

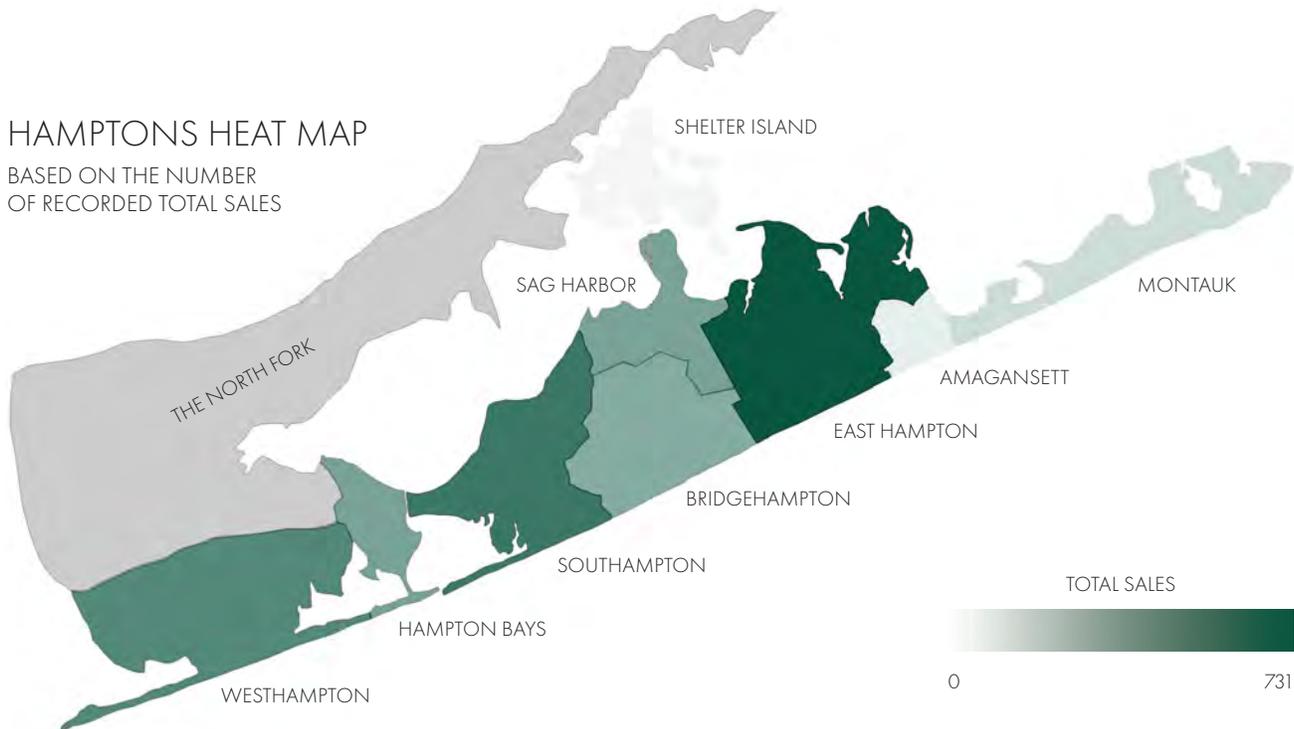
HAMPTONS MID-YEAR 2024 HOME SALES REPORT

The Home Sales market trend for the Hamptons is vibrantly clear viewing ALL HAMPTON MARKETS COMBINED. The first six months of 2024 compared with the same time period 2023 you see the dynamic shift to higher priced home sales. Under \$1M Home Sales sank 25%... this is due to a severe lack of homes under a million dollars, certainly not a decline in demand...yet \$10-19.99M price category was up 24% and \$20M and up flew up 50% higher. The most Number of Home Sales remained in the \$1-1.99M price range at 221 for the first six months of this year.

Let's look at specific markets.....

Judi Desiderio, CEO
JD@TCHamptons.com | 631.324.8080

HAMPTONS HEAT MAP
BASED ON THE NUMBER
OF RECORDED TOTAL SALES



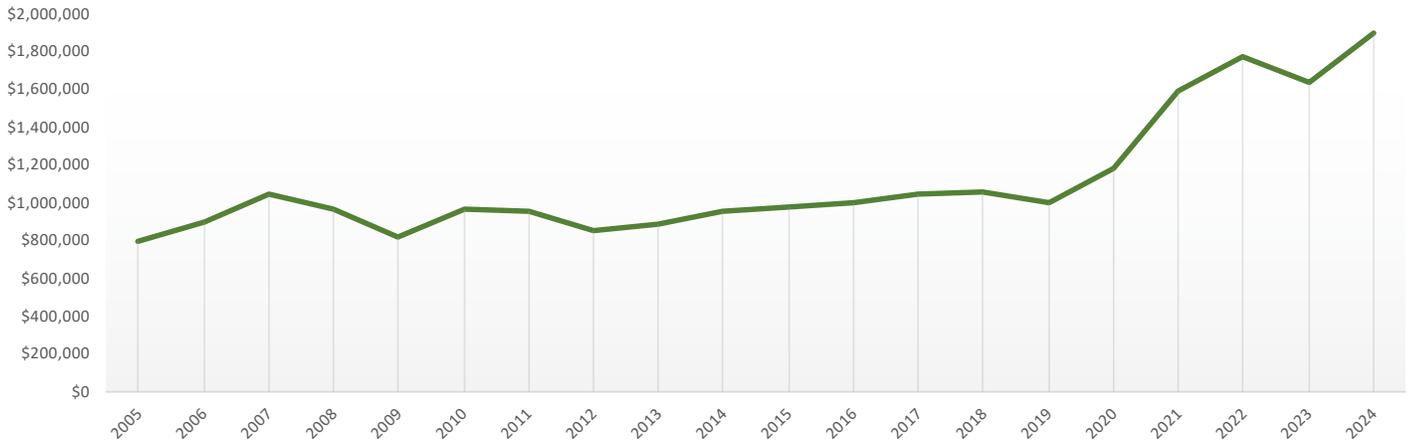
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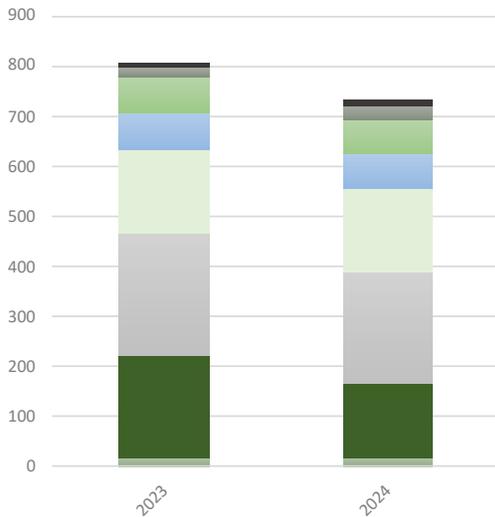
HAMPTONS MID-YEAR 2024 HOME SALES REPORT

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+
	Mid-Year 2024	731	2,337,446,467	1,896,250	16	150	221	171	68	67	26	12
	CHANGE	-10%	+1.18%	+14.92%	-24%	-26%	-11%	+4%	-14%	-4%	+24%	+50%
Mid-Year 2023	815	2,310,210,934	1,650,000	21	202	249	165	79	70	21	8	

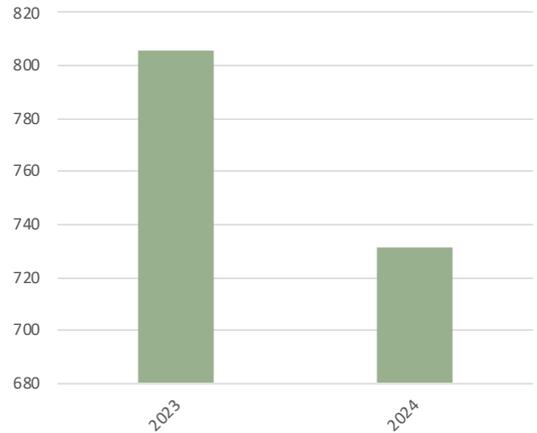
MEDIAN HOME SALES PRICE



SALES TRENDS



TOTAL # OF HOME SALES



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THE END

Montauk closed just two fewer homes yet the Median Home Sales Volume shot up 28% to \$2,125,000 and the Total Home Sales Volume rose 13%. Gotta luv THE END. Amagansett was the shining star of this report – like Taylor Swift she knocked it out of the park with 69% more Home Sales and 178% greater Total Home Sales Volume -- pushed the Median Home Sales Volume up to \$4.7M-- 85% higher than mid year 2023.

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+
	Mid-Year 2024	30	101,894,721	2,125,000	-	2	12	9	2	3	2	-
	CHANGE	-6%	+12.63%	+27.82%	-100%	-	-25%	+29%	+100%	+50%	-	-
	Mid-Year 2023	32	90,465,000	1,662,500	2	2	16	7	1	2	2	-

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+
	Mid-Year 2024	27	160,855,505	4,700,000	1	1	2	7	5	7	3	1
	CHANGE	+69%	+178.01%	+85.22%	-	-	-60%	+17%	+400%	+75%	-	-
	Mid-Year 2023	16	57,860,000	2,537,500	-	-	5	6	1	4	-	-

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EAST HAMPTON

East Hampton Village, Median Home Sales Volume increased 29% to a very impressive \$6.5M. Five of the 12 Home Sales \$20M and up were in East Hampton Village. In the \$10-19.99M price category East Hampton Village closed 250% more deals. The East Hampton Area, which includes Wainscott, closed the greatest Number of Home Sales at 148, though that was 21% fewer than the first half of 2023.

EAST HAMPTON AREA <small>INCLUDES WAINSCOTT</small>	# 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+	
	Mid-Year 2024	148	307,725,148	1,800,000	-	17	73	42	9	6	1	-
	CHANGE	-21%	-24.20%	+6.82%	-100%	-32%	-5%	-28%	-50%	-	-	-
	Mid-Year 2023	187	405,966,376	1,685,000	2	25	77	58	18	6	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+	
	Mid-Year 2024	29	309,397,898	6,500,000	-	-	7	1	6	3	7	5
	CHANGE	+21%	+8.02%	+29.35%	-	-	+600%	-86%	+50%	-40%	+250%	-
	Mid-Year 2023	24	286,417,800	5,025,000	-	-	1	7	4	5	2	5

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August-LD Rental \$65,000
Web# 56993

SOUTHAMPTON

Southampton Village, realized it's Median Home Sales Price was steady at \$3.3M-- slightly less than last year same time period. The Total Home Sales Volume shot up 32% thanks to the closings over \$20M in the first half of this year. The Southampton Area, which includes North Sea, saw their Median Home Sales Volume rise 20% to \$1,715,000 while the Number of Home Sales and Total Home Sales Volume each sank approximately 30%.

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+
	Mid-Year 2024	65	138,861,386	1,715,000	3	15	18	16	10	3	-	-
	CHANGE	-31%	-29.26%	+20.32%	+200%	-48%	-44%	-16%	+43%	-40%	-100%	-
	Mid-Year 2023	94	196,284,792	1,425,350	1	29	32	19	7	5	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+
	Mid-Year 2024	43	288,488,720	3,300,000	1	3	5	14	7	7	2	4
	CHANGE	+5%	+31.52%	-2.80%	-	-40%	+25%	+17%	-	+17%	-67%	+300%
	Mid-Year 2023	41	219,355,700	3,395,000	-	5	4	12	7	6	6	1

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BRIDGEHAMPTON & SHELTER ISLAND

Bridgehampton, which includes Water Mill and Sagaponack, experienced a 150% increase in Home Sales activity in the \$2-3.49M price category-- while the Median Home Sales Volume for the first six months of 2024 topped \$4M to \$4,185,000, 8% higher than the same period last year. Shelter Island dragged for the mid year report 2024 with 31% fewer Home Sales, which resulted in a dramatic drop of 43% lower Total Home Sales Volume, BUT the Median Home Sales Volume held relatively stable at \$1,930,000.

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+	
	Mid-Year 2024	71	407,208,000	4,185,000	-	-	6	25	10	19	9	2
	CHANGE	+15%	+17.24%	+8.00%	-100%	-100%	-45%	+150%	-23%	+19%	+80%	-
	Mid-Year 2023	62	347,339,850	3,875,000	1	4	11	10	13	16	5	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+	
	Mid-Year 2024	18	37,239,500	1,930,000	1	2	7	7	-	1	-	-
	CHANGE	-31%	-43.36%	-1.17%	-	-67%	-13%	+17%	-100%	-67%	-	-
	Mid-Year 2023	26	65,747,350	1,952,750	-	6	8	6	3	3	-	-

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August-LD Rental \$69,000
Web#911281

SAG HARBOR

The Sag Harbor Area, which includes Noyack and North Haven, Median Home Sales Price popped 8.5% to just over \$2M while the Number of Home Sales & Total Home Sales Volume each dropped by approximately 25%. Sag Harbor Village experienced a similar pull back with 25% less Home Sales and 42% lower Total Home Sales Volume and the Median Home Sales Volume dropped 15% to \$1.9M-- unexpected for this historic hamlet.

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+	
	Mid-Year 2024	56	158,493,750	2,020,000	1	4	22	15	7	6	1	-
	CHANGE	-26%	-24.03%	+8.46%	-	-78%	-4%	+36%	-42%	-33%	-50%	-
	Mid-Year 2023	76	208,637,104	1,862,500	1	18	23	11	12	9	2	-

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+	
	Mid-Year 2024	15	33,287,120	1,900,000	1	1	7	4	1	1	-	-
	CHANGE	-25%	-41.66%	-14.51%	-	-67%	+17%	-20%	-67%	-67%	-	-
	Mid-Year 2023	20	57,057,999	2,222,500	-	3	6	5	3	3	-	-

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WEST OF THE CANAL

Westhampton, which includes Remsenburg, Westhampton Beach, East Quogue, Quogue, and Quogue, remained fairly stable year to year for all three criteria monitored by Town & Country. Hampton Bays, this gateway market to the Hamptons, is just getting started. The Total Home Sales Volume & Median Home Sales Volume each rose approximately 13% while just four fewer homes changed hands.

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+	
	Mid-Year 2024	130	293,893,670	1,500,000	4	34	42	27	11	11	1	-
	CHANGE	-3%	+2.54%	+5.36%	+100%	-17%	-7%	+17%	+10%	-	-50%	-
	Mid-Year 2023	134	286,601,963	1,423,750	2	41	45	23	10	11	2	-
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+	
	Mid-Year 2024	99	100,101,049	885,000	4	71	20	4	-	-	-	-
	CHANGE	-4%	+13.14%	+13.83%	-67%	+3%	-5%	+300%	-	-	-	-
	Mid-Year 2023	103	88,477,000	777,500	12	69	21	1	-	-	-	-

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