

# WILLIAM RAVEIS

## HAMPTONS Q2 2025 HOME SALES REPORT

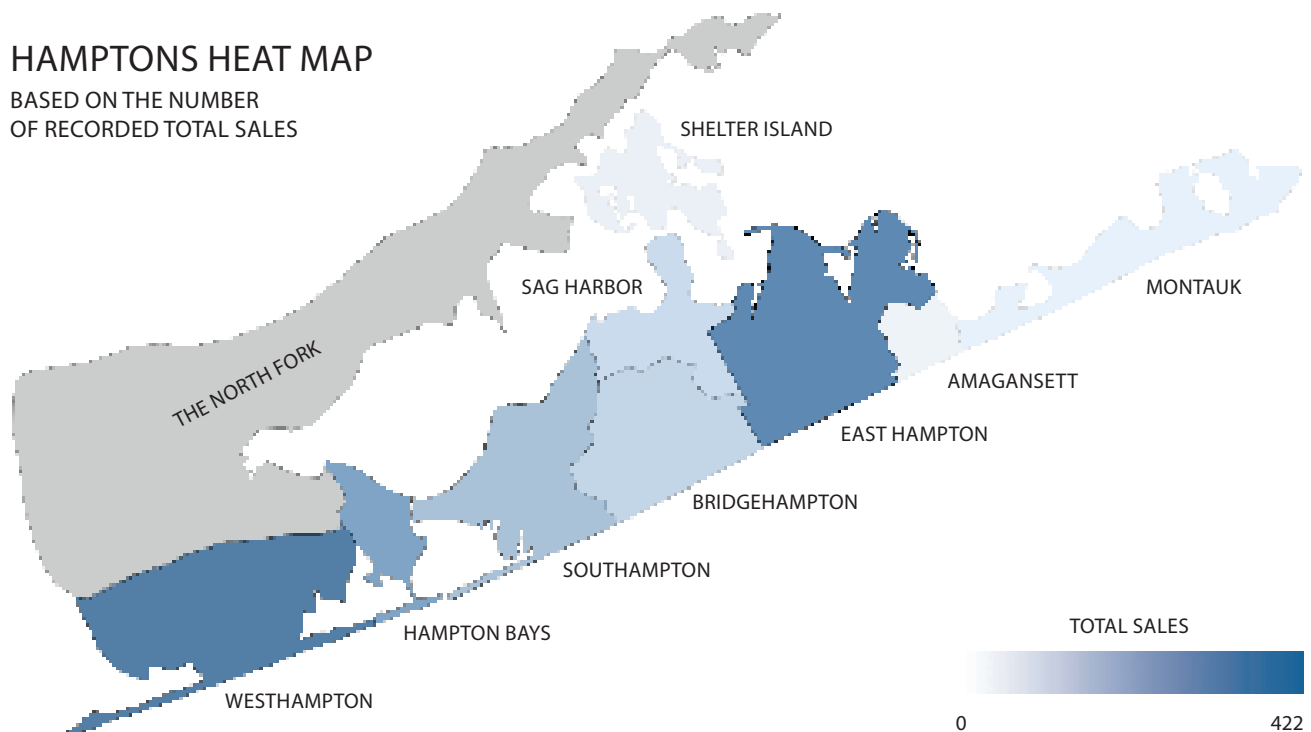
The second three months of 2025 for the Hamptons Home Sales Markets realized respectable increases in both the Number of Home Sales as well as Total Home Sales Volume both up 15% while the Median Home Sales Price remained relatively stable at \$1,887,500. By examining the 8 separate price categories monitored by William Raveis you can see significant increases in the higher price points with the most Number of Home Sales in the \$1-1.99M range.

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Judi A. Desiderio  
Managing Partner & Senior Vice President  
Hampton and North Fork Region  
631.324.8080

### 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.)



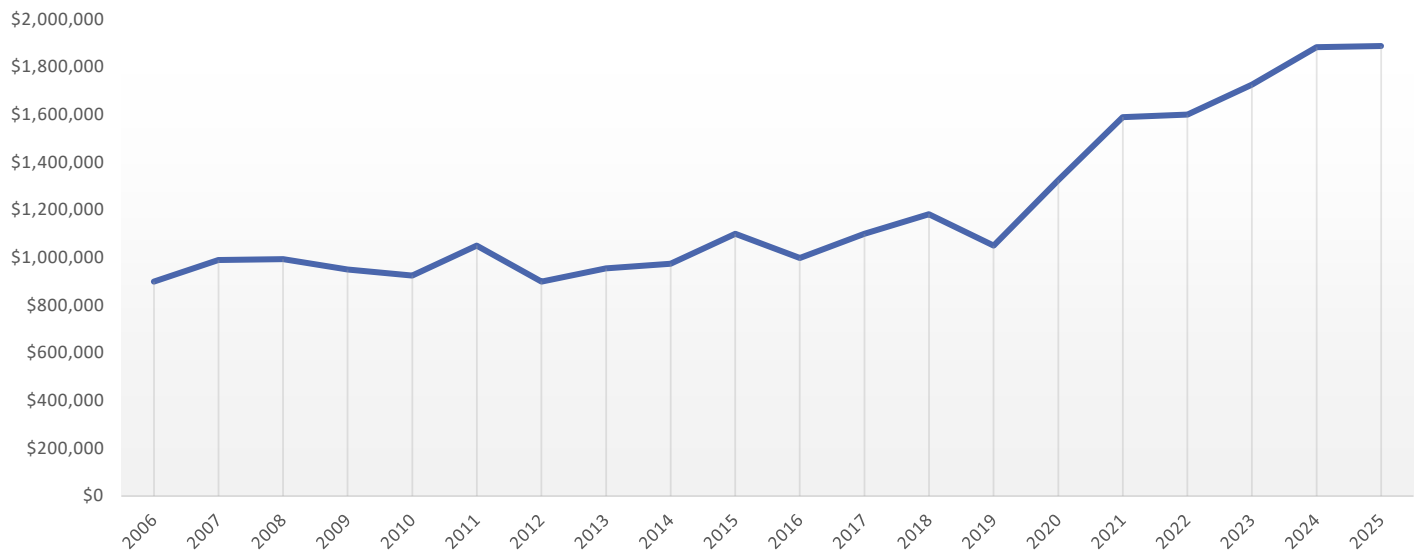
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Westhampton Beach 72 Main St - 631.288.3030 | Montauk #1 Carl Fisher Plaza - 631.668.0500 | Greenport 120 Front St - 631.477.5990 | Mattituck 6920 Main St - 631.298.0600

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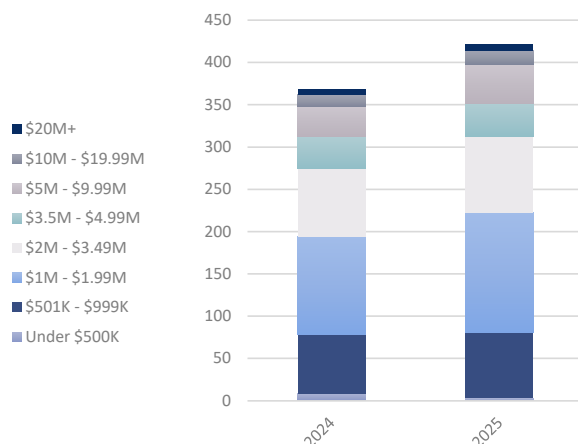
## HAMPTONS Q2 2025 HOME SALES REPORT

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+
	Q2 2025	422	1,407,402,556	1,887,500	3	78	142	90	39	46	16	8
	CHANGE	+15%	+15.07%	-0.15%	-67%	+13%	+23%	+11%	+3%	+31%	+14%	+33%
	Q2 2024	367	1,223,079,403	1,890,288	9	69	115	81	38	35	14	6

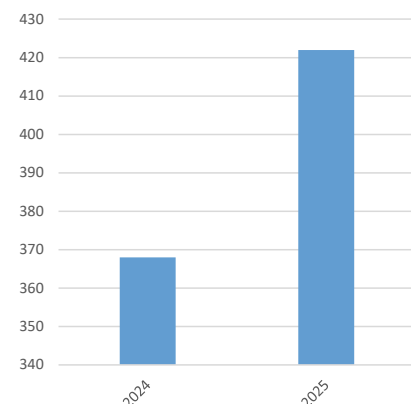
### MEDIAN HOME SALES PRICE



### SALES TRENDS



### TOTAL # OF HOME SALES



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## HAMPTONS Q2 2025

### HOME SALES REPORT



\$2,155,000  
Web#920627  
6 Laurel Drive.com

## THE END

Montauk home sales rose 25% with much of the increases in the higher price categories, which in turn pushed up the Total Home Sales Volume by 123% to \$88,525,000. Amagansett, one of two markets that's Median Home Sales Price was greater than \$4M, though that was 18% lower than Q2 2024 when the Median Home Sales Price was \$5M. More than twice as many homes changed hands year over year.

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+
	Q2 2025	20	88,525,000	2,020,000	-	-	9	4	1	3	3	-
	CHANGE	+25%	+123.01%	+8.01%	-	-100%	+13%	-	-	+50%	-	-
	Q2 2024	16	39,694,721	1,870,144	-	1	8	4	1	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+
	Q2 2025	22	129,858,007	4,097,500	-	1	1	7	5	4	3	1
	CHANGE	+120%	+138.64%	-18.05%	-	-	-	+600%	+150%	+33%	+50%	-
	Q2 2024	10	54,415,500	5,000,000	-	1	1	1	2	3	2	-

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## HAMPTONS Q2 2025

## HOME SALES REPORT



\$14,500,000  
Web# 896577  
65EastHollowRoad.ocm

### EAST HAMPTON

East Hampton Village, one of our Crown Jewels, and a consistent major player, logged the highest Median Home Sales Price at a HUGE \$10,750,000- that's over 40% higher than the very impressive \$7.5 for Q2 2024. East Hampton Area (which includes Wainscott) closed the most home sales — 87 homes changed hands in Q2 2025. The Total Home Sales Volume more than doubled at the highest level of all Hampton markets at \$302,316,020.

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+
	Q2 2025	87	302,316,020	1,900,000	-	12	35	21	9	6	2	2
	CHANGE	+19%	+108.69%	+4.11%	-	+20%	+3%	-5%	+80%	+200%	-	-
	Q2 2024	73	144,860,900	1,825,000	-	10	34	22	5	2	-	-
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+
	Q2 2025	7	89,645,000	10,750,000	-	-	-	1	-	2	2	2
	CHANGE	-59%	-56.61%	+43.33%	-	-	-100%	-	-100%	-	-60%	-33%
	Q2 2024	17	206,611,250	7,500,000	-	-	3	1	3	2	5	3

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## HAMPTONS Q2 2025 HOME SALES REPORT



### SOUTHAMPTON

Southampton Area, which includes North Sea, home sales activity was rather stable year over year with the same Number of Home Sales yet slightly less Total Home Sales Volume and Median Home Sales Price. Southampton Village the final of our three Crown Jewels closed 19% more homes sales, the Median Home Sales Price dipped 7.9% to \$3.225M, while the hamlet saw 36.5% less in Total Home Sales Volume.

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+
	Q2 2025	33	73,440,050	1,725,000	-	3	17	8	4	1	-	-
	CHANGE	-	-4.29%	-3.63%	-100%	-50%	+70%	+14%	-50%	-	-	-
	Q2 2024	33	76,728,011	1,790,000	1	6	10	7	8	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+
	Q2 2025	25	121,778,000	3,225,000	-	1	3	9	4	6	1	1
	CHANGE	+19%	-36.47%	-7.86%	-	-	+50%	+29%	+33%	+50%	-	-67%
	Q2 2024	21	191,693,720	3,500,000	-	1	2	7	3	4	1	3

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## HAMPTONS Q2 2025 HOME SALES REPORT



\$2,195,000  
Web# 916189  
30SaggRoad.com

### BRIDGEHAMPTON & SHELTER ISLAND

Bridgehampton, which includes Water Mill & Sagaponack, one of our three Crown Jewels notched 12 of the 16 home sales in the \$5-9.99M price category for Q2. Very impressive. Shelter Island Total Home Sales Volume rose 36% Q2 2025 vs the same quarter 2024, while the Median Home Sales Price remained relatively stable at just over \$1.4M- a bit more activity over the \$3.5M price point and up.

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+
	Q2 2025	35	197,726,611	4,750,000	-	-	5	10	4	12	3	1
	CHANGE	-10%	-3.31%	+10.16%	-	-	+25%	-17%	-43%	+9%	-40%	-
	Q2 2024	39	204,497,000	4,312,000	-	-	4	12	7	11	5	-
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+
	Q2 2025	12	21,708,000	1,425,000	-	4	6	-	1	1	-	-
	CHANGE	+20%	+35.64%	-2.56%	-100%	+100%	+50%	-100%	-	-	-	-
	Q2 2024	10	16,004,500	1,462,500	1	2	4	3	-	-	-	-

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## HOME SALES REPORT



### SAG HARBOR

Sag Harbor Village knocked it out of the park in Q2 2025! All three criteria monitored by William Raveis showed staggering performance with Number of Home Sales up over 200%, the Median Home Sales Price up 79% and the Total Home Sales Volume a whopping +774%— wow doesn't do it enough justice. Sag Harbor Area, saw a drop in the Median Home Sales Price from \$2,375,000 in Q2 2024 to \$2,072,500 or -12.7%. The needle shifted yet the home sales activity was concentrated in the \$1-1.99M price range.

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+
	Q2 2025	34	97,152,592	2,072,500	-	-	16	10	3	4	1	-
	CHANGE	+13%	-0.17%	-12.74%	-100%	-	+23%	+67%	-25%	-20%	-	-
	Q2 2024	30	97,316,250	2,375,000	1	-	13	6	4	5	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+
	Q2 2025	19	79,264,842	2,750,000	-	1	6	5	3	3	-	1
	CHANGE	+217%	+773.73%	+78.86%	-100%	-	+200%	+67%	-	-	-	-
	Q2 2024	6	9,072,000	1,537,500	1	-	2	3	-	-	-	-

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### HOME SALES REPORT



## WEST OF THE CANAL

Westhampton, which includes Remsenburg, Westhampton Beach, East Quogue, Quogue, and Quogue, closed the second most number of home sales of all 12 markets monitored by William Raveis at 76 homes changing hands— that's a 25% increase from last year Q2, which in turn resulted in a 21% jump in Total Home Sales Volume. Hampton Bays is the last remaining Hamptons hamlet where the Median Home Sales Price is still under a million dollars—\$849,500— I assure you that will not last 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+
	Q2 2025	76	155,910,445	1,430,000	2	21	29	14	5	4	1	-
	CHANGE	+25%	+20.98%	-9.78%	-33%	+75%	+21%	+17%	-	-20%	-	-
	Q2 2024	61	128,873,501	1,585,000	3	12	24	12	5	5	-	-
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+
	Q2 2025	52	50,077,989	849,500	1	35	15	1	-	-	-	-
	CHANGE	+2%	-6.07%	-4.55%	-50%	-3%	+50%	-67%	-	-	-	-
	Q2 2024	51	53,312,050	890,000	2	36	10	3	-	-	-	-

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