

WILLIAM RAVEIS

HAMPTONS Q3 2025 HOME SALES REPORT

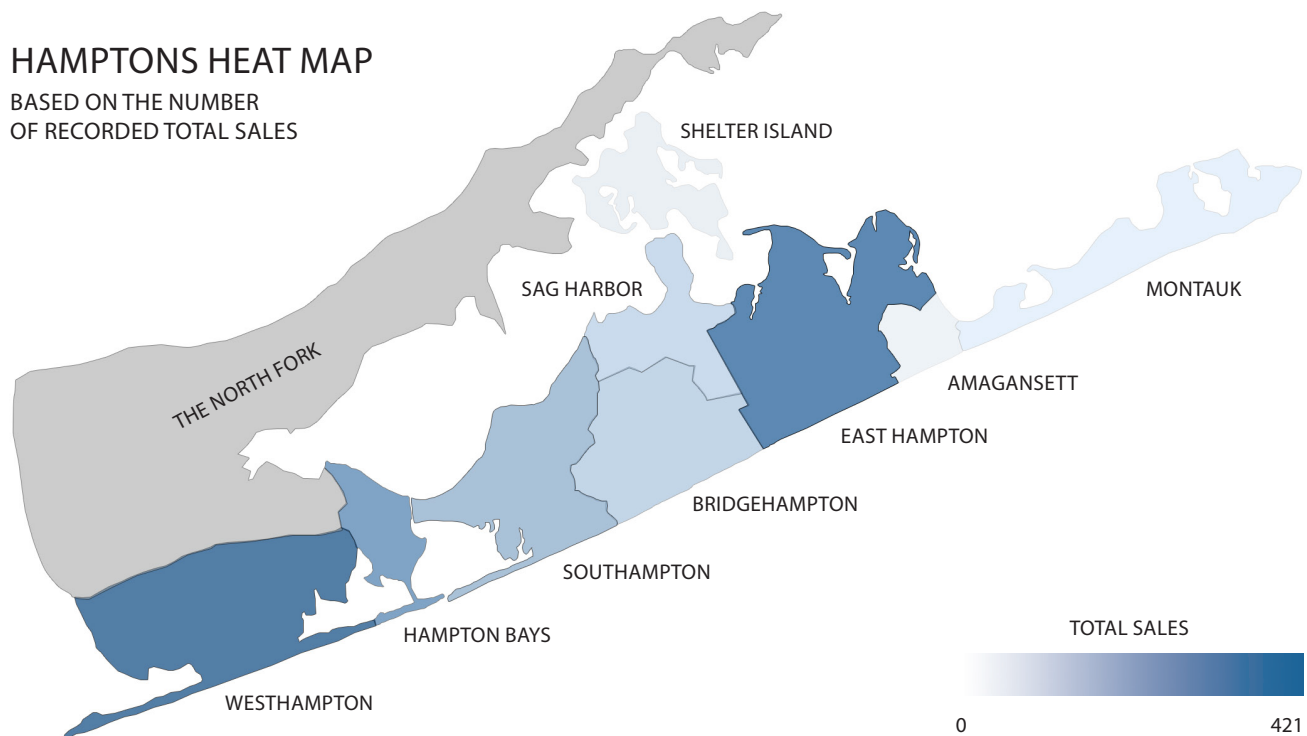
The 3rd quarter of 2025 was an interesting series of bobbing and weaving. The more I dug the more I saw the only tangible trend was the amount of home sales at the uber high end. Looking at ALL HAMPTON MARKETS COMBINED and you can see a staggering 43% leap in home sales \$10-19.99M and 33% more home sales \$20M and up. Oddly, the Median Home Sales Price for Q3 dipped 5.5% from \$2,168,900 in '24 to \$2,050,000 in '25 same three month period.

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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.)



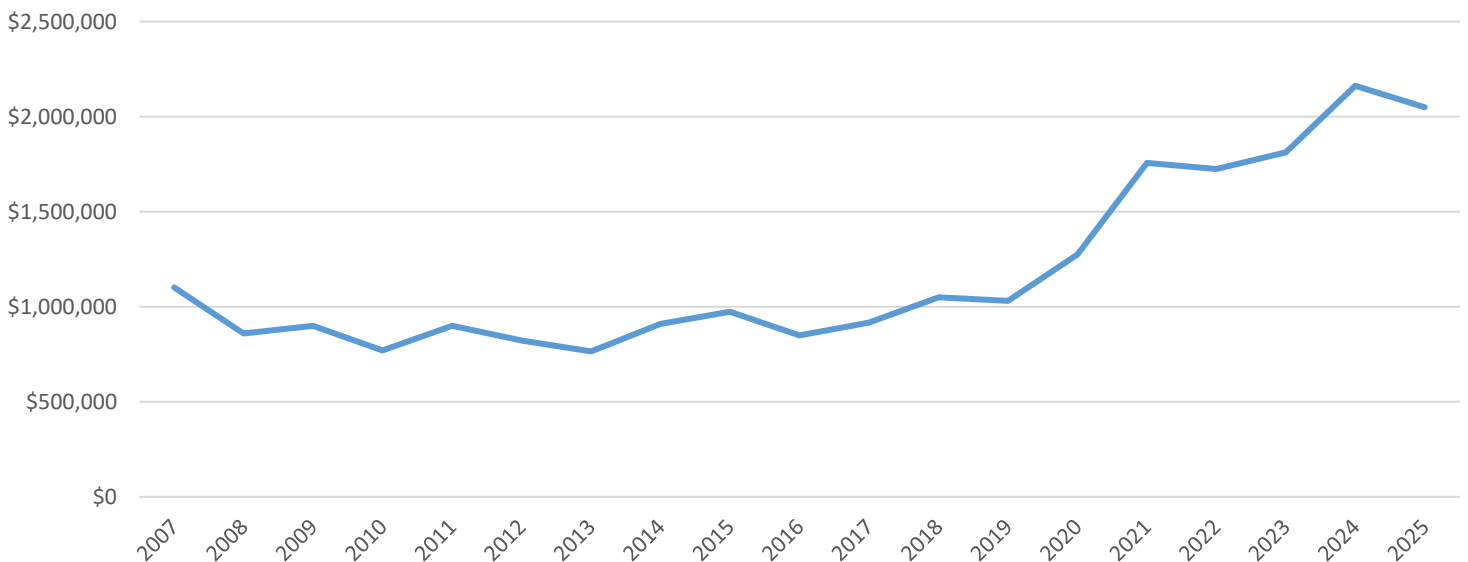
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THE HAMPTONS ALL MARKETS COMBINED		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M - \$9.99M	# SALES \$10M - \$19.99M	# SALES \$20M+
	Q3 2025	421	1,406,083,520	2,050,000	5	60	141	96	45	50	20	4
	CHANGE	+9%	+13.26%	-5.48%	-	-2%	+18%	+8%	-10%	+6%	+43%	+33%
	Q3 2024	388	1,241,448,786	2,168,900	5	61	119	89	50	47	14	3

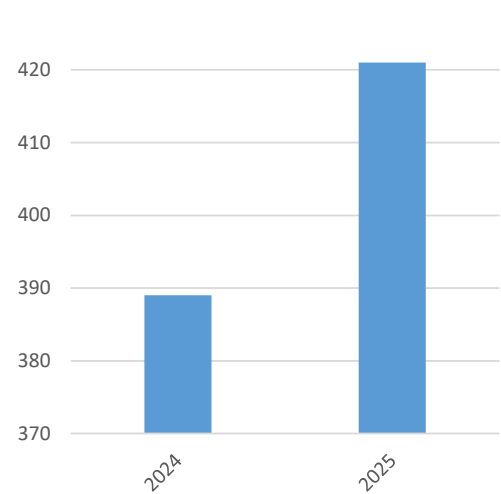
MEDIAN HOME SALES PRICE



SALES TRENDS



TOTAL # OF HOME SALES



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HOME SALES REPORT



\$3,295,000

148FairviewAvenue.com

THE END

Number of Home Sales in Montauk decreased the most with a 32% drop, along with a 20% drop in Total Home Sales Volume, yet the Median Home Sales Price rose 4% to a firm \$2M. Amagansett closed the same Number of Home Sales at 9 but the Median Home Sales Price declined over 26% to \$4.45M from \$6,040,000. The Total Home Sales Volume also shrank 22%. Slide your vision over to the price categories and you will see less activity in home sales \$5M and up.

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 2025	15	50,970,450	2,000,000	-	-	6	5	2	1	1	-
	CHANGE	-32%	-19.85%	+3.90%	-	-	-50%	+67%	-33%	-75%	-	-
	Q3 2024	22	63,596,000	1,925,000	-	-	12	3	3	4	-	-
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 2025	9	45,469,979	4,450,000	1	-	-	1	4	2	1	-
	CHANGE	-	-21.59%	-26.32%	-	-	-	-50%	+100%	-33%	-50%	-
	Q3 2024	9	57,990,000	6,040,000	-	-	-	2	2	3	2	-

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HOME SALES REPORT



\$14,500,000
65EastHollowRoad.com

EAST HAMPTON

East Hampton Village closed two more home sales year to year with a 27.6% climb in Total Home Sales Volume, yet the Median Home Sales Price slid a big 28% from \$4.35M to \$3.15M same quarter '24 to '25. East Hampton Area, which included Wainscott, Total Home Sales Volume sank 26% from \$230.2M in '24 to \$171.3M in '25 Q3. That was the greatest drop statistically for Total Home Sales Volume in the report. Last year, same time frame, there were 3 home sales \$10-19.99M-- this year there were none.

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 2025	69	171,299,518	1,854,000	3	5	33	15	4	9	-	-
	CHANGE	-9%	-25.58%	-15.63%	-	+25%	+14%	-40%	-43%	+13%	-100%	-
	Q3 2024	76	230,192,059	2,197,500	-	4	29	25	7	8	3	-
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 2025	15	89,413,501	3,150,000	-	-	4	4	-	4	2	1
	CHANGE	+15%	+27.64%	-27.59%	-	-	+100%	+100%	-100%	-	+100%	-
	Q3 2024	13	70,050,000	4,350,000	-	-	2	2	4	4	1	-

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SOUTHAMPTON

Southampton Village, knocked it out of the park!!! A whopping 173% rocket in the Number of Home Sales and a remarkable 424% spike in Total Home Sales Volume. Slide your view down to the 8 price categories monitored by William Raveis and you see 2 of the 4 sales for Q3 in the \$20M and up were in Southampton Village and 5 in the \$10-19.99M this year where there were none last year. Southampton Area, which includes North Sea, conversely, experienced declines in all three criteria we report on. -9% in the Number of Home Sales, -20% in Total Home Sales Volume, and -10% in Median Home Sales Price.

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 2025	50	122,051,608	1,862,500	-	5	23	12	4	6	-	-
	CHANGE	-9%	-20.18%	-9.59%	-	-38%	+21%	-14%	-56%	+50%	-	-100%
	Q3 2024	55	152,900,700	2,060,000	-	8	19	14	9	4	-	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+
	Q3 2025	30	216,974,672	4,300,000	-	1	1	11	6	4	5	2
	CHANGE	+173%	+424.03%	+13.16%	-	-	-	+175%	+200%	-	-	-
	Q3 2024	11	41,405,000	3,800,000	-	-	1	4	2	4	-	-

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BRIDGEHAMPTON & SHELTER ISLAND

Bridgehampton, which includes Water Mill & Sagaponack, logged the highest Median Home Sales Price at \$4,825,000... but that price was 18% lower than last year's Median Home Sales Price of \$5,885,000. Shelter Island closed one less home sale — from 15 in 2024 to 14 this year same quarter. The Median Home Sales Price retreated 16% for Q3 while the Total Home Sales Volume declined almost 20%.

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 2025	45	284,384,000	4,825,000	-	1	4	10	9	13	7	1
	CHANGE	+73%	+50.06%	-18.01%	-	-	+33%	+150%	+125%	+30%	+75%	-
	Q3 2024	26	189,508,500	5,885,000	-	-	3	4	4	10	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 2025	14	31,166,000	1,630,000	-	5	5	-	3	1	-	-
	CHANGE	-7%	-19.47%	-15.54%	-	+400%	-29%	-100%	+200%	-	-100%	-
	Q3 2024	15	38,701,999	1,929,999	-	1	7	5	1	-	1	-

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SAG HARBOR

Sag Harbor Village had 11% more home sales year to year but the two other metrics were off slightly. Median Home Sales Price -7% and Total Home Sales Volume -4.5%. Sag Harbor Area, which includes Noyack and North Haven, experienced the greatest decline in Median Home Sales Price — nearly 31% lower than last year quarter to quarter. Viewing the price ranges you can see the cause was the drop in home sales in 3 of the 4 highest price categories. YET, the Number of Home Sales shot up 38% — this was simply a result of more homes selling below \$3M (last year's Median Home Sales Price for Q3).

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 2025	36	83,729,675	2,100,000	-	4	14	12	5	1	-	-
	CHANGE	+38%	-5.73%	-30.58%	-	+100%	+100%	+71%	-29%	-50%	-100%	-
	Q3 2024	26	88,818,999	3,025,000	-	2	7	7	7	2	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+
	Q3 2025	21	66,984,005	2,300,000	-	-	7	8	2	3	1	-
	CHANGE	+11%	-4.53%	-7.07%	-	-100%	+40%	+60%	-60%	+50%	-	-
	Q3 2024	19	70,163,549	2,475,000	-	1	5	5	5	2	1	-

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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 for the 3rd quarter at 71 — the same count as the prior year same period. Hampton Bays, the only remaining Hampton hamlet you can actually find a home under a million dollars (though not for long), saw gains in the three criteria and a new Median Home Sales Price of \$982,500.

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 2025	71	190,118,188	1,725,000	-	15	26	16	5	6	3	-
	CHANGE	-	-1.03%	+1.47%	-100%	-6%	-	+14%	-17%	-	+200%	-100%
	Q3 2024	71	192,102,401	1,700,000	1	16	26	14	6	6	1	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+
	Q3 2025	46	53,521,924	982,500	1	24	18	2	1	-	-	-
	CHANGE	+2%	+16.30%	+11.65%	-75%	-17%	+125%	-50%	-	-	-	-
	Q3 2024	45	46,019,579	880,000	4	29	8	4	-	-	-	-

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