

# Looking For A Home In The Hamptons? Get Ready To Shell Out \$1.3 Million

Maura McDermott | April 22, 2021

If you're looking for a home on the East End this spring, hold onto your wallet.

The median home price in the Hamptons was \$1.3 million in the first three months of the year, up more than 31% from a year earlier, the appraisal company Miller



Samuel and the brokerage Douglas Elliman said in a report to be released Thursday. The number of home sales increased annually by 48%.

There was a "massive surge" in sales activity in the \$1 million to \$5 million range, where the number of sales jumped by almost 83% compared with a year earlier, said Jonathan Miller, president and CEO of Miller Samuel.

## Luxury vacation market now a co-primary market

With New York City homebuyers seeking more space during the pandemic, Miller said, the Hamptons "pivoted from a luxury vacation market to a co-primary market where people are opting for second homes that they can envision living in year-round if they want to, they have that flexibility."

On the North Fork, the median price was \$751,000 in the first quarter, a year-over-year jump of more than 23%, the companies reported. Sales activity leaped by 59%.

Homes sold for amounts higher than the last listing price — an indication that bidding wars drove up prices — in nearly 22% of sales in the Hamptons and almost 35% of sales on the North Fork, Miller said.

"Is this market going to continue to ride up at the rate that it has? No, I don't think so," Judi Desiderio, chief executive of Town & Country Real Estate, based in East Hampton. But, she said, "I don't think it's going to go back down either.... It's going to be a long time before we have more supply than we have demand. The only place that we probably have more supply than demand is over \$10 million."

### **Rental market remains strong**

Christopher Burnside, an associate broker with Brown Harris Stevens in Westhampton Beach, said the rental and sales markets remain strong enough that he rented out his Sag Harbor home for \$175,000 for July and August, when he will be traveling with his family, and he recently sold a six-bedroom home he built on 1.3 acres in Water Mill for \$6 million.

But, he said, some prospective buyers are getting fed up. "They're just kind of waiting in the sidelines to see what happens," he said. "Prices aren't going to stay like this forever."