

Hamptons real estate market report: Q2 of 2017

The Hamptons are making a comeback

Grace Cassidy | July 19, 2017

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+
2nd Q 2017	408	831,443,438	1,100,000	71	122	109	53	25	14	10	4
Change	-2%	+21.74%	+10.11%	+13%	-17%	-6%	+10%	+32%	-30%	+150%	-
2nd Q 2016	417	682,939,323	999,000	63	147	116	48	19	20	4	-

While compared to the second quarter of 2016, the total number of Hamptons real estate sales decreased in Q2 this year, the total home sales volume and the median home sales price both saw increases, according to Town & Country's [homes sales report](#).

The high-end market in particular saw recovery.

The total number of home sales was 408, compared to 2016's 417. Bridgehampton, Amagansett, Hampton Bays, Westhampton, Southampton, and Sag Harbor village all saw increases in total number of home sales, while the greater Sag Harbor area, Shelter Island, East Hampton, and Montauk all saw decreases.

The total home sales volume increased by 21.74 percent this year, while the median home sales price went from \$999,000 to \$1.1 million.

Sales under \$500,000 saw a 13 percent increase. This year, 71 home were sold in that range, while last year 63 were sold. Sales between \$500,000 and \$999,000 decreased, as did sales between \$1 million and \$1.99 million.

As far as the high end market is concerned, increases in sales were seen in almost every range. Sales between \$2 million and \$3.49 million increased by 10 percent and sales between \$3.5 million and \$4.99 million increased by 32 percent.

There was a 30 percent decrease in sales in the \$5 million to \$9.99 million range, but the two largest categories—between \$10 million and \$19.99 million, and sales over \$20 million—both saw major increases.

In Q2 of 2016, there were four homes sold in the \$10 million to \$19.99 million range, and this year we saw 10. That comes out to a 150 percent increase. Last year, there were no homes sold in the over \$20 million range, but this year we saw four—one in East Hampton village, one in Bridgehampton, and two in Southampton village.

The four highest home sales was [328 Gin Lane in Southampton](#) for \$31 million, 1510 Meadow Lane in Southampton for \$24.6 million, 32 Middle Lane in East Hampton for \$25 million, and [1285 Flying Point Road](#) in Water Mill for \$20.5 million.

- [Hamptons 2nd Quarter 2017 Home Sales Report](#) [Town & Country]
- [Market Reports](#) [Town & Country]
- [Cool Modern Oceanfront in Water Mill Costs a Cool \\$30M](#) [Curbed Hamptons]
- [Gin Lane home sells for \\$31M, making it the highest sale in the Hamptons so far this year](#) [Curbed Hamptons]