

Elliman Report

Q2-2025 Hamptons, NY Sales

Condo & Single Family Dashboard

YEAR-OVER-YEAR

- **0.1%**
Prices
Median Sales Price

+ **0.4 mos**
Pace
Months of Supply

+ **4.7%**
Sales
Closed Sales

+ **9.9%**
Inventory
Total Inventory

- **35 days**
Marketing Time
Days on Market

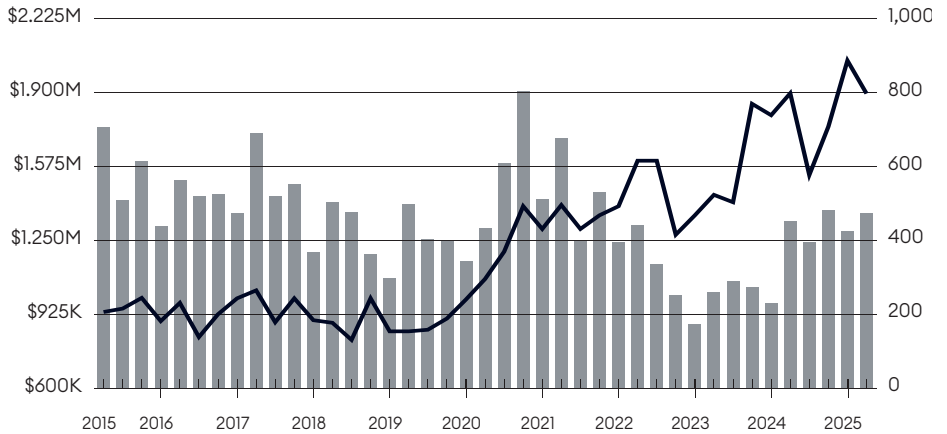
- **0.6%**
Negotiability
Listing Discount

- Median sales price was the third-highest on record and was essentially unchanged from the same period last year
- Sales rose annually for the seventh time as days on market fell to its lowest level in six quarters
- Listing inventory continued to rise but remained below the second quarter average for the decade
- Sales above the \$5 million threshold was the second-highest in history

Median Sales Price

Hamptons

Number of Sales



Hamptons Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$3,328,713	4.8%	\$3,175,197	5.0%	\$3,170,747
Median Sales Price	\$1,895,000	-7.1%	\$2,040,000	-0.1%	\$1,896,250
Number of Sales (Closed)	472	11.6%	423	4.7%	451
Days on Market (From Last List Date)	97	-26.5%	132	-26.5%	132
Listing Discount (From Last List Price)	8.4%		11.0%		9.0%
Listing Inventory	1,289	9.1%	1,181	9.9%	1,173
Months of Supply	8.2	-2.4%	8.4	5.1%	7.8
Year-to-Date	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price (YTD)	\$3,256,157	N/A	N/A	2.4%	\$3,178,474
Median Sales Price (YTD)	\$1,950,000	N/A	N/A	4.0%	\$1,875,000
Number of Sales (YTD)	895	N/A	N/A	31.8%	679

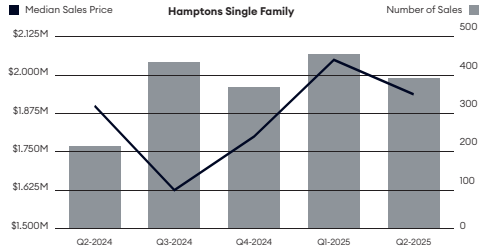
Hamptons Single Family + Condo Matrix	Median Price	%Δ (YOY)	Sales	%Δ (YOY)	INV*	%Δ (YOY)	MOS**	%Δ (YOY)
Amagansett	\$4,097,500	-32.2%	14	27.3%	52	20.9%	11.1	-5.1%
Bridgehampton	\$2,795,000	-20.4%	23	9.5%	59	-7.8%	7.7	-15.4%
East Hampton	\$1,912,500	-10.6%	102	17.2%	241	11.6%	7.1	-4.1%
East Quogue	\$947,000	-7.6%	30	20.0%	27	-6.9%	2.7	-22.9%
Hampton Bays	\$979,000	4.1%	50	4.2%	67	15.5%	4.0	11.1%
Montauk	\$1,750,000	-6.0%	27	12.5%	103	41.1%	11.4	25.3%
Quogue/Quogue	\$4,550,000	71.7%	12	-20.0%	32	3.2%	8.0	29.0%
Remsenburg	\$1,700,000	25.9%	9	-25.0%	10	-52.4%	3.3	-37.7%
Sag Harbor	\$2,200,000	-6.4%	61	29.8%	161	1.3%	7.9	-21.8%
Sagaponack	\$5,462,500	-54.5%	12	71.4%	20	-37.5%	5.0	-63.5%
Southampton	\$2,147,500	-17.4%	66	-9.6%	248	1.6%	11.3	13.0%
Wainscott	\$14,487,500	631.7%	2	-60.0%	31	47.6%	46.5	269.0%
Water Mill	\$5,200,000	-8.8%	21	90.9%	102	6.3%	14.6	-44.3%
Westhampton	\$1,599,000	-5.9%	19	26.7%	30	-9.1%	4.7	-28.8%
Westhampton Beach/ Dunes	\$2,252,500	-2.1%	20	-23.1%	68	54.5%	10.2	100.0%

*Inventory | **Months of Supply: The number of months to sell all listing inventory at the current sales rate



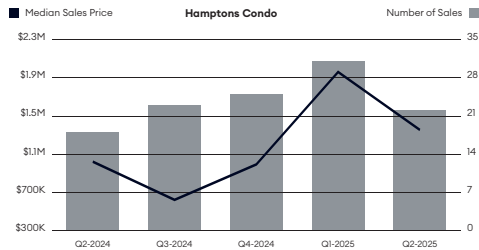
Prepared by Miller Samuel Real Estate Appraisers & Consultants

Single Family



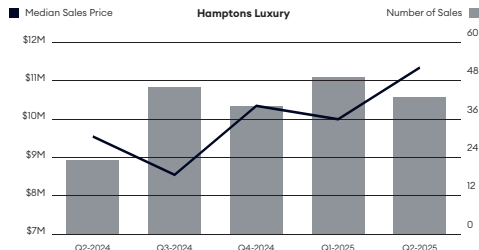
Hamptons Single Family Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$3,423,477	4.3%	\$3,281,221	5.4%	\$3,249,369
Median Sales Price	\$1,937,500	-5.5%	\$2,050,000	2.0%	\$1,900,000
Number of Sales (Closed)	450	14.8%	392	3.9%	433
Days on Market (From Last List Date)	97	-19.2%	120	-27.1%	133
Listing Discount (From Last List Price)	8.5%		11.4%		9.1%
Listing Inventory	1,190	10.0%	1,082	4.4%	1,140
Months of Supply	7.9	-4.8%	8.3	0.0%	7.9

Condo



Hamptons Condo Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$1,390,357	-24.2%	\$1,834,512	8.7%	\$1,279,444
Median Sales Price	\$1,355,000	-30.9%	\$1,960,000	32.4%	\$1,023,500
Number of Sales (Closed)	22	-29.0%	31	22.2%	18
Days on Market (From Last List Date)	80	-67.7%	248	-29.2%	113
Listing Discount (From Last List Price)	5.2%		6.7%		4.3%
Listing Inventory	99	0.0%	99	200.0%	33
Months of Supply	13.5	40.6%	9.6	145.5%	5.5

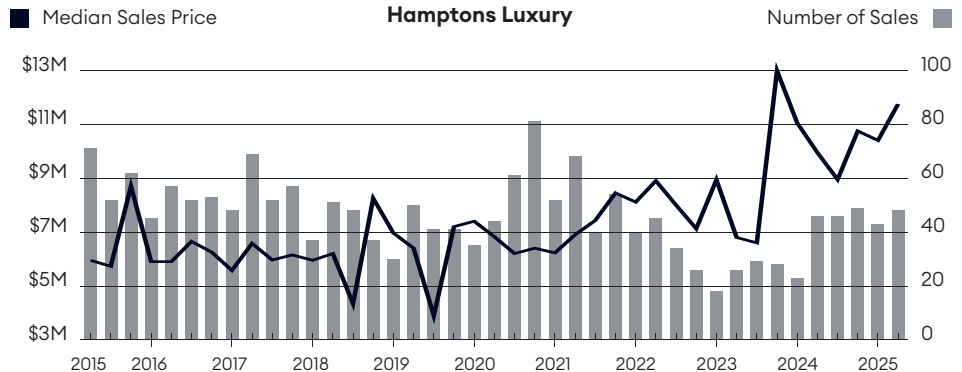
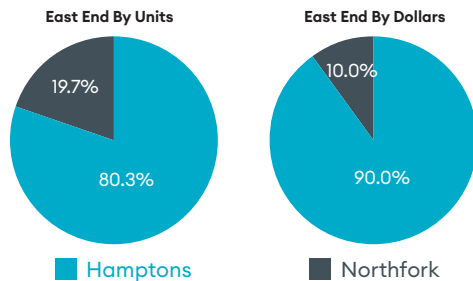
Luxury



Luxury Matrix (Top 10% of Sales)	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$13,635,277	9.3%	\$12,473,047	11.9%	\$12,181,504
Median Sales Price	\$11,350,000	13.5%	\$10,000,000	18.8%	\$9,550,000
Number of Sales (Closed)	48	11.6%	43	4.3%	46
Days on Market (From Last List Date)	131	3.1%	127	-36.7%	207
Listing Discount (From Last List Price)	10.3%		8.3%		9.2%
Listing Inventory	370	8.2%	342	0.5%	368
Months of Supply	23.1	-3.3%	23.9	-3.7%	24.0
Entry Price Threshold	\$6,700,000	8.1%	\$6,200,000	0.0%	\$6,700,000

Share of East End Region

East End equals Hamptons and North Fork



By Sales Share Hamptons

Type	Current Quarter	Prior Year Quarter
Single Family Units	95.3%	96.0%
Condo Units	4.7%	4.0%
Single Family Dollars	98.1%	98.4%
Condo Dollars	1.9%	1.6%

Price	Current Quarter	Prior Year Quarter
Over \$5M	16.5%	16.0%
\$1M - \$5M	52.5%	51.0%
Under \$1M	30.9%	33.0%

Over/Under Last List	Current Quarter	Prior Year Quarter
Over	13.3%	17.2%
At	9.6%	12.2%
Under	77.1%	70.6%

Questions or comments? Email report author
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Methodology: [millersamuel.com/research-reports/methodology](https://www.millersamuel.com/research-reports/methodology)

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