

# Second Quarter 2019

## Market Report

### Hamptons + North Fork

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**BHS** PARTNERING  
WORLDWIDE

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The total number of 2Q19 South Fork sales declined **13.4%** compared to 2Q18 (367 in 2019 vs. 424 in 2018), and the total dollar volume dropped 17.4% to **\$751,494,913**.

The 2Q average sales price in the Hamptons slipped **4.6%** to \$2,047,670 while the median price declined 12.7% to \$1,015,000.

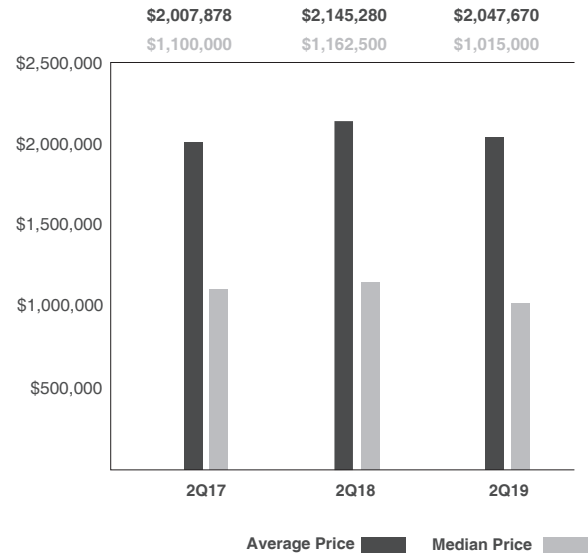


There were **29** sales over \$5M in the Second Quarter of 2019 (down from 37 in 2Q18), 8 of which were over \$10M (compared to 9 in the previous year).

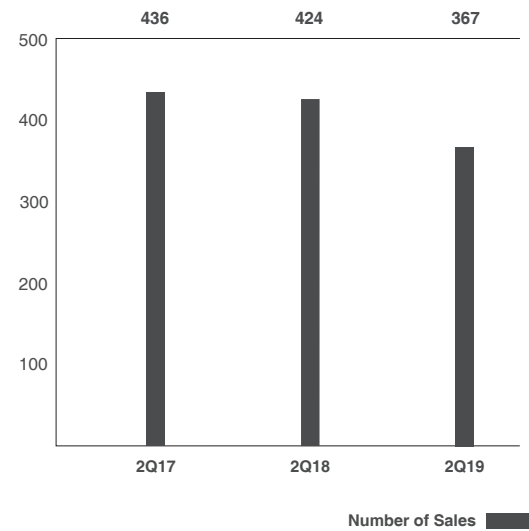
The number of sales on the North Fork rose **2.9%** to 105 in 2Q19. Total dollar volume dipped 15.3% to \$64,424,219, driving the average price down 17.7% to \$613,564.

The Hamptons

Average and Median Sale Price

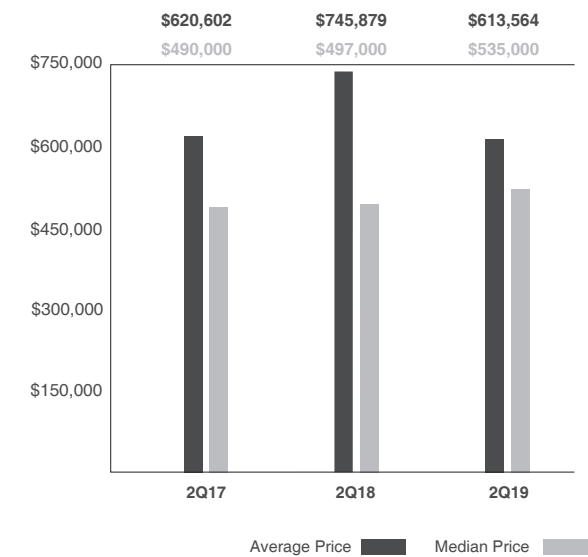


Number of Sales

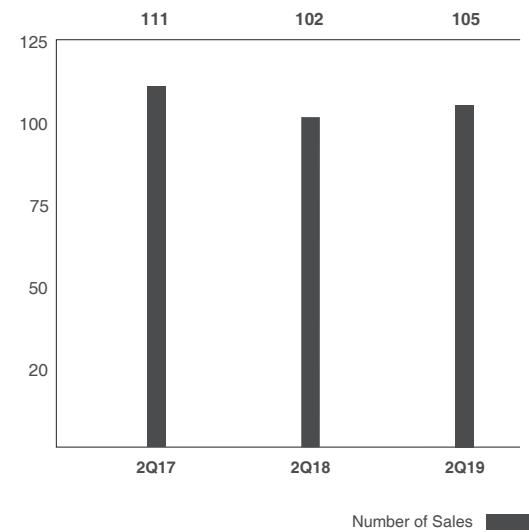


North Fork

Average and Median Sale Price

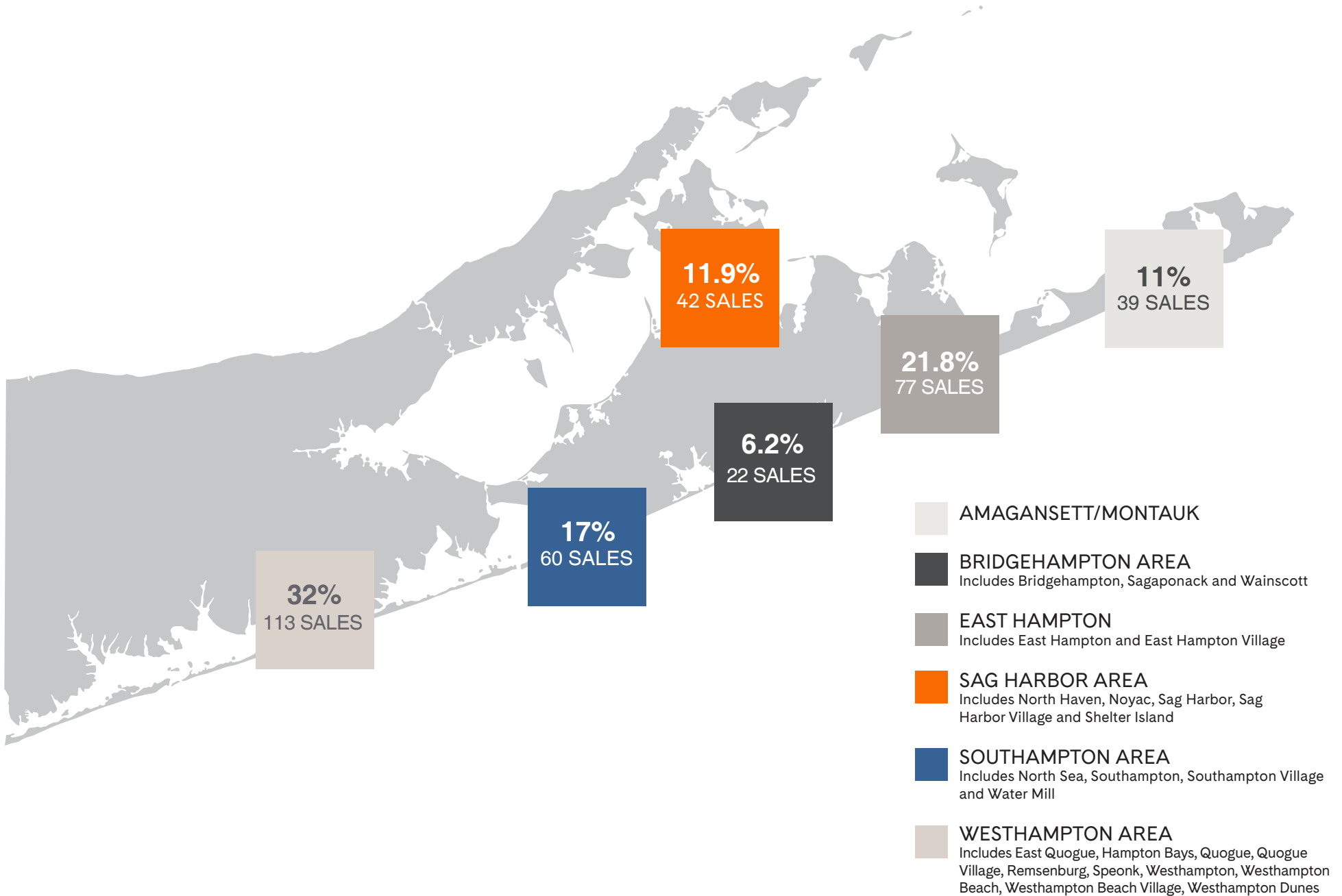


Number of Sales



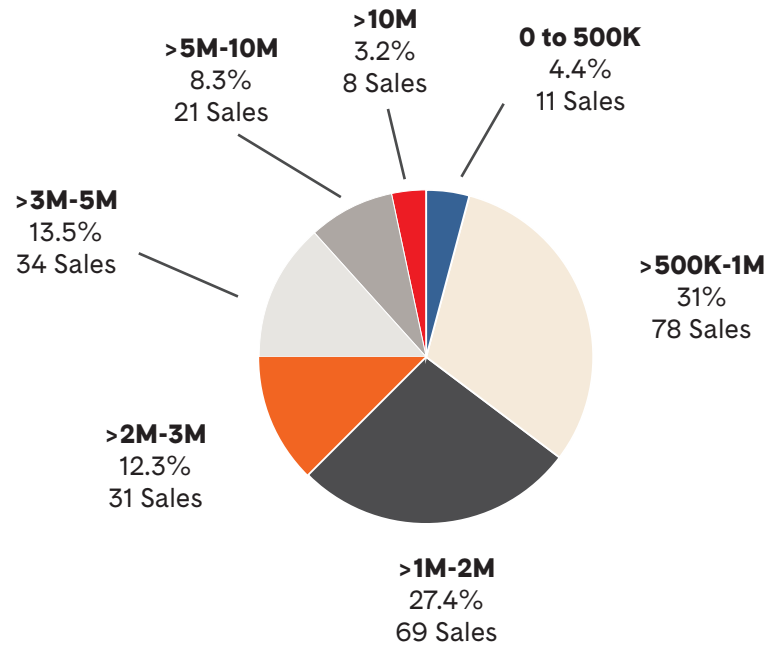
## Percent of Hamptons Sales by Market Area

Second Quarter 2019

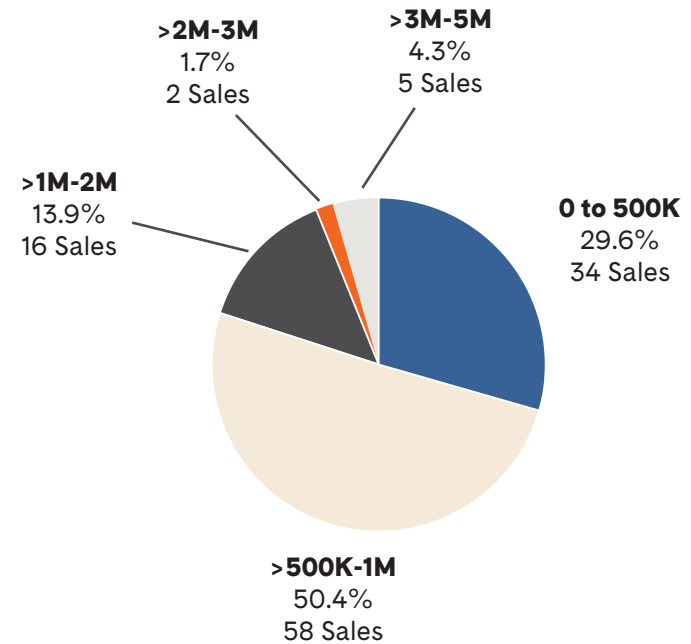


## Percent of Hamptons Sales by Price

Second Quarter 2019



<< Hamptons East of the Shinnecock Canal

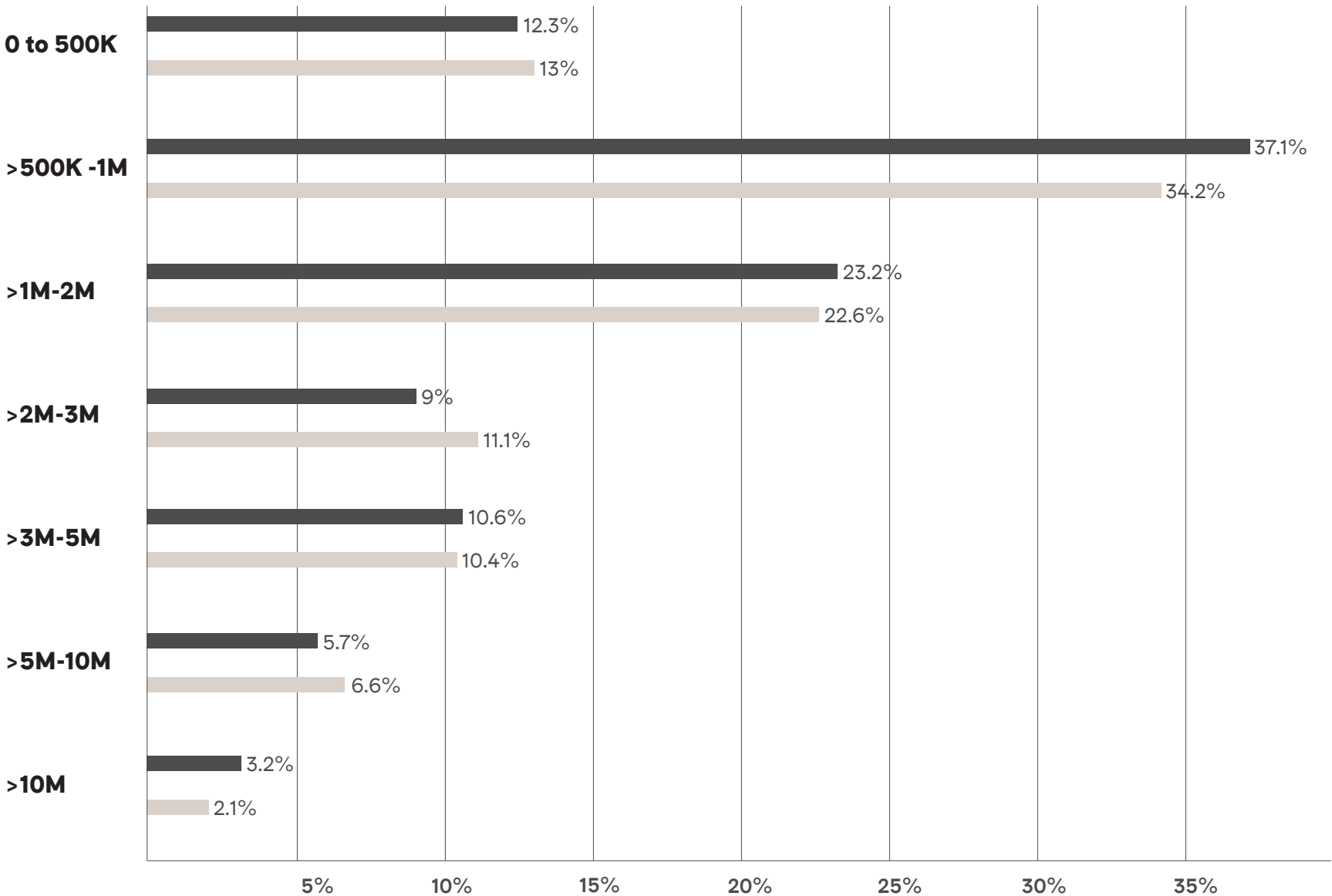


Hamptons West of the Shinnecock Canal >>

# Percent of Hamptons Sales by Price: 2Q19 Vs. 2Q18

Second Quarter 2019

2Q19 2Q18



# South Fork Single-Family Homes - East of the Shinnecock Canal

Second Quarter 2019

## Amagansett

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q17	\$1,575,000	\$1,965,052	15	2	1	8	0	3	1	0
2Q18	\$2,212,500	\$3,200,750	20	1	2	5	5	4	3	0
2Q19	\$2,250,000	\$3,161,567	15	0	3	4	1	4	3	0

## Bridgehampton

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q17	\$1,975,000	\$2,644,023	22	0	1	11	3	5	2	0
2Q18	\$2,610,000	\$4,254,412	17	1	1	5	3	4	1	2
2Q19	\$2,500,000	\$4,714,390	17	0	1	6	4	1	4	1

## East Hampton

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q17	\$838,750	\$1,088,276	90	12	38	33	6	1	0	0
2Q18	\$944,167	\$1,690,020	88	7	45	21	8	6	0	1
2Q19	\$1,049,061	\$1,827,796	66	3	29	18	7	5	3	1

## East Hampton Village

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q17	\$3,600,000	\$4,802,308	13	1	0	3	2	4	2	1
2Q18	\$6,000,000	\$5,766,111	9	0	1	1	0	1	6	0
2Q19	\$3,800,000	\$3,354,889	9	0	1	3	0	3	2	0

## Montauk

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q17	\$1,100,000	\$1,298,907	17	0	8	6	2	1	0	0
2Q18	\$1,750,000	\$2,321,885	13	0	3	4	4	0	2	0
2Q19	\$1,100,000	\$1,435,085	24	1	10	10	1	2	0	0

## South Fork Single-Family Homes - East of the Shinnecock Canal

Second Quarter 2019

### North Haven

	Median Price	Average Price	Sales		0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q17	\$1,600,000	\$2,057,600	5	2Q17	0	0	4	0	1	0	0
2Q18	\$1,825,000	\$3,162,833	6	2Q18	0	2	1	1	1	0	1
2Q19	\$3,272,500	\$4,820,000	6	2Q19	0	0	2	1	2	0	1

### Sag Harbor

	Median Price	Average Price	Sales		0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q17	\$1,022,500	\$1,400,003	20	2Q17	2	8	6	2	1	1	0
2Q18	\$995,000	\$1,452,130	23	2Q18	1	11	6	2	3	0	0
2Q19	\$910,000	\$1,184,450	20	2Q19	3	10	5	1	1	0	0

### Sag Harbor Village

	Median Price	Average Price	Sales		0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q17	\$1,950,000	\$2,258,737	19	2Q17	0	2	9	4	3	1	0
2Q18	\$1,225,000	\$2,285,994	16	2Q18	0	5	5	2	2	2	0
2Q19	\$1,725,000	\$2,114,844	16	2Q19	0	3	6	4	3	0	0

### Sagaponack

	Median Price	Average Price	Sales		0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q17	\$3,065,000	\$6,176,600	5	2Q17	0	0	2	0	1	1	1
2Q18	\$3,437,500	\$4,828,750	4	2Q18	0	1	1	0	0	1	1
2Q19	\$5,600,000	\$6,819,400	5	2Q19	0	0	1	0	1	2	1

### Shelter Island

	Median Price	Average Price	Sales		0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q17	\$792,500	\$1,275,917	12	2Q17	3	4	3	1	1	0	0
2Q18	\$1,025,000	\$1,084,500	10	2Q18	1	4	5	0	0	0	0
2Q19	\$1,127,500	\$1,859,958	12	2Q19	0	6	3	1	1	1	0



## South Fork Single-Family Homes - East of the Shinnecock Canal

Second Quarter 2019

### Southampton

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q17	\$925,000	\$1,350,818	47	8	20	8	5	6	0	0
2Q18	\$1,157,500	\$1,496,008	46	6	15	15	6	2	2	0
2Q19	\$849,550	\$1,681,328	30	3	14	5	3	4	1	0

### Southampton Village

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q17	\$3,025,000	\$7,067,422	19	1	0	6	2	3	3	4
2Q18	\$2,350,000	\$2,643,889	17	0	3	5	2	6	1	0
2Q19	\$3,550,000	\$5,046,100	15	0	1	1	4	4	2	3

### Wainscott

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q17	\$1,625,000	\$4,231,667	3	0	0	2	0	0	1	0
2Q18	\$5,300,000	\$5,972,222	9	0	2	1	0	1	4	1
2Q19	\$2,072,500	\$2,072,500	2	0	0	1	1	0	0	0

### Water Mill

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q17	\$5,250,000	\$6,364,068	21	1	1	2	2	4	6	5
2Q18	\$3,130,000	\$4,635,666	27	0	1	2	8	9	5	2
2Q19	\$2,950,000	\$4,392,001	15	1	0	4	3	3	3	1

## South Fork Single-Family Homes - West of the Shinnecock Canal

Second Quarter 2019

### Eastport

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q17	\$856,020	\$856,020	2	0	1	1	0	0	0	0
2Q18	\$550,362	\$550,362	2	0	2	0	0	0	0	0
2Q19	\$394,000	\$394,000	1	1	0	0	0	0	0	0

### East Quogue

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q17	\$590,000	\$666,151	23	8	11	4	0	0	0	0
2Q18	\$635,000	\$689,959	25	8	14	2	1	0	0	0
2Q19	\$690,000	\$755,989	16	1	13	2	0	0	0	0

### Hampton Bays

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q17	\$502,500	\$546,255	48	24	22	2	0	0	0	0
2Q18	\$445,000	\$623,650	43	25	16	1	0	0	1	0
2Q19	\$515,000	\$550,771	57	26	30	1	0	0	0	0

### Quogue

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q17	\$419,500	\$742,019	8	6	1	0	0	1	0	0
2Q18	\$2,467,500	\$2,467,500	2	0	0	1	0	1	0	0
2Q19	\$710,000	\$710,000	2	1	1	0	0	0	0	0

### Quogue

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q17	\$2,400,000	\$2,345,000	11	0	2	2	4	3	0	0
2Q18	\$1,650,000	\$3,020,115	13	0	3	4	2	3	0	1
2Q19	\$1,225,000	\$1,891,364	11	0	2	6	0	3	0	0

## South Fork Single-Family Homes - West of the Shinnecock Canal

Second Quarter 2019

### Remsenburg

	Median Price	Average Price	Sales		0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q17	\$814,130	\$768,043	6	2Q17	1	5	0	0	0	0	0
2Q18	\$907,000	\$1,221,417	6	2Q18	0	4	1	1	0	0	0
2Q19	\$660,000	\$674,000	3	2Q19	1	2	0	0	0	0	0

### Speonk

	Median Price	Average Price	Sales		0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q17	\$4,032,500	\$4,032,500	2	2Q17	1	0	0	0	0	1	0
2Q18	\$544,500	\$544,500	2	2Q18	1	1	0	0	0	0	0
2Q19	\$355,250	\$355,250	1	2Q19	1	0	0	0	0	0	0

### Westhampton

	Median Price	Average Price	Sales		0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q17	\$712,000	\$892,126	10	2Q17	4	3	2	1	0	0	0
2Q18	\$830,000	\$862,303	12	2Q18	3	5	4	0	0	0	0
2Q19	\$744,500	\$741,733	10	2Q19	3	6	1	0	0	0	0

### Westhampton Beach Village

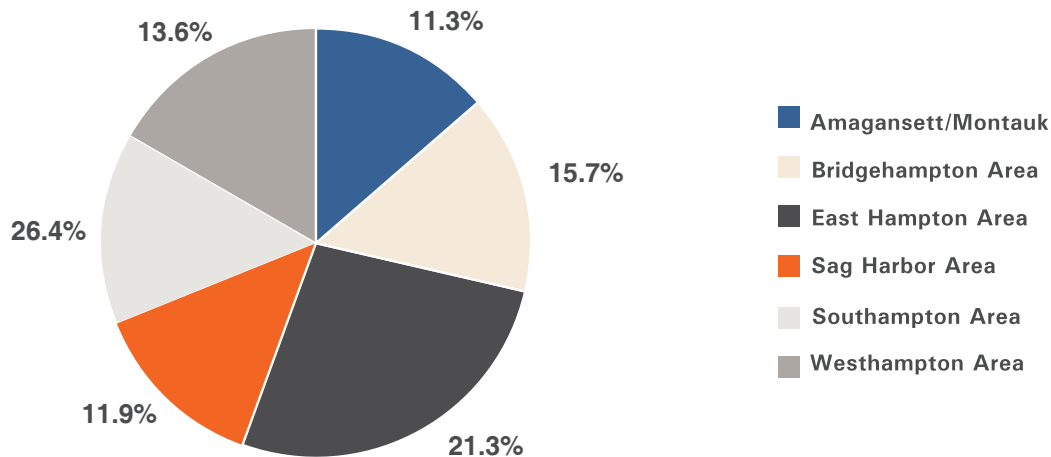
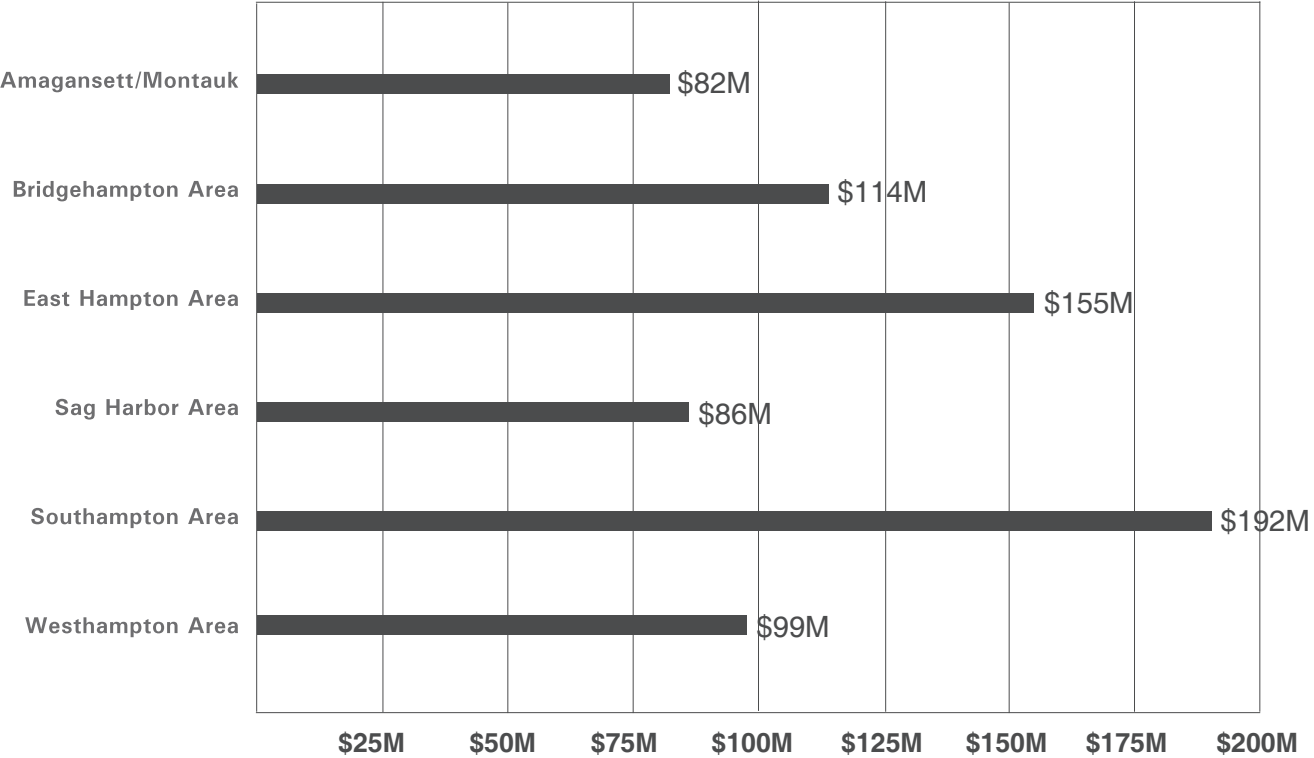
	Median Price	Average Price	Sales		0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q17	\$995,000	\$2,066,291	13	2Q17	3	4	3	1	1	0	1
2Q18	\$1,355,000	\$1,582,077	13	2Q18	1	4	5	2	1	0	0
2Q19	\$1,080,000	\$1,263,350	10	2Q19	0	4	5	1	0	0	0

### Westhampton Dunes

	Median Price	Average Price	Sales		0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q17	\$2,025,000	\$2,077,000	5	2Q17	1	0	1	2	1	0	0
2Q18	\$1,975,000	\$1,975,000	1	2Q18	0	0	1	0	0	0	0
2Q19	\$3,035,000	\$2,775,000	4	2Q19	0	0	1	1	2	0	0

# Dollar Volume by Area

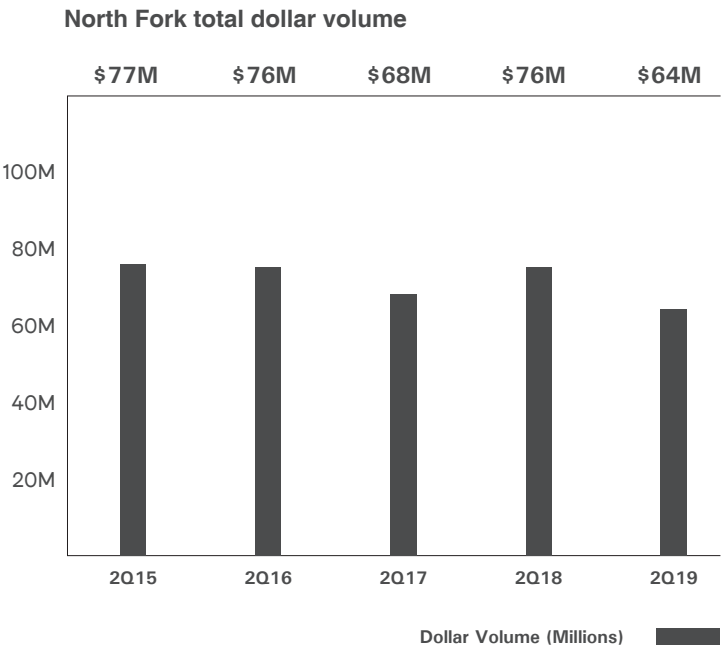
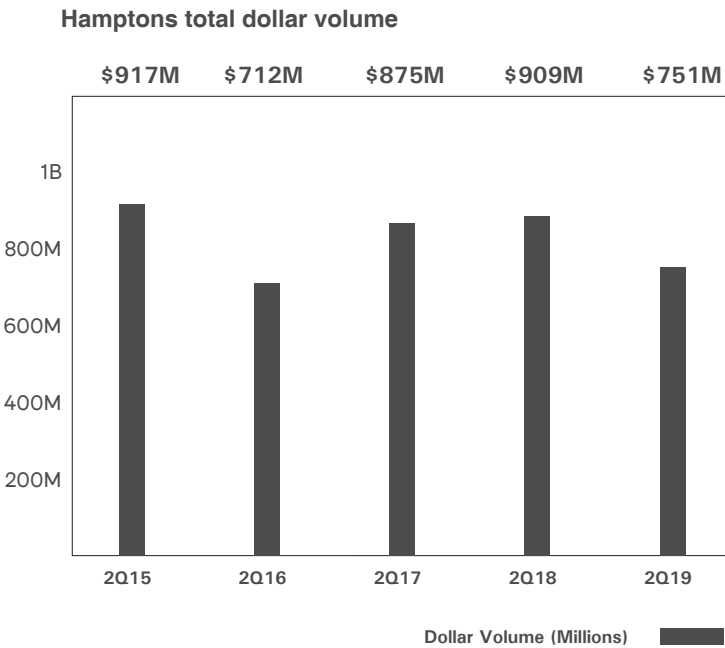
Second Quarter 2019



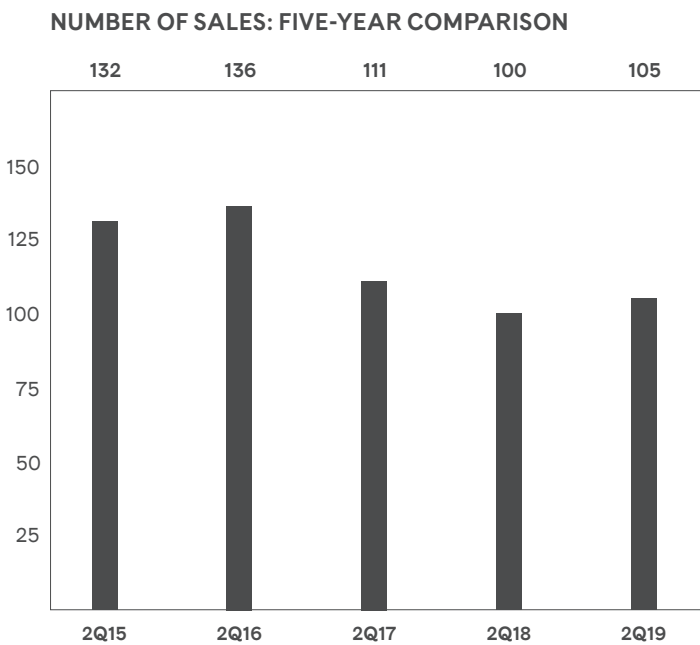


# Long-Term Trends 2015 - 2019 2nd Quarter Total Dollar Volume

Second Quarter 2019







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

# North Fork Single-Family Homes

Second Quarter 2019

## Aquebogue

	Median Price	Average Price	Sales
2Q17	\$320,000	\$335,653	3
2Q18	\$666,000	\$641,905	4
2Q19	\$365,000	\$421,200	5

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q17	2	1	0	0	0	0	0
2Q18	1	1	0	1	1	0	0
2Q19	1	3	0	1	0	0	0

## Cutchogue

	Median Price	Average Price	Sales
2Q17	\$760,000	\$863,187	11
2Q18	\$823,000	\$873,807	11
2Q19	\$749,000	\$745,214	7

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q17	0	2	2	4	3	0	0
2Q18	0	1	4	5	0	1	0
2Q19	0	0	4	3	0	0	0

## East Marion

	Median Price	Average Price	Sales
2Q17	\$495,938	\$495,938	2
2Q18	\$630,000	\$630,000	2
2Q19	\$580,000	\$1,124,000	4

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q17	1	0	0	1	0	0	0
2Q18	0	1	0	1	0	0	0
2Q19	0	0	3	0	0	1	0

## Greenport

	Median Price	Average Price	Sales
2Q17	\$461,500	\$428,000	4
2Q18	\$521,000	\$648,000	6
2Q19	\$492,500	\$581,333	6

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q17	1	3	0	0	0	0	0
2Q18	0	2	3	0	1	0	0
2Q19	1	2	2	0	1	0	0

## Greenport Village

	Median Price	Average Price	Sales
2Q17	\$500,000	\$684,722	9
2Q18	\$457,500	\$457,500	1
2Q19	\$572,460	\$564,492	5

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q17	0	5	1	2	1	0	0
2Q18	0	1	0	0	0	0	0
2Q19	1	1	1	2	0	0	0

# North Fork Single-Family Homes

Second Quarter 2019

## Jamesport

	Median Price	Average Price	Sales
2Q17	\$487,500	\$483,750	4
2Q18	\$472,500	\$443,716	8
2Q19	\$539,000	\$552,833	3

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q17	0	2	2	0	0	0	0
2Q18	2	3	3	0	0	0	0
2Q19	0	1	2	0	0	0	0

## Laurel

	Median Price	Average Price	Sales
2Q17	\$452,250	\$523,917	6
2Q18	\$525,000	\$523,833	3
2Q19	\$605,000	\$605,000	2

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q17	0	5	0	1	0	0	0
2Q18	0	1	2	0	0	0	0
2Q19	0	1	1	0	0	0	0

## Mattituck

	Median Price	Average Price	Sales
2Q17	\$914,450	\$1,201,890	10
2Q18	\$885,000	\$885,229	7
2Q19	\$567,625	\$590,747	16

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q17	2	0	2	1	4	1	0
2Q18	1	2	0	2	2	0	0
2Q19	1	4	9	2	0	0	0

## New Suffolk

	Median Price	Average Price	Sales
2Q17	\$0	\$0	0
2Q18	\$600,000	\$600,000	1
2Q19	\$0	\$0	0

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q17	0	0	0	0	0	0	0
2Q18	0	0	1	0	0	0	0
2Q19	0	0	0	0	0	0	0

## Orient

	Median Price	Average Price	Sales
2Q17	\$799,000	\$799,000	1
2Q18	\$980,000	\$978,200	5
2Q19	\$1,189,000	\$1,349,800	5

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q17	0	0	0	1	0	0	0
2Q18	0	1	0	3	1	0	0
2Q19	0	1	1	0	2	1	0



# North Fork Single-Family Homes

Second Quarter 2019

## Peconic

	Median Price	Average Price	Sales
2Q17	\$522,000	\$956,585	7
2Q18	\$753,000	\$1,243,167	3
2Q19	\$752,000	\$676,667	3

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q17	2	0	3	0	1	1	0
2Q18	1	0	0	1	0	1	0
2Q19	1	0	0	1	1	0	0

## Riverhead

	Median Price	Average Price	Sales
2Q17	\$257,518	\$344,156	26
2Q18	\$340,000	\$748,338	28
2Q19	\$345,000	\$378,493	29

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q17	19	5	1	0	0	1	0
2Q18	15	11	0	0	0	1	1
2Q19	15	8	5	1	0	0	0

## South Jamesport

	Median Price	Average Price	Sales
2Q17	\$543,400	\$543,400	2
2Q18	\$715,000	\$715,000	2
2Q19	\$465,000	\$465,000	1

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q17	0	1	1	0	0	0	0
2Q18	0	0	1	1	0	0	0
2Q19	0	1	0	0	0	0	0

## Southold

	Median Price	Average Price	Sales
2Q17	\$549,500	\$572,733	26
2Q18	\$650,000	\$732,043	21
2Q19	\$583,500	\$723,921	19

	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q17	1	8	14	2	1	0	0
2Q18	3	6	6	1	4	1	0
2Q19	0	7	7	2	3	0	0

**Aspasia G. Comnas**

Executive Managing Director  
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