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HAMPTONS YEAR END 2024 HOME SALES REPORT

It's a wrap - in 2024 The Hamptons markets reflected national trends. Which is unique since historically, the Hamptons home sales trends tend to be contrarians. Let's dive in.

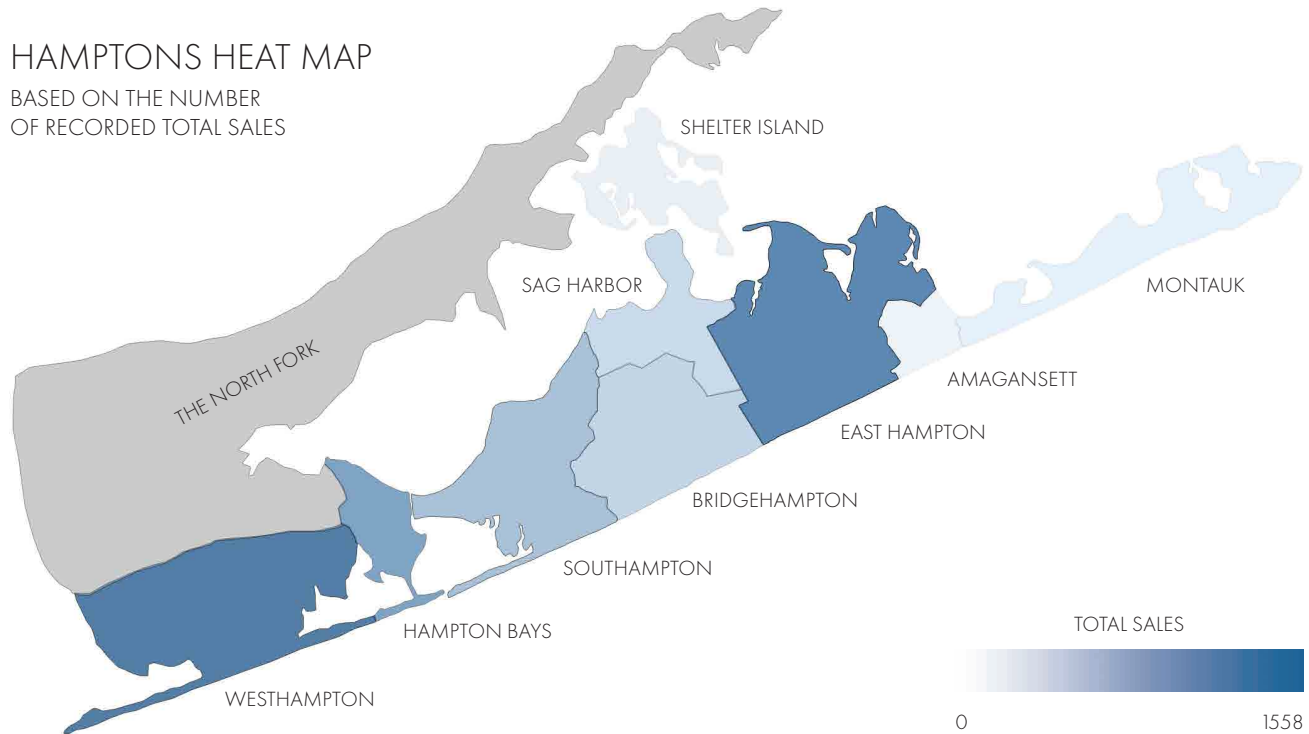
Much like Q4 2024, 8 of the 12 markets we monitor had Median Home Sales Prices over \$2M, half of which were over \$3M. The Number of Home Sales over \$10M grew 22% year over year.

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Judi A. Desiderio
Regional Director
631.324.8080

HAMPTONS HEAT MAP

BASED ON THE NUMBER
OF RECORDED TOTAL SALES



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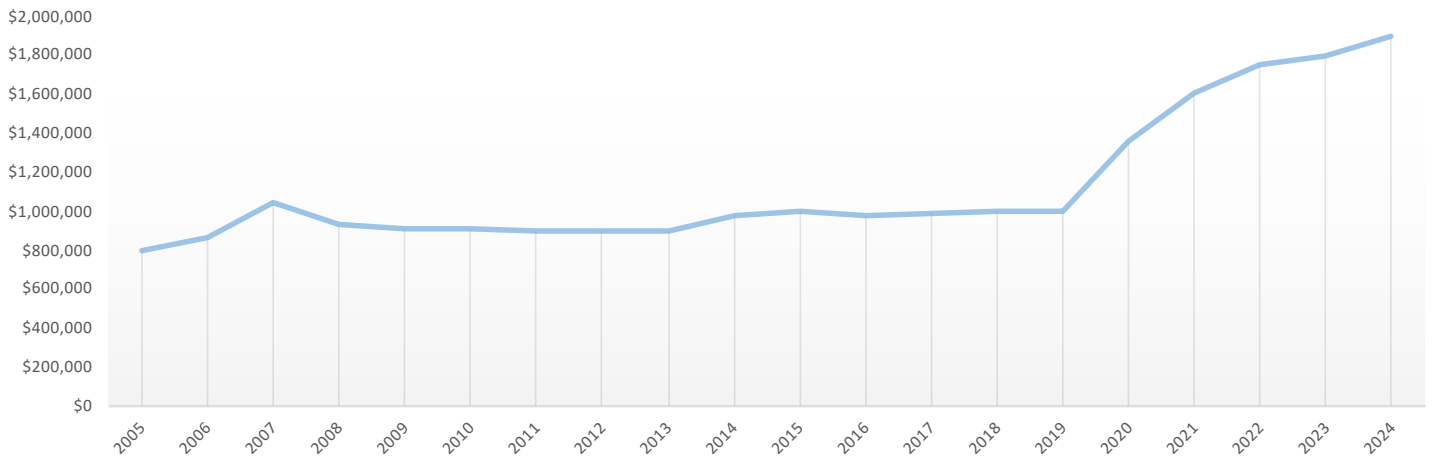


East Hampton 46 Main St - 631.324.8080 | Bridgehampton 2415 Main St - 631.537.3200 | Southampton 16 Hampton Rd - 631.283.5800
Westhampton Beach 72 Main St - 631.288.3030 | Montauk #1 Carl Fisher Plaza - 631.668.0500 | Greenport 120 Front St - 631.477.5990 | Mattituck 6920 Main St - 631.298.0600

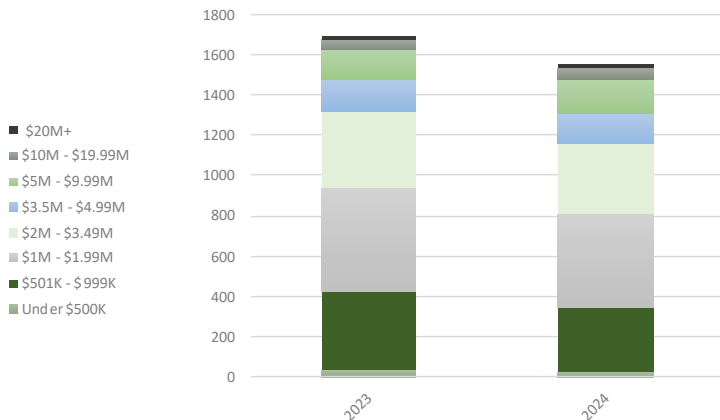
HAMPTONS YEAR END 2024 HOME SALES REPORT

| 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+ |
|--------------------------------------|---------|-----------------|-------------------------|-------------------------|----------------------|-------------------------|------------------------|------------------------|--------------------------|------------------------|-------------------------|----------------|
| | YE 2024 | 1,558 | 4,942,816,565 | 1,900,000 | 28 | 313 | 472 | 342 | 155 | 165 | 66 | 17 |
| | CHANGE | -8% | -2.15% | +5.85% | -30% | -18% | -9% | -9% | -6% | +13% | +35% | -11% |
| | YE 2023 | 1,695 | 5,051,587,541 | 1,795,000 | 40 | 382 | 520 | 374 | 165 | 146 | 49 | 19 |

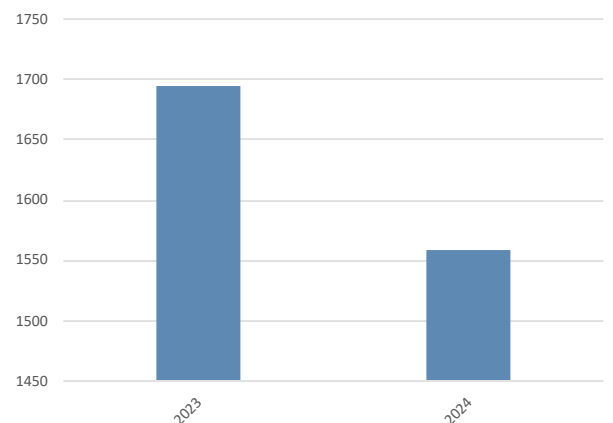
MEDIAN HOME SALES PRICE



SALES TRENDS



TOTAL # OF HOME SALES



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HAMPTONS YEAR END 2024 HOME SALES REPORT



THE END

Montauk, THE END, is on its steady ascend with increases in all 3 criteria and nearly all price ranges over \$1M. The Median Home Sales Price of \$2.1M is the new normal. Amagansett posted the highest gains in Total Home Sales Volume and Median Home Sales Price at +31% and +43% respectively. This sleeping giant has awoken.

| 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+ |
|---------|---------|-----------------|-------------------------|-------------------------|----------------------|-------------------------|------------------------|------------------------|--------------------------|------------------------|-------------------------|----------------|
| | YE 2024 | 70 | 216,262,928 | 2,100,000 | 1 | 4 | 29 | 17 | 7 | 10 | 2 | - |
| | CHANGE | +8% | +25.31% | +21.74% | -75% | -33% | +7% | - | +75% | +150% | -33% | - |
| | YE 2023 | 65 | 172,580,250 | 1,725,000 | 4 | 6 | 27 | 17 | 4 | 4 | 3 | - |

| 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+ |
|------------|---------|-----------------|-------------------------|-------------------------|----------------------|-------------------------|------------------------|------------------------|--------------------------|------------------------|-------------------------|----------------|
| | YE 2024 | 50 | 280,490,505 | 4,275,000 | 1 | 1 | 5 | 13 | 10 | 13 | 6 | 1 |
| | CHANGE | +14% | +31.37% | +42.50% | - | - | -44% | -28% | +100% | +44% | +500% | - |
| | YE 2023 | 44 | 213,505,000 | 3,000,000 | - | 1 | 9 | 18 | 5 | 9 | 1 | 1 |

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HAMPTONS YEAR END 2024 HOME SALES REPORT



\$4,250,000
Web# 915547

EAST HAMPTON

East Hampton Village closed 24% more home sales from 45 to 56 which in turn increased the Total Home Sales Volume by 6%. 2024 Median Home Sales Price was \$4,962,500 — second highest of all 12 markets. East Hampton Area, which includes Wainscott, saw the most Number of Homes change hands at 309 for the year, the most of all Hamptons markets.

| 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+ | |
|---|-----------------|-------------------------|-------------------------|----------------------|-------------------------|------------------------|------------------------|--------------------------|------------------------|-------------------------|----------------|---|
| | YE 2024 | 309 | 715,928,115 | 1,850,000 | - | 29 | 147 | 87 | 27 | 15 | 4 | - |
| | CHANGE | -22% | -16.59% | +10.12% | -100% | -51% | -11% | -16% | -40% | +7% | +100% | - |
| | YE 2023 | 396 | 858,375,007 | 1,680,000 | 7 | 59 | 165 | 104 | 45 | 14 | 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+ | |
|----------------------|-----------------|-------------------------|-------------------------|----------------------|-------------------------|------------------------|------------------------|--------------------------|------------------------|-------------------------|----------------|------|
| | YE 2024 | 56 | 490,397,898 | 4,962,500 | - | - | 9 | 7 | 12 | 9 | 14 | 5 |
| | CHANGE | +24% | +6.12% | +18.15% | - | - | +29% | -36% | +100% | +13% | +133% | -29% |
| | YE 2023 | 45 | 462,109,800 | 4,200,000 | - | - | 7 | 11 | 6 | 8 | 6 | 7 |

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HAMPTONS YEAR END 2024 HOME SALES REPORT



SOUTHAMPTON

Southampton Area, which includes North Sea, was relatively flat year to year yet closed one of the home sales over \$20M — just touching the consistent crown jewel of Bridgehampton (5), Southampton Village (4) and East Hampton Village (5).

| 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+ | |
|--|-----------------|-------------------------|-------------------------|----------------------|-------------------------|------------------------|------------------------|--------------------------|------------------------|-------------------------|----------------|---|
| | YE 2024 | 162 | 405,597,294 | 1,720,000 | 3 | 36 | 50 | 35 | 25 | 10 | 2 | 1 |
| | CHANGE | -10% | +4.14% | +4.24% | +50% | -22% | -25% | -13% | +92% | - | - | - |
| | YE 2023 | 180 | 389,471,518 | 1,650,000 | 2 | 46 | 67 | 40 | 13 | 10 | 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+ | |
|---------------------|-----------------|-------------------------|-------------------------|----------------------|-------------------------|------------------------|------------------------|--------------------------|------------------------|-------------------------|----------------|---|
| | YE 2024 | 70 | 413,602,220 | 3,350,000 | 1 | 4 | 10 | 21 | 10 | 15 | 5 | 4 |
| | CHANGE | -24% | -32.30% | +5.51% | - | -60% | +25% | -34% | -23% | +15% | -58% | - |
| | YE 2023 | 92 | 610,951,200 | 3,175,000 | - | 10 | 8 | 32 | 13 | 13 | 12 | 4 |

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HAMPTONS YEAR END 2024 HOME SALES REPORT



\$2,395,000
Web# 916189

BRIDGEHAMPTON & SHELTER ISLAND

Bridgehampton, which includes Water Mill & Sagaponack, a consistent crown jewel, had the highest Median Home Sales Price for the year at \$5.65M and a Total Home Sales Volume of nearly \$900M — impressive! Shelter Island had a good year with an explosive Median Home Sales Price of \$2,061,500 — that’s 33% higher than the \$1.55 Median Home Sales Price of 2023.

| 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+ | |
|---|-----------------|-------------------------|-------------------------|----------------------|-------------------------|------------------------|------------------------|--------------------------|------------------------|-------------------------|----------------|------|
| | YE 2024 | 136 | 899,626,000 | 5,650,000 | - | 1 | 12 | 35 | 17 | 42 | 24 | 5 |
| | CHANGE | -17% | -7.28% | +35.33% | -100% | -75% | -50% | - | -43% | -9% | +50% | -29% |
| | YE 2023 | 164 | 970,241,868 | 4,175,000 | 2 | 4 | 24 | 35 | 30 | 46 | 16 | 7 |

| 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+ | |
|----------------|-----------------|-------------------------|-------------------------|----------------------|-------------------------|------------------------|------------------------|--------------------------|------------------------|-------------------------|----------------|---|
| | YE 2024 | 51 | 125,935,498 | 2,061,500 | 1 | 5 | 18 | 20 | 4 | 2 | 1 | - |
| | CHANGE | -4% | +6.97% | +33.00% | - | -58% | -18% | +82% | - | -33% | - | - |
| | YE 2023 | 53 | 117,727,466 | 1,550,000 | - | 12 | 22 | 11 | 4 | 3 | 1 | - |

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HAMPTONS YEAR END 2024 HOME SALES REPORT



\$3,999,000
Web# 911659

SAG HARBOR

Sag Harbor Area, which includes Noyack and North Haven, logged a Median Home Sales Price of \$2.325 million for 2024 – a solid indicator of demand for the higher end homes. Sag Harbor Village Median Home Sales Price dipped just a bit to \$2.2M from \$2.3M, while the Number of Home Sales rose slightly along with the Total Home Sales Volume.

| 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+ | |
|--|-----------------|-------------------------|-------------------------|----------------------|-------------------------|------------------------|------------------------|--------------------------|------------------------|--------------------------|----------------|---|
| | YE 2024 | 102 | 322,842,749 | 2,325,000 | 1 | 11 | 33 | 25 | 14 | 15 | 3 | - |
| | CHANGE | -21% | -10.96% | +22.37% | - | -52% | -25% | +9% | -33% | +7% | - | - |
| | YE 2023 | 129 | 362,572,954 | 1,900,000 | 1 | 23 | 44 | 23 | 21 | 14 | 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+ | |
|--------------------|-----------------|-------------------------|-------------------------|----------------------|-------------------------|------------------------|------------------------|--------------------------|------------------------|--------------------------|----------------|---|
| | YE 2024 | 54 | 162,943,169 | 2,200,000 | 1 | 3 | 20 | 14 | 8 | 7 | 1 | - |
| | CHANGE | +6% | +14.72% | -4.35% | - | -25% | +25% | -18% | +14% | - | - | - |
| | YE 2023 | 51 | 142,032,999 | 2,300,000 | - | 4 | 16 | 17 | 7 | 7 | - | - |

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HAMPTONS YEAR END 2024 HOME SALES REPORT



\$1,799,000
Web# 916584

WEST OF THE CANAL

Westhampton, which includes Remsenburg, Westhampton Beach, East Quogue, Quogue, and Quogue, was firmly in the BLACK for 2024. Increases in all 3 criteria and all price ranges over \$1M. Hamptons Bays is the only market where the Median Home Sales Price is under \$1M at \$866,750. I assure you this won't last for long. Invest now.

| 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+ | |
|---|-----------------|-------------------------|-------------------------|----------------------|-------------------------|------------------------|------------------------|--------------------------|------------------------|--------------------------|----------------|---|
| | YE 2024 | 290 | 699,985,034 | 1,625,000 | 9 | 70 | 101 | 58 | 20 | 27 | 4 | 1 |
| | CHANGE | +7% | +25.37% | +8.33% | +29% | -11% | +10% | +2% | +25% | +50% | +33% | - |
| | YE 2023 | 272 | 558,324,700 | 1,500,000 | 7 | 79 | 92 | 57 | 16 | 18 | 3 | - |

| 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+ | |
|--------------|-----------------|-------------------------|-------------------------|----------------------|-------------------------|------------------------|------------------------|--------------------------|------------------------|--------------------------|----------------|---|
| | YE 2024 | 208 | 209,205,155 | 866,750 | 10 | 149 | 38 | 10 | 1 | - | - | - |
| | CHANGE | +2% | +8.01% | +10.41% | -41% | +8% | -3% | +11% | - | - | - | - |
| | YE 2023 | 204 | 193,694,779 | 785,000 | 17 | 138 | 39 | 9 | 1 | - | - | - |

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