

# 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.

The Hamptons (All Markets Combined)											
	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under \$500K	# Sales \$500K to \$1M	# Sales \$1M to \$2.5M	# Sales \$2.5M to \$5M	# Sales \$5M to \$10M	# Sales \$10M to \$20M+	# Sales	# Sales
1st H 2018	279	\$1,219,224,888	\$1,000,000	133	203	217	106	51	20	15	5
Change	-1%	+0.20%	+0.20%	-4%	-1%	-4%	-10%	-	+20%	+10%	-17%
1st H 2017	281	\$1,077,272,433	\$1,000,000	140	204	229	117	51	27	18	6

**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 - \$9.9M leaped up 59% to close 59 homes sales vs 37 last year — trend? We will see as 2018 closes out.

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\* Source: The 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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