

Elliman Report

Q3-2025 Hamptons, NY Sales

Condo & Single Family Dashboard

YEAR-OVER-YEAR

+ 30.1%
Prices
Median Sales Price

- 0.7 mos
Pace
Months of Supply

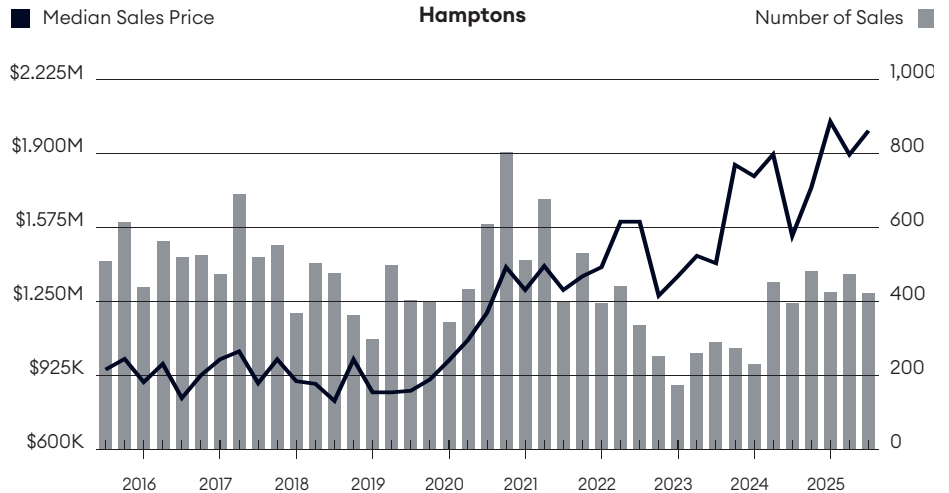
+ 7.1%
Sales
Closed Sales

- 0.9%
Inventory
Total Inventory

- 8 days
Marketing Time
Days on Market

+ 0.5%
Negotiability
Listing Discount

- Median and average sales prices were both the second highest on record
- Sales increased annually for the eighth consecutive quarter, consistent with the third quarter average for the decade
- Listing inventory slipped annually for the first time in three years
- Sales above the \$5 million threshold was the third highest in history



Hamptons Matrix	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	\$3,505,284	5.3%	\$3,328,713	35.0%	\$2,596,174
Median Sales Price	\$2,000,000	5.5%	\$1,895,000	30.1%	\$1,537,500
Number of Sales (Closed)	421	-10.8%	472	7.1%	393
Days on Market (From Last List Date)	108	11.3%	97	-6.9%	116
Listing Discount (From Last List Price)	10.1%		8.4%		9.6%
Listing Inventory	1,256	-2.6%	1,289	-0.9%	1,267
Months of Supply	9.0	9.8%	8.2	-7.2%	9.7
Year-to-Date	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price (YTD)	\$3,335,855	N/A	N/A	12.5%	\$2,965,000
Median Sales Price (YTD)	\$1,967,500	N/A	N/A	12.4%	\$1,750,000
Number of Sales (YTD)	1,316	N/A	N/A	22.8%	1,072

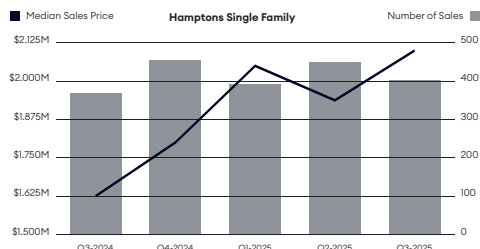
Hamptons Single Family + Condo Matrix	Median Price	%Δ (YOY)	Sales	%Δ (YOY)	INV*	%Δ (YOY)	MOS**	%Δ (YOY)
Amagansett	\$4,200,000	61.5%	9	-18.2%	45	-11.8%	15.0	7.9%
Bridgehampton	\$6,810,000	-2.6%	15	66.7%	54	-18.2%	10.8	-50.9%
East Hampton	\$2,137,500	14.3%	86	26.5%	267	3.1%	9.3	-18.4%
East Quogue	\$1,375,000	53.2%	17	-43.3%	25	-7.4%	4.4	63.0%
Hampton Bays	\$871,000	2.5%	44	-31.3%	64	16.4%	4.4	69.2%
Montauk	\$2,000,000	9.6%	23	21.1%	88	11.4%	11.5	-8.0%
Quogue/Quogue	\$2,750,000	-21.4%	9	-47.1%	25	-10.7%	8.3	69.4%
Remsenburg	\$1,191,500	-37.4%	12	20.0%	18	-18.2%	4.5	-31.8%
Sag Harbor	\$2,175,000	-1.0%	50	47.1%	148	-18.7%	8.9	-44.7%
Sagaponack	\$5,800,000	-31.8%	5	-44.4%	19	-13.6%	11.4	56.2%
Southampton	\$2,337,000	33.5%	69	9.5%	238	-13.8%	10.3	-21.4%
Wainscott	\$3,350,000	-64.2%	5	400.0%	31	63.2%	18.6	-67.4%
Water Mill	\$4,825,000	3.8%	19	137.5%	108	-1.8%	17.1	-58.6%
Westhampton	\$1,208,000	-2.8%	18	28.6%	30	36.4%	5.0	6.4%
Westhampton Beach/ Dunes	\$2,007,683	51.5%	27	8.0%	56	40.0%	6.2	29.2%

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



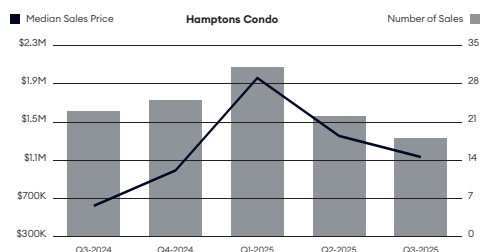
Prepared by Miller Samuel Real Estate Appraisers & Consultants

Single Family



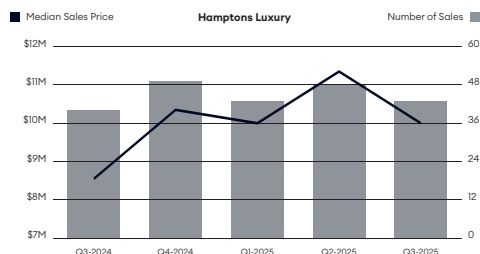
Hamptons Single Family Matrix	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	\$3,609,366	5.4%	\$3,423,477	33.5%	\$2,703,290
Median Sales Price	\$2,100,000	8.4%	\$1,937,500	29.2%	\$1,625,000
Number of Sales (Closed)	403	-10.4%	450	8.9%	370
Days on Market (From Last List Date)	109	12.4%	97	-0.9%	110
Listing Discount (From Last List Price)	10.3%		8.5%		9.7%
Listing Inventory	1,177	-1.1%	1,190	-4.4%	1,231
Months of Supply	8.8	11.4%	7.9	-12.0%	10.0

Condo



Hamptons Condo Matrix	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	\$1,174,994	-15.5%	\$1,390,357	34.6%	\$873,004
Median Sales Price	\$1,135,000	-16.2%	\$1,355,000	81.6%	\$625,000
Number of Sales (Closed)	18	-18.2%	22	-21.7%	23
Days on Market (From Last List Date)	71	-11.3%	80	-58.7%	172
Listing Discount (From Last List Price)	-2.0%		5.2%		8.1%
Listing Inventory	79	-20.2%	99	119.4%	36
Months of Supply	13.2	-2.2%	13.5	180.9%	4.7

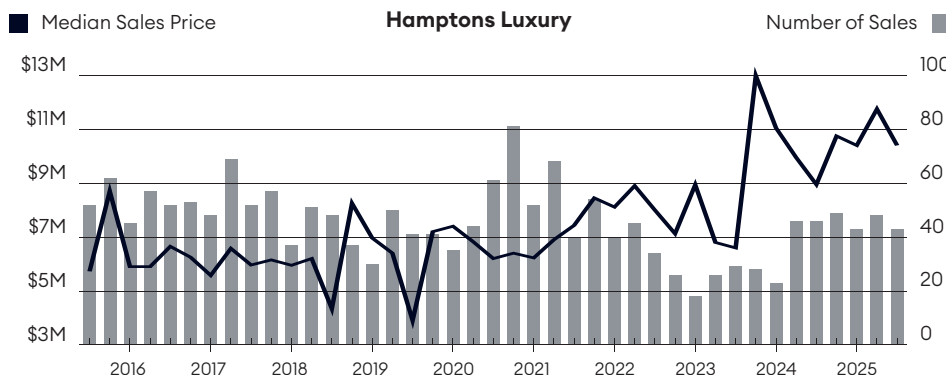
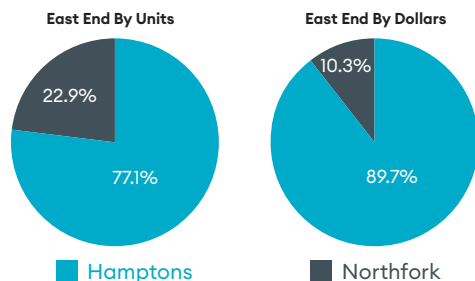
Luxury



Luxury Matrix (Top 10% of Sales)	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	\$14,437,393	5.9%	\$13,635,277	51.0%	\$9,562,563
Median Sales Price	\$10,000,000	-11.9%	\$11,350,000	17.0%	\$8,550,000
Number of Sales (Closed)	43	-10.4%	48	7.5%	40
Days on Market (From Last List Date)	169	29.0%	131	-24.6%	224
Listing Discount (From Last List Price)	12.3%		10.3%		10.4%
Listing Inventory	294	-20.5%	370	-34.4%	448
Months of Supply	20.5	-11.3%	23.1	-39.0%	33.6
Entry Price Threshold	\$7,250,000	8.2%	\$6,700,000	26.1%	\$5,750,000

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	95.7%	94.1%
Condo Units	4.3%	5.9%
Single Family Dollars	98.6%	98.0%
Condo Dollars	1.4%	2.0%

Price	Current Quarter	Prior Year Quarter
Over \$5M	18.3%	13.0%
\$1M - \$5M	47.7%	39.4%
Under \$1M	34.0%	47.6%

Over/Under Last List	Current Quarter	Prior Year Quarter
Over	17.8%	17.4%
At	12.4%	7.2%
Under	69.8%	75.4%

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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