

WILLIAM RAVEIS

HAMPTONS MID YEAR 2025 HOME SALES REPORT

As usual, the real estate markets of the Hamptons move differently from the rest of the country. You have all read reports on homes sales being at decades low volumes. Google showed national trends for the first half of 2025 to be 13.7% fewer new home sales and a slim .8% increase in existing home sales. Here in the **Hamptons** the first six months of 2025 saw an increase of 21% in the **Number of Home Sales** and 24% jump in **Total Home Sales Volume**. The majority of home sales were in the \$1-1.99M price category with 278 homes changing hands-- followed closely by \$2-3.49M with 202 home sales.

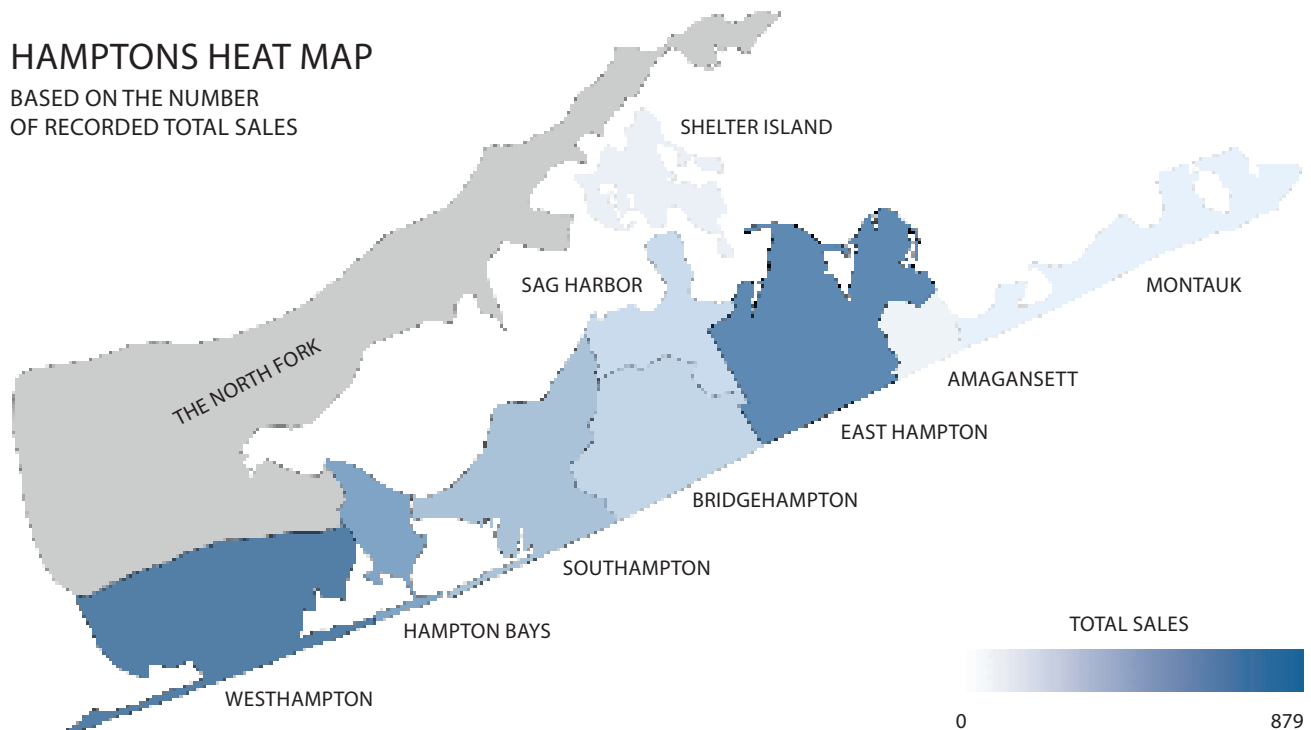
Let's take a look at individual markets.

[Click to view all reports.](#)

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HAMPTONS HEAT MAP

BASED ON THE NUMBER
OF RECORDED TOTAL SALES



All information is deemed reliable and correct. Information is subject to errors, omissions and withdrawal without prior notice. (Source: Suffolk Vision Inc.)



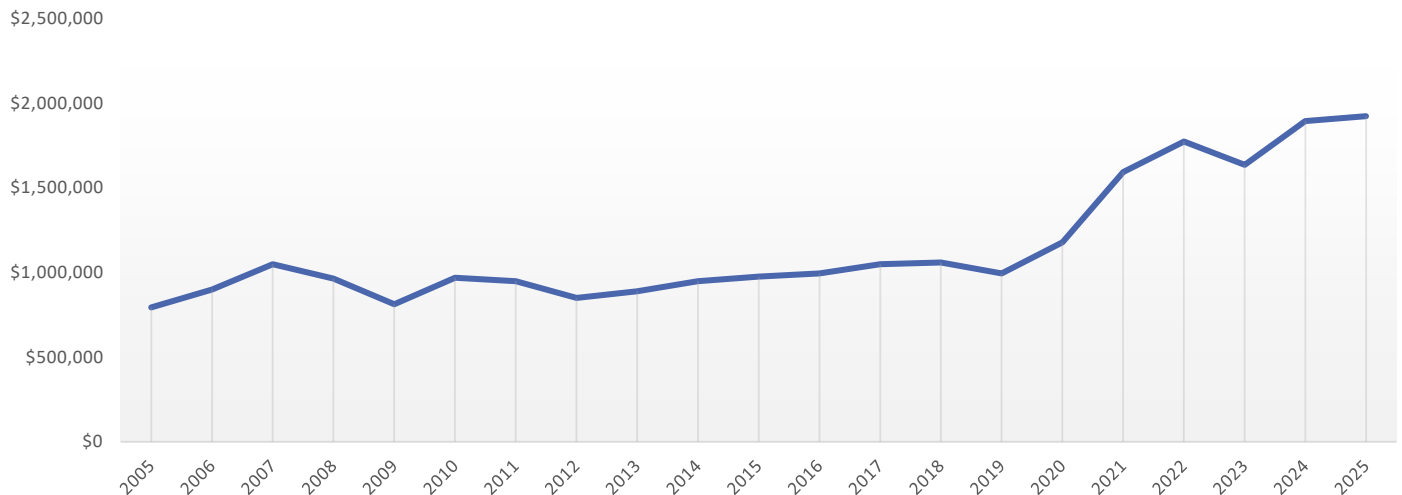
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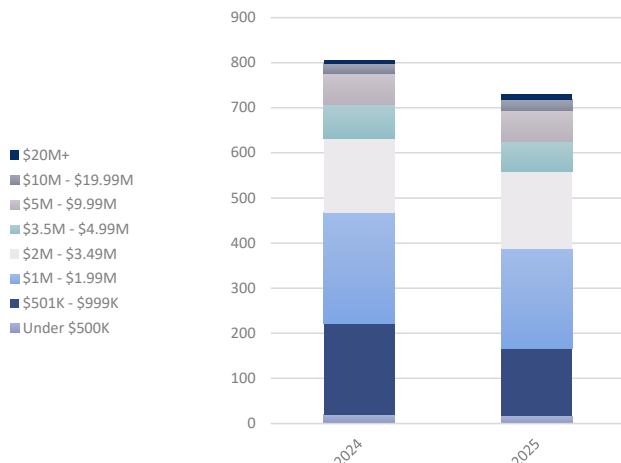
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THE HAMPTONS ALL MARKETS COMBINED		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M - \$9.99M	# SALES \$10M - \$19.99M	# SALES \$20M+
	Mid Year 2025	879	2,874,804,698	1,925,000	11	163	278	202	87	93	33	12
	CHANGE	+21%	+23.25%	+1.52%	-31%	+9%	+26%	+19%	+28%	+39%	+27%	-
	Mid Year 2024	729	2,332,441,467	1,896,250	16	150	220	170	68	67	26	12

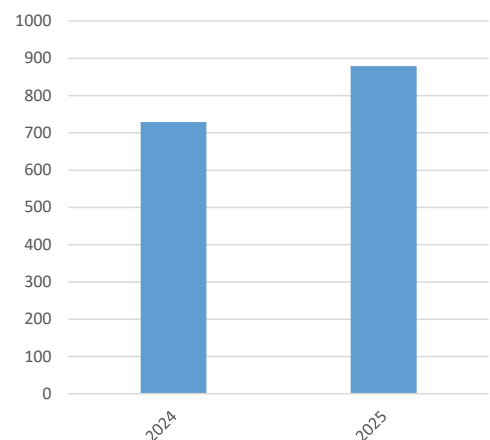
MEDIAN HOME SALES PRICE



SALES TRENDS



TOTAL # OF HOME SALES



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\$3,495,000
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THE END

Montauk— closed 38 home sales -- a 27% increase year over year and a very impressive 43% increase in Total Home Sales Volume. Amagansett experienced a pull back on the Median Home Sales Price (-20.7%) from \$4.7 in 2024 to \$3,728,590 even with 5 home sales in the \$10-19.99M price category (second only to Bridgehampton) and 2 in the \$20M & up category.

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 2025	38	145,397,183	2,135,000	-	-	16	10	3	6	3	-
	CHANGE	+27%	+42.69%	+0.47%	-	-100%	+33%	+11%	+50%	+100%	+50%	-
	Mid Year 2024	30	101,894,721	2,125,000	-	2	12	9	2	3	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 2025	45	280,302,218	3,728,590	-	2	5	13	11	7	5	2
	CHANGE	+67%	+74.26%	-20.67%	-100%	+100%	+150%	+86%	+120%	-	+67%	+100%
	Mid Year 2024	27	160,855,505	4,700,000	1	1	2	7	5	7	3	1

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EAST HAMPTON

East Hampton Village held on to the crown for the highest Median Home Sales Price at \$6.5M. Three of the 12 home sales in the price category \$20M and up were in East Hampton Village, that ties for top with East Hampton Area. East Hampton Area, which includes Wainscott, saw the most dollars changing hands at \$548,479,231. That is a significant 78% more than the first half of 2024.

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+
	Mid Year 2025	175	548,479,231	1,850,000	-	22	78	44	17	9	2	3
	CHANGE	+18%	+78.24%	+2.78%	-	+29%	+7%	+5%	+89%	+50%	+100%	-
	Mid Year 2024	148	307,725,148	1,800,000	-	17	73	42	9	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 2025	27	224,031,500	6,500,000	-	-	1	6	3	10	4	3
	CHANGE	-7%	-27.59%	-	-	-	-86%	+500%	-50%	+233%	-43%	-40%
	Mid Year 2024	29	309,397,898	6,500,000	-	-	7	1	6	3	7	5

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SOUTHAMPTON

Southampton Area, which includes North Sea, experienced more sales over a million dollars in each of the categories including 67% more home sales in the \$5-9.99M price category. Southampton Village — one of our Crown Jewels -- was flat at 43 home sales and a Median Home Sales Price of \$3,893,794 or 18% higher than the \$3,3 in 2024 first half of the 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+
	Mid Year 2025	84	211,905,174	2,100,000	2	8	29	26	13	5	1	-
	CHANGE	+29%	+52.60%	+22.45%	-33%	-47%	+61%	+63%	+30%	+67%	-	-
	Mid Year 2024	65	138,861,386	1,715,000	3	15	18	16	10	3	-	-
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 2025	43	246,916,794	3,893,794	-	2	5	12	9	9	4	2
	CHANGE	-	-14.41%	+17.99%	-100%	-33%	-	-14%	+29%	+29%	+100%	-50%
	Mid Year 2024	43	288,488,720	3,300,000	1	3	5	14	7	7	2	4

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BRIDGEHAMPTON & SHELTER ISLAND

Bridgehampton, which includes Water Mill & Sagaponack, had the second highest Median Home Sales Price at \$5.34M, second only to East Hampton Village, and 27.6% higher than the \$4.185M logged in Mid Year 2024. Bridgehampton was Best in Class in the \$10-19.99M price category with 11 closings... one third of All Hampton Markets. Shelter Island had 25 home sales in 2025 mid-yr-- 39% more than 2024 same period and 30% more dollars changing hands year over year.

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 2025	77	451,204,736	5,340,000	-	-	13	18	7	27	11	1
	CHANGE	+8%	+10.80%	+27.60%	-	-	+117%	-28%	-30%	+42%	+22%	-50%
	Mid Year 2024	71	407,208,000	4,185,000	-	-	6	25	10	19	9	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 2025	25	48,446,500	1,450,000	-	4	15	2	3	1	-	-
	CHANGE	+39%	+30.09%	-24.87%	-100%	+100%	+114%	-71%	-	-	-	-
	Mid Year 2024	18	37,239,500	1,930,000	1	2	7	7	-	1	-	-

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SAG HARBOR

Sag Harbor Village is the beacon leading the charge for Hampton markets with 133% spike in the Number of Home Sales, 255% greater Total Home Sales Volume and a 38% increase in Median Home Sales Price.. all records for the Hampton Mid-Year Report. Sag Harbor Area, which includes Noyack and North Haven, held steady on the Median Home Sales Price while closing 11% homes.

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 2025	62	166,143,217	2,025,000	-	4	26	19	7	4	2	-
	CHANGE	+11%	+4.83%	+0.25%	-100%	-	+18%	+27%	-	-33%	+100%	-
	Mid Year 2024	56	158,493,750	2,020,000	1	4	22	15	7	6	1	-
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 2025	35	118,188,342	2,625,000	-	2	10	14	5	3	-	1
	CHANGE	+133%	+255.06%	+38.16%	-100%	+100%	+43%	+250%	+400%	+200%	-	-
	Mid Year 2024	15	33,287,120	1,900,000	1	1	7	4	1	1	-	-

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\$750,000

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WEST OF THE CANAL

Westhampton, which includes Remsenburg, Westhampton Beach, East Quogue, Quogue, and Quogue, closed the most Number of Home Sales at 166, a 29% increase year over year. While the Median Home Sales Price stayed approximately \$1.5M. Hampton Bays held steady year to year for all three criteria monitored by William Raveis. Hampton Bays is the only hamlet with a Median Home Sales Price of under a \$1M. But trust me, this won't last too long!

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 2025	166	333,471,491	1,487,500	6	48	56	35	8	12	1	-
	CHANGE	+29%	+14.79%	-0.83%	+50%	+41%	+33%	+35%	-27%	+9%	-	-
	Mid Year 2024	129	290,498,670	1,500,000	4	34	42	26	11	11	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+
	Mid Year 2025	102	100,318,312	850,000	3	71	24	3	1	-	-	-
	CHANGE	+4%	+1.86%	-3.68%	-25%	-	+26%	-25%	-	-	-	-
	Mid Year	98	98,491,049	882,500	4	71	19	4	-	-	-	-

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