

# HAMPTONS Q3 2023 HOME SALES REPORT

All Q3 2023 reports are collateral damage from the ransom-wear attack on Suffolk County which shut down the county center for over 6 weeks. The last 3 weeks of Q3 2022 are missing— that’s 25% of the recordings for the quarter. That disruption to data entry creates false results. 2022 figures would be 25% greater. Furthermore, at what price points those sales occurred skews the reports statistics. Additionally, we will never know how many closings were postponed until title work could be done and recorded. For purposes of continuity in Town & Country Reports, we will proceed knowing we are only able to factor into account 75% of the data from 2022.

Looking at All Hampton Markets Combined you see single digit changes in all criteria monitored by Town & Country Real Estate Q3 2022 to Q3 2023. The wild card that weighs heavy on my mind is what are we missing with the lost data for the last three weeks of Q3 2022 due to the shutdown of the county center.... More to come on that.

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

Judi A. Desiderio, CEO  
JD@TCHamptons.com | 631.324.8080

## HAMPTONS HEAT MAP

BASED ON THE NUMBER  
OF RECORDED TOTAL SALES

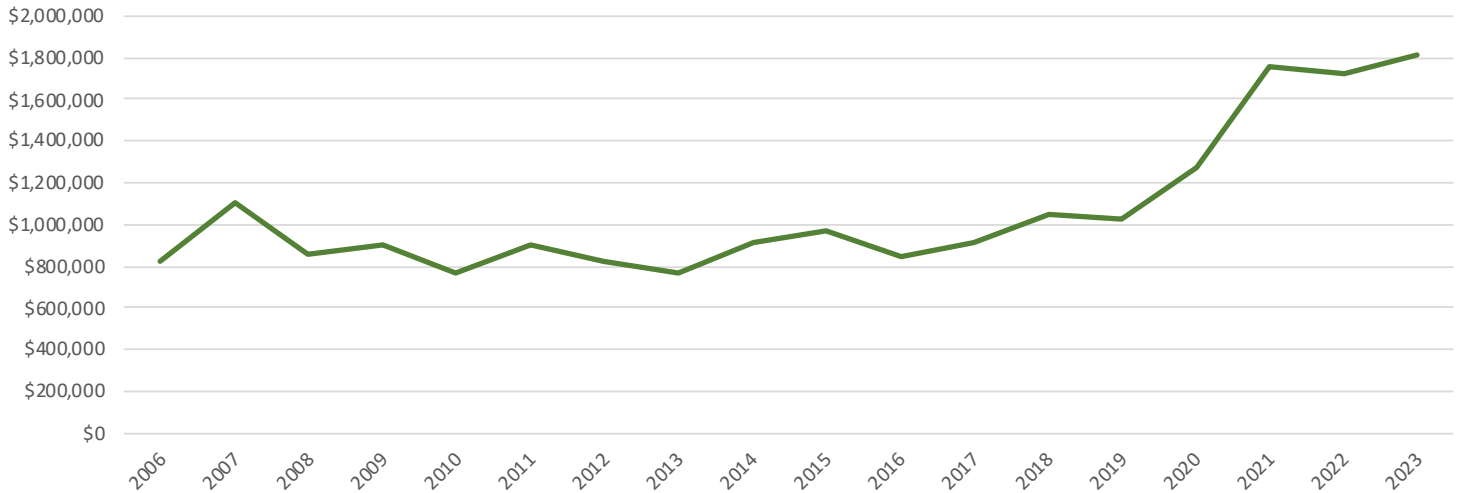


To view all reports visit: <https://www.townandcountryhamptons.com/market-reports>  
All information is deemed reliable and correct. Information is subject to errors, omissions and withdrawal without prior notice. (Source: Suffolk Vision Inc.)

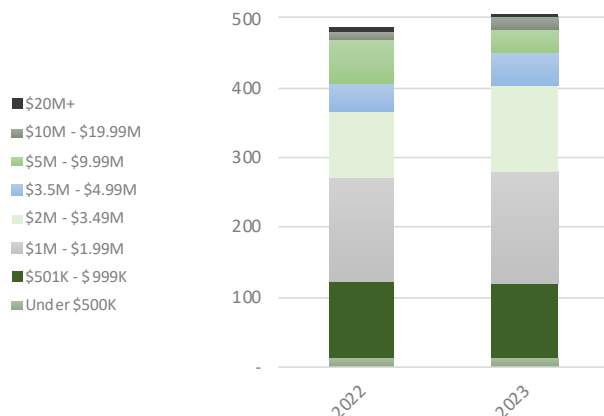
# HAMPTONS Q3 2023 HOME SALES REPORT

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+
	Q3 2023	506	1,415,306,007	1,812,500	12	107	161	124	46	35	17	4
	CHANGE	+4%	-8.58%	+4.87%	-14%	-	+7%	+32%	+12%	-44%	+42%	-43%
	Q3 2022	488	1,548,185,890	1,728,323	14	107	151	94	41	62	12	7

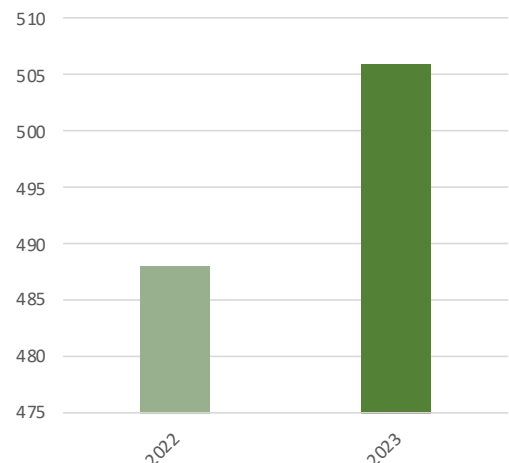
## MEDIAN HOME SALES PRICE



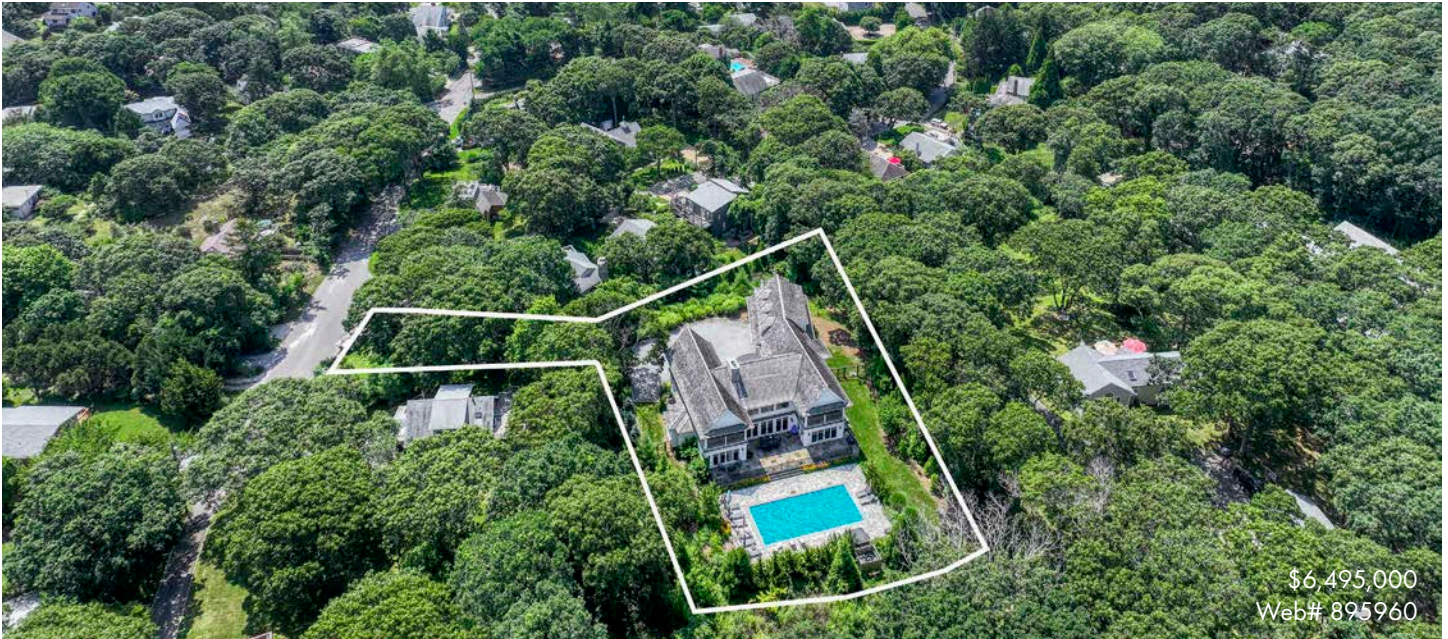
## SALES TRENDS



## TOTAL # OF HOME 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: Suffolk Vision Inc.)



## THE END

Montauk stats show a lot of red across the board. Number of Home Sales dipped 9%, Total Home Sales Volume dropped 25% and the Median Home Sales Price sank 28.5%. Then again Montauk rode quite the wave the past few years. Amagansett was the big buzz kill for the quarter. While there was only 1 less Home Sales, the Median Home Sales Price tanked 70% year to year from the eye popping \$10.7M in 2022 to \$3,247,500 in 2023. This of course reflected in the Total Home Sales Volume which sank 53.4%

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+
	Q3 2023	21	50,671,750	1,595,000	1	4	7	6	1	1	1	-
	CHANGE	-9%	-25.17%	-28.48%	-	+300%	-22%	-	-75%	-67%	-	-
	Q3 2022	23	67,716,000	2,230,000	-	1	9	6	4	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+
	Q3 2023	14	102,994,875	3,247,500	-	1	1	6	2	2	1	1
	CHANGE	-7%	-53.43%	-69.65%	-	-	-	-	-	-60%	-80%	-67%
	Q3 2022	15	221,180,000	10,700,000	-	-	-	-	2	5	5	3

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: Suffolk Vision Inc.)



\$1,650,000  
Web# 895172

## EAST HAMPTON

East Hampton Area, which includes Wainscott, had the greatest statistical increase in the Number of Home Sales year to year, same three months at +23% yet the Median Home Sales Price dropped 12.3% to \$1.6M from \$1.825 year to year. East Hampton Village saw nearly 30% fewer homes change hands— only 12 for Q3 2023 this pulled down the Total Home Sales Volume by 30% and a Median Home Sales Price 27% less than 2022 to \$3,075,000 from \$4,195,000.

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+	
	Q3 2023	130	280,179,411	1,600,000	5	19	56	28	15	6	1	-
	CHANGE	+23%	+14.41%	-12.33%	+67%	+19%	+44%	-7%	+67%	-33%	-	-
	Q3 2022	106	244,892,087	1,825,000	3	16	39	30	9	9	-	-

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+	
	Q3 2023	12	68,302,000	3,075,000	-	1	3	2	1	2	3	-
	CHANGE	-29%	-30.20%	-26.70%	-	-	+50%	-67%	-50%	-60%	+200%	-100%
	Q3 2022	17	97,852,000	4,195,000	-	-	2	6	2	5	1	1

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: Suffolk Vision Inc.)



## SOUTHAMPTON

Southampton Village remained relatively stable in the Number of Home Sales and Median Home Sales Price but the Total Home Sales Volume lost 23% year to year. Southampton Area, which includes North Sea, had nearly the same amount of dollars changing hands with 3 additional Home Sales and a Median Home Sales Price 12% higher than the prior year same three month period.

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+	
	Q3 2023	46	98,380,476	1,812,500	-	10	18	13	3	2	-	-
	CHANGE	+7%	-1.51%	+12.23%	-100%	+150%	-10%	+63%	-40%	-50%	-	-
	Q3 2022	43	99,890,946	1,615,000	2	4	20	8	5	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+	
	Q3 2023	25	134,065,000	3,175,000	-	1	3	10	5	1	5	-
	CHANGE	-4%	-23.04%	+1.03%	-	-50%	-50%	+67%	+150%	-86%	+400%	-100%
	Q3 2022	26	174,206,242	3,142,500	-	2	6	6	2	7	1	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: Suffolk Vision Inc.)



Summer Rental  
Web# 878549

## BRIDGEHAMPTON & SHELTER ISLAND

Bridgehampton, which includes Water Mill and Sagaponack, takes the crown for Q3 2023 with the highest Median Home Sales Price of all hamlets at \$3.8M— mind you that's a 22% drop from Q3 2022 at \$4,847,500. Bridgehampton Total Home Sales Volume rose 13% to \$317.2M, thanks to 3 sales \$20M, out of the total of 4 sales \$20M+ in all markets monitored by Town & Country.

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+	
	Q3 2023	56	317,197,018	3,800,000	1	-	8	18	7	14	5	3
	CHANGE	+12%	+13.16%	-21.61%	-	-100%	+14%	+64%	+75%	-30%	+25%	+200%
	Q3 2022	50	280,317,450	4,847,500	1	2	7	11	4	20	4	1

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+	
	Q3 2023	19	31,925,117	1,400,000	-	3	10	5	1	-	-	-
	CHANGE	+19%	-16.30%	-18.84%	-	-40%	+100%	+25%	-	-100%	-	-
	Q3 2022	16	38,142,000	1,725,000	-	5	5	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: Suffolk Vision Inc.)



## SAG HARBOR

Sag Harbor Village plunged 31% while the Median Home Sales Price dropped 14% all while only 2 less homes changed hands. Sag Harbor Area, which includes Noyack and North Haven, experienced the greatest statistical increase in Total Home Sales Volume at +27.5% while the Median Home Sales Price rose 28% to \$1,962,500 from \$1,538,013 year to year.

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+	
	Q3 2023	30	81,259,850	1,962,500	-	3	12	7	5	3	-	-
	CHANGE	-	+27.47%	+27.60%	-	-50%	-25%	+75%	-	-25%	-	-
	Q3 2022	30	63,746,951	1,538,013	-	6	16	4	-	4	-	-

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+	
	Q3 2023	18	45,469,000	2,270,000	-	1	6	8	1	2	-	-
	CHANGE	-10%	-30.80%	-13.52%	-	-50%	-14%	+100%	-83%	-	-100%	-
	Q3 2022	20	65,705,000	2,625,000	-	2	7	4	6	-	1	-

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: Suffolk Vision Inc.)





## WEST OF THE CANAL

Westhampton, which includes Remsenburg, Westhampton Beach, East Quogue, Quogue, and Quogue, hit \$1.5M, 9% greater than the previous year Q3. The Number of Home Sales and Total Home Sales Volume remained stable year to year. Hampton Bays Median Home Sales Price keeps ticking up. Q3 2023 logged in at \$765K while the Total Home Sales Volume increased 10%.

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+	
	Q3 2023	78	145,743,021	1,500,000	2	23	30	16	4	2	1	-
	CHANGE	-3%	+3.59%	+8.93%	-50%	-12%	+20%	+7%	-43%	-33%	-	-
	Q3 2022	80	140,686,662	1,377,000	4	26	25	15	7	3	-	-

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+
	Q3 2023	57	59,118,489	765,000	3	41	7	5	1	-	-
	CHANGE	-8%	+9.78%	+0.66%	-25%	-5%	-53%	-	-	-	-
	Q3 2022	62	53,850,552	760,000	4	43	15	-	-	-	-

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: Suffolk Vision Inc.)