

WILLIAM RAVEIS

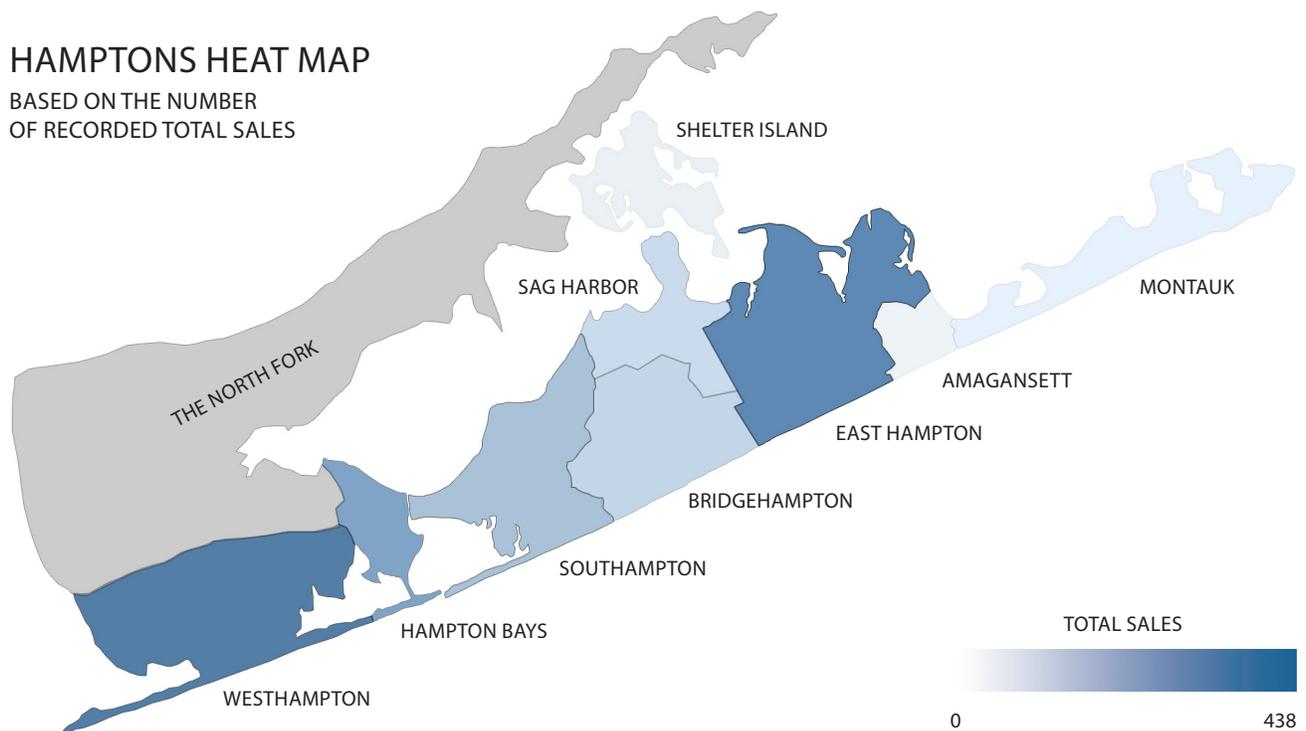
HAMPTONS Q4 2025 HOME SALES REPORT

Looking at all Hampton markets combined you see the Number of Home Sales remained stable yet the Median Home Sales Price rose 31% to \$2.35 million and the Total Home Sales Volume increased by 39%. Four of our Hampton markets logged a Median Home Sales Price of greater than \$5 million.

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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.)



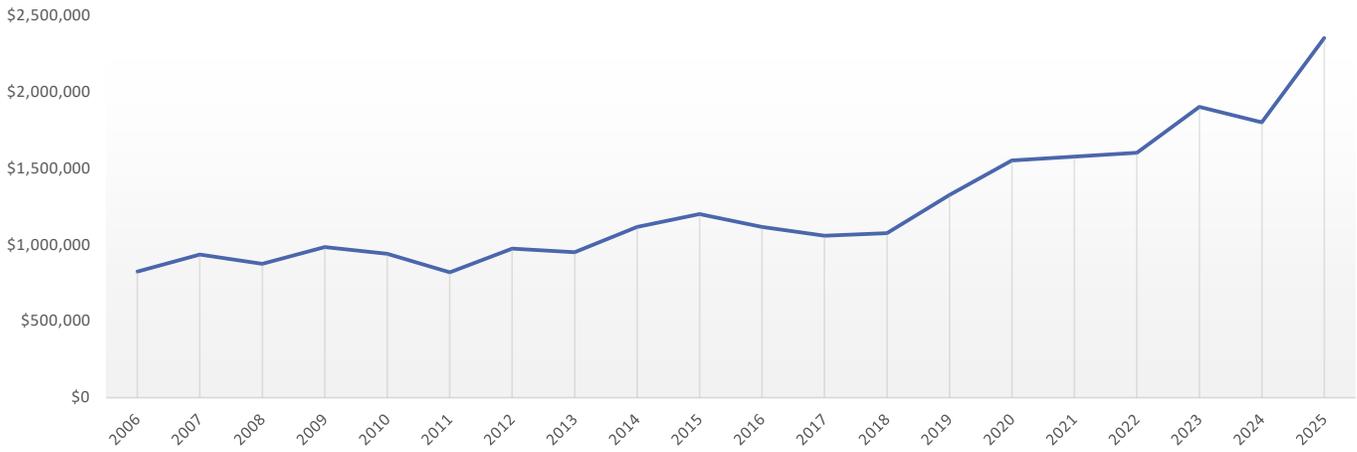
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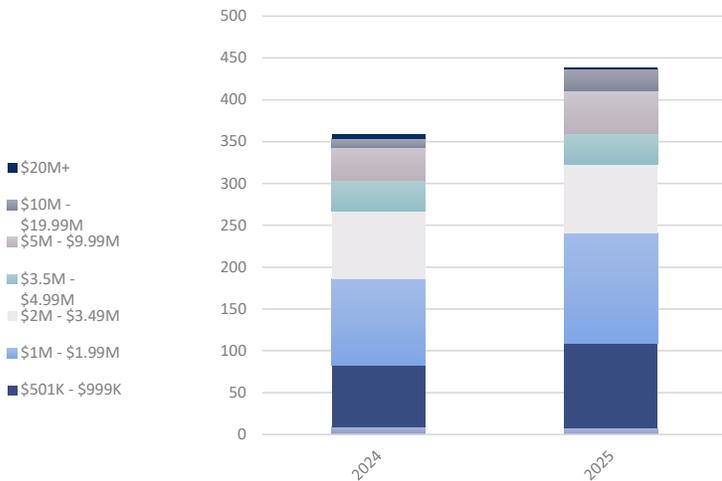
HAMPTONS Q4 2025 HOME SALES REPORT

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+
	Q4 2025	438	1,900,982,823	2,350,000	6	62	112	118	41	64	24	11
	CHANGE	-0%	+39.38%	+30.56%	-14%	-39%	-15%	+44%	+11%	+25%	-8%	+450%
	Q4 2024	439	1,363,921,312	1,800,000	7	102	132	82	37	51	26	2

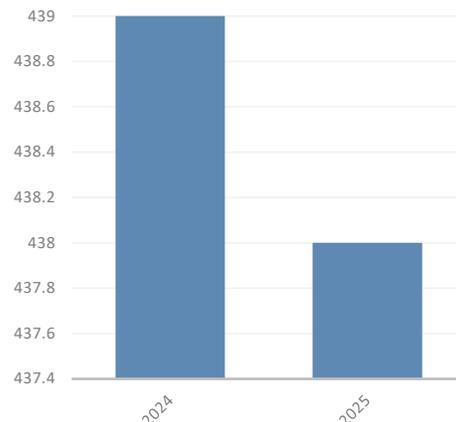
MEDIAN HOME SALES PRICE



SALES TRENDS



TOTAL # OF HOME SALES



out prior notice. (Source: Suffolk Vision Inc.)



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HAMPTONS Q4 2025

HOME SALES REPORT



THE END

Montauk logged an impressive last three months of 2025 with 50% more homes changing hands and 57% greater Total Home Sales Volume and a Median Home Sales Price that rose 16%. Amagansett, one of our best kept secrets, is no longer just that. Amagansett had the second highest Median Home Sales Price of \$6,762,500. Over \$200 million traded hands in Amagansett with only 14 home sales. A new CROWN JEWEL is born.

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+	
	Q4 2025	27	79,492,267	2,520,000	-	-	10	12	3	1	1	-
	CHANGE	+50%	+56.57%	+15.70%	-100%	-100%	+100%	+140%	+50%	-67%	-	-
	Q4 2024	18	50,772,207	2,178,000	1	2	5	5	2	3	-	-
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+	
	Q4 2025	14	208,970,000	6,762,500	-	-	-	5	-	5	2	2
	CHANGE	-	+238.99%	+89.16%	-	-	-100%	+25%	-100%	+67%	+100%	-
	Q4 2024	14	61,645,000	3,575,000	-	-	3	4	3	3	1	-

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HAMPTONS Q4 2025

HOME SALES REPORT



EAST HAMPTON

East Hampton Village Median Home Sales Price, was a whopping \$7.65 million. That's a 35.4% increase year over year. Very impressive. East Hampton Area, which included Wainscott, tied for the most Number of Home Sales at 72 for the fourth quarter – although that's 15% less than the prior year same quarter, the market stayed stable for this area.

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+	
	Q4 2025	72	184,895,855	1,725,053	1	5	32	20	8	5	1	-
	CHANGE	-15%	+3.87%	-3.90%	-	-38%	-29%	-	-27%	+400%	-	-
	Q4 2024	85	178,010,908	1,795,000	-	8	45	20	11	1	-	-
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+	
	Q4 2025	14	159,708,171	7,650,000	-	-	1	3	2	5	-	3
	CHANGE	-	+43.95%	+35.40%	-	-	-	-25%	-	+150%	-100%	-
	Q4 2024	14	110,950,000	5,650,000	-	-	-	4	2	2	6	-

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HAMPTONS Q4 2025 HOME SALES REPORT



SOUTHAMPTON

Southampton Village, always a crown jewel had a Median Home Sales Price of \$5.995 million for the last three months of the year. Southampton Area, which includes North Sea, remained relatively stable, though the Total Home Sales Volume dipped 16%, the Median Home Sales Price rose 9% following a trend.

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+
	Q4 2025	41	95,709,499	1,625,000	1	9	16	8	4	2	1	-
	CHANGE	-2%	-15.92%	+8.51%	-	-31%	+23%	+60%	-33%	-33%	-50%	-
	Q4 2024	42	113,835,208	1,497,501	-	13	13	5	6	3	2	-
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+
	Q4 2025	27	212,319,000	5,995,000	-	-	-	8	3	12	3	1
	CHANGE	+69%	+153.64%	+63.13%	-	-100%	-100%	+167%	+200%	+200%	-	-
	Q4 2024	16	83,708,500	3,675,000	-	1	4	3	1	4	3	-

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HAMPTONS Q4 2025 HOME SALES REPORT



BRIDGEHAMPTON & SHELTER ISLAND

Bridgehampton, which includes Water Mill & Sagaponack, also another of our crown jewels, saw the most amount of money change hands for Q4 at \$424,840,477. Five of the 11 home sales greater than \$20 million were in Bridgehampton. Shelter Island Median Home Sales Price dropped the most statistically at -33%. It went from \$2.495 in 2024 to \$1.675 in 2025. Don't be fooled, prices are not dropping.

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+
	Q4 2025	49	424,840,477	5,200,000	1	-	6	10	5	14	8	5
	CHANGE	+26%	+40.25%	-26.76%	-	-100%	+100%	+67%	+67%	+8%	-27%	+150%
	Q4 2024	39	302,909,500	7,100,000	-	1	3	6	3	13	11	2
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+
	Q4 2025	18	44,071,667	1,675,000	-	6	6	2	3	-	1	-
	CHANGE	-	-11.85%	-32.87%	-	+200%	+50%	-75%	-	-100%	-	-
	Q4 2024	18	49,993,999	2,495,000	-	2	4	8	3	1	-	-

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HAMPTONS Q4 2025

HOME SALES REPORT



SAG HARBOR

Sag Harbor Village Median Home Sales Price statistics hit the high watermark at an increase of 66% from \$2.2 million in Q4 2024 to \$3.650 million in Q4 2025. Sag Harbor Area, which includes Noyack and North Haven, logged the highest statistically closed Number of Home Sales at a 95% increase year over year from 20 to 39. This resulted in 63% more Total Home Sales Volume.

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+	
	Q4 2025	39	123,276,342	2,350,000	1	1	12	14	6	2	3	-
	CHANGE	+95%	+63.22%	+4.56%	-	-80%	+200%	+367%	-	-71%	+200%	-
	Q4 2024	20	75,530,000	2,247,500	-	5	4	3	-	7	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+	
	Q4 2025	23	117,220,000	3,650,000	-	-	3	8	3	6	3	-
	CHANGE	+15%	+97.03%	+65.91%	-	-100%	-63%	+60%	+50%	+50%	-	-
	Q4 2024	20	59,492,500	2,200,000	-	1	8	5	2	4	-	-

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HOME SALES REPORT



WEST OF THE CANAL

Westhampton, which includes Remsenburg, Westhampton Beach, East Quogue, Quogue, and Quogue, area tied for the most Number of Home Sales at 72. This was a dip of 10% year over year. While the Median Home Sale Price rose nearly 20% to just under \$2 million. Hampton Bays is the only hamlet monitored by William Raveis with a Median Home Sale Price of under \$1 million - \$905k in 2025 - but this will not be for long hopefully you're in.

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+	
	Q4 2025	72	194,417,545	1,949,995	2	16	18	21	2	12	1	-
	CHANGE	-19%	-9.15%	+19.71%	-50%	-20%	-45%	+24%	-33%	+20%	-50%	-
	Q4 2024	89	213,988,963	1,629,000	4	20	33	17	3	10	2	-
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+	
	Q4 2025	42	56,062,000	905,000	-	25	8	7	2	-	-	
	CHANGE	-34%	-11.13%	+8.06%	-100%	-49%	-20%	+250%	+100%	-	-	
	Q4 2024	64	63,084,527	837,500	2	49	10	2	1	-	-	

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