

HAMPTONS Q3 2024 HOME SALES REPORT

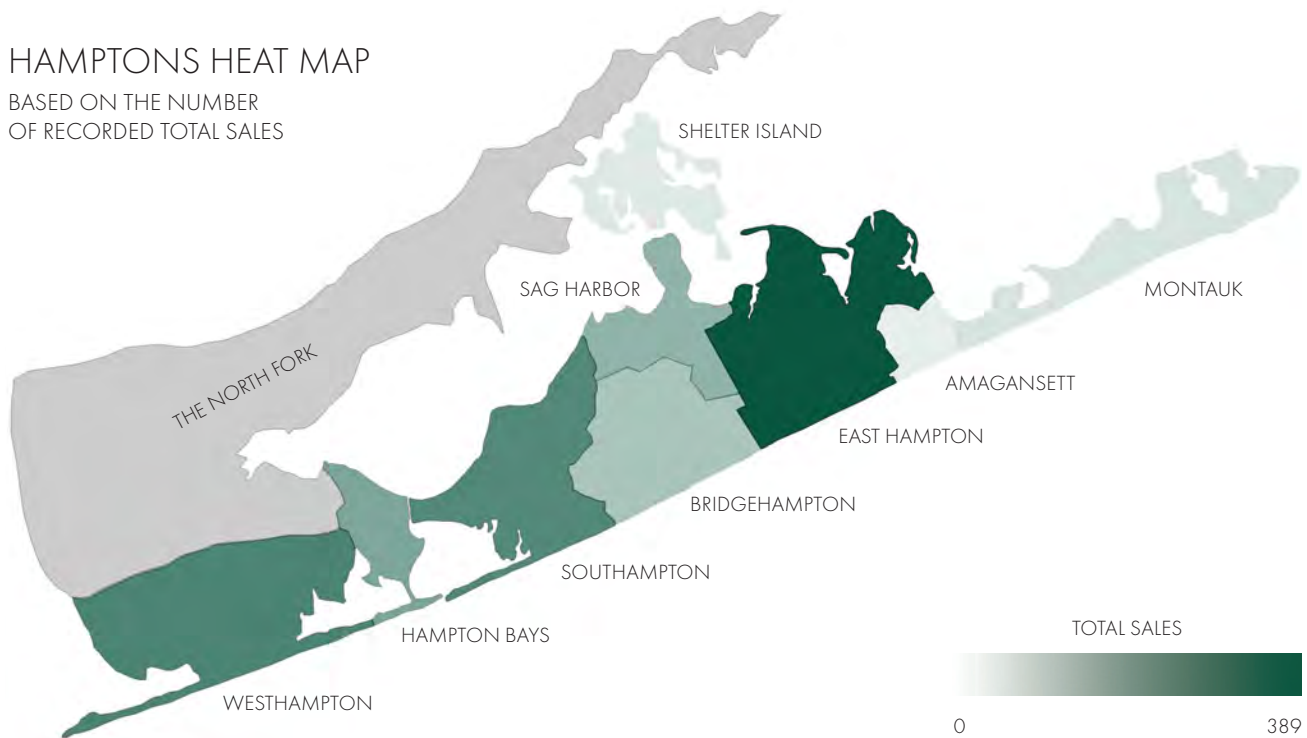
The Hamptons Home Sales activity can be summed up by simply examining the bottom line.. All Hampton Markets Combined. The Number of Home Sales dropped 25% year to year to a meager 389 (in '21 there was almost 700 in Q3) and the Total Home Sales Volume slid 17.6% YET the Median Home Sales Price rose just over 16% 2023 to 2024. Keep in mind 2023 was not a banner year! That said there are some truly shining beacons in this report the best of which is that all 12 markets monitored by Town & Country saw their Median Home Sales Price increase. Let's dive in....

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

HAMPTONS HEAT MAP

BASED ON THE NUMBER
OF RECORDED TOTAL SALES



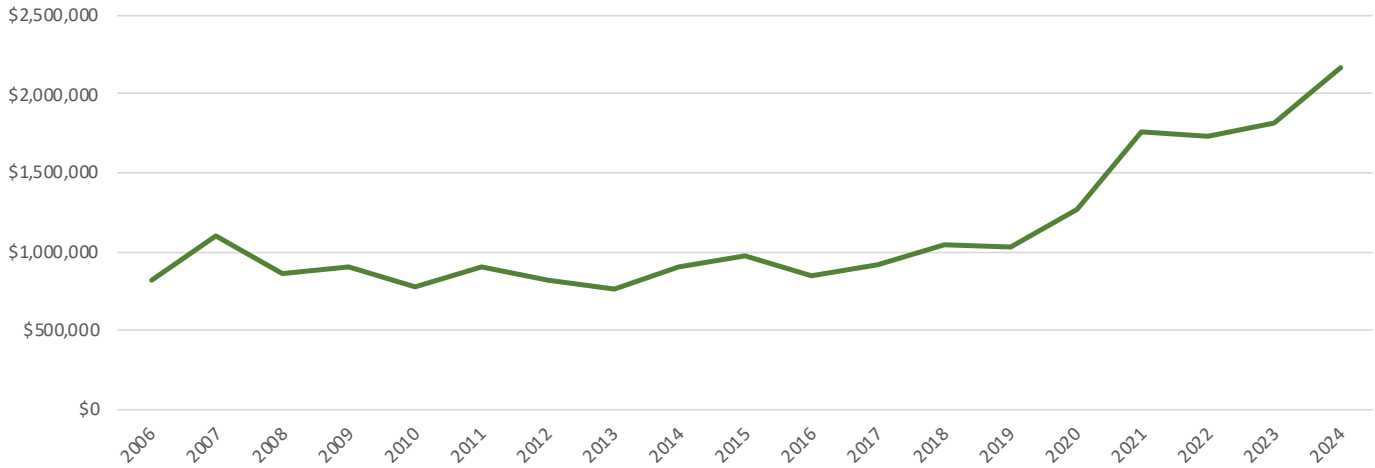
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HAMPTONS Q3 2024 HOME SALES REPORT

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+
	Q3 2024	389	1,242,423,286	2,162,800	5	62	119	89	50	47	14	3
	CHANGE	-25%	-17.62%	+16.28%	-50%	-42%	-29%	-30%	+2%	+31%	-18%	-50%
	Q3 2023	518	1,508,117,007	1,860,000	10	106	167	127	49	36	17	6

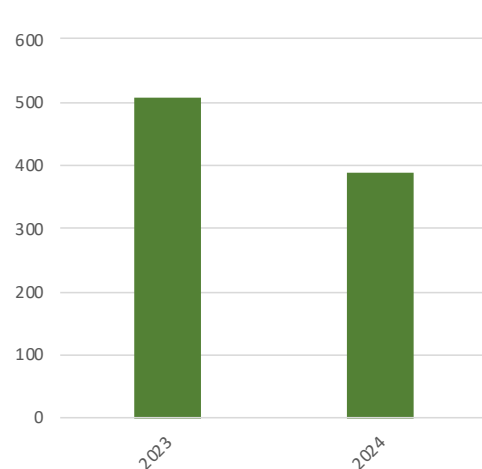
MEDIAN HOME SALES PRICE



SALES TRENDS



TOTAL # OF HOME SALES



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Amagansett \$8,775,000
Web# 910854

THE END

Montauk posted all black in the three categories monitored by Town & Country. While just one more home changed hands, the Total Home Sales Volume rose 26% and the Median Home Sales Price +21% to \$1.925. Amagansett blew the roof off with a Median Home Sales Price of \$6,040,000 –that’s 86% greater than the Median Home Sales Price of \$3,247,500 and the highest Median Home Sales Price for Q3. Now before you freak out, check out the Number of Home Sales— a VERY slim 9 (44% fewer than the previous year). That makes the median number slide more.

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 2024	22	63,596,000	1,925,000	-	-	12	3	3	4	-	-
	CHANGE	+5%	+25.51%	+20.69%	-100%	-100%	+71%	-50%	+200%	+300%	-100%	-
	Q3 2023	21	50,671,750	1,595,000	1	4	7	6	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+
	Q3 2024	9	57,990,000	6,040,000	-	-	-	2	2	3	2	-
	CHANGE	-44%	-48.62%	+85.99%	-	-100%	-100%	-71%	-	-	+100%	-100%
	Q3 2023	16	112,869,875	3,247,500	-	1	1	7	2	3	1	1

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East Hampton Village \$5,395,000
Web# 915835

EAST HAMPTON

East Hampton Area, which includes Wainscott, closed the highest number of home sales at 76.. yet that is a 44% decline from last year when 135 homes changed hands.. still the Median Home Sales Price rose over 23% year to year. East Hampton Village had the third highest Median Home Sales Price at \$4,350,000 which shot up from last year's \$3,075,000... +42%! The Number of Home Sales and Total Home Sales Volume were both relatively flat.

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 2024	76	230,192,059	2,197,500	-	4	29	25	7	8	3	-
	CHANGE	-44%	-22.33%	+23.11%	-100%	-79%	-52%	-14%	-56%	+33%	+200%	-
	Q3 2023	135	296,390,411	1,785,000	3	19	61	29	16	6	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+	
	Q3 2024	13	70,050,000	4,350,000	-	-	2	2	4	4	1	-
	CHANGE	+8%	-0.36%	+41.46%	-	-	-33%	-33%	+300%	+100%	-67%	-
	Q3 2023	12	70,302,000	3,075,000	-	-	3	3	1	2	3	-

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Southampton Village Commercial \$7,000,000
Web# 914054

SOUTHAMPTON

Southampton Area, which includes North Sea, was one of only 3 hamlets that had an increase in the Number of Home Sales, which was the highest stat at +17%. There was also a whopping 49% leap in Total Home Sales Volume, based obviously on the increase in home sales in the higher price ranges. Southampton Village conversely to Southampton Area, sank like a stone for these 3 months with 59% fewer home sales that amounted to 78% fewer dollars changing hands.. check out the home sales over \$10M there were 7 last year and ZERO this year. But fret not, Southampton Village is still a crown jewel of the Hamptons.. maybe just taking a breather.

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 2024	55	152,900,700	2,060,000	-	8	19	14	9	4	-	1
	CHANGE	+17%	+48.95%	+12.88%	-	-20%	+6%	+8%	+125%	+100%	-	-
	Q3 2023	47	102,655,476	1,825,000	-	10	18	13	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+	
	Q3 2024	11	41,405,000	3,800,000	-	-	1	4	2	4	-	-
	CHANGE	-59%	-78.14%	+11.93%	-	-100%	-67%	-60%	-60%	+300%	-100%	-100%
	Q3 2023	27	189,415,000	3,395,000	-	1	3	10	5	1	5	2

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Sagaponack \$2,395,000
Web# 916189

BRIDGEHAMPTON & SHELTER ISLAND

Bridgehampton, which includes Water Mill and Sagaponack, logged the second highest Median Home Sales Price for the quarter at \$5,885,000– a huge jump of 55% from last year’s \$3.8M. The Number of Home Sales for this region were way off at 26 vs 56. Shelter Island saw 4 fewer homes change hands yet the Total Home Sales Volume rose over 21% and the Median Home Sales price shot up 38% year over year.

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 2024	26	189,508,500	5,885,000	-	-	3	4	4	10	4	1
	CHANGE	-54%	-40.26%	+54.87%	-100%	-	-63%	-78%	-43%	-29%	-20%	-67%
	Q3 2023	56	317,197,018	3,800,000	1	-	8	18	7	14	5	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+	
	Q3 2024	15	38,701,999	1,929,999	-	1	7	5	1	-	1	-
	CHANGE	-21%	+21.23%	+37.86%	-	-67%	-30%	-	-	-	-	-
	Q3 2023	19	31,925,117	1,400,000	-	3	10	5	1	-	-	-

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Sag Harbor \$6,200,000
Web# 915852

SAG HARBOR

Sag Harbor Village closed the same Number of Home Sales year to year but the Total Home Sales Volume shot up nearly 50% to \$70M from \$47M while the Median Home Sales Price glided up 10.5%. Sag Harbor Area, which includes Noyack and North Haven, recorded a Median Home Sales Price of \$3,025,000, 49.4% higher than '23. These hamlets around Sag Harbor are showing their desired water orientations.

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 2024	26	88,818,999	3,025,000	-	2	7	7	7	2	1	-
	CHANGE	-16%	+4.67%	+49.38%	-	-33%	-42%	-	+17%	-33%	-	-
	Q3 2023	31	84,859,850	2,025,000	-	3	12	7	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+	
	Q3 2024	19	70,163,049	2,475,000	-	1	5	5	5	2	1	-
	CHANGE	-	+49.38%	+10.49%	-	-	-29%	-38%	+400%	-	-	-
	Q3 2023	19	46,969,000	2,240,000	-	1	7	8	1	2	-	-

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Westhampton Beach \$3,345,000
Web# 909501

WEST OF THE CANAL

Westhampton, which includes Remsenburg, Westhampton Beach, East Quogue, Quogue, and Quiogue, closed the second highest amount of home sales at 72– 6 less than last year yet the Total Home Sales Volume rose 33% again, due to more home sales in the higher price categories. Hampton Bays the gateway to the Hamptons, experienced a 21% slide in the Number of Home Sales and 22% less Total Home Sales Volume but the Median Home Sales Price continued to increase at +15%.

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 2024	72	193,077,401	1,700,000	1	17	26	14	6	6	1	1
	CHANGE	-8%	+32.48%	+13.33%	-50%	-26%	-13%	-13%	+50%	+200%	-	-
	Q3 2023	78	145,743,021	1,500,000	2	23	30	16	4	2	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 2024	45	46,019,579	880,000	4	29	8	4	-	-	-
	CHANGE	-21%	-22.16%	+15.03%	+33%	-29%	+14%	-20%	-100%	-	-
	Q3 2023	57	59,118,489	765,000	3	41	7	5	1	-	-

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