

TOWN & COUNTRY HAMPTONS MID YEAR 2016 HOME SALES REPORT

Analyzing the **Hamptons Home Sale** data for the first six months of 2016 was like being on the Cyclone at Coney Island. The highs are huge — check out **Shelter Island** — and the lows makes your stomach drop, take a look at **Southampton Village**.

Shelter Island broke some records with 44 sales — a 76% spike from 2015 when only 25 homes sold in the first six months and nearly \$50 million changed hands — almost double that of the same period last year.

Sag Harbor Village and **Sag Harbor Area (which includes Noyack and North Haven)** posted the greatest gains in **Median Home Sales Price** at 29% and 30% respectively.

Interestingly, the usual crown jewels seem to have lost their luster a bit. **Bridgehampton (which includes Water Mill and Sagaponack)** saw nearly all red across the board. The **Total Home Sales Volume** sank 34% — primarily due to the drop in home sales activity \$10M and up.

Southampton Village and **East Hampton Village**, both estate areas, historically blue chips, realized significant pull backs. **Southampton Village** didn't have one home sale \$10M and up — it's been many years since we saw that! The **Total Home Sales Volume** was off by 51% with 27% less sales, all of which recalibrated the **Median Home Sales Price** to \$1.95M. **East Hampton Village** saw 31% less home sales from 35 in the first six months of 2015 to only 24 in 2016 same period. The **Median Home Sales Price** dropped 23% from \$3.1M to \$2.4M year-to-year.

The silver lining for **East Hampton Village** was the **Total Home Sales Volume** spike of 36% from \$167M to \$228M year to year. It must be noted though that this was due to 3 home sales on Lily Pond Lane. Two were part of Scott Bommer's \$110M flip, in addition to 199 Lily Pond Lane oceanfront which closed at \$70M — none of which were listed for sale.

"Looking at All Hamptons Markets Combined and you clearly see that while there were some statistically wild peaks and valleys, the prime criteria monitored by TOWN & COUNTRY shows only slight variations. The Number of Home Sales was -6%; the Total Home Sales Volume -8.7%; Median Home Sales Price rose 2%. Not a bad ride afterall," states Judi A. Desiderio.

To view all reports visit TownAndCountryHamptons.com/Reports.

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*Source: The Long Island Real Estate Report

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Hamptons 2016 First Half 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 2016	66	112,136,626	1,195,500	3	26	17	13	3	4	-	-
Change	+20%	+50.83%	+29.88%	-	-13%	-	+225%	-	-	-100%	-
1st H 2015	55	74,345,182	920,500	3	30	17	4	-	-	1	-

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 2016	37	71,464,215	1,350,000	-	12	14	3	5	3	-	-
Change	+3%	+39.74%	+27.96%	-100%	-8%	+8%	-	+67%	-	-	-
1st H 2015	36	51,139,852	1,055,000	4	13	13	3	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 2016	44	48,626,810	848,250	11	16	12	4	1	-	-	-
Change	+76%	+95.78%	+10.16%	+267%	-6%	+500%	+33%	-	-	-	-
1st H 2015	25	24,838,025	770,000	3	17	2	3	-	-	-	-

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 2016	87	123,098,126	745,000	17	39	19	7	3	-	2	-
Change	-16%	+1.37%	-12.35%	-15%	-9%	-24%	-42%	+50%	-100%	-	-
1st H 2015	103	121,436,323	850,000	20	43	25	12	2	1	-	-

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 2016	37	108,240,748	1,950,000	2	5	13	7	4	6	-	-
Change	-27%	-51.20%	-18.75%	+100%	-44%	+30%	-42%	-43%	-25%	-100%	-100%
1st H 2015	51	221,826,407	2,400,000	1	9	10	12	7	8	2	2

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 2016	138	182,192,211	776,250	28	60	30	10	3	5	2	-
Change	-8%	-19.39%	-23.10%	-3%	+30%	-29%	-38%	-73%	-17%	-	-
1st H 2015	150	226,024,167	1,009,450	29	46	42	16	11	6	-	-

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 2016	100	50,271,685	410,000	68	24	7	1	-	-	-	-
Change	+2%	-4.27%	-1.80%	+1%	-4%	+133%	-67%	-	-	-	-
1st H 2015	98	52,513,188	417,500	67	25	3	3	-	-	-	-

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 2016	31	86,402,880	1,937,500	-	3	15	5	3	5	-	-
Change	-30%	-13.82%	+14.48%	-100%	-57%	-17%	-50%	-25%	+150%	-100%	-
1st H 2015	44	100,263,500	1,692,500	2	7	18	10	4	2	1	-

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 2016	82	296,400,395	2,100,000	3	8	27	12	14	13	4	1
Change	-24%	-34.10%	-8.68%	-40%	-27%	-13%	-40%	-	-19%	-56%	-50%
1st H 2015	108	449,793,610	2,299,500	5	11	31	20	14	16	9	2

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 2016	211	273,371,436	925,000	25	90	69	19	5	2	1	-
Change	+4%	+12.93%	+7.00%	+9%	-13%	+25%	+36%	-	+100%	-	-
1st H 2015	202	242,074,429	864,500	23	103	55	14	5	1	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 2016	24	227,695,251	2,400,000	1	1	3	9	3	3	1	3
Change	-31%	+36.08%	-22.58%	-	-83%	-50%	+29%	-25%	-57%	-80%	-
1st H 2015	35	167,320,143	3,100,000	-	6	6	7	4	7	5	-

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 2016	42	57,043,800	997,750	1	21	13	5	1	1	-	-
Change	-13%	-7.16%	+6.37%	-50%	-16%	-7%	-17%	-	-	-	-
1st H 2015	48	61,440,486	938,000	2	25	14	6	-	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 2016	899	1,636,944,183	995,000	159	305	239	95	45	42	10	4
Change	-6%	-8.70%	+1.95%	-	-9%	+1%	-14%	-10%	-	-47%	-
1st H 2015	955	1,793,015,312	976,000	159	335	236	110	50	42	19	4