

Press Release: April 20, 2016

# TOWN & COUNTRY HAMPTONS 1ST QUARTER 2016 HOME SALES REPORT

The best part about the numbers is they tell it like it is —  
no individuality, no over inflation, no emotions... strictly the FACTS.

The fact is, the **Hamptons 1st Quarter Home Sales Report** reflects, frankly, a mixed bag.

In general, the report on the first three months home sales activity shows 10 of the 12 individual markets monitored by **TOWN & COUNTRY** had fewer transfers. **East Hampton Village** saw a drop of 44% and **Bridgehampton (which includes Water Mill and Sagaponack)** saw a 39% drop in **Number of Home Sales**— these are significant statistical changes.

**Bridgehampton (which includes Water Mill and Sagaponack)** had quite a pull back, with not only 39% less **Home Sales**, but 42% less **Total Homes Sales Volume**, and the final criteria we monitor, **Median Home Sales Price**, slightly lower by 3%. The \$10-\$19.99M price range was off by 67% in **Bridgehampton (which includes Water Mill and Sagaponack)**.

On a positive note, **Shelter Island** spread its wings nicely with a whopping 70% jump in **Number of Home Sales**, 59% increase in **Total Homes Sales Volume** and nearly 10% rise in **Median Home Sales Price**.  
A shining quarter for the Island.

**East Hampton Village** statistics deserve close examination. Not only the slide of 44% fewer **Number of Home Sales** but RED in every price range ... except the over \$20M, where the 2 sales for the first 3 months were: 101 Lily Pond Lane at \$63.8M and 93 Lily Pond Lane for \$22M. SAB Capital owner Scott Bommers sold his 3 Lily Pond Lane holdings for a total of \$110M — an off-market deal.

Looking at **All Hamptons Markets Combined** and you see that from a broadstroke the East End Real Estate market held strong, while the stock market was in a bit of a free fall followed by a bounce. The **Median Home Sales Price** increased a respectable 3.65% to \$995,000 while the **Number of Home Sales** declined by 10%.

Thank goodness it's Spring!

To view all reports visit [TownAndCountryHamptons.com/Reports](http://TownAndCountryHamptons.com/Reports).

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\*Source: The Long Island Real Estate Report

\*\*All information is deemed reliable and correct. Information is subject to errors, omissions and withdrawal without prior notice.



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# Hamptons 2016 First Quarter 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 Q 2016	21	37,740,000	999,000	1	10	5	2	1	2	-	-
Change	-9%	+2.36%	+13.14%	-	-33%	-17%	-	-	-	-100%	-
1st Q 2015	23	36,868,500	883,000	1	15	6	-	-	-	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 Q 2016	16	30,232,000	1,275,000	-	5	7	-	3	1	-	-
Change	-24%	+3.87%	+18.60%	-100%	-38%	-30%	-	+50%	-	-	-
1st Q 2015	21	29,106,151	1,075,000	1	8	10	-	2	-	-	-

## 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 Q 2016	17	18,274,000	875,000	3	8	4	2	-	-	-	-
Change	+70%	+59.21%	+9.72%	+200%	+14%	-	-	-	-	-	-
1st Q 2015	10	11,478,000	797,500	1	7	-	2	-	-	-	-

## 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 Q 2016	39	63,815,080	735,000	9	16	9	3	-	-	2	-
Change	-11%	+38.00%	+10.53%	-25%	-20%	+29%	-25%	-	-100%	-	-
1st Q 2015	44	46,243,216	665,000	12	20	7	4	-	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 Q 2016	13	39,547,456	2,000,000	2	1	3	3	2	2	-	-
Change	-24%	-45.35%	-13.04%	-	-67%	-25%	-50%	-	-	-100%	-100%
1st Q 2015	17	72,365,000	2,300,000	-	3	4	6	-	2	1	1

## 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 Q 2016	52	80,423,823	880,000	11	18	13	4	2	3	1	-
Change	-5%	+3.30%	-	-8%	-22%	+18%	+100%	-50%	-	-	-
1st Q 2015	55	77,852,056	880,000	12	23	11	2	4	3	-	-

## 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 Q 2016	33	16,290,777	405,000	23	8	2	-	-	-	-	-
Change	-6%	-7.30%	-2.17%	+5%	-27%	+100%	-100%	-	-	-	-
1st Q 2015	35	17,574,600	414,000	22	11	1	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 Q 2016	18	41,551,930	1,875,000	-	2	9	5	-	2	-	-
Change	-14%	+4.68%	+16.46%	-100%	-33%	-	-17%	-	+100%	-	-
1st Q 2015	21	39,695,900	1,610,000	2	3	9	6	-	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 Q 2016	30	134,160,296	2,908,461	2	-	10	4	6	5	2	1
Change	-39%	-41.72%	-3.05%	-	-100%	-23%	-64%	-14%	-17%	-67%	-
1st Q 2015	49	230,201,000	3,000,000	-	5	13	11	7	6	6	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 Q 2016	83	110,915,932	880,000	13	34	24	8	3	-	1	-
Change	+9%	+28.03%	-2.38%	+18%	+3%	-	+33%	+200%	-100%	-	-
1st Q 2015	76	86,632,199	901,500	11	33	24	6	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 Q 2016	9	106,565,251	2,400,000	-	1	2	2	-	2	-	2
Change	-44%	+85.16%	-	-	-75%	-33%	-33%	-100%	-33%	-100%	-
1st Q 2015	16	57,553,025	2,400,000	-	4	3	3	2	3	1	-

## 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 Q 2016	12	19,400,300	984,650	-	7	2	1	1	1	-	-
Change	-14%	+3.33%	+7.91%	-100%	-	-	-75%	-	-	-	-
1st Q 2015	14	18,774,500	912,500	1	7	2	4	-	-	-	-

## 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 Q 2016	343	698,916,845	995,000	64	110	90	34	18	18	6	3
Change	-10%	-3.51%	+3.65%	+2%	-21%	-	-24%	+13%	+6%	-33%	+50%
1st Q 2015	381	724,344,147	960,000	63	139	90	45	16	17	9	2