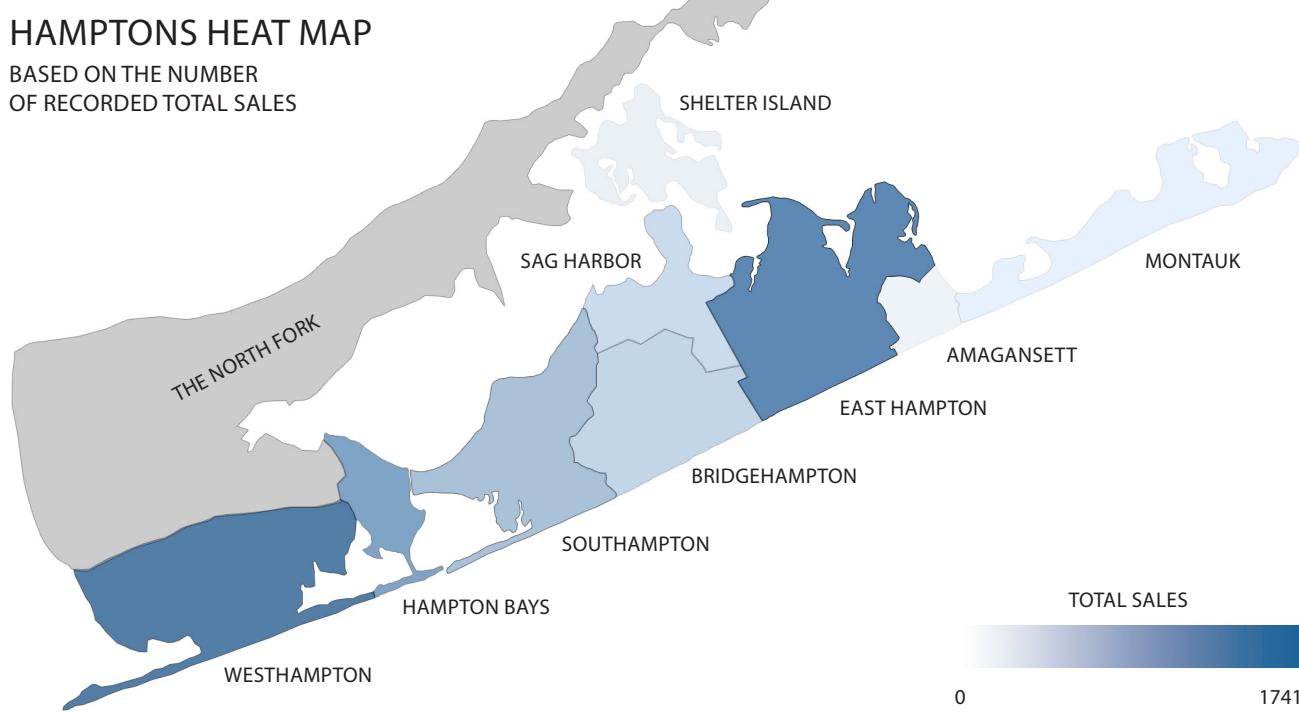


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HAMPTONS YEAR END 2025 HOME SALES REPORT

Looking at All Hampton Markets Combined, you see the under million dollar price range is going to be a thing of the past very soon. The highest statistical increase was in the price category of \$20 million and up at +59% year over year.

Judi A. Desiderio
Managing Partner & Senior Vice President
Hampton and North Fork Region
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HAMPTONS YEAR END 2025

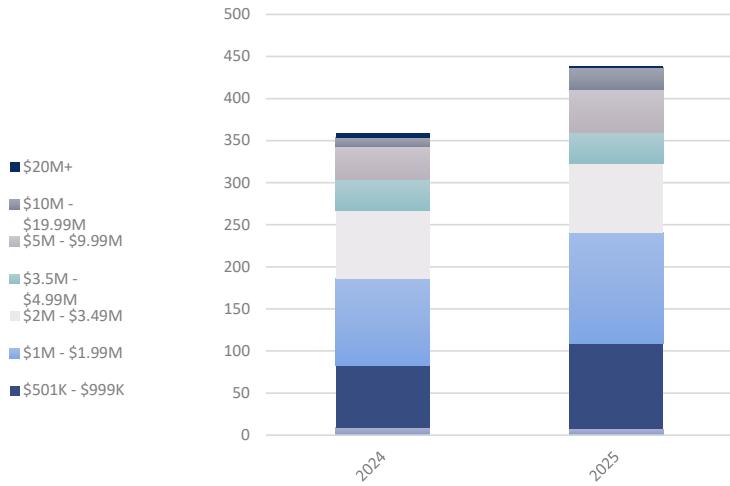
HOME SALES REPORT

THE HAMPTONS ALL MARKETS COMBINED	# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALESPRICE	# 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+	
	YE 2025	1,741	6,199,721,041	2,060,000	22	285	531	416	174	209	77	27
CHANGE	+12%	+25.56%	+8.42%	-21%	-9%	+13%	+22%	+12%	+27%	+17%	+59%	
YE 2024	1,556	4,937,811,565	1,900,000	28	313	471	341	155	165	66	17	

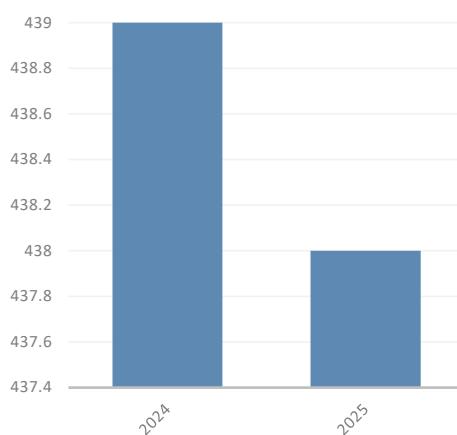
MEDIAN HOME SALES PRICE



SALES TRENDS



TOTAL # OF HOME SALES



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



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HAMPTONS YEAR END 2025

HOME SALES REPORT



THE END

Montauk saw a 28% increase in Total Home Sales Volume comparing 2024 to 2025 and an increase in the Median Home Sales Price of +7% year over year. Amagansett, Total Home Sales Volume shot up 91% from \$280.5 million in 2024 to \$535 million in 2025. Home sales over \$20 million shot up 300% year over year in Amagansett.

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+	
YE 2025	80	275,859,900	2,245,000	-	-	32	27	8	8	5	-	
CHANGE	+14%	+27.56%	+6.90%	-100%	-100%	+10%	+59%	+14%	-20%	+150%	-	
YE 2024	70	216,262,928	2,100,000	1	4	29	17	7	10	2	-	
AMAGANSSETT	# 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+	
	YE 2025	68	534,742,197	4,247,500	1	2	5	19	15	14	8	4
	CHANGE	+36%	+90.65%	-0.64%	-	+100%	-	+46%	+50%	+8%	+33%	+300%
	YE 2024	50	280,490,505	4,275,000	1	1	5	13	10	13	6	1

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HAMPTONS YEAR END 2025 HOME SALES REPORT



EAST HAMPTON

East Hampton Village Median Home Sales Price of \$5.625 million for 2025 hits the high water mark for all markets on the South Fork. East Hampton Village tied Bridgehampton with seven home sales greater than \$20 million. East Hampton Area, which included Wainscott, closed title on 317 homes, the most of any of the 12 markets monitored by William Raveis.

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+
YE 2025	317	913,174,604	1,850,000	4	32	143	79	29	24	3	3
CHANGE	+3%	+27.55%	-	-	+10%	-3%	-9%	+7%	+60%	-25%	-
YE 2024	309	715,928,115	1,850,000	-	29	147	87	27	15	4	-
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+
	YE 2025	56	473,153,172	5,625,000	-	-	6	13	5	19	6
	CHANGE	-	-3.52%	+13.35%	-	-	-33%	+86%	-58%	+111%	-57%
	YE 2024	56	490,397,898	4,962,500	-	-	9	7	12	9	14
5											

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HAMPTONS YEAR END 2025 HOME SALES REPORT



SOUTHAMPTON

Southampton Village, Median Home Sales Price increased the most of all the markets, at nearly 30% year over year from \$3,350,000 in '24 to \$4,337,500 in '25. Southampton Area, which includes North Sea, remained relatively stable year over year.

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+	
YE 2025	177	439,016,281	1,875,000	3	22	68	46	22	14	2	-	
CHANGE	+9%	+8.24%	+9.01%	-	-39%	+36%	+31%	-12%	+40%	-	-100%	
YE 2024	162	405,597,294	1,720,000	3	36	50	35	25	10	2	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+	
	YE 2025	100	676,210,466	4,337,500	-	3	6	31	18	25	12	5
	CHANGE	+43%	+63.49%	+29.48%	-100%	-25%	-40%	+48%	+80%	+67%	+140%	+25%
	YE 2024	70	413,602,220	3,350,000	1	4	10	21	10	15	5	4

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HAMPTONS YEAR END 2025 HOME SALES REPORT



BRIDGEHAMPTON & SHELTER ISLAND

Bridgehampton, which includes Water Mill & Sagaponack, blew passed the \$1 billion ceiling, closing \$1,160,429,213 in Total Home Sales Volume — that's a 29% increase year over year. Shelter Island Median Home Sales Price dropped the most statistically with -27% from \$2,061,500 in '24 to \$1.5m in '25. Obviously the island is certainly not on sale. It's just a shift in closings.

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+
YE 2025	171	1,160,429,213	5,100,000	1	1	23	38	21	54	26	7
CHANGE	+26%	+28.99%	-9.73%	-	-	+92%	+9%	+24%	+29%	+8%	+40%
YE 2024	136	899,626,000	5,650,000	-	1	12	35	17	42	24	5
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+
	57	123,684,167	1,500,000	-	15	26	4	9	2	1	-
	+12%	-1.79%	-27.24%	-100%	+200%	+44%	-80%	+125%	-	-	-
	51	125,935,498	2,061,500	1	5	18	20	4	2	1	-

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HAMPTONS YEAR END 2025 HOME SALES REPORT



SAG HARBOR

Sag Harbor Village closed title on 46% more homes, the greatest statistical increase, this resulted in 86% more dollars changing hands year over year. Sag Harbor Area, which includes Noyack and North Haven, followed suit with 34% increase in the Number of Home Sales year-over-year with a slight dip in the Median Home Sales Price of -7%.

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+
YE 2025	137	373,149,234	2,160,759	1	9	52	45	18	7	5	-
CHANGE	+34%	+15.58%	-7.06%	-	-18%	+58%	+80%	+29%	-53%	+67%	-
YE 2024	102	322,842,749	2,325,000	1	11	33	25	14	15	3	-

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+
YE 2025	79	302,392,347	2,650,000	-	2	20	30	10	12	4	1
CHANGE	+46%	+85.58%	+20.45%	-100%	-33%	-	+114%	+25%	+71%	+300%	-
YE 2024	54	162,943,169	2,200,000	1	3	20	14	8	7	1	-

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HAMPTONS YEAR END 2025

HOME SALES REPORT



WEST OF THE CANAL

Westhampton, which includes Remsenburg, Westhampton Beach, East Quogue, Quogue, and Quiogue, closed 309 homes — the second highest Number of Home Sales of any market monitored by William Raveis. Hampton Bays is the only market with a Median Home Sales Price below \$1 million. This too shall pass. Jump in before it's too late.

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+
	YE 2025	309	718,007,224	1,625,026	8	79	100	72	15	30	5
	CHANGE	+7%	+3.07%	+0.00%	-11%	+13%	-1%	+26%	-25%	+11%	+25%
	YE 2024	289	696,590,034	1,625,000	9	70	101	57	20	27	4

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+
	YE 2025	190	209,902,236	885,000	4	120	50	12	4	-	-
	CHANGE	-8%	+1.11%	+2.49%	-60%	-19%	+35%	+20%	+300%	-	-
	YE 2024	207	207,595,155	863,500	10	149	37	10	1	-	-

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