

# TOWN & COUNTRY

## HAMPTONS MID YEAR 2018

### HOME SALES REPORT

The first six months of 2018 claimed a few milestones.

**East Hampton Village** Median Home Sales Price rocketed to \$6.9M, which is more than double the \$3.3M Median Home Sales Price for the first six months of 2017. Such activity tethered the Total Home Sales Volume to shoot up over 75% to \$167,414,992 — and that's on only 24 sales.

The most expensive sale of the year so far — 290 Furher Lane, Estate of James Marcus traded for \$40M just outside the Village.

The **East Hampton Area (which includes Wainscott)** held the record for the most Number of Home Sales at 201.

**Bridgehampton (which includes Water Mill and Sagaponack)** blew everyone away with \$412,664,838 in Total Home Sales Volume — basically 23% of all dollars in the Hamptons Home Sales were in the **Bridgehampton market (which includes Water Mill and Sagaponack)**. Two of the 5 home sales over \$20M were right here with 719 Ocean Road, Bridgehampton, the Estate of Elinore Munroe at \$22,711,119 and 51 Halsey Lane, Water Mill, Villa Maria at \$26.1M. It's important to mention the sale of Villa Maria was inclusive of adjacent properties but our reports are based on individual Suffolk County Tax Map numbers.

Shelter Island took a break in the first 6 months with a 33% drop in the Number of Home Sales and 46% decline in Total Home Sales Volume, yet, conversely the Median Home Sales Price rose 28.5% to \$970,000.

Looking at **All Hamptons Markets Combined** and one statistic just jumps right out at you. The price category \$5M - \$9.99M leaped up 59% to close 59 homes sales vs 37 last year — trend? We will see as 2018 closes out.

To view all reports visit <http://www.TownAndCountryHamptons.com/html/marketReports.php>

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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.

# Hamptons 2018 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 2018	57	87,573,438	1,188,000	3	24	18	9	2	-	1	-
Change	-7%	-28.27%	-18.07%	-40%	+41%	-10%	-25%	-33%	-100%	-	-
1st H 2017	61	122,085,053	1,450,000	5	17	20	12	3	3	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 2018	31	59,610,650	1,250,000	-	10	13	3	3	2	-	-
Change	-14%	-21.04%	-22.30%	-100%	+100%	-28%	-63%	+50%	-	-	-
1st H 2017	36	75,497,500	1,608,750	1	5	18	8	2	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 H 2018	22	22,331,107	970,000	1	13	8	-	-	-	-	-
Change	-33%	-45.57%	+28.48%	-80%	-24%	+14%	-100%	-100%	-100%	-	-
1st H 2017	33	41,030,380	755,000	5	17	7	2	1	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 2018	98	142,383,371	1,102,500	14	34	30	14	2	4	-	-
Change	+14%	+17.97%	+10.36%	+27%	+3%	+50%	-	-75%	-	-	-
1st H 2017	86	120,692,303	999,000	11	33	20	14	8	-	-	-

## 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 2018	43	158,883,108	1,800,000	1	9	12	6	7	5	2	1
Change	-2%	-39.27%	-41.70%	-50%	+350%	+20%	-40%	+17%	-38%	-	-75%
1st H 2017	44	261,604,510	3,087,500	2	2	10	10	6	8	2	4

## 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 2018	141	198,517,569	835,000	29	54	33	15	6	3	1	-
Change	-12%	+4.72%	+1.94%	-29%	-16%	+6%	-12%	+20%	+200%	-	-
1st H 2017	160	189,570,572	819,130	41	64	31	17	5	1	1	-

## 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 2018	99	54,081,954	450,000	63	32	3	-	-	1	-	-
Change	+4%	+3.16%	-7.02%	+26%	-18%	-50%	-	-	-	-	-
1st H 2017	95	52,423,900	484,000	50	39	6	-	-	-	-	-

## 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 2018	36	120,413,000	2,537,500	1	4	9	8	5	9	-	-
Change	+9%	+60.22%	+56.15%	-50%	-	-31%	-11%	+150%	+200%	-	-
1st H 2017	33	75,155,780	1,625,000	2	4	13	9	2	3	-	-

## 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 2018	94	412,664,838	3,012,500	3	6	20	27	15	14	7	2
Change	+19%	+23.91%	-2.03%	+200%	-	-9%	+80%	+7%	+8%	-	+100%
1st H 2017	79	333,047,136	3,075,000	1	6	22	15	14	13	7	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 2018	201	325,945,629	975,000	18	92	62	14	8	5	1	1
Change	-0%	+36.02%	+8.33%	-22%	-	-5%	-18%	+167%	+400%	-	-
1st H 2017	202	239,636,174	900,000	23	92	65	17	3	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 2018	24	167,414,992	6,900,000	-	4	1	-	2	13	3	1
Change	+9%	+75.51%	+109.09%	-100%	+100%	-75%	-100%	-71%	+550%	+200%	-
1st H 2017	22	95,387,000	3,300,000	1	2	4	4	7	2	1	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 H 2018	32	66,265,000	1,525,000	-	11	8	9	1	3	-	-
Change	-20%	-6.59%	+37.26%	-	-42%	-11%	-	-	-	-	-
1st H 2017	40	70,942,115	1,111,000	-	19	9	9	-	3	-	-

## 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 2018	878	1,816,084,656	1,060,000	133	293	217	105	51	59	15	5
Change	-1%	+8.29%	+0.95%	-6%	-2%	-4%	-10%	-	+59%	+15%	-17%
1st H 2017	891	1,677,072,423	1,050,000	142	300	225	117	51	37	13	6