

HAMPTONS YEAR END 2022 HOME SALES REPORT

2022 was like a “Year of March” - it came in like a lion and went out like a lamb. All 12 markets monitored by Town & Country Real Estate fell, and most fell pretty hard, on the Number of Home Sales. All 12 markets monitored by T&C also experienced declines in the Total Home Sales Volume. Yet, and it’s a big ‘yet’, 11 of the 12 markets saw increases in the Median Home Sales Price. In fact, three of our Hampton markets had a Median Home Sales Price over \$4,000,000 – Southampton Village, Bridgehampton, and East Hampton Village. The only drop in Median Home Sales Price was in Sag Harbor Village where the Median Home Sales Price went from \$2,400,000 in 2021 down to \$2,100,000 in 2022.

Southampton Village took home the gold for 2022 with an astonishing 49% leap in Median Home Sales Price from \$3,100,000 in 2021 up 48.65% to \$4,608,073 in 2022. Though that Median Home Sales Price wasn’t the highest, that prize goes to East Hampton Village at \$4,950,000 for 2022 which was 23.44% higher than Year End 2021. Southampton Village closed 11 home sales \$20M+, the greatest of any East End market.

Bridgehampton, which includes Water Mill and Sagaponack, logged the most amount of money changing hands for Hampton homes at \$1,496,879,732 even though that was -29.1% less Total Home Sales Volume than in 2021. Remember, 2021 was a record year.

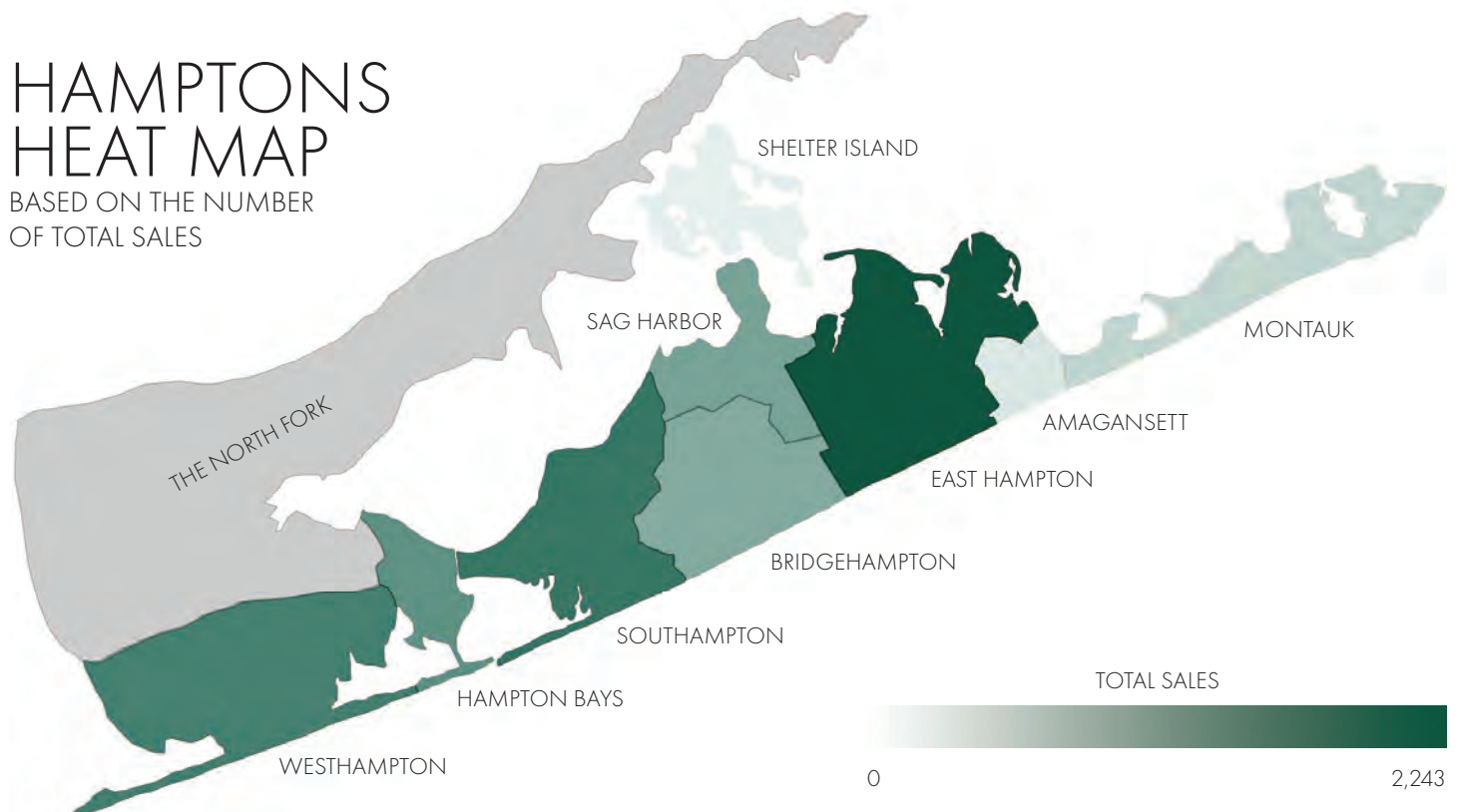
Looking at ALL Hampton Markets Combined and the year of 2022 shows its true colors. One third fewer homes changed hands and nearly a quarter of the amount of money crossed over — yet the Median Home Sales Price rose an impressive 8.8%.

This demonstrates the strength of East End Dirt.

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HAMPTONS HEAT MAP

BASED ON THE NUMBER
OF TOTAL SALES



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

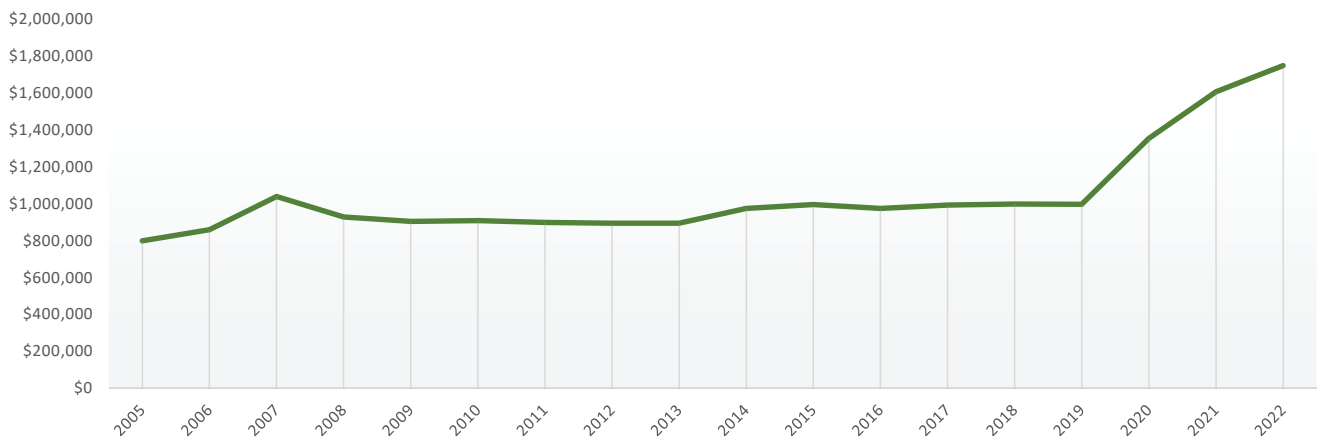
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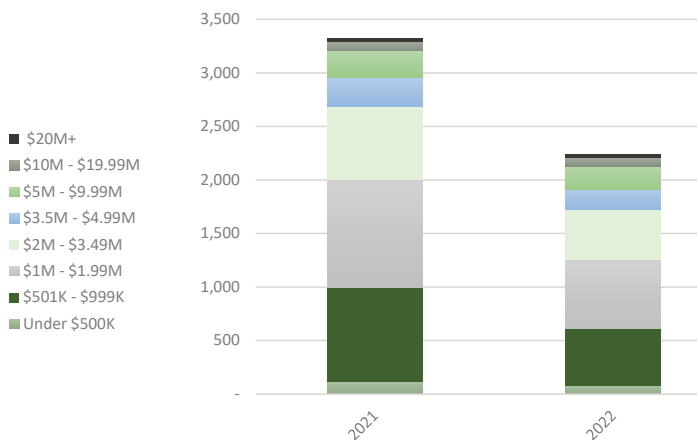
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THE HAMPTONS ALL MARKETS COMBINED		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M - \$9.99M	# SALES \$10M - \$19.99M	# SALES \$20M+
	2022	2,243	7,094,631,812	1,750,000	80	534	642	471	188	216	82	30
	CHANGE	-33%	-23.84%	+8.80%	-31%	-40%	-36%	-31%	-29%	-15%	-7%	-14%
	2021	3,332	9,315,381,634	1,608,500	116	883	1,006	687	264	253	88	35

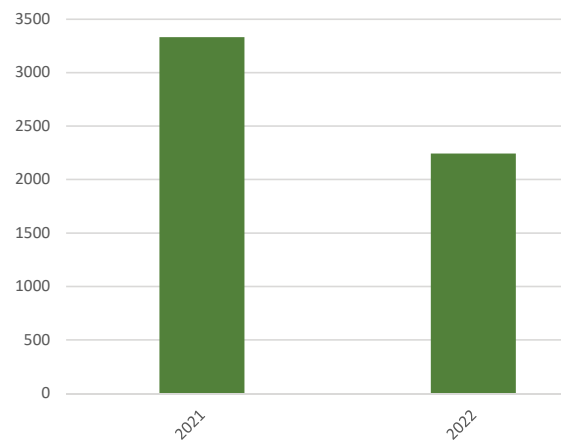
MEDIAN HOME SALES PRICE



SALES TRENDS



TOTAL # OF HOME SALES



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\$6,495,000
Web# 895960

THE END

In Montauk, the Median Home Sales Price crossed over the \$2M mark to hit \$2,050,000 — a 25.19% increase from 2021's Median Home Sales Price of \$1,637,500. As only 98 homes changed hands in 2022 this was quite a jump in price. In Amagansett, the Median Home Sales Price rocketed up 38.64% from \$2,795,000 in 2021 to \$3,875,000 due to increases of 167% in the \$10M-\$19.99M range and twice as many home sales \$20M+.

Bravo for the lovely hamlet of 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+
	2022	98	278,548,180	2,050,000	1	4	39	32	7	14	1	-
	CHANGE	-28%	-14.03%	+25.19%	-	-84%	-35%	-3%	-30%	+250%	-67%	-100%
	2021	137	323,999,261	1,637,500	1	25	60	33	10	4	3	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+
	2022	76	490,121,241	3,875,000	1	6	9	18	12	18	8	4
	CHANGE	-41%	-9.66%	+38.64%	-	-45%	-73%	-55%	-40%	-10%	+167%	+100%
	2021	129	542,508,631	2,795,000	-	11	33	40	20	20	3	2

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\$6,595,000
Web# 894318

EAST HAMPTON

The East Hampton Area, which includes Wainscott, had nearly one third fewer home sales and -30.77% less Total Home Sales Volume yet the Median Home Sales Price rose 17.65% to \$1,700,000.

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+
	2022	485	1,051,658,771	1,700,000	15	88	186	137	36	19	3	1
	CHANGE	-32%	-30.77%	+17.65%	-6%	-55%	-36%	-13%	+16%	+6%	-25%	-80%
	2021	717	1,519,163,042	1,445,000	16	196	289	158	31	18	4	5

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+
	2022	65	540,267,111	4,950,000	-	2	6	15	10	17	10	5
	CHANGE	-44%	-27.91%	+23.44%	-	-33%	-73%	-40%	-57%	-39%	-9%	+25%
	2021	116	749,469,600	4,010,000	-	3	22	25	23	28	11	4

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SOUTHAMPTON

Southampton Village took home the gold for 2022 with an astonishing 49% leap in Median Home Sales Price from \$3,100,000 in 2021 up 48.65% to \$4,608,073 in 2022. Though that Median Home Sales Price wasn't the highest, that prize goes to East Hampton Village at \$4,950,000 for 2022 which was 23.44% higher than Y/E 2021. Southampton Village closed 11 home sales \$20M+, the greatest of any East End market. The Southampton Area, which includes North Sea, closed with nearly one third fewer home sales than in 2021 at a mere 227. The Median Home Sales Price however, rose 20.77%, this was due to 4 home sales in the \$10M-\$19.99M price 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+
	2022	227	497,723,729	1,570,000	8	56	78	51	22	8	4	-
	CHANGE	-31%	-11.66%	+20.77%	+14%	-51%	-30%	-26%	+38%	-27%	-	-
	2021	329	563,424,977	1,300,000	7	114	112	69	16	11	-	-

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+
	2022	126	1,010,717,087	4,608,073	-	6	21	28	13	29	18	11
	CHANGE	-29%	-3.07%	+48.65%	-100%	-45%	-43%	-36%	-46%	-17%	+38%	-
	2021	177	1,042,744,336	3,100,000	2	11	37	44	24	35	13	11

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\$12,950,000
Web# 873656

BRIDGEHAMPTON & SHELTER ISLAND

Bridgehampton, which includes Water Mill and Sagaponack, logged the most amount of money changing hands for Hampton homes at \$1,496,879,732 even though that was -29.1% less Total Home Sales Volume than in 2021. The greatest drop in the Number of Home Sales and Total Home Sales Volume was on Shelter Island. On Shelter Island, -46% fewer homes changed hands from 125 in 2021 down to 68 in 2022. This, in turn, caused the Total Home Sales Volume to drop -37.6%, but the Median Home Sales Price rose a solid 19%.

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+
	2022	235	1,496,879,732	4,350,000	2	13	26	58	31	69	28	8
	CHANGE	-35%	-29.10%	+14.47%	-	-41%	-57%	-27%	-51%	-22%	-32%	-27%
	2021	364	2,111,352,981	3,800,000	-	22	60	79	63	88	41	11

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+
	2022	68	155,260,104	1,618,500	1	22	18	14	8	5	-	-
	CHANGE	-46%	-37.60%	+19.18%	-	-45%	-58%	-44%	-27%	+67%	-100%	-
	2021	125	248,831,075	1,358,000	1	40	43	25	11	3	2	-

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SAG HARBOR

The Sag Harbor Area, which includes Noyack and North Haven, had a 10% increase in the Median Home Sales Price while the Number of Home Sales and Total Home Sales Volume declined -32% and -25.12% respectively.

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+
	2022	158	403,403,790	1,665,000	4	26	68	34	10	13	2	1
	CHANGE	-32%	-25.12%	+10.09%	-20%	-59%	-13%	-33%	-29%	-7%	-67%	-
	2021	232	538,734,297	1,512,406	5	64	78	51	14	14	6	-

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+
	2022	88	249,636,104	2,100,000	-	6	36	25	13	5	3	-
	CHANGE	-32%	-29.42%	-12.50%	-	-	-22%	-50%	-13%	-58%	-	-
	2021	129	353,712,041	2,400,000	-	6	46	50	15	12	-	-

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WEST OF THE CANAL

In Westhampton, which includes Remsenburg, Westhampton Beach, East Quogue, Quogue, and Quogue, the Median Home Sales Price remained just about in line year-to-year from \$1,382,750 in 2021 to \$1,400,000 in 2022. Hampton Bays had the least decline in the Number of Home Sales at -15%, from 329 in 2021 down to 279 in 2022. However, the Median Home Sales Price in Hampton Bays ticked up 6.38% to \$750,000.

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+	
	2022	338	687,660,989	1,400,000	20	105	109	55	25	19	5	-
	CHANGE	-38%	-35.13%	+1.25%	-41%	-38%	-37%	-50%	-31%	-5%	-	-100%
	2021	548	1,059,988,962	1,382,750	34	168	174	110	36	20	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+
	2022	279	232,754,974	750,000	28	200	46	4	1	-	-	-
	CHANGE	-15%	-10.98%	+6.38%	-44%	-10%	-12%	+33%	-	-	-	-
	2021	329	261,452,431	705,000	50	223	52	3	1	-	-	-

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