

WILLIAM RAVEIS

HAMPTONS

Q1 2026 HOME SALES REPORT

The first three months of this year saw some wild swings in home sales data.

From the highs of Shelter Island Median Home Sales Price rising 77% to \$2.65 from \$1.5 year over year to the lows of Amagansett's Total Home Sales Volume sinking 56% and Number of Home Sales dropping 39%. This 39% drop was second to East Hampton Village, which experienced 40% less home sales for Q1. To further demonstrate the swings, the Total Home Sales Volume and Number of Home Sales in the 12 markets monitored, saw 6 markets with increases in Total Home Sales and 6 markets with decreases in Total Home Sales. Similarly, these 12 markets saw 6 decreases in Number of Homes Sales and 5 increase, with one market, Shelter Island, showing no change in Number of Home Sales.

The big take away in my opinion, is viewing ALL HAMPTONS MARKETS COMBINED. Here the true stars were the price categories of \$10-19.99M, which was up 35%, and the \$20M and up, which posted a 125% explosion. Under \$4M is seeing less and less transfers. Not due to a lack of interest, but rather a lack of inventory.

Judi A. Desiderio
Senior Vice President

Sag Harbor Area <i>(Includes Noyack and North Haven)</i>												
	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	# Sales \$1M to 1.99M	# Sales \$2M to \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M to 9.99M	# Sales \$10M to \$19.99M	# Sales \$20M+	
Q1 2026	36	112,453,008	2,566,950	-	1	13	7	10	5	-	-	
Change	+29%	+63.00%	+30.13%	-	-75%	+30%	-22%	+150%	-	-100%	-	
Q1 2025	28	68,990,625	1,972,563	-	4	10	9	4	-	1	-	
Sag Harbor Village												
	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	# Sales \$1M to 1.99M	# Sales \$2M to \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M to 9.99M	# Sales \$10M to \$19.99M	# Sales \$20M+	
Q1 2026	21	76,317,500	3,525,000	-	-	5	5	9	2	-	-	
Change	+31%	+96.07%	+53.26%	-	-100%	+25%	-44%	+350%	-	-	-	
Q1 2025	16	38,923,500	2,300,000	-	1	4	9	2	-	-	-	
Shelter Island												
	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	# Sales \$1M to 1.99M	# Sales \$2M to \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M to 9.99M	# Sales \$10M to \$19.99M	# Sales \$20M+	
Q1 2026	13	36,720,200	2,650,000	-	1	4	4	2	2	-	-	
Change	-	+37.33%	+76.67%	-	-	-56%	+100%	-	-	-	-	
Q1 2025	13	26,738,500	1,500,000	-	-	9	2	2	-	-	-	
Southampton Area <i>(Includes North Sea)</i>												
	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	# Sales \$1M to 1.99M	# Sales \$2M to \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M to 9.99M	# Sales \$10M to \$19.99M	# Sales \$20M+	
Q1 2026	49	110,749,500	2,052,500	-	6	17	20	6	-	-	-	
Change	-4%	-20.02%	-15.71%	-100%	+20%	+42%	+11%	-33%	-100%	-100%	-	
Q1 2025	51	138,465,124	2,435,000	2	5	12	18	9	4	1	-	
Southampton Village												
	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	# Sales \$1M to 1.99M	# Sales \$2M to \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M to 9.99M	# Sales \$10M to \$19.99M	# Sales \$20M+	
Q1 2026	23	192,377,500	4,250,000	-	-	1	7	5	4	3	3	
Change	+28%	+53.73%	+1.19%	-	-100%	-50%	+133%	-	+33%	-	+200%	
Q1 2025	18	125,138,794	4,200,000	-	1	2	3	5	3	3	1	
Westhampton Area <i>(Includes Remsenburg, Westhampton Beach, Westhampton Dunes, East Quogue, Quogue and Quogue)</i>												
	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	# Sales \$1M to 1.99M	# Sales \$2M to \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M to 9.99M	# Sales \$10M to \$19.99M	# Sales \$20M+	
Q1 2026	66	141,414,920	1,881,250	2	6	29	20	7	2	-	-	
Change	-27%	-20.36%	+23.36%	-50%	-78%	+7%	-5%	+133%	-75%	-	-	
Q1 2025	90	177,561,046	1,525,000	4	27	27	21	3	8	-	-	
Hampton Bays												
	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	# Sales \$1M to 1.99M	# Sales \$2M to \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M to 9.99M	# Sales \$10M to \$19.99M	# Sales \$20M+	
Q1 2026	32	43,033,000	977,000	1	17	10	3	-	1	-	-	
Change	-36%	-14.35%	+14.40%	-50%	-53%	+11%	+50%	-100%	-	-	-	
Q1 2025	50	50,240,323	854,000	2	36	9	2	1	-	-	-	
Amagansett												
	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	# Sales \$1M to 1.99M	# Sales \$2M to \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M to 9.99M	# Sales \$10M to \$19.99M	# Sales \$20M+	
Q1 2026	14	65,543,750	3,877,500	-	-	1	4	5	3	1	-	
Change	-39%	-56.43%	+7.71%	-	-100%	-75%	-33%	-17%	-	-50%	-100%	
Q1 2025	23	150,444,211	3,600,000	-	1	4	6	6	3	2	1	
Bridgehampton <i>(Includes Water Mill and Sagaponack)</i>												
	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	# Sales \$1M to 1.99M	# Sales \$2M to \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M to 9.99M	# Sales \$10M to \$19.99M	# Sales \$20M+	
Q1 2026	46	410,323,000	6,900,000	-	-	4	7	6	14	11	4	
Change	+10%	+61.88%	+26.25%	-	-	-50%	-13%	+100%	-7%	+38%	-	
Q1 2025	42	253,478,125	5,465,313	-	-	8	8	3	15	8	-	
East Hampton Area <i>(Includes Wainscott)</i>												
	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	# Sales \$1M to 1.99M	# Sales \$2M to \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M to 9.99M	# Sales \$10M to \$19.99M	# Sales \$20M+	
Q1 2026	71	188,408,240	2,162,500	2	4	28	26	4	5	2	-	
Change	-19%	-23.46%	+23.22%	-	-60%	-35%	+13%	-50%	+67%	-	-100%	
Q1 2025	88	246,163,211	1,755,000	-	10	43	23	8	3	-	1	
East Hampton Village												
	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	# Sales \$1M to 1.99M	# Sales \$2M to \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M to 9.99M	# Sales \$10M to \$19.99M	# Sales \$20M+	
Q1 2026	12	107,018,000	4,734,000	-	-	-	4	3	-	3	2	
Change	-40%	-20.37%	-10.88%	-	-	-100%	-20%	-	-100%	+50%	+100%	
Q1 2025	20	134,386,500	5,312,000	-	-	1	5	3	8	2	1	
Montauk												
	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	# Sales \$1M to 1.99M	# Sales \$2M to \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M to 9.99M	# Sales \$10M to \$19.99M	# Sales \$20M+	
Q1 2026	20	81,880,000	2,585,000	-	1	5	9	2	-	3	-	
Change	+11%	+43.97%	+17.50%	-	-	-29%	+50%	-	-100%	-	-	
Q1 2025	18	56,872,183	2,200,000	-	-	7	6	2	3	-	-	
The Hamptons (All Markets Combined)												
	# of Home Sales	Total Home Sales Volume	Median Home Sales Price	# Sales Under 500K	# Sales \$500K to \$999K	# Sales \$1M to 1.99M	# Sales \$2M to \$3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M to 9.99M	# Sales \$10M to \$19.99M	# Sales \$20M+	
Q1 2026	403	1,566,238,618	2,400,000	5	36	117	116	59	38	23	9	
Change	-12%	+6.74%	+21.21%	-38%	-58%	-14%	+4%	+23%	-19%	+35%	+125%	
Q1 2025	457	1,467,402,142	1,980,000	8	85	136	112	48	47	17	4	

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

