

TOWN & COUNTRY

HAMPTONS YEAR END 2018

HOME SALES REPORT

Reflecting back at **Hamptons Home Sales** for 2018 we see relatively stable markets with a few exceptions.

East Hampton Village had an amazing year with a staggering \$4,878,750 **Median Home Sales Price**, a 57.4% leap from \$3,100,000 in 2017. Furthermore, the **Total Home Sales Volume** jumped 30% year-over-year.

East Hampton Area (which includes Wainscott) had the most transfers with 417 and the greatest **Total Home Sales Volume** at \$622,544,443.

Hampton Bays logged the greatest increase in activity with 15% more homes trading hands.

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+
2018	2,052	3,943,258,009	889,000	309	720	511	239	105	116	38	7
Change	-3%	+1.00%	+0.50%	-9%	-4%	+1%	-14%	-	+26%	+18%	-36%
2017	2,122	3,901,866,387	883,475	341	756	505	279	105	92	33	11

Shelter Island has obviously hit some trade winds with 40% fewer **Home Sales** and 47% less **Total Home Sales Volume**. Conversely, the **Median Home Sales Price** rose 22% from \$820,000 in 2017 to \$999,000 in 2018.

Digging deeper into the specific price ranges and we see a few significant changes year to year. The \$20M dollar and up price range sank 36% from 11 sales in 2017 to 7 in 2018. Conversely, the \$5M to \$9.99M dollar range rose 26% from 92 sales in 2017 to 116 in 2018.

Looking at all **Hamptons Markets Combined** and the statistics show us 2018 was comparable to 2017. Over all of the 3 criteria monitored by **TOWN & COUNTRY**, the market as a whole was basically flat.

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* Source: The Real Estate Report

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