

WILLIAM RAVEIS

HAMPTONS Q1 2025 HOME SALES REPORT

Q1 2025 in the Hamptons Home Sales markets showed the power of the demand for our little slice of heaven... even in times when National Home Sales statistics are still lagging.

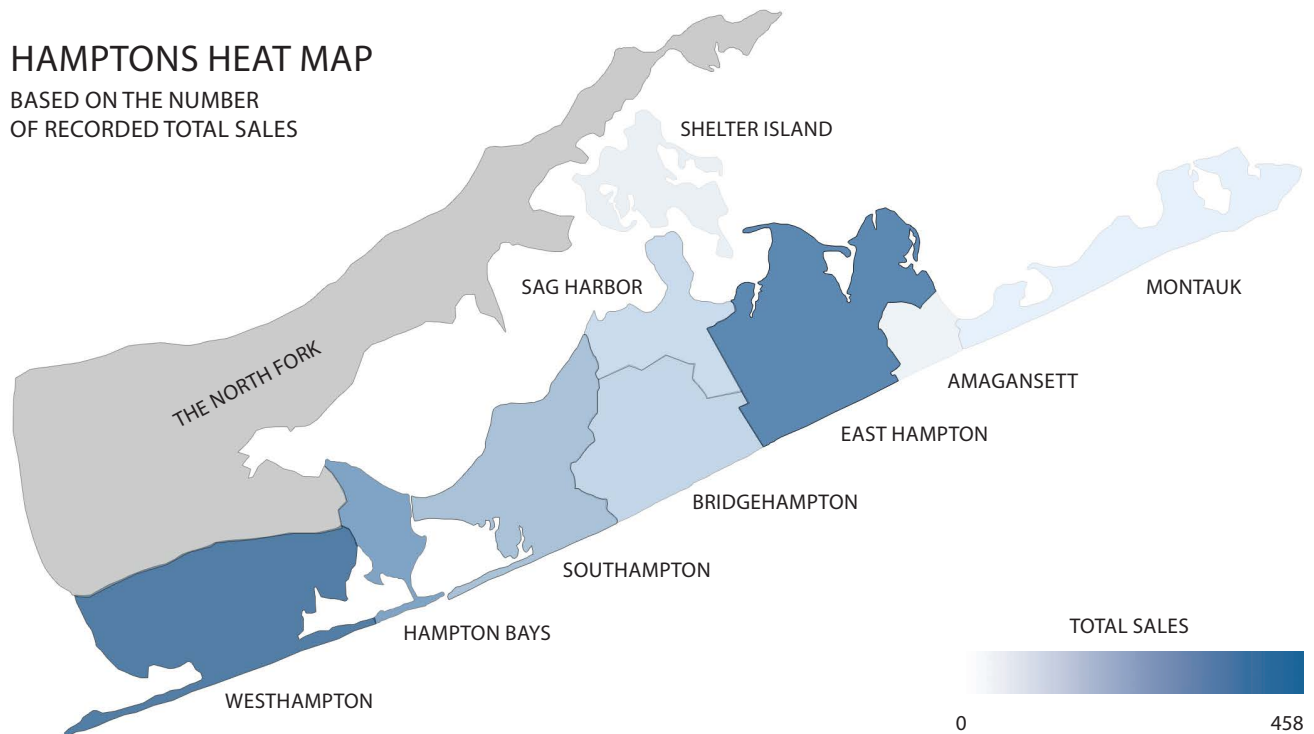
Looking at All Hampton Markets Combined you see a very robust first three months, with the Total Home Sales Volume up over 32% (\$1,471,402,142 trading hands) and 26% more homes transferring. The Number of Home Sales in the higher price categories monitored by **William Raveis** show significant gains in the \$3.5-4.99M which were up +63%, the \$5-9.99M which increased 47%, and \$10-19.99M which increased +42%. The over \$20M price category had one less home sale for the quarter.

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HAMPTONS HEAT MAP

BASED ON THE NUMBER
OF RECORDED TOTAL SALES



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



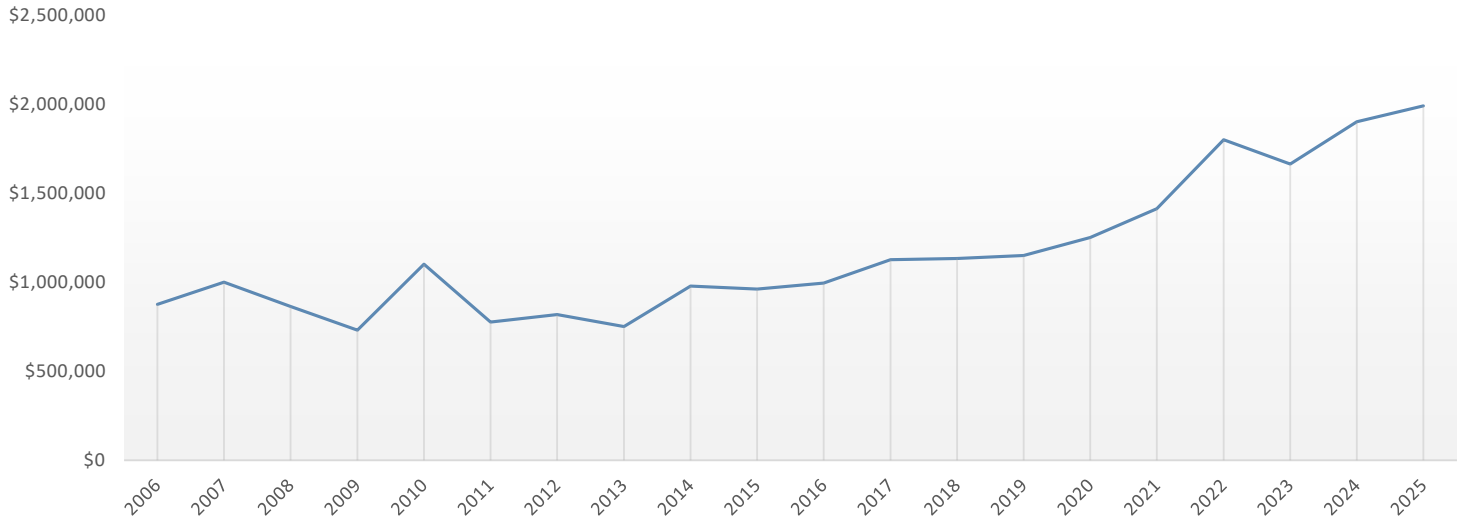
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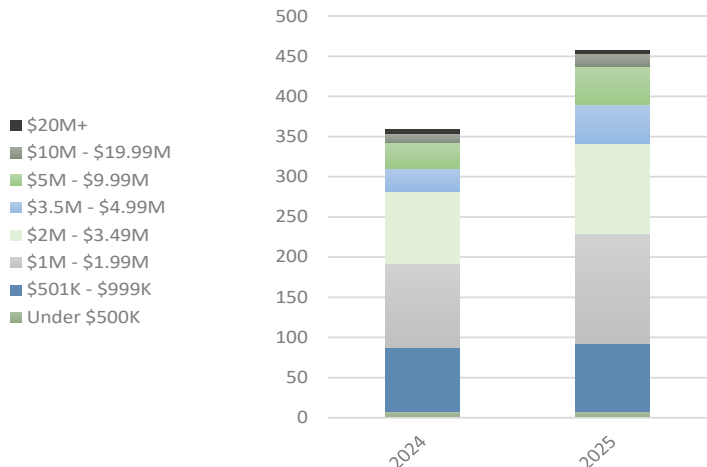
HAMPTONS Q1 2025 HOME SALES REPORT

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+
	Q1 2025	458	1,471,402,142	1,990,000	8	85	136	112	49	47	17	4
	CHANGE	+26%	+32.23%	+4.74%	+14%	+5%	+30%	+24%	+63%	+47%	+42%	-33%
	Q1 2024	363	1,112,757,064	1,900,000	7	81	105	90	30	32	12	6

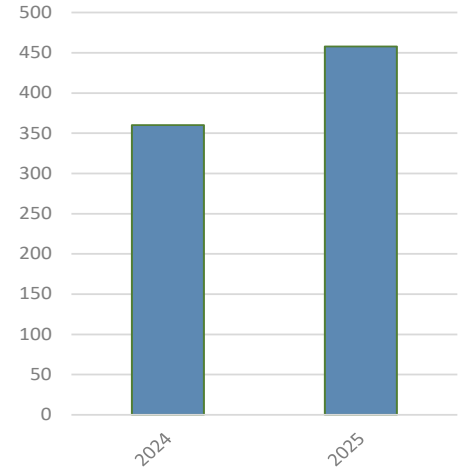
MEDIAN HOME SALES PRICE



SALES TRENDS



TOTAL # OF HOME SALES



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THE END

Montauk— not THE END, but rather THE BEGINNING when coming by sea, closed 29% more homes. Yet the Median Home Sales Price dipped 13% which in turn resulted in 9% less in Total Home Sales Volume. Since there will never be more surface area at THE POINT, I suspect future price increases are in the cards. Amagansett's Number of Home Sales rose 35% from 17 to 23 and Total Home Sales Volume rose 41%, yet the Median Home Sales Price dipped 10% from \$4M to \$3.6. This student of our markets does not see this as a trend. Amagansett is a highly regarded small surface area where both south and north of the highway have audiences of their own.

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+
	Q1 2025	18	56,872,183	2,200,000	-	-	7	6	2	3	-	-
	CHANGE	+29%	-8.57%	-12.87%	-	-100%	+75%	+20%	+100%	+200%	-100%	-
	Q1 2024	14	62,200,000	2,525,000	-	1	4	5	1	1	2	-
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+
	Q1 2025	23	150,444,211	3,600,000	-	1	4	6	6	3	2	1
	CHANGE	+35%	+41.34%	-10.00%	-100%	-	+300%	-	+100%	-25%	+100%	-
	Q1 2024	17	106,440,005	4,000,005	1	-	1	6	3	4	1	1

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\$2,150,000
Web# 920669

EAST HAMPTON

East Hampton Village had the second highest Median Home Sales Price at \$5,312,000— a 24% jump from Q1 2024. The village closed 67% more homes and saw a 700% increase in home sales in the \$5-9.99M price category for the first three months of this year. This is why East Hampton Village is one of our Crown Jewels. East Hampton Area, traded 88 homes in the first quarter- up 17% from the previous year, and gained 51% on Total Home Sales Volume during the same period, while the Median Home Sales Price was just about stable.

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+	
	Q1 2025	88	246,163,211	1,755,000	-	10	43	23	8	3	-	1
	CHANGE	+17%	+51.15%	-2.50%	-	+43%	+10%	+15%	+100%	-25%	-100%	-
	Q1 2024	75	162,864,248	1,800,000	-	7	39	20	4	4	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+	
	Q1 2025	20	134,386,500	5,312,000	-	-	1	5	3	8	2	1
	CHANGE	+67%	+30.74%	+23.61%	-	-	-75%	-	-	+700%	-	-50%
	Q1 2024	12	102,786,648	4,297,500	-	-	4	-	3	1	2	2

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SOUTHAMPTON

Southampton Area, which includes North Sea, saw 59% more homes changing hands and the Total Home Sales Volume more than double (+123%) Q1 2024 to Q1 2025- the highest increase in all 12 markets monitored by **William Raveis**. The driver was the demand for higher priced homes which was demonstrated by the 50% increase in Median Home Sales Price from \$1,622,500 to \$2,435,000. Southampton Village — one of our Crown Jewels, experienced slightly fewer home sales with -18,% but saw closings in black in all categories \$3.5 and up.

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+
	Q1 2025	51	138,465,124	2,435,000	2	5	12	18	9	4	1	-
	CHANGE	+59%	+122.85%	+50.08%	-	-44%	+50%	+100%	+350%	+100%	-	-
	Q1 2024	32	62,133,375	1,622,500	2	9	8	9	2	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+
	Q1 2025	18	125,138,794	4,200,000	-	1	2	3	5	3	3	1
	CHANGE	-18%	+29.28%	+46.85%	-100%	-50%	-33%	-57%	+25%	-	+200%	-
	Q1 2024	22	96,795,000	2,860,000	1	2	3	7	4	3	1	1

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\$2,195,000
Web# 916189

BRIDGEHAMPTON & SHELTER ISLAND

Bridgehampton, which includes Water Mill & Sagaponack, hit the highest Median Home Sales Price for Q1 2025 at \$5,435,625, a 44% increase year-over-year. Bridgehampton also logged the highest Total Home Sales Volume at \$257,478,125 in deposits. Very impressive statistics, which is why Bridgehampton is one of our Crown Jewels. Shelter Island was the surprise for me with a Median Home Sales Price of \$1.5M— that’s 29% lower than the same time period the previous year. Conversely, the Number of Home Sales increased 63% from 8 to 13 and that helped the Total Home Sales Volume jump 26%. Let’s watch the home sales prices for the rest of ‘25 I believe increases are in store.

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+	
	Q1 2025	43	257,478,125	5,435,625	-	-	8	8	4	15	8	-
	CHANGE	+34%	+27.02%	+43.80%	-	-	+300%	-38%	+33%	+88%	+100%	-100%
	Q1 2024	32	202,711,000	3,780,000	-	-	2	13	3	8	4	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+	
	Q1 2025	13	26,738,500	1,500,000	-	-	9	2	2	-	-	-
	CHANGE	+63%	+25.92%	-28.57%	-	-	+200%	-50%	-	-100%	-	-
	Q1 2024	8	21,235,000	2,100,000	-	-	3	4	-	1	-	-

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SAG HARBOR

Sag Harbor Area, which includes Noyack and North Haven, had a respectable Q1 with increases in all three criteria monitored by William Raveis. The Median Home Sales Price increased 7%, while the Number of Home Sales rose 8% and \$69M changed hands. Sag Harbor Village experienced the greatest statistical increase in the Number of Home Sales at 78% from just 9 in Q1 2024 to 16 in Q1 2025. That along with a 61% gain in Total Home Sales Volume contributed to the 21% jump in the Median Home Sales Price.

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+	
	Q1 2025	28	68,990,625	1,972,563	-	4	10	9	4	-	1	-
	CHANGE	+8%	+12.77%	+6.77%	-	-	+11%	-	+33%	-100%	-	-
	Q1 2024	26	61,177,500	1,847,500	-	4	9	9	3	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+	
	Q1 2025	16	38,923,500	2,300,000	-	1	4	9	2	-	-	
	CHANGE	+78%	+60.74%	+21.05%	-	-	-20%	+800%	+100%	-100%	-	
	Q1 2024	9	24,215,120	1,900,000	-	1	5	1	1	1	-	

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\$1,799,000
Web# 916584

WEST OF THE CANAL

Westhampton, which includes Remsenburg, Westhampton Beach, East Quogue, Quogue, and Quogue, closed the most Number of Homes Sales for Q1 2025 in our Hampton markets at 90. That was a 30% increase year-over-year for the first three months. Hampton Bays is our gateway to the Hamptons with only +6% increase in home sales. Keep an eye on this sleeper!

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+	
	Q1 2025	90	177,561,046	1,525,000	4	27	27	21	3	8	-	-
	CHANGE	+30%	+7.60%	+1.67%	+300%	+23%	+50%	+40%	-50%	+33%	-100%	-
	Q1 2024	69	165,020,169	1,500,000	1	22	18	15	6	6	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+	
	Q1 2025	50	50,240,323	854,000	2	36	9	2	1	-	-	
	CHANGE	+6%	+11.20%	+0.47%	-	+3%	-	+100%	-	-	-	
	Q1 2024	47	45,178,999	850,000	2	35	9	1	-	-	-	

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