

Where Prices Meet the Sky

Home sales and rentals in the Hamptons picked up at the beginning of the pandemic and are still going strong.

...on 13 million prime properties in the region with an average price of \$1.2 million. A recent study by the National Association of Realtors found that the average price of a house in the Hamptons is \$2.5 million. The uniqueness of the address is never changing," he said, planning to build spec homes to "a custom-home standard" on the 0.4-acre to two-acre lots. They will be for sale from \$8.5 million to \$19 million in less than a year, Mr. Zecher added.

"Macro events such as 9/11 and the global financial crisis drove people out of Manhattan and they relocated to the Hamptons," he said. "We are convinced the buying base has changed because of Covid. There are a whole host of families like mine that now call the Hamptons home."

THEY ARE... installing their homes, including a recent house in the Shinnecock Hills for a client who is a concert pianist, Ms. Glazer said. Year-round living, however, has also raised some infrastructure issues. Ray Harden, an owner of Ben Krupinski Builder, said more people means more waste and strain on septic systems. With no public sewers, those building new or renovating more than 50 percent of their home must install a new low nitrogen septic system, about \$24,000 for a three-bedroom house, compared with \$9,000 for a traditional septic system, Mr. Harden said. (Suffolk County passed a law last fall requiring the

He has also "received more calls about lifting a house and putting a basement underneath so they can put in a gym or a home office since Covid than in the past 20 years." After all, everyone needs room for a Peloton.

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