

# WILLIAM RAVEIS

## HAMPTONS Q3 2025 HOME SALES REPORT

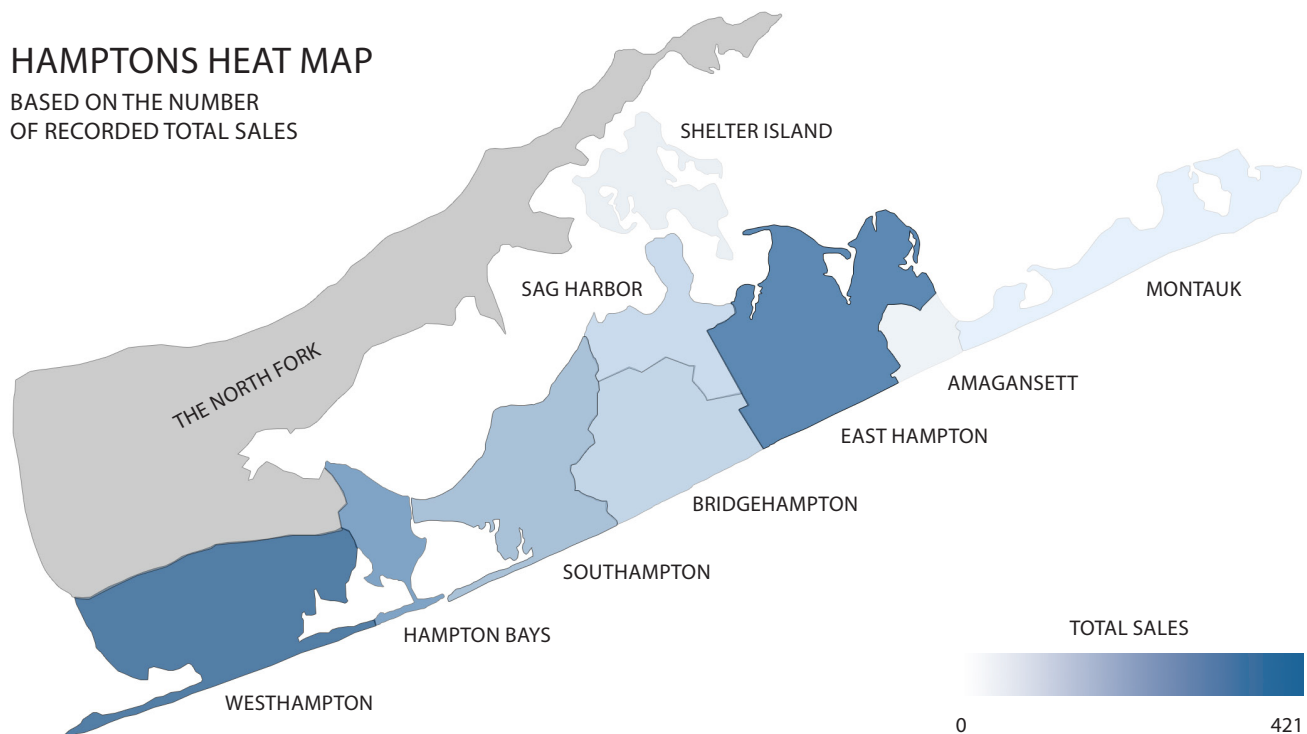
The 3rd quarter of 2025 was an interesting series of bobs and weaving. The more I dug the more I saw the only tangible trend was the amount of home sales at the uber high end. Looking at ALL HAMPTON MARKETS COMBINED and you can see a staggering 43% leap in home sales \$10-19.99M and 33% more home sales \$20M and up. Oddly, the Median Home Sales Price for Q3 dipped 5.5% from \$2,168,900 in '24 to \$2,050,000 in '25 same three month period.

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### HAMPTONS HEAT MAP

BASED ON THE NUMBER  
OF RECORDED TOTAL SALES



All information is deemed reliable and correct. Information is subject to errors, omissions and withdrawal without prior notice. (Source: Suffolk Vision Inc.)



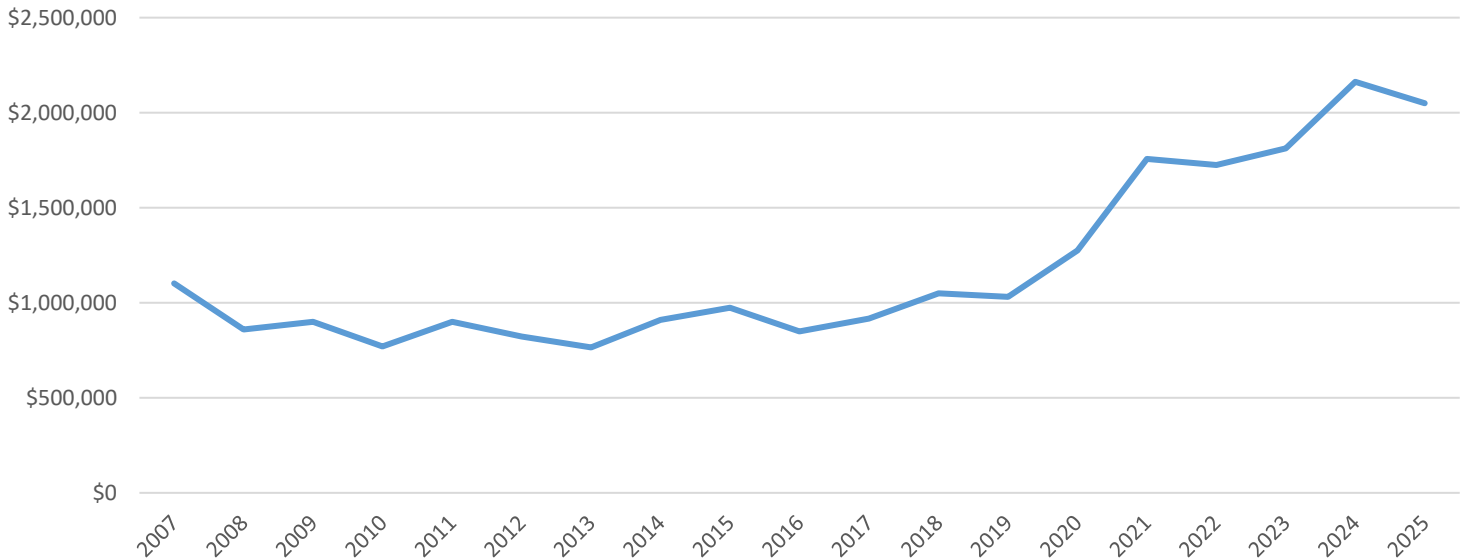
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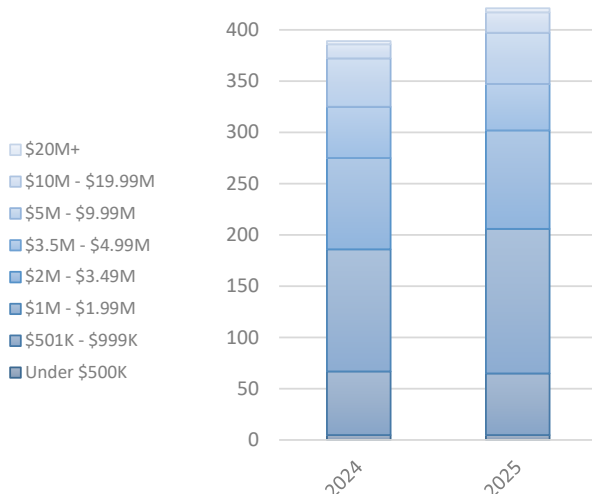
## HAMPTONS Q3 2025 HOME SALES REPORT

THE HAMPTONS ALL MARKETS COMBINED		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M - \$9.99M	# SALES \$10M - \$19.99M	# SALES \$20M+
	Q3 2025	421	1,406,083,520	2,050,000	5	60	141	96	45	50	20	4
	CHANGE	+9%	+13.26%	-5.48%	-	-2%	+18%	+8%	-10%	+6%	+43%	+33%
	Q3 2024	388	1,241,448,786	2,168,900	5	61	119	89	50	47	14	3

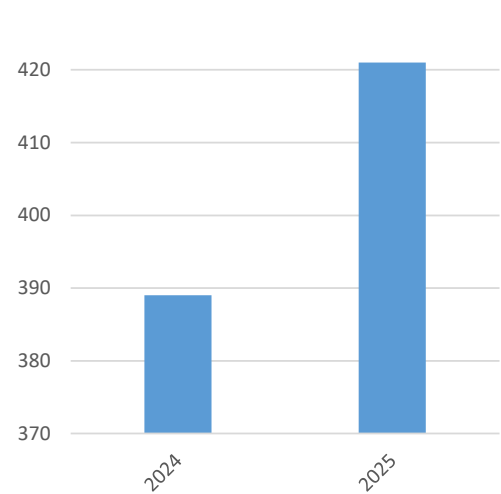
### MEDIAN HOME SALES PRICE



### SALES TRENDS



### TOTAL # OF HOME SALES



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## HAMPTONS Q3 2025

### HOME SALES REPORT



\$3,295,000

148FairviewAvenue.com

## THE END

Montauk Number of Home Sales sank the greatest statistically at a -32% along with a 20% drop in Total Home Sales Volume, yet the Median Home Sales Price rose 4% to a firm \$2M. Amagansett closed the same Number of Home Sales at 9 but the Median Home Sales Price declined over 26% to \$4.45M from \$6,040,000. The Total Home Sales Volume also shrank 22%. Slide your vision over to the price categories and you will see less activity in home sales \$5M and up.

MONTAUK		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M - \$9.99M	# SALES \$10M - \$19.99M	# SALES \$20M+
	Q3 2025	15	50,970,450	2,000,000	-	-	6	5	2	1	1	-
	CHANGE	-32%	-19.85%	+3.90%	-	-	-50%	+67%	-33%	-75%	-	-
	Q3 2024	22	63,596,000	1,925,000	-	-	12	3	3	4	-	-
AMAGANSETT		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M - \$9.99M	# SALES \$10M - \$19.99M	# SALES \$20M+
	Q3 2025	9	45,469,979	4,450,000	1	-	-	1	4	2	1	-
	CHANGE	-	-21.59%	-26.32%	-	-	-	-50%	+100%	-33%	-50%	-
	Q3 2024	9	57,990,000	6,040,000	-	-	-	2	2	3	2	-

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## HAMPTONS Q3 2025

### HOME SALES REPORT



**\$14,500,000**  
65EastHollowRoad.com

## EAST HAMPTON

East Hampton Village closed two more home sales year to year with a 27.6% climb in Total Home Sales Volume, yet the Median Home Sales Price slid a big 28% from \$4.35M to \$3.15M same quarter '24 to '25. East Hampton Area, which included Wainscott, Total Home Sales Volume sank 26% from \$230.2M in '24 to \$171.3M in '25 Q3. That was the greatest drop statistically for Total Home Sales Volume in the report. Last year, same time frame, there were 3 home sales \$10-19.99M-- this year there were none.

EAST HAMPTON AREA INCLUDES WAINSCOTT		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M - \$9.99M	# SALES \$10M - \$19.99M	# SALES \$20M+
	Q3 2025	69	171,299,518	1,854,000	3	5	33	15	4	9	-	-
	CHANGE	-9%	-25.58%	-15.63%	-	+25%	+14%	-40%	-43%	+13%	-100%	-
	Q3 2024	76	230,192,059	2,197,500	-	4	29	25	7	8	3	-
EAST HAMPTON VILLAGE		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M - \$9.99M	# SALES \$10M - \$19.99M	# SALES \$20M+
	Q3 2025	15	89,413,501	3,150,000	-	-	4	4	-	4	2	1
	CHANGE	+15%	+27.64%	-27.59%	-	-	+100%	+100%	-100%	-	+100%	-
	Q3 2024	13	70,050,000	4,350,000	-	-	2	2	4	4	1	-

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## HAMPTONS Q3 2025 HOME SALES REPORT



### SOUTHAMPTON

Southampton Village, knocked it out of the park!!! A whopping 173% rocket in the Number of Home Sales and a remarkable 424% spike in Total Home Sales Volume. Slide your view down to the 8 price categories monitored by William Raveis and you see 2 of the 4 sales for Q3 in the \$20M and up were in Southampton Village and 5 in the \$10-19.99M this year where there were none last year. Southampton Area, which includes North Sea, conversely, experienced declines in all three criteria we report on. -9% in the Number of Home Sales, -20% in Total Home Sales Volume, and -10% in Median Home Sales Price.

SOUTHAMPTON AREA INCLUDES NORTH SEA		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M - \$9.99M	# SALES \$10M - \$19.99M	# SALES \$20M+
	Q3 2025	50	122,051,608	1,862,500	-	5	23	12	4	6	-	-
	CHANGE	-9%	-20.18%	-9.59%	-	-38%	+21%	-14%	-56%	+50%	-	-100%
	Q3 2024	55	152,900,700	2,060,000	-	8	19	14	9	4	-	1
SOUTHAMPTON VILLAGE		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M - \$9.99M	# SALES \$10M - \$19.99M	# SALES \$20M+
	Q3 2025	30	216,974,672	4,300,000	-	1	1	11	6	4	5	2
	CHANGE	+173%	+424.03%	+13.16%	-	-	-	+175%	+200%	-	-	-
	Q3 2024	11	41,405,000	3,800,000	-	-	1	4	2	4	-	-

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## HAMPTONS Q2 2025

### HOME SALES REPORT



## BRIDGEHAMPTON & SHELTER ISLAND

Bridgehampton, which includes Water Mill & Sagaponack, logged the highest Median Home Sales Price at \$4,825,000... but that price was 18% lower than last year's Median Home Sales Price of \$5,885,000. Shelter Island closed one less home sales — from 15 in 2024 to 14 this year same quarter. The Median Home Sales Price retreated 16% for Q3 while the Total Home Sales Volume declined almost 20%.

BRIDGEHAMPTON INCLUDES WATER MILL & SAGAPONACK		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M - \$9.99M	# SALES \$10M - \$19.99M	# SALES \$20M+
	Q3 2025	45	284,384,000	4,825,000	-	1	4	10	9	13	7	1
	CHANGE	+73%	+50.06%	-18.01%	-	-	+33%	+150%	+125%	+30%	+75%	-
	Q3 2024	26	189,508,500	5,885,000	-	-	3	4	4	10	4	1
SHELTER ISLAND		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M - \$9.99M	# SALES \$10M - \$19.99M	# SALES \$20M+
	Q3 2025	14	31,166,000	1,630,000	-	5	5	-	3	1	-	-
	CHANGE	-7%	-19.47%	-15.54%	-	+400%	-29%	-100%	+200%	-	-100%	-
	Q3 2024	15	38,701,999	1,929,999	-	1	7	5	1	-	1	-

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## HAMPTONS Q3 2025

## HOME SALES REPORT



### SAG HARBOR

Sag Harbor Village had 11% more home sales year to year but the two other metrics were off slightly. Median Home Sales Price -7% and Total Home Sales Volume -4.5%. Sag Harbor Area, which includes Noyack and North Haven, experienced the greatest decline in Median Home Sales Price — nearly 31% lower than last year quarter to quarter. Viewing the price ranges you can see the cause was the drop in home sales in 3 of the 4 highest price categories. YET, the Number of Home Sales shot up 38%-- this was simply a result of more homes selling below \$3M (last year's Median Home Sales Price for Q3).

SAG HARBOR AREA INCLUDES NOYACK & NORTH HAVEN		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M - \$9.99M	# SALES \$10M - \$19.99M	# SALES \$20M+
	Q3 2025	36	83,729,675	2,100,000	-	4	14	12	5	1	-	-
	CHANGE	+38%	-5.73%	-30.58%	-	+100%	+100%	+71%	-29%	-50%	-100%	-
	Q3 2024	26	88,818,999	3,025,000	-	2	7	7	7	2	1	-
SAG HARBOR VILLAGE		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M - \$9.99M	# SALES \$10M - \$19.99M	# SALES \$20M+
	Q3 2025	21	66,984,005	2,300,000	-	-	7	8	2	3	1	-
	CHANGE	+11%	-4.53%	-7.07%	-	-100%	+40%	+60%	-60%	+50%	-	-
	Q3 2024	19	70,163,549	2,475,000	-	1	5	5	5	2	1	-

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## HAMPTONS Q3 2025

### HOME SALES REPORT



## WEST OF THE CANAL

Westhampton, which includes Remsenburg, Westhampton Beach, East Quogue, Quogue, and Quogue, closed the most Number of Home Sales for the 3rd quarter at 71 —the same count as the prior year same period. Hampton Bays, the only remaining Hampton hamlet you can actually find a home under a million dollars (though not for long), saw gains in the three criteria and a new Median Home Sales Price of \$982,500.

WESTHAMPTON INCLUDES REMSENBURG, WESTHAMPTON BEACH, EAST QUOGUE, QUOGUE, QUIOGUE		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M - \$9.99M	# SALES \$10M - \$19.99M	# SALES \$20M+
	Q3 2025	71	190,118,188	1,725,000	-	15	26	16	5	6	3	-
	CHANGE	-	-1.03%	+1.47%	-100%	-6%	-	+14%	-17%	-	+200%	-100%
	Q3 2024	71	192,102,401	1,700,000	1	16	26	14	6	6	1	1
HAMPTON BAYS		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M - \$9.99M	# SALES \$10M - \$19.99M	# SALES \$20M+
	Q3 2025	46	53,521,924	982,500	1	24	18	2	1	-	-	-
	CHANGE	+2%	+16.30%	+11.65%	-75%	-17%	+125%	-50%	-	-	-	-
	Q3 2024	45	46,019,579	880,000	4	29	8	4	-	-	-	-

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