

# HAMPTONS Q2 2024 HOME SALES REPORT

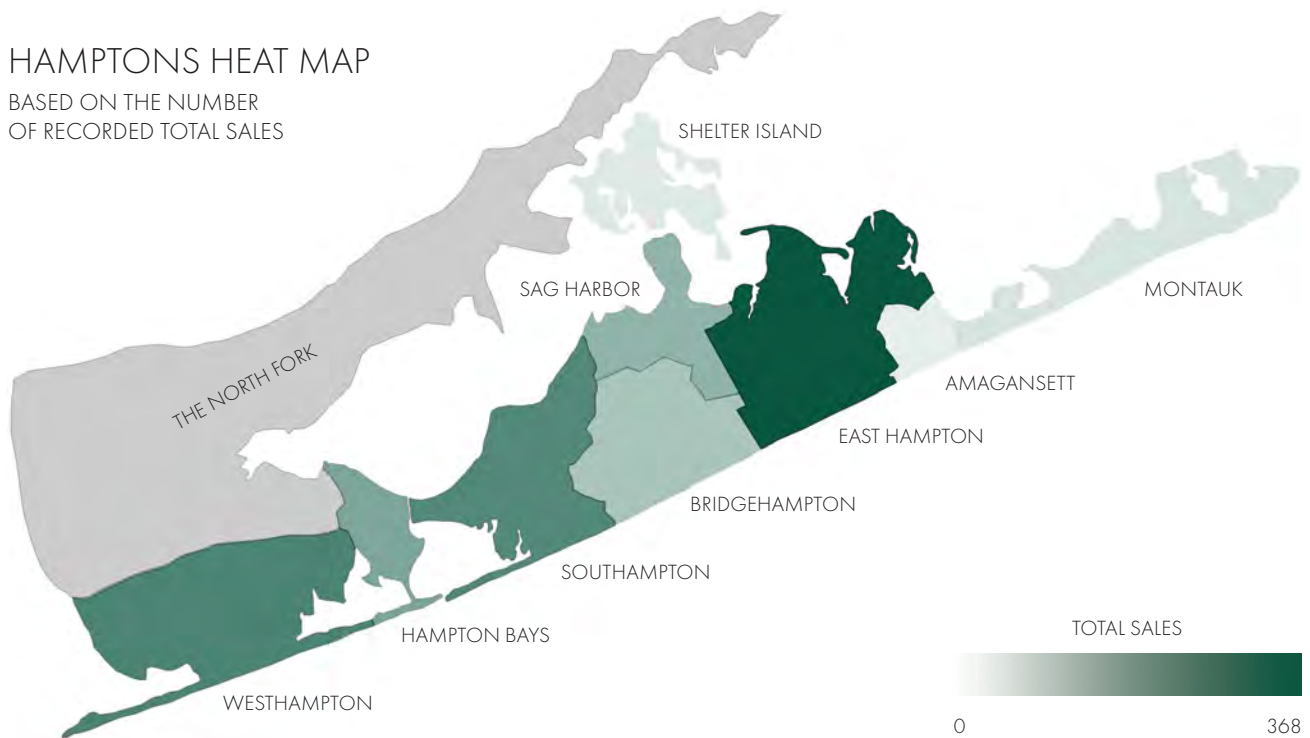
Examining ALL HAMPTON MARKETS COMBINED for Q2 2024 the trend is clear... while the Number of Home Sales dipped a slight 5% from 387 in 2023 to 368 in 2024, the numbers are shifting to the higher price ranges. This is obviously due to the lack of product below \$1M, while demand remains extremely high for anything under \$1M. The Total Home Sales Volume shot up 21% to \$1.225B and the Median Home Sales Price increased 16% to \$1,882,644 from \$1,620,000 year to year Q2. Slide your view across the 8 individual price ranges monitored by Town & Country and you clearly see the increase in Home Sales \$5M and up, with the \$1-1.99M price range closing the most Home Sales at 116 for the second three months of this year.

To view all reports go to <https://www.townandcountryhamptons.com/market-reports/>

Judi A. Desiderio, CEO  
JD@TCHamptons.com | 631.324.8080

## HAMPTONS HEAT MAP

BASED ON THE NUMBER OF RECORDED TOTAL SALES



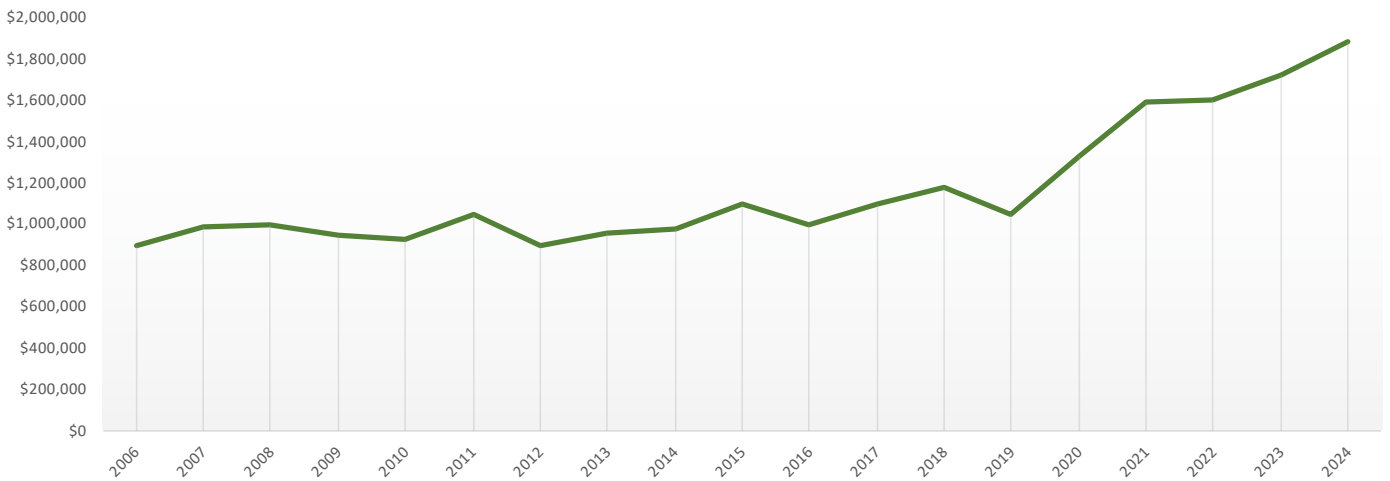
To view all reports visit: <https://www.townandcountryhamptons.com/market-reports>  
All information is deemed reliable and correct. Information is subject to errors, omissions and withdrawal without prior notice. (Source: Suffolk Vision Inc.)



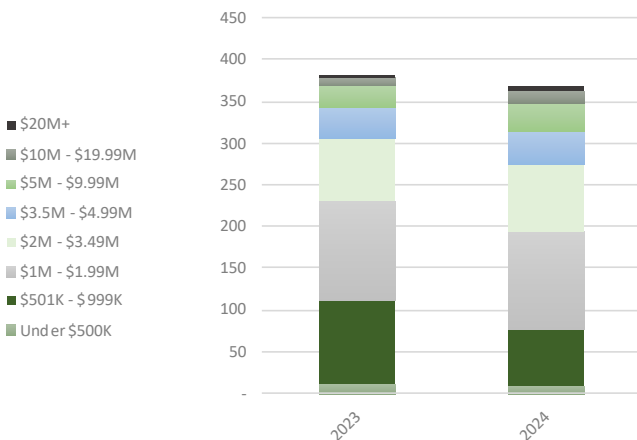
# HAMPTONS Q2 2024 HOME SALES REPORT

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 2024	368	1,224,689,403	1,882,644	9	69	116	81	38	35	14	6
	CHANGE	-5%	+20.82%	+16.21%	-25%	-30%	-5%	+7%	-	+25%	+40%	+100%
	Q2 2023	387	1,013,655,000	1,620,000	12	98	122	76	38	28	10	3

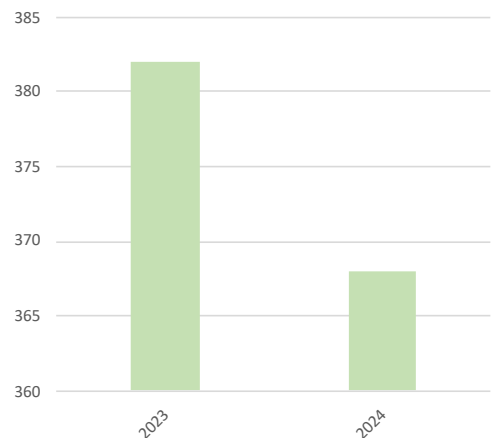
## MEDIAN HOME SALES PRICE



## SALES TRENDS



## TOTAL # OF HOME SALES



To view all reports visit: <https://www.townandcountryhamptons.com/market-reports>

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



## THE END

Montauk's Median Home Sales Price rose 22% year over year Q2 to \$1,870,144, while the Number of Home Sales stood at 16 Q2 2024. Amagansett - our beautiful hamlet between East Hampton and Montauk- logged the greatest statistical increase in Total Home Sales Volume, an explosive +262% increase year to year and a Median Home Sales Price more than doubled to \$5M for Q2 2024. It's important to point out with such slim data-- only 4 more Home Sales from last year (6 Home Sales Q2 2023 to 10 Home Sales Q2 2024) percentage differentials vary greatly on small data entries.

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 2024	16	39,694,721	1,870,144	-	1	8	4	1	2	-	-
	CHANGE	-	-7.63%	+22.03%	-100%	-	-20%	+100%	-	+100%	-100%	-
	Q2 2023	16	42,975,000	1,532,500	1	-	10	2	1	1	1	-

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 2024	10	54,415,500	5,000,000	-	1	1	1	2	3	2	-
	CHANGE	+67%	+261.93%	+107.25%	-	-	-50%	-67%	+100%	-	-	-
	Q2 2023	6	15,035,000	2,412,500	-	-	2	3	1	-	-	-

To view all reports visit: <https://www.townandcountryhamptons.com/market-reports>

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





East Hampton  
\$2,100,000  
Web# 913492

## EAST HAMPTON

East Hampton Village, THE Crown Jewel of the Hamptons posting a staggering Median Home Sales Price of \$7.5M for Q2 2024-- an 85% increase year to year. East Hampton Village also closed 89% more homes Q2 2024 vs Q2 2023.

East Hampton Area (which includes Waincott) closed 16% fewer homes year to year Q2 yet the Median Home Sales Price rose 10.5%.

EAST HAMPTON AREA <small>INCLUDES WAINCOTT</small>	# 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 2024	73	144,860,900	1,825,000	-	10	34	22	5	2	-	-
	CHANGE	-16%	-17.66%	+10.47%	-100%	-23%	-11%	-19%	-17%	+100%	-100%	-
	Q2 2023	87	175,932,025	1,652,000	1	13	38	27	6	1	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+	
	Q2 2024	17	206,611,250	7,500,000	-	-	3	1	3	2	5	3
	CHANGE	+89%	+177.68%	+85.19%	-	-	-	-67%	-	+100%	-	+50%
	Q2 2023	9	74,405,000	4,050,000	-	-	-	3	3	1	-	2

To view all reports visit: <https://www.townandcountryhamptons.com/market-reports>

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





## SOUTHAMPTON

Southampton Village closed 2 fewer homes, yet the Total Home Sales Volume shot up 41% to \$191.7M due to increased sales activity on the UBER high end. Southampton area (which includes North Sea) experienced a pullback in the Number of Home Sales by 27% yet the Median Home Sales Price rose nearly 9% to \$1,790,000. A common trend in this report.

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 2024	33	76,728,011	1,790,000	1	6	10	7	8	1	-	-
	CHANGE	-27%	-12.16%	+8.48%	-	-57%	-33%	-22%	+100%	-50%	-	-
	Q2 2023	45	87,345,200	1,650,000	1	14	15	9	4	2	-	-

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 2024	21	191,693,720	3,500,000	-	1	2	7	3	4	1	3
	CHANGE	-9%	+41.11%	-11.39%	-	-50%	-	-	-40%	+33%	-67%	+200%
	Q2 2023	23	135,851,700	3,950,000	-	2	2	7	5	3	3	1

To view all reports visit: <https://www.townandcountryhamptons.com/market-reports>

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



## BRIDGEHAMPTON & SHELTER ISLAND

Bridgehampton (which includes Water Mill & Sagaponack) realized an increase of 44% in Home Sales activity which resulted in 42% greater Total Home Sales Volume year to year. The Median Home Sales Price continued its ascend by 15% to \$4,312,000 for Q2 2024. Shelter Island saw a weak Q2 2024 compared with the same three months of 2023 with 29% fewer homes changing hands and a drop of 32% in Median Home Sales Price to \$1,462,500 from \$2,162,500 year to year. Keep in mind there were only 10 Home Sales for Q2 2024 from 14 the prior year Q2 therefore the stats swing wildly- easily.

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 2024	39	204,497,000	4,312,000	-	-	4	12	7	11	5	-
	CHANGE	+44%	+42.24%	+14.99%	-100%	-100%	-	+300%	+40%	+38%	+67%	-
	Q2 2023	27	143,764,955	3,750,000	1	3	4	3	5	8	3	-

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 2024	10	16,004,500	1,462,500	1	2	4	3	-	-	-	-
	CHANGE	-29%	-56.20%	-32.37%	-	-33%	-	-25%	-100%	-100%	-	-
	Q2 2023	14	36,540,500	2,162,500	-	3	4	4	2	1	-	-

To view all reports visit: <https://www.townandcountryhamptons.com/market-reports>

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





## SAG HARBOR

Sag Harbor Area (which includes Noyack and North Haven) closed 9 fewer homes Q2 2024 from Q2 2023, yet the Median Home Sales Price shot up 57% to \$2,375,000 from \$1,510,000. With the Total Home Sales Volume increasing 14% we see the dynamic is the shift to higher priced homes. Sag Harbor Village closed only 6 homes in Q2 2024-- down 45% from the same three months the prior year. This reflected in the Total Home Sales Volume which sank 71%, even the Median Home Sales Price dropped 41%.. this is not a trend!

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 2024	30	97,316,250	2,375,000	1	-	13	6	4	5	1	-
	CHANGE	-23%	+14.07%	+57.28%	-	-100%	-	+20%	-33%	+67%	-	-
	Q2 2023	39	85,315,104	1,510,000	1	11	13	5	6	3	-	-
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 2024	6	9,072,000	1,537,500	1	-	2	3	-	-	-	-
	CHANGE	-45%	-70.63%	-40.87%	-	-100%	-33%	-	-100%	-100%	-	-
	Q2 2023	11	30,887,999	2,600,000	-	2	3	3	1	2	-	-

To view all reports visit: <https://www.townandcountryhamptons.com/market-reports>

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



## WEST OF THE CANAL

Westhampton (which includes Remsenburg, Westhampton Beach, East Quogue, Quogue, and Quogue), kept 61 as the Number of Home Sales for the second three months of 2024 -- while the Median Home Sales Price rose 15.3% to \$1,585,000 from \$1,375,000...a trend we believe will continue as more find this fabulous hamlet. Hampton Bays tipped over \$900k for its Median Home Sales Price in Q2 2024-- a 14% increase. More Home Sales activity on the high end fed the Total Home Sales Volume to rise 33.5% for the second three months of this year.

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 2024	61	128,873,501	1,585,000	3	12	24	12	5	5	-	-
	CHANGE	-	-10.79%	+15.27%	+200%	-29%	+14%	+20%	+25%	-17%	-100%	-
	Q2 2023	61	144,463,465	1,375,000	1	17	21	10	4	6	2	-

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 2024	52	54,922,050	901,250	2	36	11	3	-	-	-	-
	CHANGE	+6%	+33.50%	+14.08%	-67%	+9%	+10%	-	-	-	-	-
	Q2 2023	49	41,139,052	790,000	6	33	10	-	-	-	-	-

To view all reports visit: <https://www.townandcountryhamptons.com/market-reports>

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