

# TOWN & COUNTRY HAMPTONS 1ST HALF 2017 HOME SALES REPORT

The first six months of 2017 was quite a ride for Hamptons Home Sales.

The crown jewels of **Southampton Village**, **East Hampton Village** and **Bridgehampton (which includes Water Mill and Sagaponack)** once again spread their peacock feathers!

**Southampton Village** knocked it out of the park with an outstanding come back. All three criteria monitored by **TOWN & COUNTRY** rose significantly with a 19% jump in **Number of Home Sales**, a staggering 142% leap in **Total Home Sales Volume** and a 58% explosion in **Median Home Sales Price** — the greatest increase of all Hamptons markets. In fact, **Southampton Village** posted four of the six home sales over \$20M, two of which were on Old Town Road.

**East Hampton Village** posted the highest **Median Home Sales Price** for the first half of 2017 at \$3.3M — a 37.5% increase year over year. Conversely, **East Hampton Village** dropped the most in **Total Home Sales Volume** at 58% from \$227.7M in the first half of 2016 to a mere \$95.4M in the same time frame for 2017. This was reflective of the sale of 199 and 101 Lily Pond Lane at \$70M and \$63.8M respectively.

**Bridgehampton (which includes Water Mill and Sagaponack)** raised the bar for **Total Home Sales Volume** with over \$333M trading hands. Seven of the 13 Home Sales in the price category of \$10-\$19.99M were in the Bridgehampton, Water Mill, Sagaponack areas.

One niche market that has taken a hit in the first half of this year is **Shelter Island** with 25% fewer Home Sales, 15.6% less in **Total Home Sales Volume** and a drop of 11% in **Median Home Sales Price** to \$755,000 from \$848,250.

Looking at **All Hamptons Markets Combined** and it is clear the high end has made an impressive come back from 2016. The \$10-\$19.99M price range rose 30% and the \$20M and up shot up 50%. That said, 88% of all Hamptons Home Sales occurred under \$3.5M!

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# Hamptons 2017 Half Year Statistics

## Sag Harbor Area

(Includes Noyack and North Haven)

	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	# Sales \$1M to 1.99M	# Sales \$2M to \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M to 9.99M	# Sales \$10M to \$19.99M	# Sales \$20M+
1st H 2017	61	122,085,053	1,450,000	5	17	20	12	3	3	1	-
Change	-8%	+8.87%	+21.29%	+67%	-35%	+18%	-8%	-	-25%	-	-
1st H 2016	66	112,136,626	1,195,500	3	26	17	13	3	4	-	-

## Sag Harbor Village

	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	# Sales \$1M to 1.99M	# Sales \$2M to \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M to 9.99M	# Sales \$10M to \$19.99M	# Sales \$20M+
1st H 2017	36	75,497,500	1,608,750	1	5	18	8	2	2	-	-
Change	-3%	+5.64%	+19.17%	-	-58%	+29%	+167%	-60%	-33%	-	-
1st H 2016	37	71,464,215	1,350,000	-	12	14	3	5	3	-	-

## Shelter Island

	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	# Sales \$1M to 1.99M	# Sales \$2M to \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M to 9.99M	# Sales \$10M to \$19.99M	# Sales \$20M+
1st H 2017	33	41,030,380	755,000	5	17	7	2	1	1	-	-
Change	-25%	-15.62%	-10.99%	-55%	+6%	-42%	-50%	-	-	-	-
1st H 2016	44	48,626,810	848,250	11	16	12	4	1	-	-	-

## Southampton Area

(Includes North Sea)

	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	# Sales \$1M to 1.99M	# Sales \$2M to \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M to 9.99M	# Sales \$10M to \$19.99M	# Sales \$20M+
1st H 2017	86	120,692,303	999,000	11	33	20	14	8	-	-	-
Change	-1%	-1.95%	+34.09%	-35%	-15%	+5%	+100%	+167%	-	-100%	-
1st H 2016	87	123,098,126	745,000	17	39	19	7	3	-	2	-

## Southampton Village

	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	# Sales \$1M to 1.99M	# Sales \$2M to \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M to 9.99M	# Sales \$10M to \$19.99M	# Sales \$20M+
1st H 2017	44	261,604,510	3,087,500	2	2	10	10	6	8	2	4
Change	+19%	+141.69%	+58.33%	-	-60%	-23%	+43%	+50%	+33%	-	-
1st H 2016	37	108,240,748	1,950,000	2	5	13	7	4	6	-	-

## Westhampton

(Includes Remsenburg, Westhampton Beach, East Quogue, Quogue and Quogue)

	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	# Sales \$1M to 1.99M	# Sales \$2M to \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M to 9.99M	# Sales \$10M to \$19.99M	# Sales \$20M+
1st H 2017	160	189,570,572	819,130	41	64	31	17	5	1	1	-
Change	+16%	+4.05%	+5.52%	+46%	+7%	+3%	+70%	+67%	-80%	-50%	-
1st H 2016	138	182,192,211	776,250	28	60	30	10	3	5	2	-

## Hampton Bays

	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	# Sales \$1M to 1.99M	# Sales \$2M to \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M to 9.99M	# Sales \$10M to \$19.99M	# Sales \$20M+
1st H 2017	95	52,423,900	484,000	50	39	6	-	-	-	-	-
Change	-5%	+4.28%	+18.05%	-26%	+63%	-14%	-100%	-	-	-	-
1st H 2016	100	50,271,685	410,000	68	24	7	1	-	-	-	-

## Amagansett

	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	# Sales \$1M to 1.99M	# Sales \$2M to \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M to 9.99M	# Sales \$10M to \$19.99M	# Sales \$20M+
1st H 2017	33	75,155,780	1,625,000	2	4	13	9	2	3	-	-
Change	+6%	-13.02%	-16.13%	-	+33%	-13%	+80%	-33%	-40%	-	-
1st H 2016	31	86,402,880	1,937,500	-	3	15	5	3	5	-	-

## Bridgehampton

*(Includes Water Mill and Sagaponack)*

	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	# Sales \$1M to 1.99M	# Sales \$2M to \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M to 9.99M	# Sales \$10M to \$19.99M	# Sales \$20M+
1st H 2017	79	333,047,136	3,075,000	1	6	22	15	14	13	7	1
Change	-4%	+12.36%	+46.43%	-67%	-25%	-19%	+25%	-	-	+75%	-
1st H 2016	82	296,400,395	2,100,000	3	8	27	12	14	13	4	1

## East Hampton Area

*(Includes Wainscott)*

	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	# Sales \$1M to 1.99M	# Sales \$2M to \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M to 9.99M	# Sales \$10M to \$19.99M	# Sales \$20M+
1st H 2017	202	239,636,174	900,000	23	92	65	17	3	1	1	-
Change	-4%	-12.34%	-2.70%	-8%	+2%	-6%	-11%	-40%	-50%	-	-
1st H 2016	211	273,371,436	925,000	25	90	69	19	5	2	1	-

## East Hampton Village

	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	# Sales \$1M to 1.99M	# Sales \$2M to \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M to 9.99M	# Sales \$10M to \$19.99M	# Sales \$20M+
1st H 2017	22	95,387,000	3,300,000	1	2	4	4	7	2	1	1
Change	-8%	-58.11%	+37.50%	-	+100%	+33%	-56%	+133%	-33%	-	-67%
1st H 2016	24	227,695,251	2,400,000	1	1	3	9	3	3	1	3

## Montauk

	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	# Sales \$1M to 1.99M	# Sales \$2M to \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M to 9.99M	# Sales \$10M to \$19.99M	# Sales \$20M+
1st H 2017	40	70,942,115	1,111,000	-	19	9	9	-	3	-	-
Change	-5%	+24.36%	+11.35%	-100%	-10%	-31%	+80%	-100%	+200%	-	-
1st H 2016	42	57,043,800	997,750	1	21	13	5	1	1	-	-

## The Hamptons (All Markets Combined)

	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	# Sales \$1M to 1.99M	# Sales \$2M to \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M to 9.99M	# Sales \$10M to \$19.99M	# Sales \$20M+
1st H 2017	891	1,677,072,423	1,050,000	142	300	225	117	51	37	13	6
Change	-1%	+2.45%	+5.53%	-11%	-2%	-6%	+23%	+13%	-12%	+30%	+50%
1st H 2016	899	1,636,944,183	995,000	159	305	239	95	45	42	10	4