

# Town & Country proudly joins WILLIAM RAVEIS

## HAMPTONS Q4 2024 HOME SALES REPORT

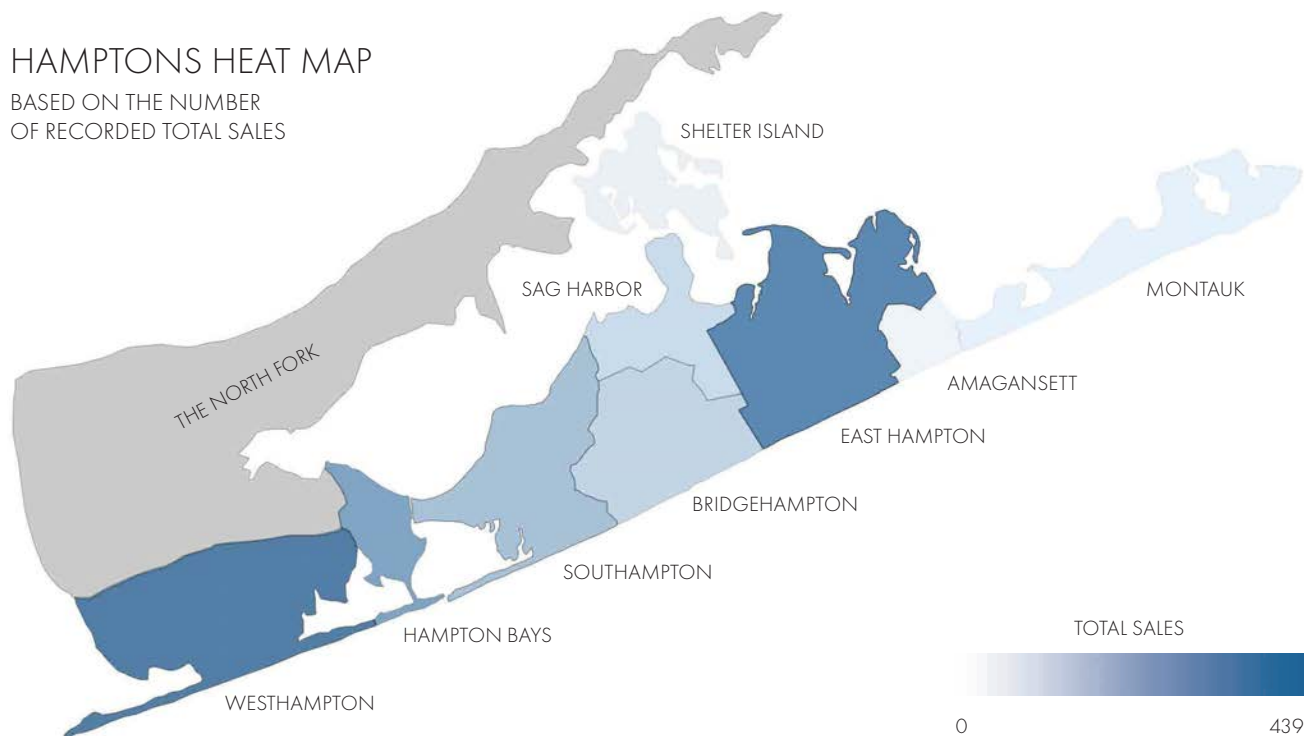
The last 3 months of 2024 were good for the Hamptons markets monitored by Town & Country now William Raveis. An outstanding statistic is 8 of the 12 individual markets monitored has a Median Home Sales Price over \$2M. Half of these were over \$3M! That speaks volumes of the stratosphere we live in.

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

Judi A. Desiderio  
Regional Director  
631.324.8080

### HAMPTONS HEAT MAP

BASED ON THE NUMBER  
OF RECORDED TOTAL SALES



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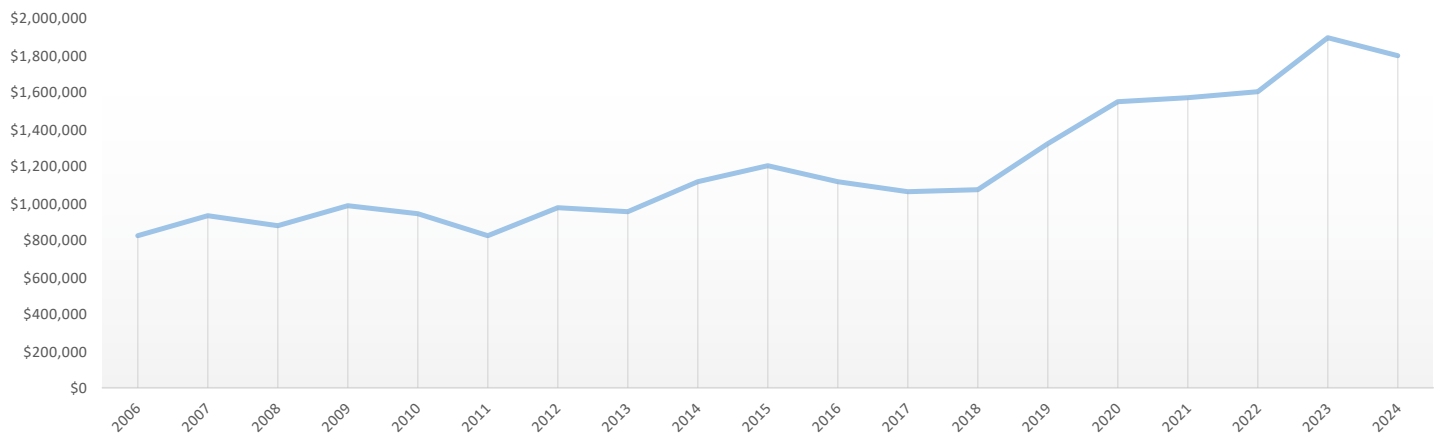


East Hampton 46 Main St - 631.324.8080 | Bridgehampton 2415 Main St - 631.537.3200 | Southampton 16 Hampton Rd - 631.283.5800  
Westhampton Beach 72 Main St - 631.288.3030 | Montauk #1 Carl Fisher Plaza - 631.668.0500 | Greenport 120 Front St - 631.477.5990 | Mattituck 6920 Main St - 631.298.0600

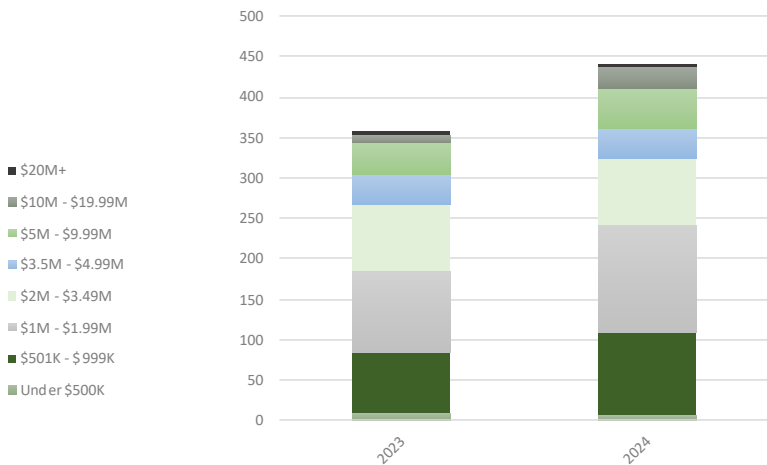
# HAMPTONS Q4 2024 HOME SALES REPORT

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+
	Q4 2024	439	1,363,921,312	1,800,000	7	102	132	82	37	51	26	2
	CHANGE	+21%	+10.59%	-5.26%	-22%	+38%	+27%	-	-	+28%	+136%	-60%
	Q4 2023	362	1,233,259,600	1,900,000	9	74	104	82	37	40	11	5

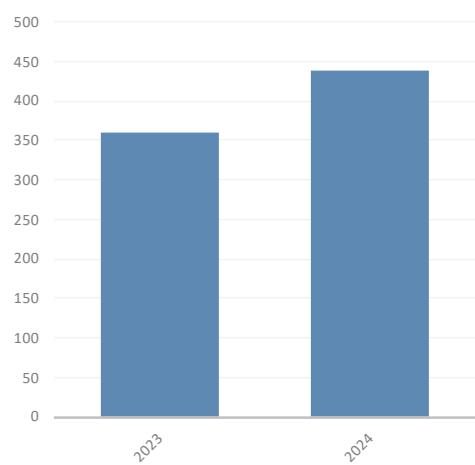
## MEDIAN HOME SALES PRICE



## SALES TRENDS



## TOTAL # OF HOME SALES



ce. (Source: Suffolk Vision Inc.)



# HAMPTONS Q4 2024 HOME SALES REPORT



\$7,775,000  
Web#910854

## THE END

Montauk, remains THE destination with 50% more home sales and 62% greater Total Home Sales Volume and a stable Median Home Sales Price of \$2,178,000 for Q4 2024. Amagansett was in the BLACK in all the criteria. The Number of Home Sales rose 17% while the Total Home Sales Volume shot up 44%. But the headline here is the Median Home Sales Price rose from \$2.691 in Q4 2023 to \$3.575 same three months in 2024.

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+
	Q4 2024	18	50,772,207	2,178,000	1	2	5	5	2	3	-	-
	CHANGE	+50%	+61.47%	-3.73%	-	-	+25%	+25%	-	+200%	-	-
	Q4 2023	12	31,443,500	2,262,500	1	-	4	4	2	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+
	Q4 2024	14	61,645,000	3,575,000	-	-	3	4	3	3	1	-
	CHANGE	+17%	+44.11%	+32.85%	-	-	-	-20%	+50%	+50%	-	-
	Q4 2023	12	42,775,125	2,691,000	-	-	3	5	2	2	-	-

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# HAMPTONS Q4 2024 HOME SALES REPORT



\$12,990,000  
Web# 915042

## EAST HAMPTON

East Hampton Village had the second highest Median Home Sales Price of all the Hamptons markets at \$5,650,000 – a 31% leap from the \$4.3 Median Home Sales Price of 2023. East Hampton Area, which includes Wainscott, had the second highest Number of Home Sales at 85 which is a 15% increase year over year. This market experienced gains in all 3 criteria we monitor: Total Home Sales Volume +14% and median Home Sales Price +8.8% Q4 2023 to Q4 2024.

EAST HAMPTON AREA <small>INCLUDES WAINSCOTT</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+	
	Q4 2024	85	178,010,908	1,795,000	-	8	45	20	11	1	-	-
	CHANGE	+15%	+14.10%	+8.79%	-100%	-47%	+67%	+18%	-	-50%	-	-
	Q4 2023	74	156,018,220	1,650,000	2	15	27	17	11	2	-	-

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+	
	Q4 2024	14	110,950,000	5,650,000	-	-	-	4	2	2	6	-
	CHANGE	+56%	+5.28%	+31.40%	-	-	-100%	+300%	+100%	+100%	+500%	-100%
	Q4 2023	9	105,390,000	4,300,000	-	-	3	1	1	1	1	2

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# HAMPTONS Q4 2024 HOME SALES REPORT



## SOUTHAMPTON

Southampton Village, logged the highest decline in Total Home Sales Volume of all 12 Hamptons markets — an incredible -59% from \$202M to \$84M Q4 2023 to Q4 2024, yet the Median Home Sales Price rose 28% to \$3,675. Southampton Area, which includes North Sea, had quite the increase in home sales in the \$3.5 - \$4.99 price category: 200%. This in turn grew the Total Home Sales Volume by 26% year to year.

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+	
	Q4 2024	42	113,835,208	1,497,501	-	13	13	5	6	3	2	-
	CHANGE	+8%	+25.74%	-7.85%	-100%	+86%	-24%	-38%	+200%	-	+100%	-
	Q4 2023	39	90,531,250	1,625,000	1	7	17	8	2	3	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+	
	Q4 2024	16	83,708,500	3,675,000	-	1	4	3	1	4	3	-
	CHANGE	-33%	-58.60%	+27.83%	-	-75%	+300%	-70%	-	-33%	+200%	-100%
	Q4 2023	24	202,180,500	2,875,000	-	4	1	10	1	6	1	1

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# HAMPTONS Q4 2024 HOME SALES REPORT



\$2,395,000  
Web# 916189

## BRIDGEHAMPTON & SHELTER ISLAND

Bridgehampton, which includes Water Mill & Sagaponack, saved the best for last. Q4 2024 this market had an impressive median Home Sales Price of \$7.1 M – that’s a 42% leap year over year. Both home sales over \$20M were in Bridgehampton, which includes Water Mill & Sagaponack. This pushed the Total Home Sales Volume to \$303M –the highest of all Hamptons markets. Shelter Island, statistically, rose above the ranks with a 125% increase in the Number of Home Sales and 149% gain in Total Home Sales Volume plus a median Home Sales Price of \$2.495, which was 127% higher than the \$1,097,500 Median Home Sales Price of 2023. Now keep in mind Shelter Island is an island and the 125% increase in the Number of Home Sales was 8 in 2023 and 18 in 2024 When analyzing small amount of data percentages fluctuate more.

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+	
	Q4 2024	39	302,909,500	7,100,000	-	1	3	6	3	13	11	2
	CHANGE	-15%	-0.91%	+42.00%	-	-	-40%	-14%	-70%	-19%	+83%	-
	Q4 2023	46	305,705,000	5,000,000	-	-	5	7	10	16	6	2

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+	
	Q4 2024	18	49,993,999	2,495,000	-	2	4	8	3	1	-	
	CHANGE	+125%	+149.28%	+127.33%	-	-33%	-	-	-	-	-100%	-
	Q4 2023	8	20,054,999	1,097,500	-	3	4	-	-	-	1	-

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# HAMPTONS Q4 2024 HOME SALES REPORT



\$6,200,000  
Web# 915852

## SAG HARBOR

Sag Harbor Area, which includes Noyack and North Haven, has steadily seen prices rise. Q4 2024 the Median Home Sales Price was \$2,247,500 — a 12% increase year over year for the final 3 months of the calendar. Sag Harbor Village experienced the most significant statistical decline in Median Home Sales Price of all the Hamptons markets for Q4 — down 18%. Meanwhile the Number of Home Sales jumped 67% and Total Home Sales Volume shot up 57%. The Median Home Sales Price drop was a blip on the radar.

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+	
	Q4 2024	20	75,530,000	2,247,500	-	5	4	3	-	7	1	-
	CHANGE	-9%	+9.34%	+11.68%	-	+150%	-56%	-40%	-100%	+250%	-	-
	Q4 2023	22	69,076,000	2,012,500	-	2	9	5	3	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+	
	Q4 2024	20	59,492,500	2,200,000	-	1	8	5	2	4	-	-
	CHANGE	+67%	+56.53%	-17.76%	-	-	+167%	+25%	-33%	+100%	-	-
	Q4 2023	12	38,006,000	2,675,000	-	-	3	4	3	2	-	-

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# HAMPTONS Q4 2024 HOME SALES REPORT



\$1,799,000  
Web# 916584

## WEST OF THE CANAL

Westhampton, which includes Remsenburg, Westhampton Beach, East Quogue, Quogue, and Quogue, had the highest Number of Home Sales change hands at 89 — that was a 48% spike from the year before. Hampton Bays market stats grew significantly Q4 2023 to Q4 2024. 45% more homes traded, which resulted in the Total Home Sales Volume rising 37%. This market has nowhere but up to go.

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+	
	Q4 2024	89	213,988,963	1,629,000	4	20	33	17	3	10	2	-
	CHANGE	+48%	+69.86%	-3.18%	+33%	+33%	+94%	-6%	+50%	+100%	-	-
	Q4 2023	60	125,979,716	1,682,500	3	15	17	18	2	5	-	-

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+	
	Q4 2024	64	63,084,527	837,500	2	49	10	2	1	-	-	-
	CHANGE	+45%	+36.84%	-3.18%	-	+75%	-9%	-33%	-	-	-	-
	Q4 2023	44	46,099,290	865,000	2	28	11	3	-	-	-	-

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