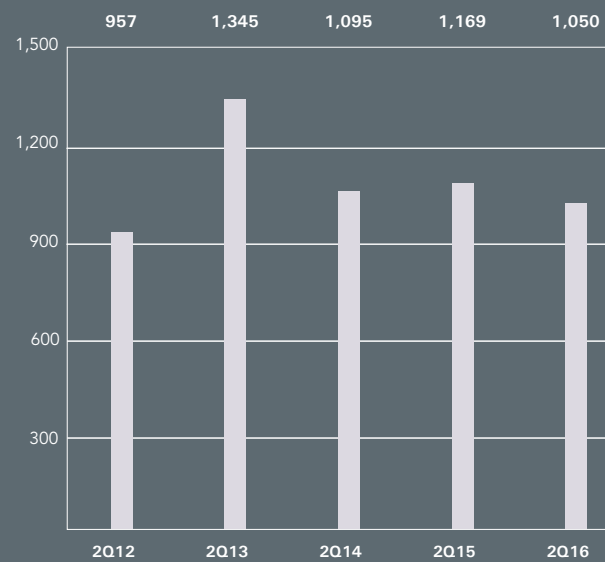
SECOND QUARTER 2016



Long-Term Trends 2012 - 2016: Total Dollar Volume

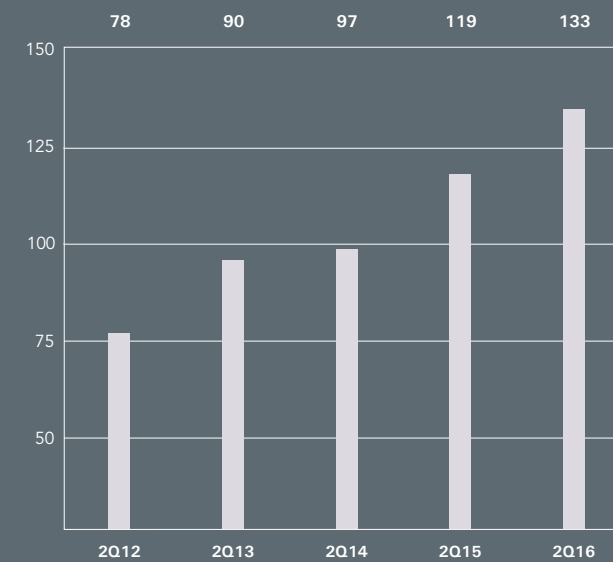


HAMPTONS TOTAL DOLLAR VOLUME



Dollar Volume (Millions)

NORTH FORK TOTAL DOLLAR VOLUME



Dollar Volume (Millions)

North Fork Single-Family Homes

AQUEBOGUE

	Average Price	Median Price	Sales
2Q14	\$482,182	\$395,000	18
2Q15	\$505,521	\$507,450	20
2Q16	\$449,089	\$432,500	11

CUTCHOGUE

	Average Price	Median Price	Sales
2Q14	\$867,383	\$445,000	23
2Q15	\$699,490	\$632,000	16
2Q16	\$840,125	\$670,000	20

EAST MARION

	Average Price	Median Price	Sales
2Q14	\$490,800	\$420,000	8
2Q15	\$580,429	\$525,000	7
2Q16	\$712,288	\$531,250	5

GREENPORT

	Average Price	Median Price	Sales
2Q14	\$600,625	\$445,000	13
2Q15	\$546,149	\$560,000	9
2Q16	\$578,538	\$375,000	8

GREENPORT VILLAGE

	Average Price	Median Price	Sales
2Q14	\$514,731	\$425,000	8
2Q15	\$500,167	\$527,500	12
2Q16	\$497,750	\$530,000	13

JAMESPORT

	Average Price	Median Price	Sales
2Q14	\$584,204	\$525,000	9
2Q15	\$396,222	\$360,000	9
2Q16	\$550,056	\$470,000	11

MATTITUCK

	Average Price	Median Price	Sales
2Q14	\$680,221	\$480,000	26
2Q15	\$551,192	\$464,000	26
2Q16	\$463,463	\$423,500	15

SOUTHOLD

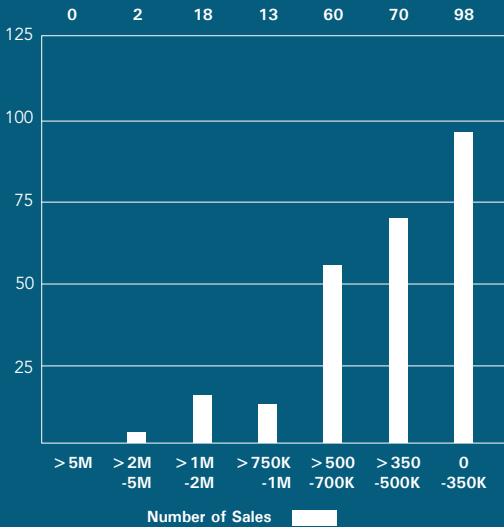
	Average Price	Median Price	Sales
2Q14	\$585,657	\$510,000	44
2Q15	\$600,791	\$487,500	34
2Q16	\$578,277	\$515,000	29

North Fork Single-Family Homes

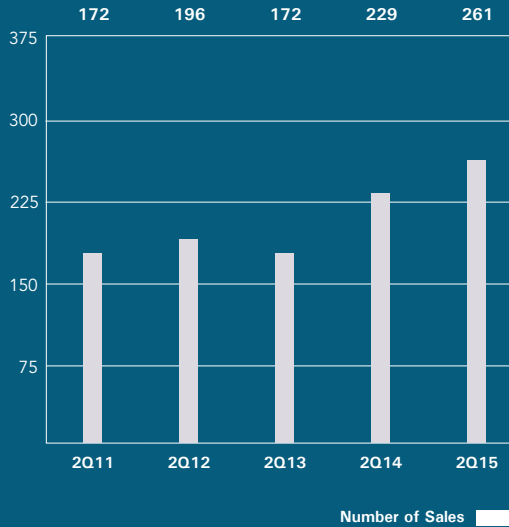


BrownHarrisStevens.com WEB# 33044

SECOND QUARTER 2016 PRICE BREAKDOWN



NUMBER OF SALES: FIVE-YEAR COMPARISON



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