

# HAMPTONS 3Q 2022 HOME SALES REPORT

On September 8, 2022, BlackCat cybercriminals from the dark web took credit for shutting down Suffolk County government systems — everything from 911 dispatch, to title searches, to criminal records — for ransom. The 4 terabytes of data stolen is massive. The disruption is greater than I can express. But for the purposes of reporting on real estate closings, suffice to say these statistics — All Statistics — are missing the last 3 weeks of 3rd Quarter 2022 reportings. There is no saying when the reliability of all reports will resume, since the problem remains. However, since we have the majority of data (just over 75%) for 3rd Quarter 2022, let's dive in.

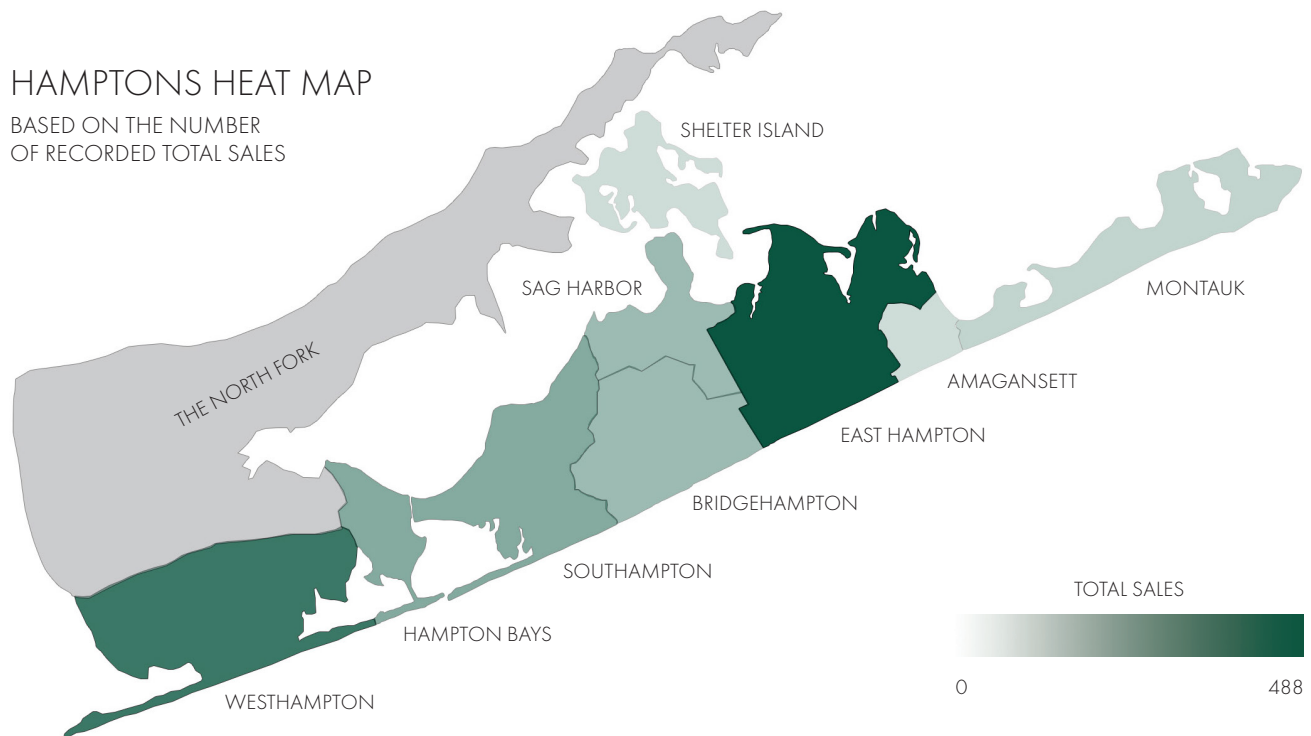
Hamptons Home Sales for 3Q 2022 are just beginning to show signs of weakness from the geo-political issues, regional issues, and concerning financial market swings. Eleven of the 12 markets monitored by Town & Country Real Estate experienced a slowdown in Number of Home Sales.

Looking at All Hamptons Markets Combined, the stats become more granular. In conclusion the Median Home Sales Price remained stable at \$1,725M yet 30% fewer homes traded hands. The Total Home Sales Volume logged a spectacular 82% leap from \$851.5M to \$1,548,185,890 — WOW!

Judi Desiderio, CEO  
JD@TCHamptons.com | 631.324.8080

## HAMPTONS HEAT MAP

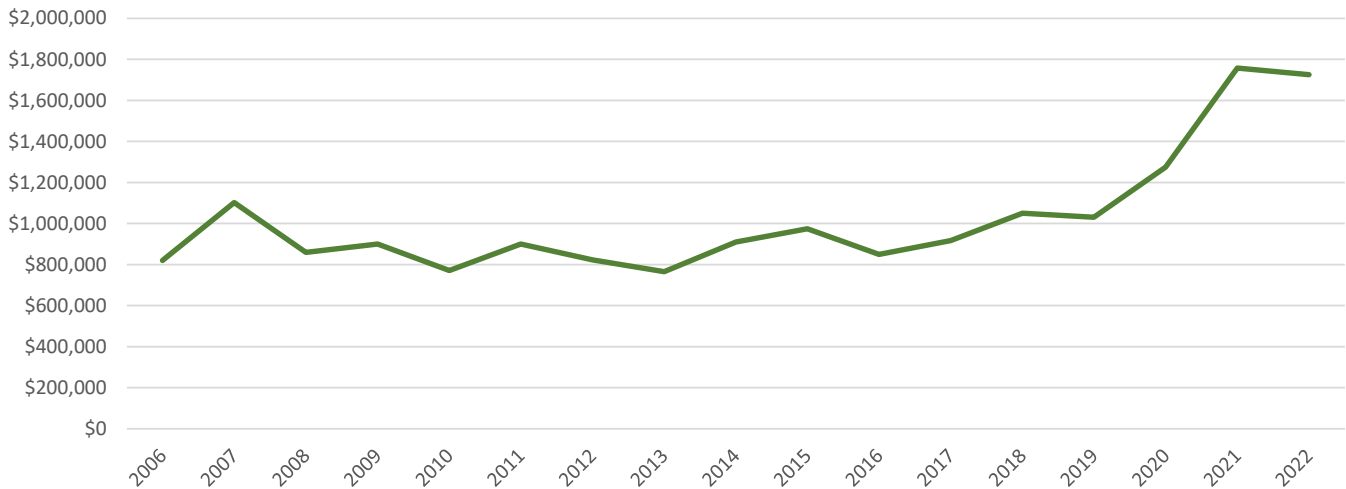
BASED ON THE NUMBER  
OF RECORDED TOTAL SALES



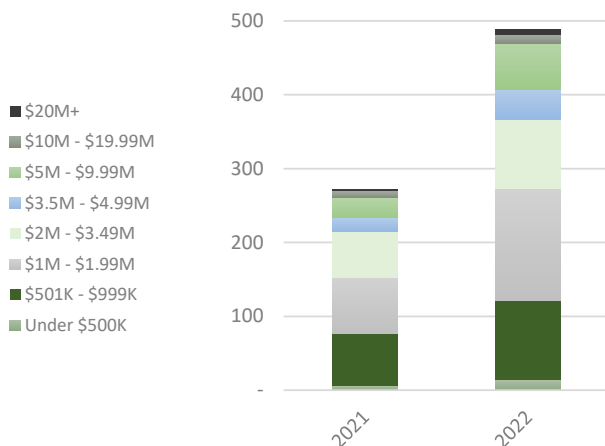
# HAMPTONS 3Q 2022 HOME SALES REPORT

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+
	3Q 2022	488	1,548,185,890	1,725,000	14	107	151	94	41	62	12	7
	CHANGE	-30%	+81.82%	-3.63%	+27%	-40%	-27%	-40%	-29%	-	-37%	-
	3Q 2021	697	851,504,242	1,790,000	11	178	206	156	58	62	19	7

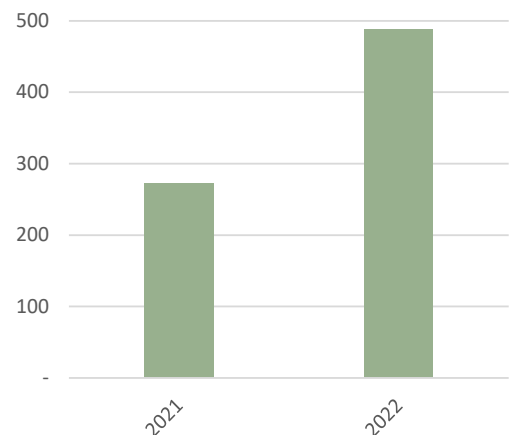
## MEDIAN HOME SALES PRICE



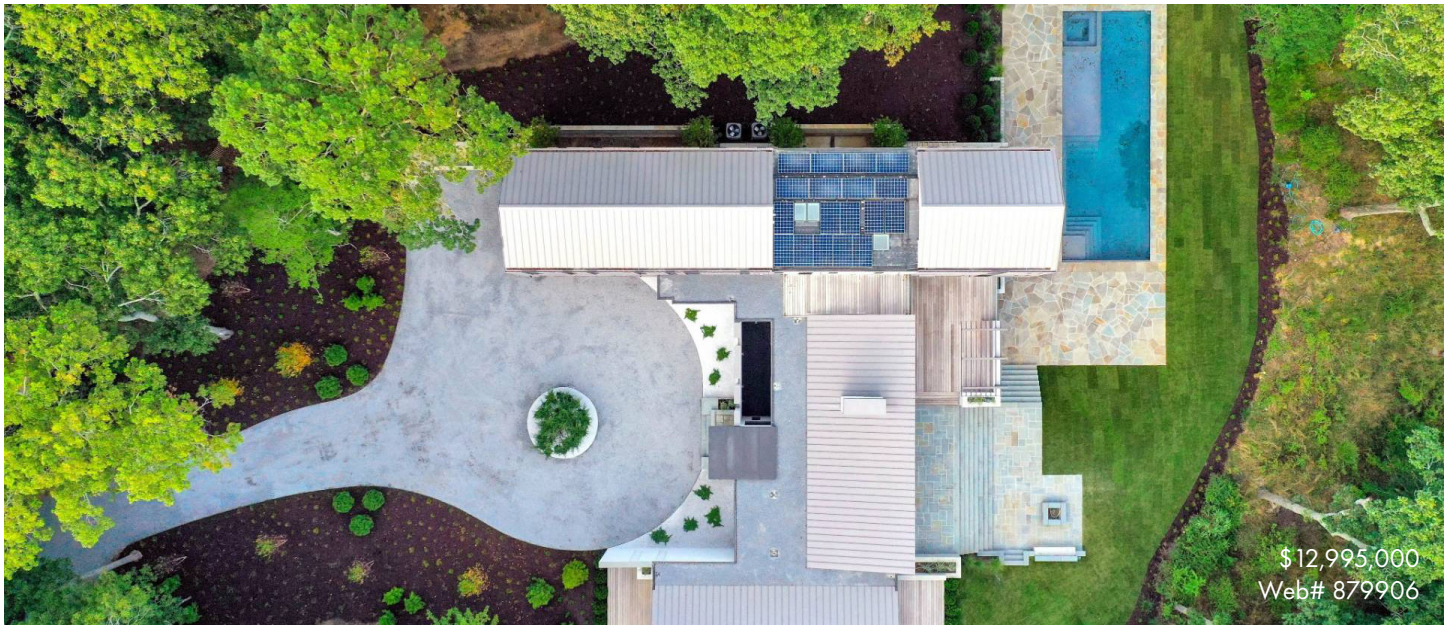
## SALES TRENDS



## TOTAL # OF HOME SALES



# HAMPTONS 3Q 2022 HOME SALES REPORT



\$12,995,000  
Web# 879906

## THE END

The most dazzling performance in 3Q 2022 was in our beautiful hamlet of Amagansett where the Median Home Sales Price broke records at a whopping \$10.7M. The Total Home Sales Volume rose 176% with only 15 closings and the Total Home Sales Volume was \$221.2M. Impressive! Montauk had an impressive quarter, logging a Median Home Sales Price of \$2.23M, which was 17.4% higher than the same period last year when \$1.9M was the high-water mark.

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+
	3Q 2022	23	67,716,000	2,230,000	-	1	9	6	4	3	-	-
	CHANGE	-15%	-4.28%	+17.37%	-	-80%	-	-14%	-	+200%	-100%	-
	3Q 2021	27	70,743,777	1,900,000	-	5	9	7	4	1	1	-
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+
	3Q 2022	15	221,180,000	10,700,000	-	-	-	-	2	5	5	3
	CHANGE	-44%	+175.61%	+289.09%	-	-100%	-100%	-100%	-50%	+150%	-	-
	3Q 2021	27	80,249,650	2,750,000	-	1	7	13	4	2	-	-

To view all reports visit: <https://www.townandcountryhamptons.com/market-reports>

All information is deemed reliable and correct. Information is subject to errors, omissions and withdrawal without prior notice. (Source: The Real Estate Report Inc.)



EAST HAMPTON

BRIDGEHAMPTON

SOUTHAMPTON

WESTHAMPTON BEACH

MONTAUK

MATTITUCK

GREENPORT

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# HAMPTONS 3Q 2022 HOME SALES REPORT



\$6,595,000  
Web# 894318

## EAST HAMPTON

East Hampton Village's Total Home Sales Volume for 3Q 2022 was half that of 3Q 2021 — \$97,852,000 from \$206,368,500. There were no sales under \$1M, and there may never be one again. The East Hampton Area, which includes Wainscott, had approximately a 10% increase in Median Home Sales Price year-to-year to \$1,825,000 from \$1,665,500, yet the Number of Home Sales was down -23% and the Total Home Sales Volume off by 17% 2021 to 2022 Q3.

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+
	3Q 2022	106	244,892,087	1,825,000	3	16	39	30	9	9	-	-
	CHANGE	-23%	-16.71%	+9.58%	-	-50%	-33%	-12%	+50%	+29%	-100%	-
	3Q 2021	138	294,024,025	1,665,500	-	32	58	34	6	7	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+
	3Q 2022	17	97,852,000	4,195,000	-	-	2	6	2	5	1	1
	CHANGE	-39%	-52.58%	-2.16%	-	-	-50%	-25%	-67%	-17%	-67%	-
	3Q 2021	28	206,368,500	4,287,500	-	-	4	8	6	6	3	1

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# HAMPTONS 3Q 2022 HOME SALES REPORT



## SOUTHAMPTON

The Southampton Village Median Home Sales Price remained stable at \$3,142,500 for 3Q 2022, yet the Number of Home Sales dropped -40% from 43 to 26 year-to-year 3Q. Southampton Area, which includes North Sea, had -47% fewer Home Sales yet the Median Home Sales Price rose 22% to \$1.615M due to the 150% increase in Home Sales in the \$3.5M-\$4.99M category.

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+
	3Q 2022	43	99,890,946	1,615,000	2	4	20	8	5	4	-	-
	CHANGE	-47%	-27.34%	+21.89%	+100%	-87%	-26%	-53%	+150%	-	-	-
	3Q 2021	81	137,486,499	1,325,000	1	30	27	17	2	4	-	-

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+
	3Q 2022	26	174,206,242	3,142,500	-	2	6	6	2	7	1	2
	CHANGE	-40%	-38.27%	-0.24%	-	-33%	-14%	-54%	-33%	-36%	-50%	-50%
	3Q 2021	43	282,225,500	3,150,000	-	3	7	13	3	11	2	4

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# HAMPTONS 3Q 2022 HOME SALES REPORT



\$13,950,000  
Web# 891461

## BRIDGEHAMPTON & SHELTER ISLAND

Bridgehampton, which includes Water Mill and Sagaponack, set the record for Total Home Sales Volume at \$280.3M, but it took 50 homes sales to get there. Amagansett approached that total with only 15 trades. Shelter Island logged a stunning increase in Median Home Sales Price of 45.6% from \$1,184,500 in 3Q 2021 to \$1,725,000 in 3Q 2022 with just 16 homes trading hands in those three months.

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+
	3Q 2022	50	280,317,450	4,847,500	1	2	7	11	4	20	4	1
	CHANGE	-18%	-20.97%	+29.44%	-	-33%	-30%	-15%	-56%	+25%	-50%	-50%
	3Q 2021	61	354,689,141	3,745,000	-	3	10	13	9	16	8	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+
	3Q 2022	16	38,142,000	1,725,000	-	5	5	4	-	2	-	-
	CHANGE	-38%	-9.86%	+45.63%	-	-55%	-17%	-43%	-100%	-	-	-
	3Q 2021	26	42,316,000	1,184,500	-	11	6	7	2	-	-	-

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# HAMPTONS 3Q 2022 HOME SALES REPORT



\$4,795,000  
Web# 888807

## SAG HARBOR

Sag Harbor Village held a Median Home Sales Price of \$2.625 (-8% from 3Q last year) but closed -35% fewer homes, which in turn made the Total Home Sales Volume drop -31.5%. In the Sag Harbor Area, which includes Noyack and North Haven, the Total Home Sales Volume sank nearly -60% from \$153.6M to \$63.7M. This was the greatest statistical decline of all markets monitored by Town & Country for 3Q 2022 vs 3Q 2021.

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+
	3Q 2022	30	63,746,951	1,538,013	-	6	16	4	-	4	-	-
	CHANGE	-45%	-58.49%	+10.65%	-100%	-65%	-	-64%	-100%	-33%	-100%	-
	3Q 2021	55	153,575,901	1,390,000	1	17	16	11	1	6	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+
	3Q 2022	20	65,705,000	2,625,000	-	2	7	4	6	-	1	-
	CHANGE	-35%	-31.47%	-7.89%	-	+100%	-13%	-60%	-25%	-100%	-	-
	3Q 2021	31	95,879,389	2,850,000	-	1	8	10	8	4	-	-

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## WEST OF THE CANAL

Westhampton, which includes Remsenburg, Westhampton Beach, East Quogue, Quogue, and Quogue, had -34% fewer Home Sales while still closing 80 homes. Hampton Bays was the only market to log an increase in Number of Home Sales at 7%.

WESTHAMPTON INCLUDES REMSENBURG, WESTHAMPTON BEACH, EAST QUOGUE, QUOGUE, QUOGUE	# 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+
	3Q 2022	80	140,686,662	1,377,000	4	26	25	15	7	3	-
	CHANGE	-34%	-42.40%	-10.44%	-33%	-28%	-34%	-35%	-46%	-40%	-100%
	3Q 2021	122	244,264,403	1,537,500	6	36	38	23	13	5	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+
	3Q 2022	62	53,850,552	760,000	4	43	15	-	-	-	-
	CHANGE	+7%	+5.54%	-2.88%	+33%	+10%	-6%	-	-	-	-
	3Q 2021	58	51,023,755	782,500	3	39	16	-	-	-	-

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