

FIRST HALF + SECOND QUARTER 2022

Residential Market Reports

Homefronts



BHS# 891351

Hamptons + North Fork Market Report

3	Message from our Executive Managing Director
	First Half 2022 - Hamptons
4	Number of Sales: 10-year comparison
5	Total Dollar Volume: 10-year comparison
5	Average and Median Prices: 10-year comparison
6	Dollar Volume by Area + Number of Sales by Area
7	Percentage of Sales by Price: East and West of the Shinnecock Canal
8	Number of South Fork Sales by Price
	Town/Hamlet Summaries (Average and Median Prices, Number of Sales, Price Categories)
9	East of the Shinnecock Canal
12	West of the Shinnecock Canal
	Second Quarter 2022 - Hamptons
14	Number of Sales
14	Average and Median Prices
15	Total Dollar Volume
16	Number of Sales by Area
17	Percentage of Sales by Price: East and West of the Shinnecock Canal
18	Number of South Fork Sales by Price
	Second Quarter 2022 - North Fork
20	Number of Sales + Average and Median Prices
21	Percentage of Sales by Price + Total Dollar Volume
22	Town/Hamlet Summaries (Average and Median Prices, Number of Sales, Price Categories)

Hamptons Market Report



We are pleased to present our First Half 2022 and Second Quarter 2022 Hamptons and North Fork Market Reports.

After an incredibly strong 2021, it was inevitable that activity would return to more normal levels. But despite a recent slowdown in the number of sales, the accompanying reports demonstrate the long-term strength of the Hamptons real estate market, with every one of the major indices (the total number of sales, total dollar volume and average and median prices) still recording higher figures than pre-pandemic market conditions.

Overall, in the First Half of 2022 the number of transactions in the Hamptons declined 26.3%, but after the 1,269 sales in 1H21, the 1H22 total of 935 closings is the second highest number of First Half sales since 2015. Total Dollar Volume was 18.6% lower compared to 1H21, but at \$2.68 Billion is the second highest First Half number recorded to date. This amount was largely impacted by an 18.4% increase in sales over \$10M (the only price category to experience a rise in sales). The 45 sales over \$10M in the First Half of 2022 represented only 4.8% of the total number of sales but accounted for 29.4% of the Total Dollar Volume.

Nearly every town and hamlet in the Hamptons experienced increases in both the average and median sales prices. The overall average price in 1H22 of \$3,056,950 marked a 10.4% rise over 1H21 and is the highest First Half average price to date. Similarly, the overall median price increased 7.9% to \$1,700,000 and is the highest First Half median price ever recorded for the region.

While we are finally seeing more listings come to market and inventory levels are starting to rise, it is a slow process, as well-priced properties continue to sell faster than was typical in pre-pandemic years. Some are quick to say that we are transitioning from a seller's market to a buyer's market, but that is not an accurate assessment of the current conditions.

You might say that we are in a buyer's *and* seller's market – a growing pool of available homes means more choices for buyers, and the continued strong demand allows sellers with properly-priced homes to achieve relatively quick sales at prices that are at historically high averages. As the following reports show, despite periodic fluctuations in sales activity, the long-term strength and resilience of the Hamptons real estate market is abundantly clear.

Robert Nelson

Executive Managing Director

Brown Harris Stevens of the Hamptons, LLC

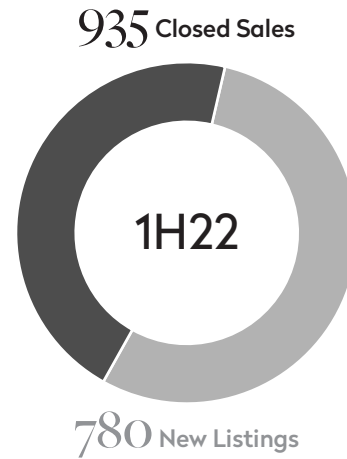
Hamptons Market Report

Fewer Sales at Higher Prices

An ongoing lack of inventory led to fewer sales in 1H22, but continued demand from buyers led to significant gains in the average and median prices.

The total number of sales declined by 26.3% in the First Half of 2022, with 935 sales compared to 1,269 during the same period in 2021.

The average sales price rose 10.4% during this time, achieving an historic First Half high of \$3,056,950. As a result, the Total Dollar Volume for 1H22 declined only 18.6% from 1H21.



Dollar Volume
1H22 vs. 1H21



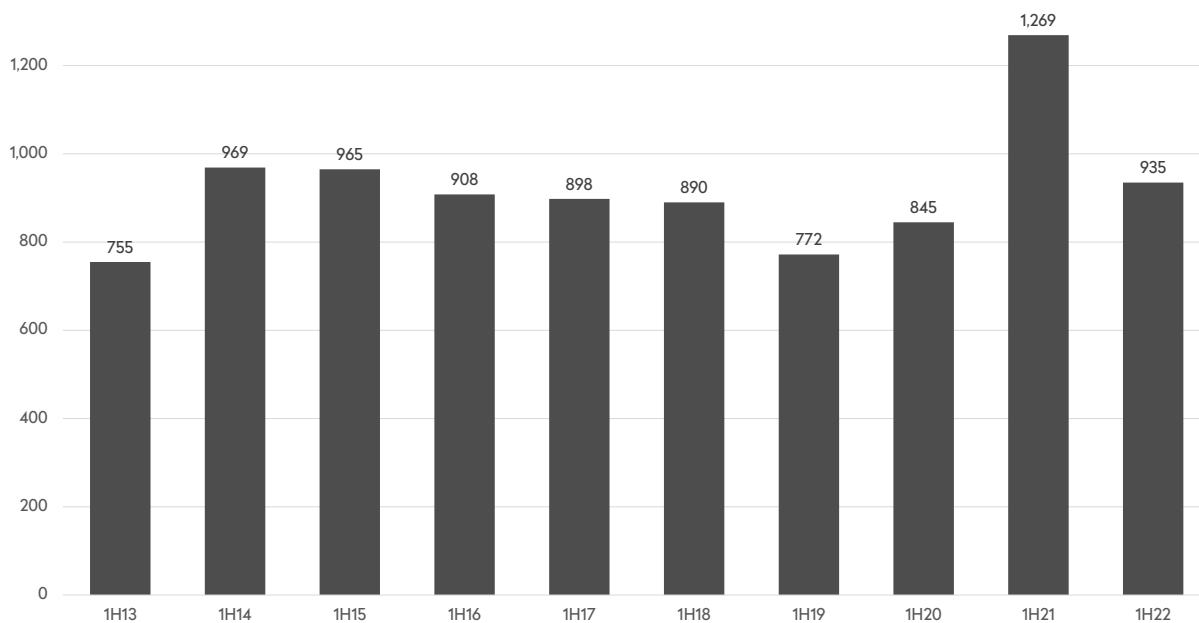
Average Sold Price
1H22 vs. 1H21



Number of Sales
1H22 vs. 1H21

Total Number of Sales

The total number of sales during the First Half of 2022 totaled 935, a 26.3% decline from the 1,269 of 1H21, but is the second highest number of First Half sales since 2015.

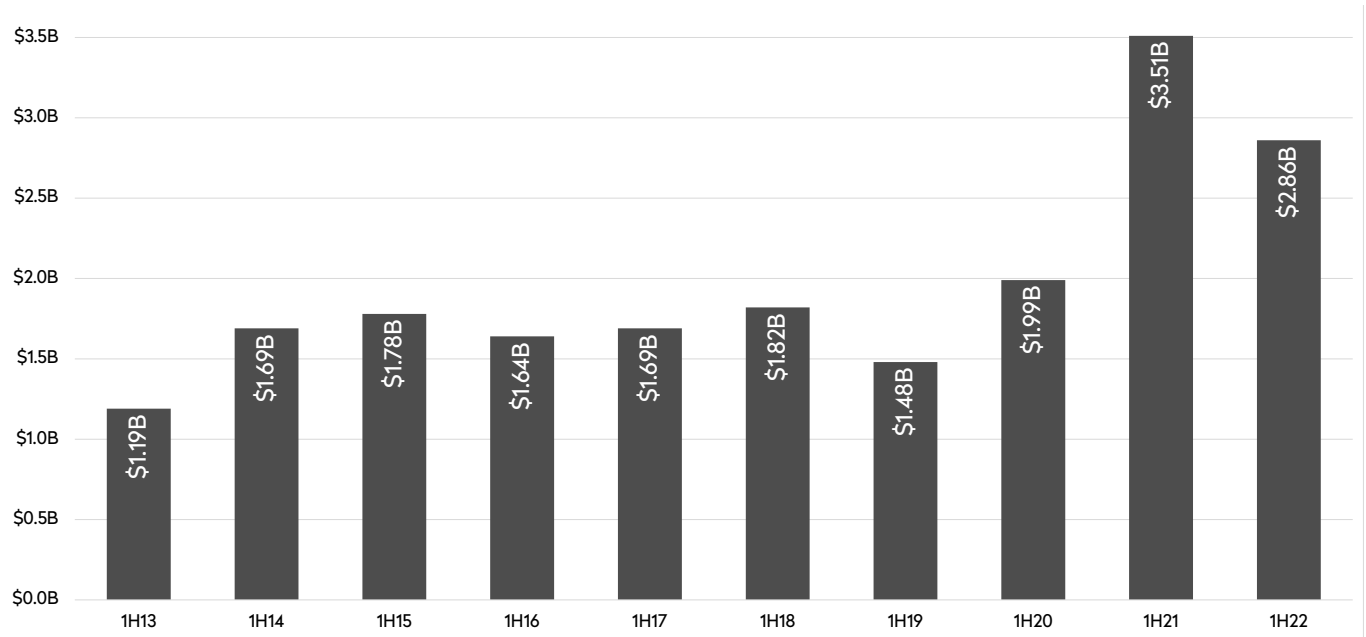


Data for this report is sourced from The Real Estate Report Inc. and references single-family residential real estate transactions. Based upon data available as of July 22, 2022. 2Q22 and 1H22 data is preliminary and subject to revision in future reports.

Hamptons Market Report

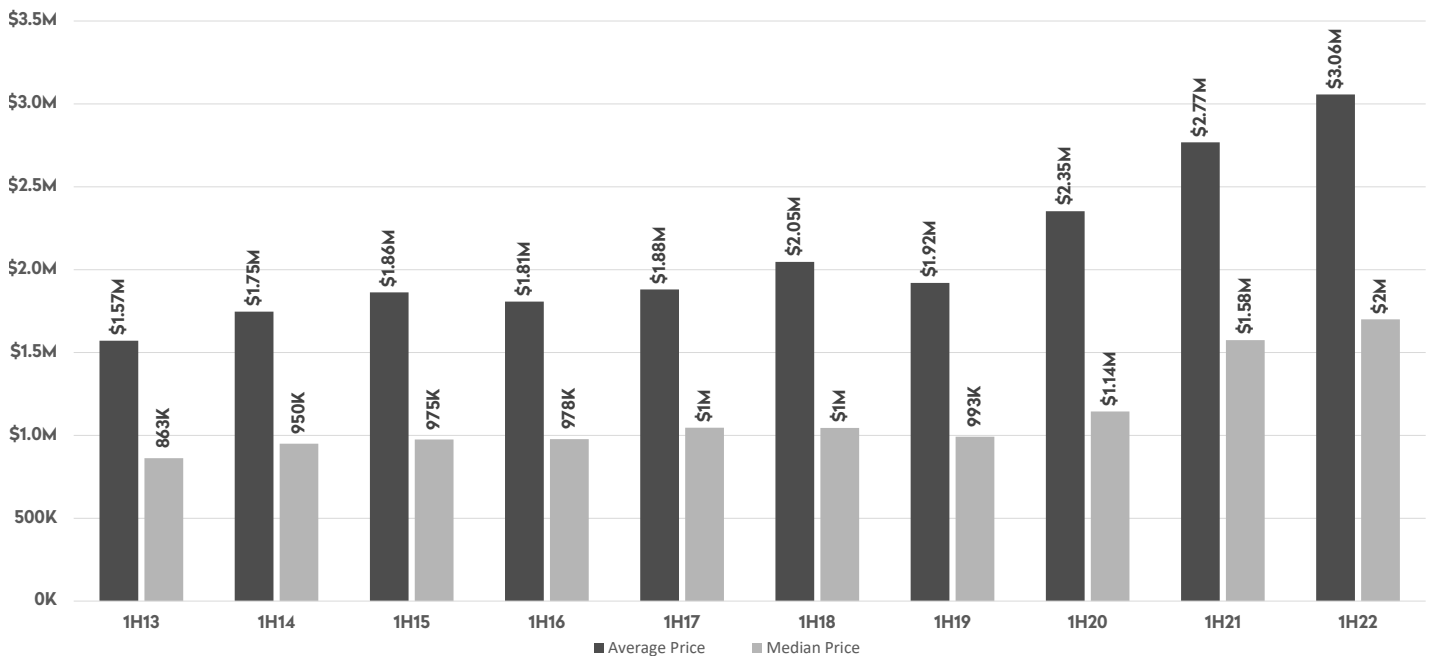
Total Dollar Volume

While fewer sales contributed to an 18.6% decline in the Total Dollar Volume compared to 1H21, the 1H22 total of \$2.86 Billion is the second highest amount on record and is 43.8% above the third highest figure, from 1H20.



Average and Median Sales Prices Continue to Climb

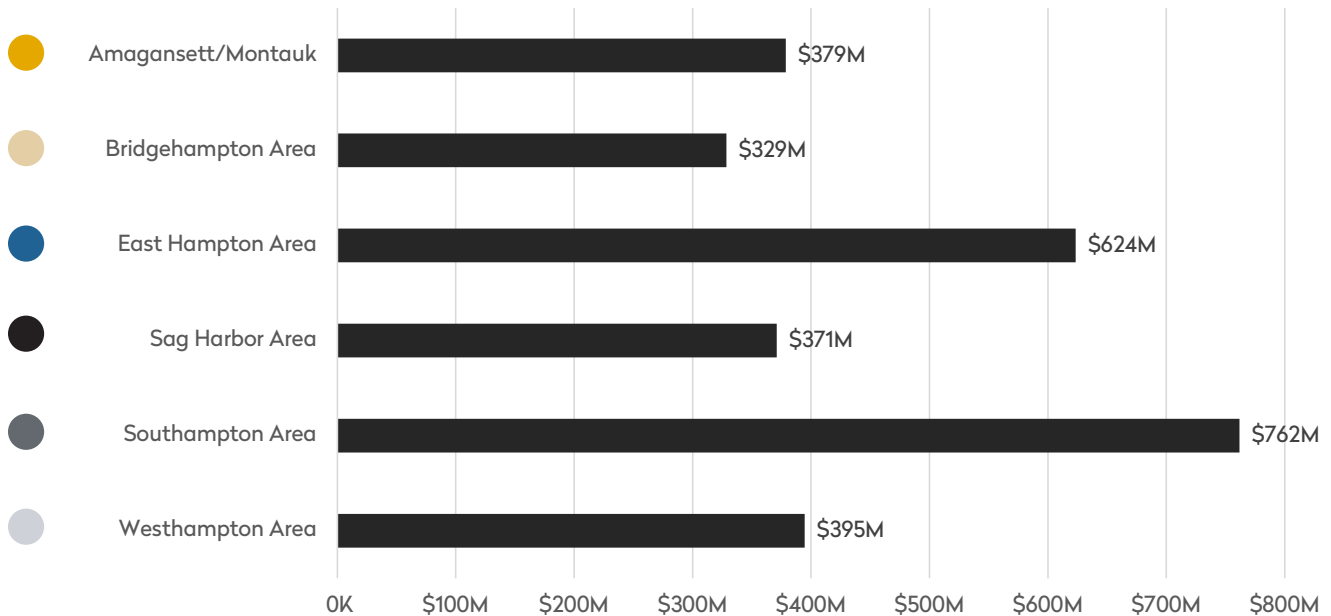
The average sales price in the Hamptons averaged \$3,056,950 during 1H22, an increase of 10.4% from 1H21, and an all-time First Half record. The median price - which measures the middle of the market - rose 7.9% to \$1,700,000 - also a record high.



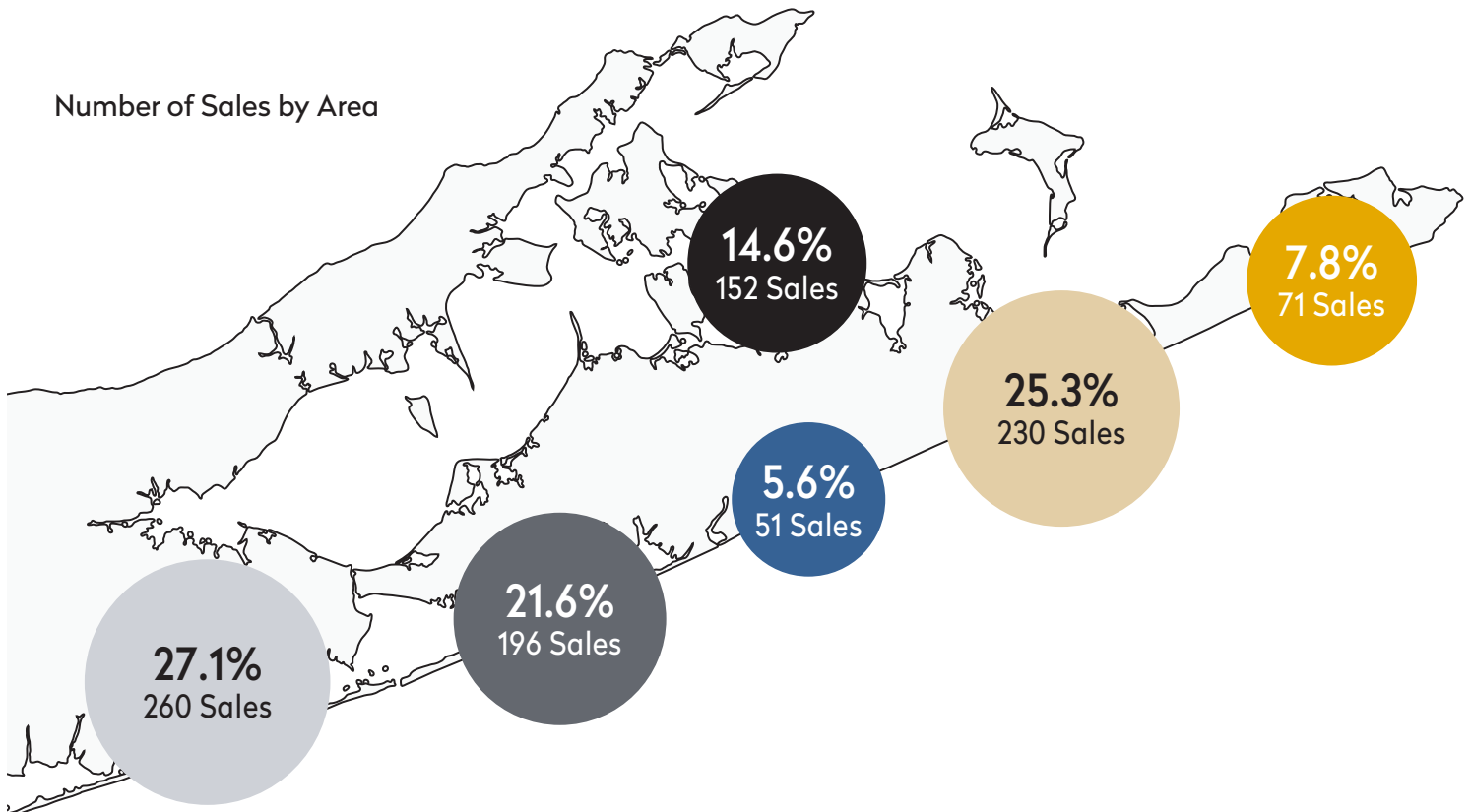
Hamptons Market Report

Dollar Volume by Area

The Southampton Area - which includes Southampton, Southampton Village and Water Mill - accounted for 26.9% of the total dollar volume, with \$762 Million in total sales. While the Sag Harbor and the Amagansett/Montauk Areas had nearly the same Total Dollar Volume, the Sag Harbor Area had more than twice as many transactions (152 vs. 71) - a clear indicator of the difference in the average sales prices of these areas.



Number of Sales by Area

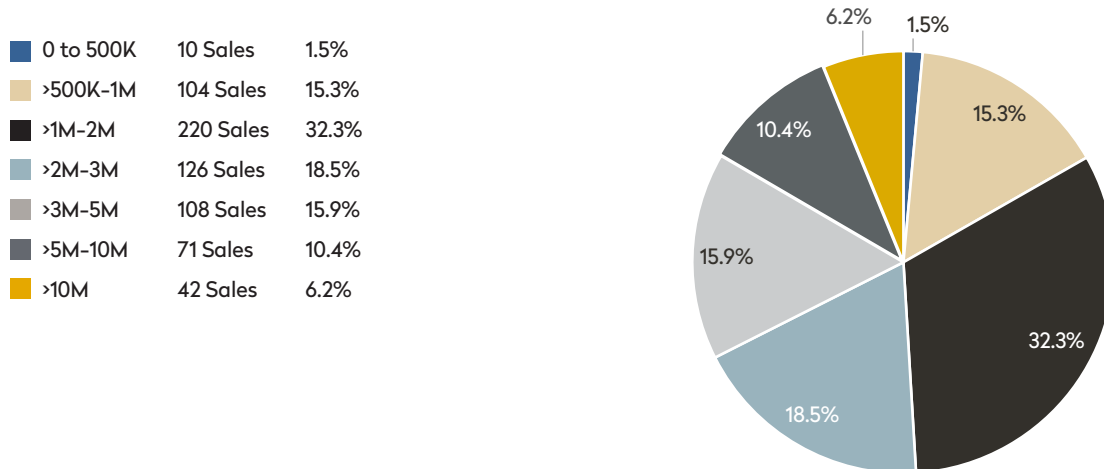


Hamptons Market Report

Percentage of Sales by Price

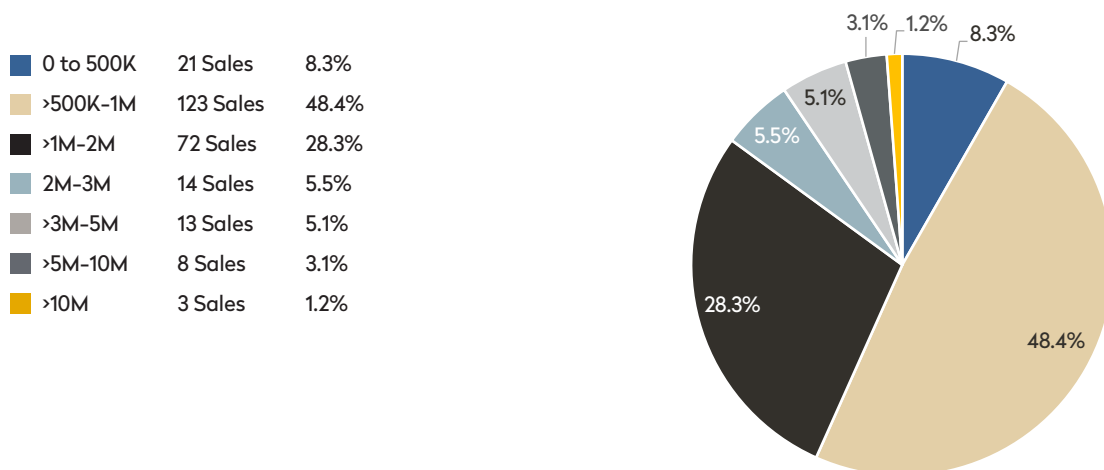
Hamptons East of the Shinnecock Canal

The single largest category of sales in the eastern part of the Hamptons was the \$1 Million to \$2 Million range, with 220 sales in 1H22, accounting for 32.3% of all transactions. Nearly half of all sales (49%) were under \$2M.



Hamptons West of the Shinnecock Canal

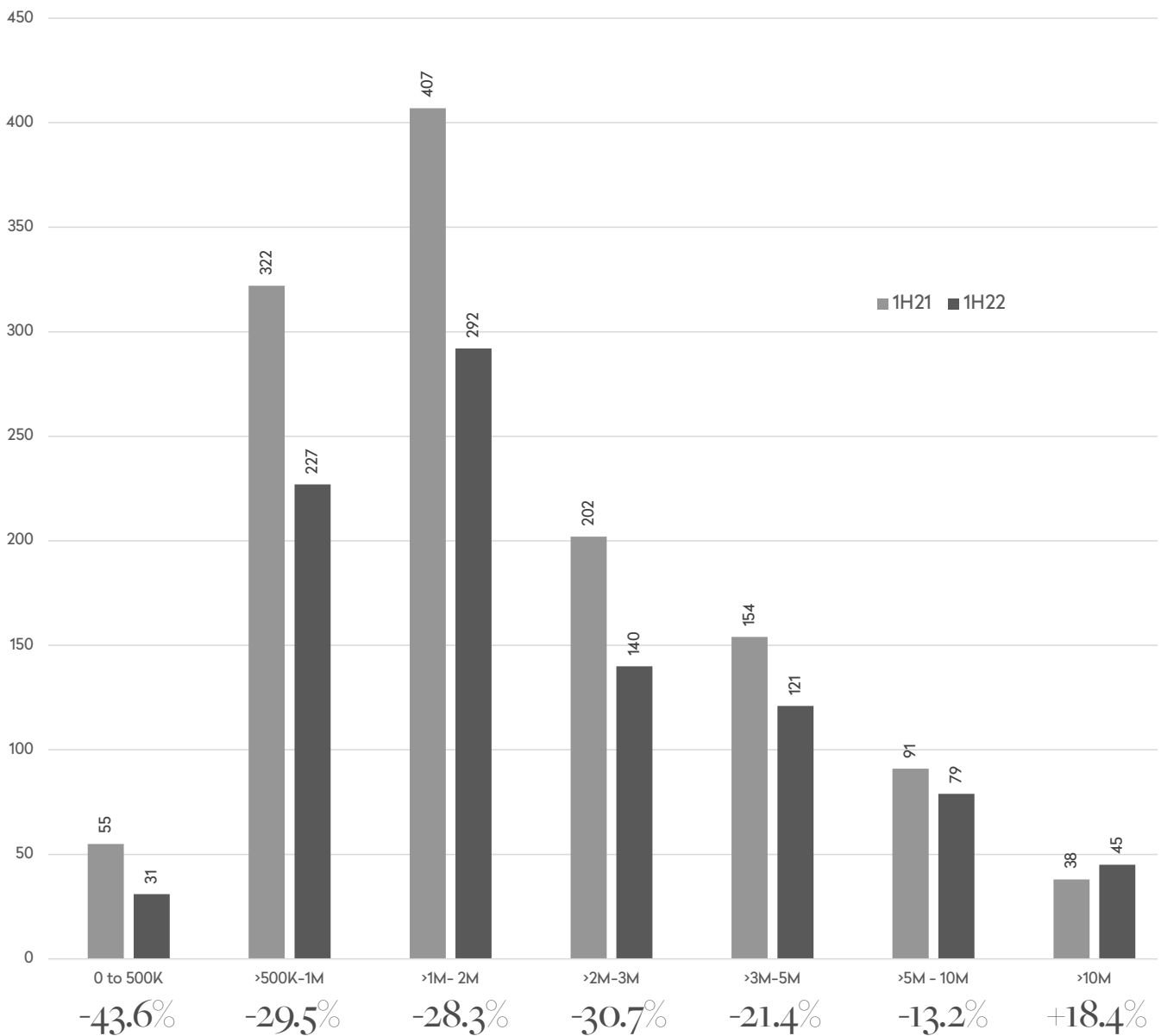
With a higher availability of more moderately priced houses, the Hamptons west of the Shinnecock Canal saw the majority of sales under \$1 Million, with 48.4% of all sales in the \$500K to \$1M category. The next largest range, between \$1 and \$2 Million, accounted for 28.3% of all closings west of the Canal. Overall, 85% of sales in this area were under \$2 Million.



Hamptons Market Report

South Fork Sales by Price: 1H22 vs. 1H21

Looking at the entire Hamptons area, east and west of the Shinnecock Canal, all price range categories experienced decreases in 1H22 except for the highest end of the market. Sales above \$10 Million increased by 18.4% compared to the First Half of 2021. These 45 sales above \$10M represented only 4.8% of the total number of sales during the First Half of 2022, but accounted for 29.4% of the Total Dollar Volume.



Hamptons

Single-Family Homes - East of the Shinnecock Canal

Amagansett

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1H20	\$2,287,500	\$4,088,231	26	0	0	10	6	4	4	2
1H21	\$2,772,500	\$3,766,571	42	0	3	10	12	10	5	2
1H22	\$4,735,000	\$8,073,314	33	0	4	1	4	10	7	7

Bridgehampton

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1H20	\$3,067,500	\$4,337,323	34	0	3	10	4	10	4	3
1H21	\$3,800,000	\$5,022,181	65	0	5	10	11	16	18	5
1H22	\$3,650,000	\$4,965,020	40	0	2	6	9	7	11	5

East Hampton

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1H20	\$968,500	\$1,340,985	165	8	81	51	14	8	3	0
1H21	\$1,395,000	\$1,705,455	249	5	67	109	48	18	1	1
1H22	\$1,676,000	\$2,018,201	199	5	35	79	51	24	4	1

East Hampton Village

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1H20	\$4,412,500	\$7,411,459	24	0	1	3	4	6	6	4
1H21	\$3,850,000	\$7,920,071	51	0	2	10	7	18	9	5
1H22	\$4,925,000	\$9,605,981	20	0	0	2	5	3	7	3

Montauk

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1H20	\$1,185,000	\$1,639,310	31	2	10	14	1	3	1	0
1H21	\$1,525,000	\$2,268,811	49	0	7	26	9	4	2	1
1H22	\$2,100,000	\$2,952,737	38	0	2	16	8	7	5	0

Hamptons

Single-Family Homes - East of the Shinnecock Canal

North Haven

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1H20	\$2,625,000	\$4,302,756	16	0	1	5	3	2	3	2
1H21	\$2,400,000	\$3,660,494	17	1	1	3	6	2	3	1
1H22	\$4,090,000	\$6,223,947	19	0	2	5	1	4	4	3

Sag Harbor

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1H20	\$1,220,000	\$1,572,802	52	1	17	22	8	2	2	0
1H21	\$1,300,000	\$1,744,533	67	0	25	26	7	7	2	0
1H22	\$1,350,000	\$1,873,843	53	1	14	27	4	4	3	0

Sag Harbor Village

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1H20	\$1,837,500	\$2,108,581	22	0	5	7	5	5	0	0
1H21	\$2,400,000	\$2,653,804	62	0	2	24	18	14	4	0
1H22	\$1,975,000	\$3,085,058	43	0	2	21	8	7	2	3

Sagaponack

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1H20	\$4,575,000	\$7,076,461	8	0	0	2	0	3	0	3
1H21	\$4,500,000	\$6,811,739	23	0	0	2	3	9	3	6
1H22	\$5,000,000	\$11,820,000	11	0	1	0	2	3	3	2

Shelter Island

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1H20	\$880,000	\$1,527,931	29	1	17	5	4	1	0	1
1H21	\$1,347,500	\$1,773,612	38	0	12	16	5	4	1	0
1H22	\$1,437,500	\$1,739,667	12	1	4	5	0	2	0	0

Hamptons

Single-Family Homes - East of the Shinnecock Canal

Southampton

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1H20	\$970,000	\$1,272,577	92	8	43	21	16	4	0	0
1H21	\$1,162,500	\$1,612,770	130	4	50	46	17	10	3	0
1H22	\$1,575,000	\$2,164,618	101	2	28	38	18	10	3	2

Southampton Village

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1H20	\$3,262,500	\$10,440,017	36	2	1	5	9	5	3	11
1H21	\$2,960,000	\$5,817,850	71	2	7	14	13	15	10	10
1H22	\$4,887,500	\$6,221,481	56	0	3	8	7	12	15	11

Wainscott

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1H20	\$1,712,500	\$2,567,394	20	0	5	6	3	5	0	1
1H21	\$2,772,250	\$7,177,719	28	0	2	7	11	1	4	3
1H22	\$2,495,000	\$2,710,227	11	0	0	4	4	3	0	0

Water Mill

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1H20	\$2,392,500	\$3,541,684	34	0	3	10	6	7	7	1
1H21	\$3,852,500	\$4,779,608	60	0	1	12	10	14	20	3
1H22	\$3,250,000	\$4,993,228	39	1	2	7	5	12	7	5

Hamptons

Single-Family Homes - West of the Shinnecock Canal

Eastport

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1H20	\$779,000	\$779,000	2	0	1	1	0	0	0	0
1H21	\$628,500	\$771,729	8	2	4	2	0	0	0	0
1H22	\$790,000	\$778,875	8	1	5	2	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
1H20	\$600,000	\$923,073	39	13	20	4	0	1	1	0
1H21	\$845,000	\$1,019,033	55	6	29	16	4	0	0	0
1H22	\$913,500	\$1,167,350	44	1	23	18	1	1	0	0

Hampton Bays

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1H20	\$575,000	\$655,405	99	37	52	9	1	0	0	0
1H21	\$683,500	\$792,080	114	27	64	22	1	0	0	0
1H22	\$775,000	\$864,665	116	12	78	23	3	0	0	0

Quogue

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1H20	\$1,228,250	\$1,506,858	8	0	3	2	3	0	0	0
1H21	\$1,535,000	\$1,843,182	11	1	4	3	1	1	1	0
1H22	\$1,800,000	\$3,223,643	7	0	2	2	0	1	2	0

Quogue

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1H20	\$2,000,007	\$3,447,615	25	0	6	6	5	5	1	2
1H21	\$1,625,000	\$2,293,266	32	0	6	14	5	5	1	1
1H22	\$2,950,000	\$5,300,769	13	0	0	6	1	1	3	2

Hamptons

Single-Family Homes - West of the Shinnecock Canal

Remsenburg

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1H20	\$958,500	\$1,101,445	16	1	10	4	0	1	0	0
1H21	\$1,310,000	\$1,465,748	24	1	8	11	3	0	1	0
1H22	\$1,527,000	\$1,620,843	19	1	6	9	1	2	0	0

Speonk

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1H20	\$510,000	\$577,429	7	3	4	0	0	0	0	0
1H21	\$325,000	\$388,748	5	4	1	0	0	0	0	0
1H22	\$660,000	\$571,667	6	2	4	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
1H20	\$908,000	\$938,974	23	4	12	7	0	0	0	0
1H21	\$999,000	\$1,120,468	27	2	12	11	2	0	0	0
1H22	\$1,315,000	\$1,476,714	21	4	5	9	1	1	1	0

Westhampton Beach

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1H20	\$1,437,500	\$1,775,318	32	0	8	15	3	6	0	0
1H21	\$1,800,000	\$2,345,815	35	0	10	10	8	4	3	0
1H22	\$2,500,000	\$3,077,579	19	0	4	3	5	5	1	1

Westhampton Dunes

	Median Price	Average Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1H20	\$3,600,000	\$4,132,720	5	0	0	0	1	2	2	0
1H21	\$2,350,000	\$2,395,833	6	0	0	3	1	2	0	0
1H22	\$2,400,000	\$3,071,429	7	0	1	1	2	2	1	0

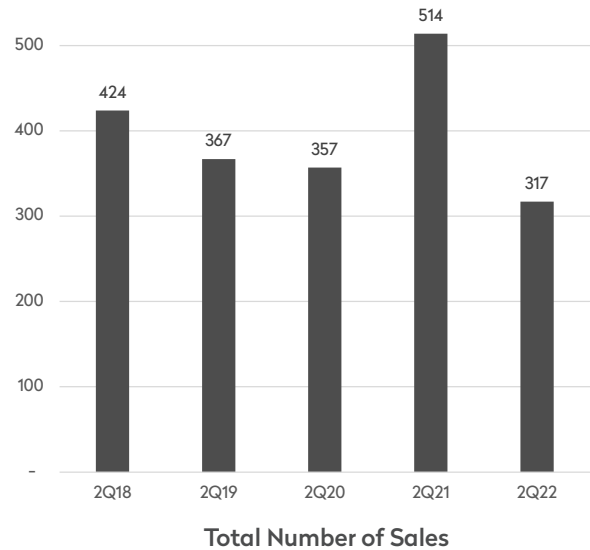
Hamptons Market Report

Second Quarter Slowdown

Higher mortgage rates, increased home prices and continued low inventory have all impacted the slower pace of sales in the Hamptons during the Second Quarter of 2022.

The total number of sales declined by 38.3% in 2Q22, with 317 sales compared to 514 during the same period in 2021. As a result, the Total Dollar Volume for 2Q22 declined 35.5% from 2Q21.

Despite the decline in the number of sales, the average sales price increased 4.7% during this time, achieving a Second Quarter high of \$3,354,166.



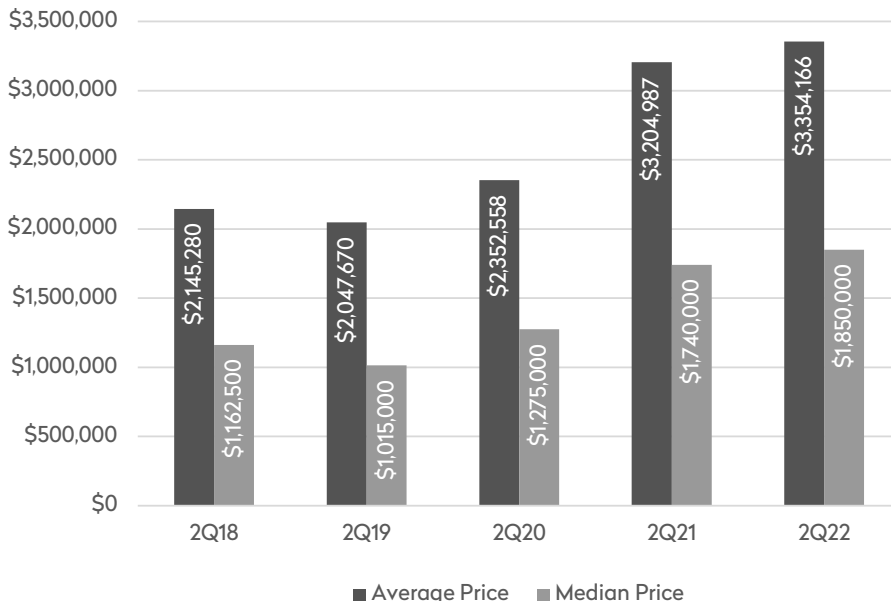
↓ 35.5%
Dollar Volume
2Q22 vs. 2Q21

↑ 4.7%
Average Sold Price
2Q22 vs. 2Q21

↓ 38.3%
Number of Sales
2Q22 vs. 2Q21

Average and Median Sales Prices Continue to Climb

The average sales price in the Hamptons averaged \$3,354,166 during 2Q22, an increase of 4.7% from 2Q21. The median price - which measures the middle of the market - rose 6.3% to \$1,850,000. Both figures represent the highest Second Quarter number to date.

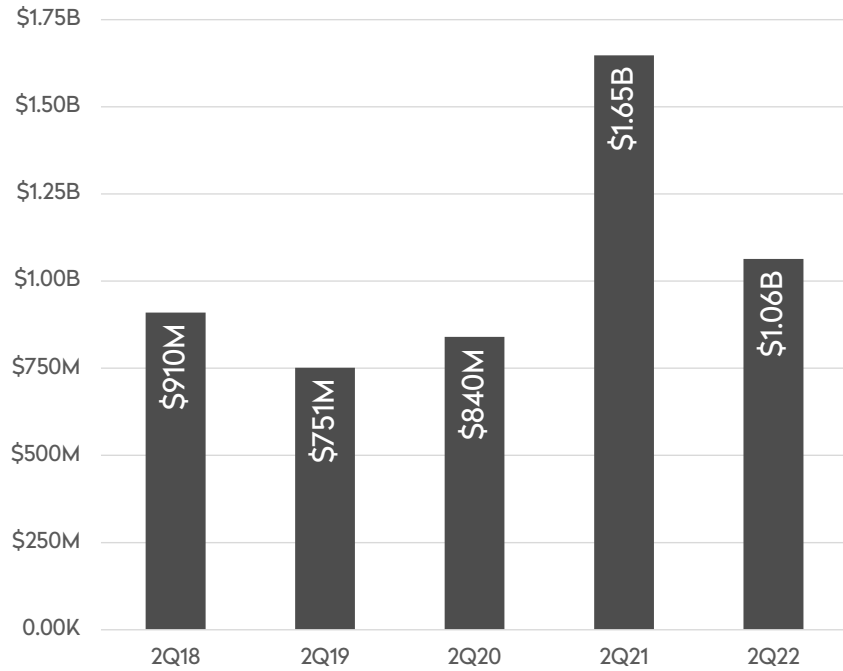


Data for this report is sourced from The Real Estate Report Inc. and references single-family residential real estate transactions. Based upon data available as of July 22, 2022. 2Q22 data is preliminary and subject to revision in future reports.

Hamptons Market Report

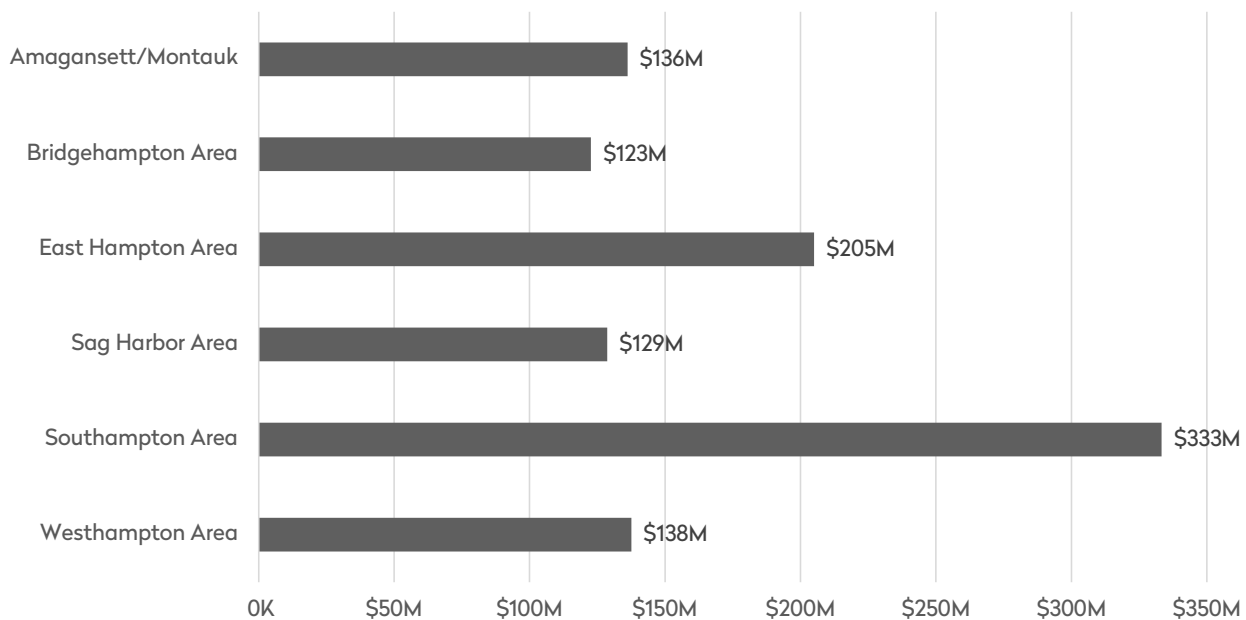
Total Dollar Volume

While fewer sales contributed to a 35.5% decline in the Total Dollar Volume compared to 2Q21, it should be remembered that 2Q21 experienced an unprecedented 96.1% increase from 2Q20. The 2Q22 total of \$1.06 Billion is the second highest total to date for Second Quarter Total Dollar Volume.



2Q22 Dollar Volume by Area

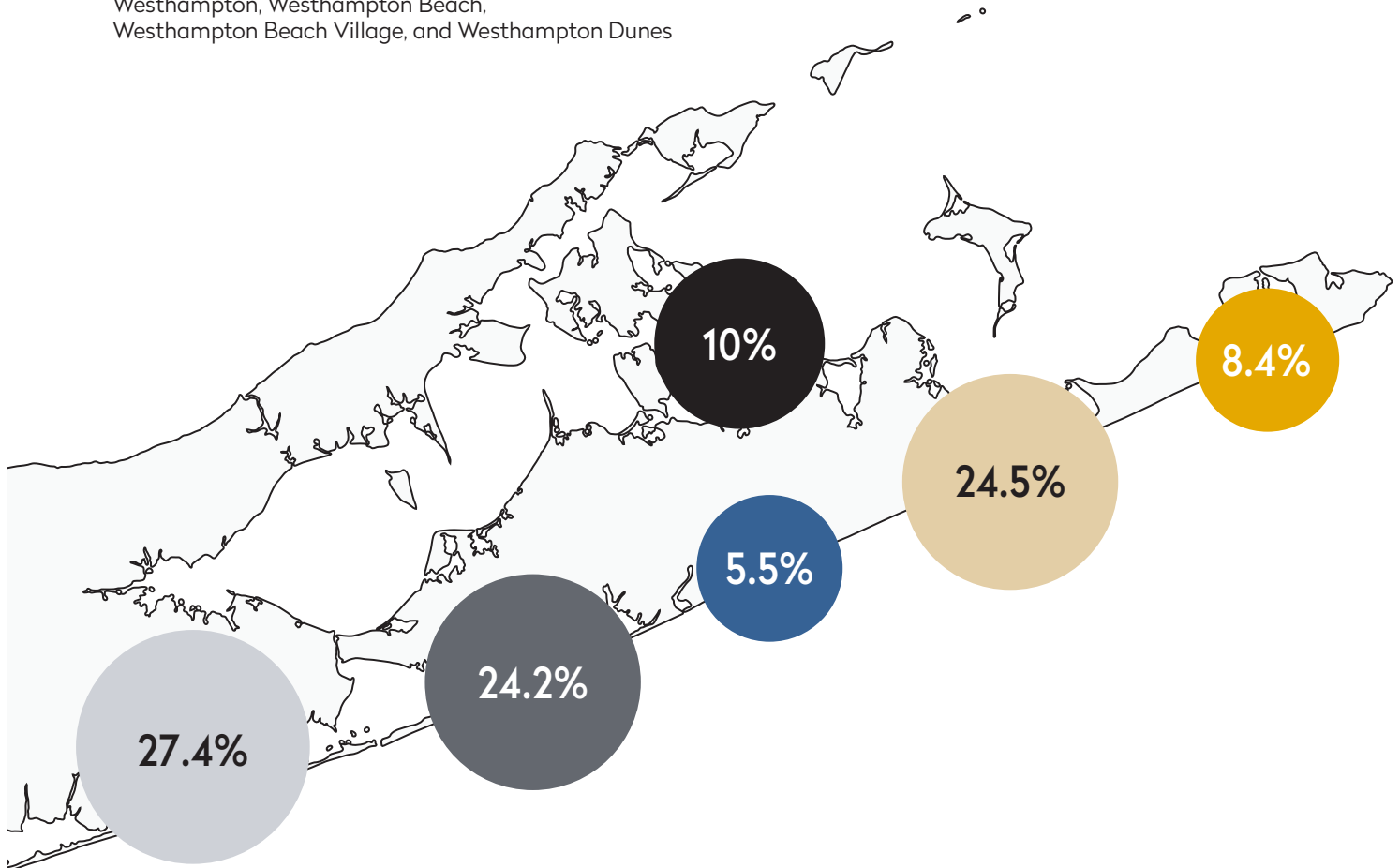
The Southampton Area - which includes Southampton, Southampton Village and Water Mill - accounted for 31.6% of the total dollar volume, 24.2% of all sales.



Hamptons Market Report

Number of Sales by Area

- Amagansett/Montauk - 26 Sales**
- East Hampton Area - 76 Sales**
Includes East Hampton, East Hampton Village and Wainscott
- Bridgehampton Area - 17 Sales**
Includes Bridgehampton and Sagaponack
- Sag Harbor Area - 35 Sales**
Includes Sag Harbor, Sag Harbor Village, North Haven, Noyac and Shelter Island
- Southampton Area- 75 Sales**
Includes Southampton, Southampton Village, North Sea, and Water Mill
- Westhampton Area- 88 Sales**
Includes East Quogue, Eastport, Hampton Bays, Quogue, Quogue Village, Remsenburg, Speonk, Westhampton, Westhampton Beach, Westhampton Beach Village, and Westhampton Dunes

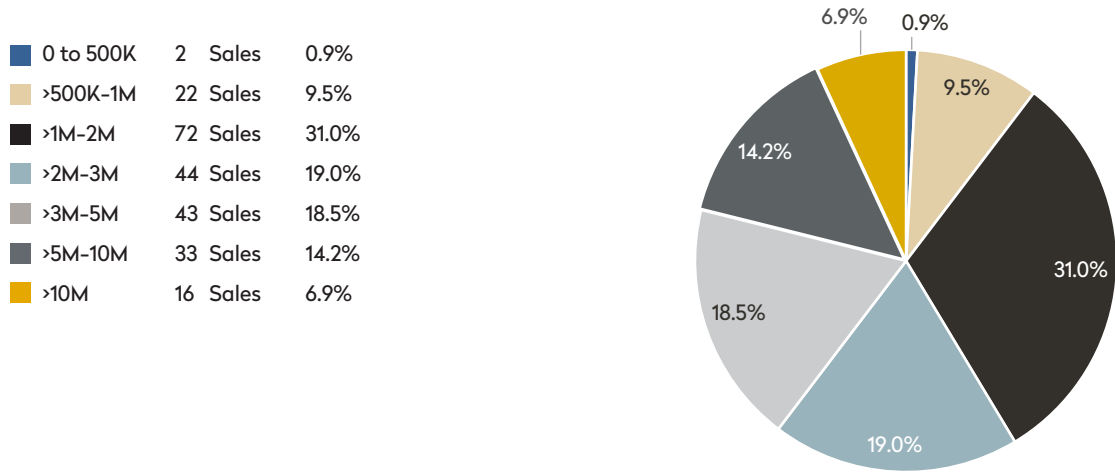


Hamptons Market Report

Percentage of Sales by Price

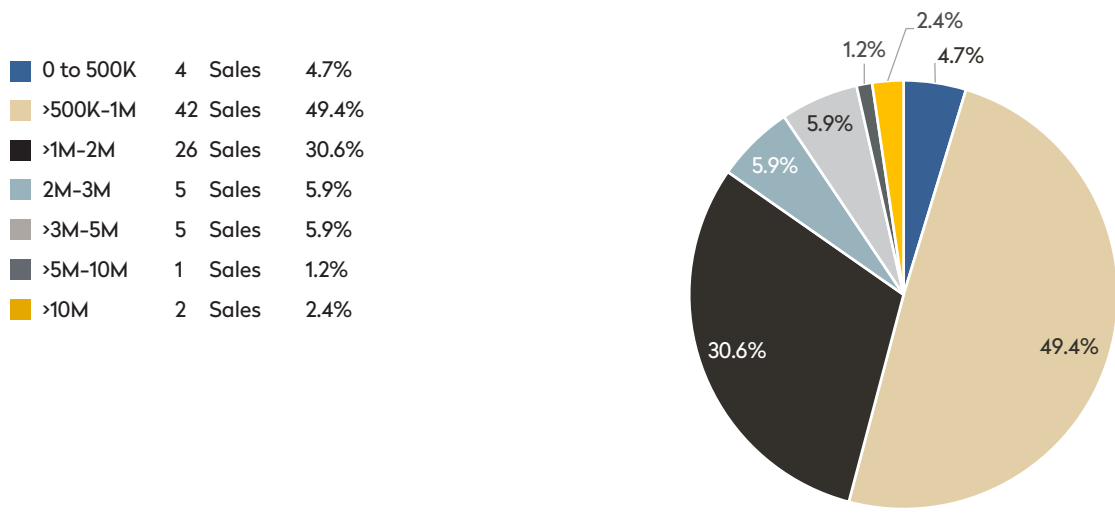
Hamptons East of the Shinnecock Canal

The single largest category of sales in the eastern part of the Hamptons was the \$1 million to \$2 million range, with 72 sales in 2Q22, accounting for 31% of all transactions.



Hamptons West of the Shinnecock Canal

With a higher availability of more moderately priced houses, the Hamptons west of the Shinnecock Canal saw the majority of sales under \$1 million, with 49.4% of all sales in the \$500K to \$1M category. The next largest range, between \$1 and \$2 million, accounted for 30.6% of all closings west of the Canal.

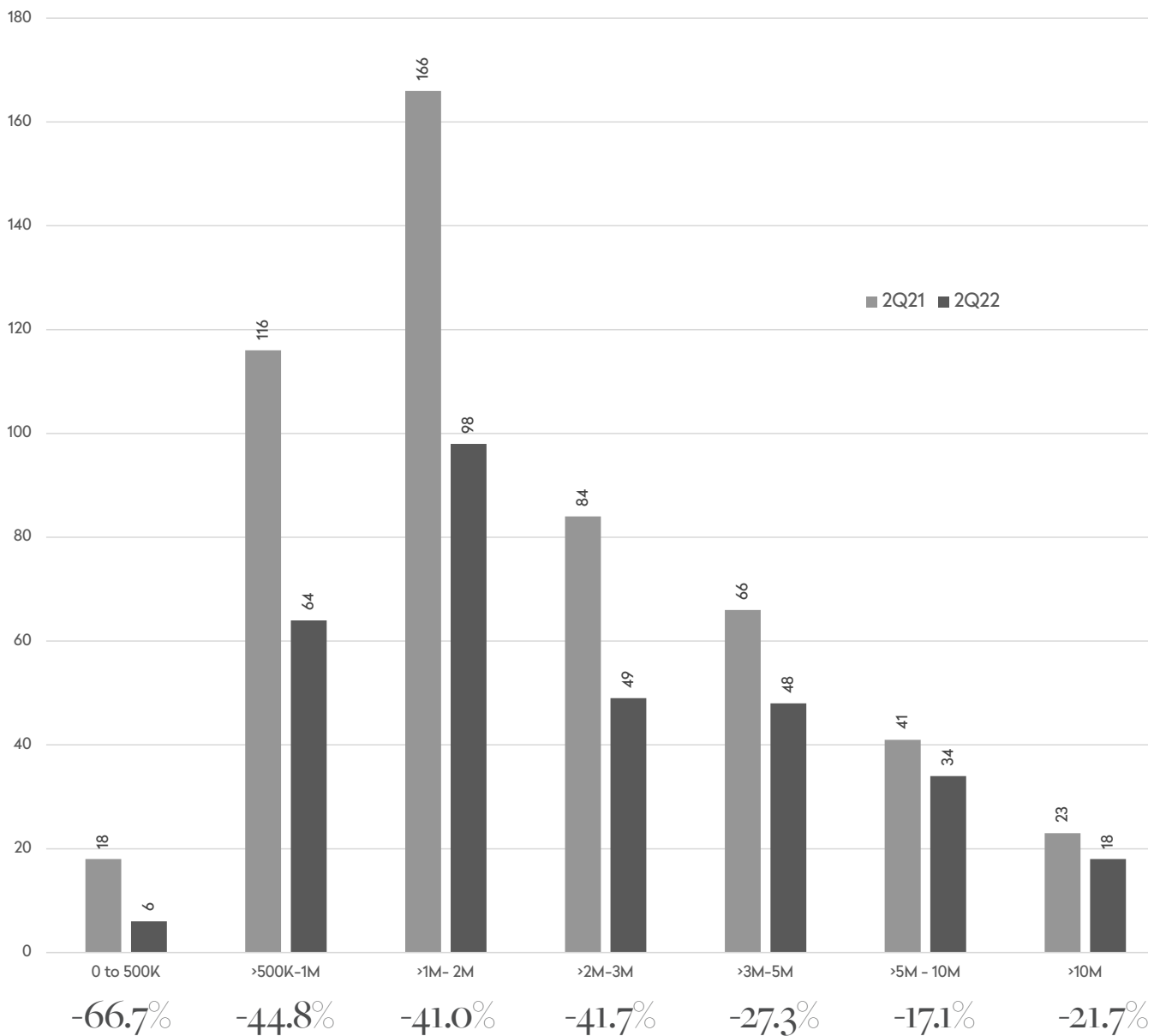


Hamptons Market Report

South Fork Sales by Price: 2Q22 vs. 2Q21

Looking at the entire Hamptons area, east and west of the Shinnecock Canal, all price range categories experienced decreases in 2Q22. The largest declines, in the under \$1 Million ranges, are a reflection more of the shrinking availability of homes in the lower end of the market than of diminishing demand.

The high-end of the market, above \$5 Million, experienced the lowest percentage decreases compared to 2Q21, indicating a sustained demand for the luxury market in the Hamptons.



SECOND QUARTER 2022

Residential
Market Report

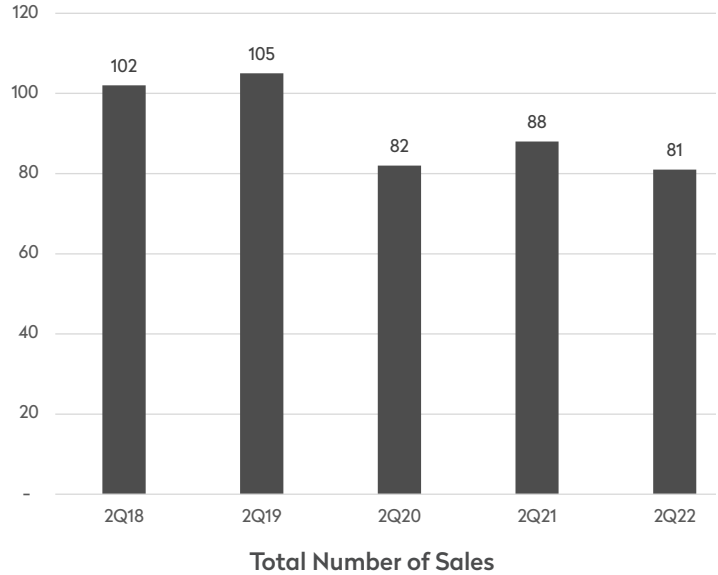


North Fork Market Report

Sales Slow + Prices Rise

After a significant slowdown in North Fork sales during the First Quarter of 2022, relative stability returned in the Second Quarter. As with many markets today, low inventory levels have been limiting the pace of sales, as potential buyers are faced with fewer choices.

The number of single-family home sales on the North Fork decreased a moderate 8%, from 88 sales in 2Q21 to 81 in 2Q22. Despite that decline, the total dollar volume rose 14.6% to \$79 Million.



↑ 14.6%

Dollar Volume
2Q22 vs. 2Q21

↑ 24.5%

Average Sold Price
2Q22 vs. 2Q21

↓ 8%

Number of Sales
2Q22 vs. 2Q21

Average and Median Sales Prices Climb

The average sales price on the North Fork increased 24.5% to \$982,995 - the highest average price achieved to date. The median price rose 9.6% compared to 2Q21, to \$750,000. Lack of inventory in the lower end of the market and a higher percentage of sales above \$750,000 contributed to the rise in average and median prices.

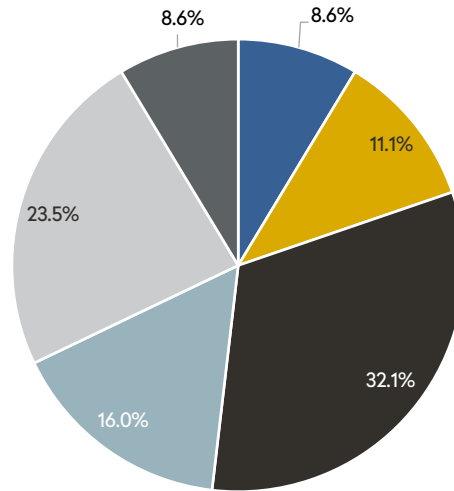


North Fork Market Report

Percentage of Sales by Price - A Changing Landscape

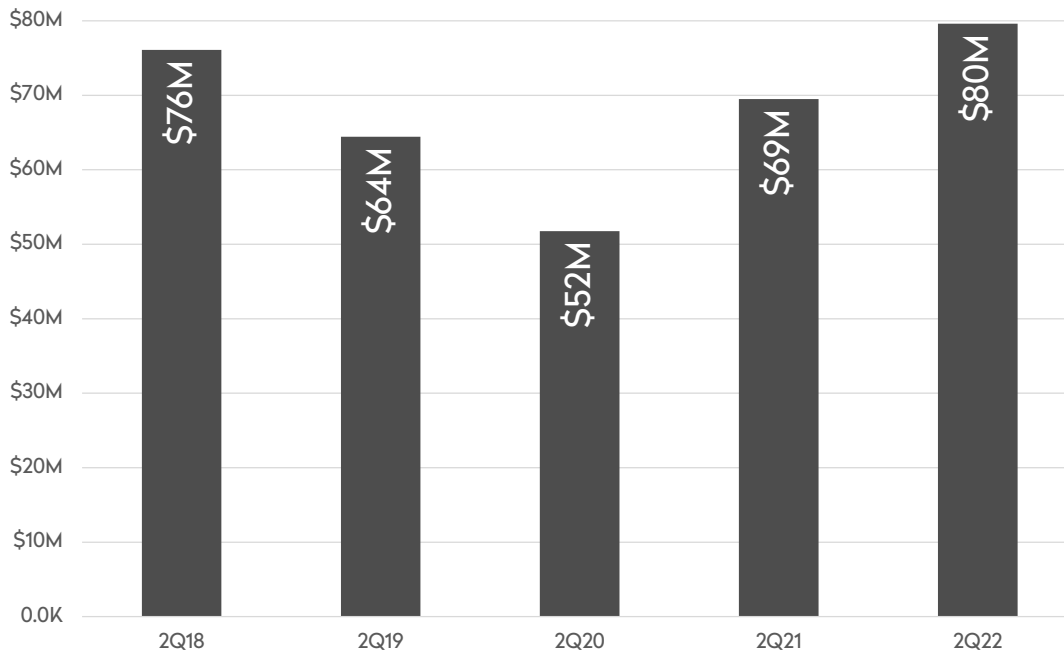
Significantly for the North Fork, the rising average price has led to a lack of availability at the low end of the market and an increasing percentage of transactions at the higher end. During the Second Quarter of 2022, 48.1% of all sales were above \$750,000. During 2Q21 that figure was 40.9% and in 2Q20 it was only 25.6%. By contrast, in 2Q20, 53.7% of North Fork sales were below \$500,000. By 2Q22, that figure had dropped to 19.8%.

0 to 350K	7 Sales	8.6%
>350K-500K	9 Sales	11.1%
>500K-750K	26 Sales	32.1%
>750K-1M	13 Sales	16.0%
>1M-2M	19 Sales	23.5%
>2M-5M	7 Sales	8.6%



Total Dollar Volume

Reflecting a greater percentage of sales above \$1 Million than in 2Q21, the North Fork Total Dollar Volume increased 14.6% to \$79,622,608 in 2Q22, despite having fewer transactions.



North Fork Market Report

Single-Family Homes

Aquebogue

	Median Price	Average Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q20	\$816,000	\$816,000	2	1	0	0	0	1	0	0
2Q21	\$575,000	\$614,833	6	0	2	2	2	0	0	0
2Q22	\$555,000	\$1,335,000	3	0	1	1	0	0	1	0

Cutchogue

	Median Price	Average Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q20	\$700,000	\$619,500	9	2	1	3	3	0	0	0
2Q21	\$755,000	\$1,039,641	8	0	1	3	2	1	1	0
2Q22	\$762,500	\$1,013,250	8	1	0	3	2	1	1	0

East Marion

	Median Price	Average Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q20	\$438,000	\$466,600	5	1	3	0	1	0	0	0
2Q21	\$885,000	\$885,000	1	0	0	0	1	0	0	0
2Q22	\$1,149,000	\$1,190,400	5	0	0	0	2	3	0	0

Greenport

	Median Price	Average Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q20	\$375,200	\$569,840	5	2	1	1	0	1	0	0
2Q21	\$760,500	\$1,282,100	5	0	1	1	2	0	1	0
2Q22	\$1,447,500	\$1,617,250	4	0	0	0	0	3	1	0

Greenport Village

	Median Price	Average Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q20	\$555,000	\$514,800	5	1	1	3	0	0	0	0
2Q21	\$1,240,000	\$918,333	3	1	0	0	0	2	0	0
2Q22	\$451,500	\$451,500	2	1	0	1	0	0	0	0

North Fork Market Report

Single-Family Homes

Jamesport

	Median Price	Average Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q20	\$369,000	\$337,667	3	1	2	0	0	0	0	0
2Q21	\$675,000	\$565,000	5	2	0	2	1	0	0	0
2Q22	\$605,000	\$827,500	4	1	1	1	0	1	0	0

Laurel

	Median Price	Average Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q20	\$458,000	\$553,375	4	0	3	0	1	0	0	0
2Q21	\$736,025	\$771,008	3	0	1	1	0	1	0	0
2Q22	\$657,500	\$657,500	2	0	1	0	1	0	0	0

Mattituck

	Median Price	Average Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q20	\$1,037,500	\$1,049,333	6	1	0	0	2	3	0	0
2Q21	\$679,000	\$681,000	9	0	1	5	3	0	0	0
2Q22	\$613,000	\$944,330	4	1	1	1	0	0	1	0

New Suffolk

	Median Price	Average Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q20	\$0	\$0	0	0	0	0	0	0	0	0
2Q21	\$1,040,000	\$1,040,000	1	0	0	0	0	1	0	0
2Q22	\$450,000	\$450,000	1	0	1	0	0	0	0	0

Orient

	Median Price	Average Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q20	\$1,442,763	\$1,496,381	4	0	0	1	0	2	1	0
2Q21	\$975,000	\$1,253,787	3	0	0	0	2	1	0	0
2Q22	\$925,000	\$925,000	1	0	0	0	1	0	0	0

North Fork Market Report

Single-Family Homes

Peconic

	Median Price	Average Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q20	\$1,550,000	\$1,185,000	3	0	1	0	0	2	0	0
2Q21	\$0	\$0	0	0	0	0	0	0	0	0
2Q22	\$1,300,000	\$1,232,750	4	0	0	0	1	3	0	0

Riverhead

	Median Price	Average Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q20	\$355,000	\$364,864	21	10	9	2	0	0	0	0
2Q21	\$470,000	\$500,292	24	4	10	8	2	0	0	0
2Q22	\$599,900	\$568,636	25	3	4	16	2	0	0	0

South Jamesport

	Median Price	Average Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q20	\$750,000	\$750,000	1	0	0	1	0	0	0	0
2Q21	\$765,000	\$765,000	1	0	0	0	1	0	0	0
2Q22	\$715,000	\$715,000	1	0	0	1	0	0	0	0

Southold

	Median Price	Average Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q20	\$659,750	\$664,607	14	1	3	6	3	1	0	0
2Q21	\$790,000	\$978,711	19	1	2	4	6	5	1	0
2Q22	\$1,250,000	\$1,444,023	17	0	0	2	4	8	3	0

Contact Us

SECOND QUARTER 2022

Residential Market Report

East Hampton

27 Main Street
East Hampton, NY 11937
631.324.6400

Bridgehampton

2408 Main Street
Bridgehampton, NY 11932
631.537.2727

Sag Harbor

96 Main Street
Sag Harbor, NY 11963
631.725.2250

Southampton

31 Main Street
Southampton, NY 11968
631.287.4900

Westhampton Beach

70 Main Street
Westhampton, NY 11978
631.288.5500

North Fork

13105 Main Road
Mattituck, NY 11952
631.477.0551

BHS THE Craft of Research

©2022 by Brown Harris Stevens. All Rights Reserved. This information may not be copied, used or distributed without Brown Harris Stevens' consent. While information is believed true, no guaranty is made of accuracy.