

An aerial photograph of a beach. The left side shows the turquoise ocean with white foam from waves washing onto the shore. The right side shows the golden sand of the beach, with several people walking and their shadows cast on the sand. The overall scene is bright and sunny.

# Hamptons Market Reports


- **QUARTERLY, Q4 2025**
- **LAST FIVE YEARS, 2021-2025**



MARGOT REUTTER  
at the corcoran group

# Q4 2025

## HAMPTONS REAL ESTATE MARKET REPORT



MARGOT REUTTER  
at the corcoran group

Water Mill | \$16.45M | WEB# 927817

# South Fork

The South Fork reported 434 single-family home sales in Fourth Quarter 2025, the same number of closings reported a year before. This was the fifth consecutive quarter without a year-over-year decline in reported activity, which has not happened since 2021.

Although all four submarkets west of the canal saw year-over-year declines in contract activity, only two submarkets east of the canal experienced the same slowdown. Sag Harbor/North Haven stood out on the upside, posting the largest nominal gain with 21 additional sales. Meanwhile, East Quogue/Hampton Bays sat at the opposite end, recording an equally-sized drop to claim the sharpest annual decline.

Median and average price climbed to record highs, propelling a 42% surge in sales volume. Across the region, ten submarkets posted year-over-year volume gains, while only four moved in the opposite direction. Amagansett saw the most dramatic percentage gain, boosted by a \$115M sale on Further Lane, whereas a year ago the most expensive sale was \$11M. At the other end of the spectrum, Quogue saw the steepest decline, with dollar volume sliding 61% compared to a year earlier because there were half as many sales at a lower average price.

Median price increased 33% to \$2.4M, driven by annual gains in nine of the 14 South Fork submarkets. Average price also soared, rising 42% year-over-year. Amagansett posted the largest percentage increase for both price metrics. Average price was heavily influenced by the \$115M sale, while median price rose as high-end transactions, particularly those over \$5M, made up a larger share of the market.

## Single Family

### Sales

434

0% YEAR OVER YEAR

### Average Sales Price

\$4.417M

+42% YEAR OVER YEAR

### Sales Volume

\$1.917B

+42% YEAR OVER YEAR

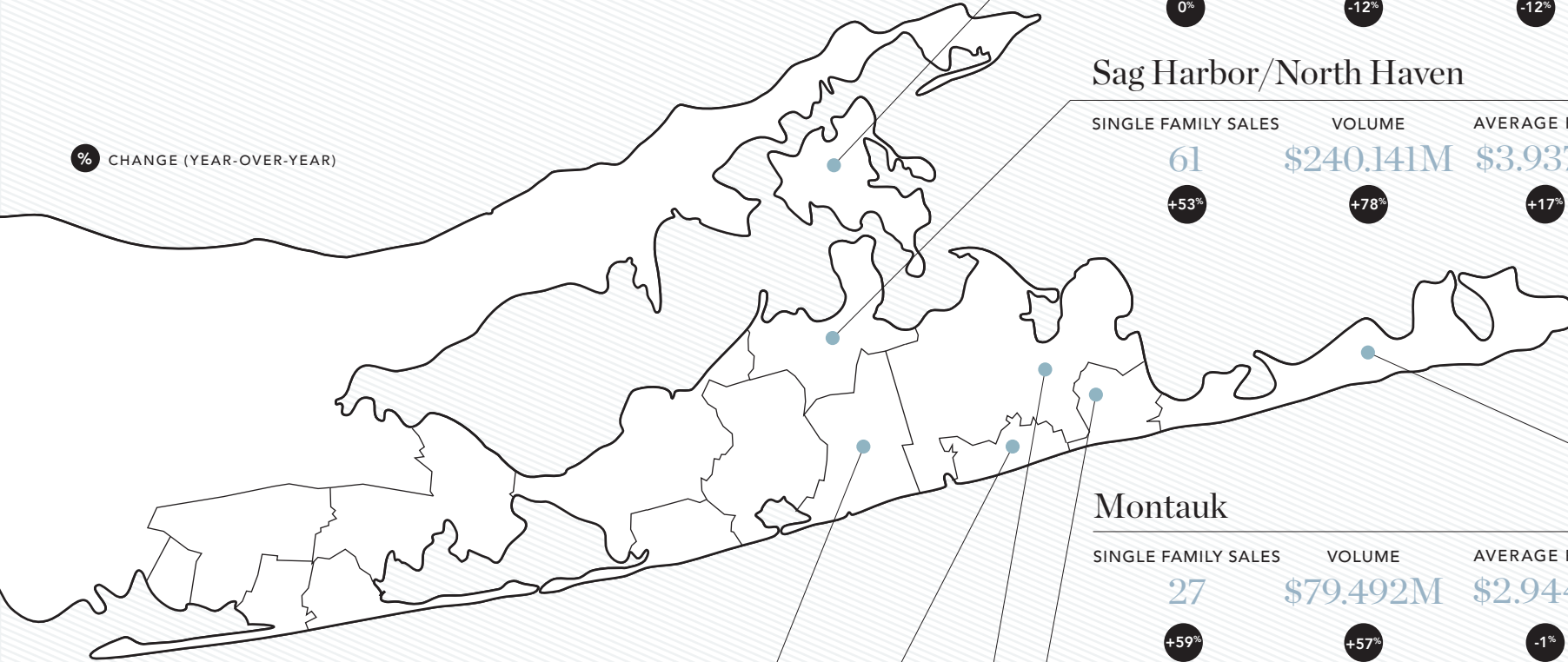
### Median Sales Price

\$2.400M

+33% YEAR OVER YEAR

# Neighborhoods South Fork

% CHANGE (YEAR-OVER-YEAR)



## Shelter Island

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
18	\$44.072M	\$2.448M	\$1.675M
0%	-12%	-12%	-33%

## Sag Harbor/North Haven

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
61	\$240.141M	\$3.937M	\$2.500M
+53%	+78%	+17%	+14%

## Montauk

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
27	\$79.492M	\$2.944M	\$2.520M
+59%	+57%	-1%	+12%

## Amagansett

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
14	\$208.970M	\$14.926M	\$6.763M
0%	+239%	+239%	+89%

## Bridgehampton/Sagaponack

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
22	\$267.563M	\$12.162M	\$6.845M
-19%	+21%	+49%	-9%

## East Hampton Village

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
14	\$159.708M	\$11.408M	\$7.650M
0%	+44%	+44%	+35%

## East Hampton

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
71	\$184.480M	\$2.598M	\$1.775M
-16%	+4%	+24%	-1%

# Neighborhoods South Fork (cont'd)

% CHANGE (YEAR-OVER-YEAR)



## Quogue

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
7	\$27.521M	\$3.932M	\$3.911M
-46%	-61%	-28%	-5%

## Westhampton Beach

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
26	\$88.081M	\$3.388M	\$2.350M
-7%	+55%	+66%	+31%

## Westhampton/Remsenburg

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
14	\$36.663M	\$2.619M	\$1.975M
-36%	-18%	+29%	+13%

## Water Mill

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
25	\$155.177M	\$6.207M	\$4.355M
+127%	+94%	-15%	-30%

## Southampton

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
40	\$95.253M	\$2.381M	\$1.628M
0%	-6%	-6%	+9%

## Southampton Village

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
27	\$212.319M	\$7.864M	\$5.995M
+69%	+154%	+50%	+63%

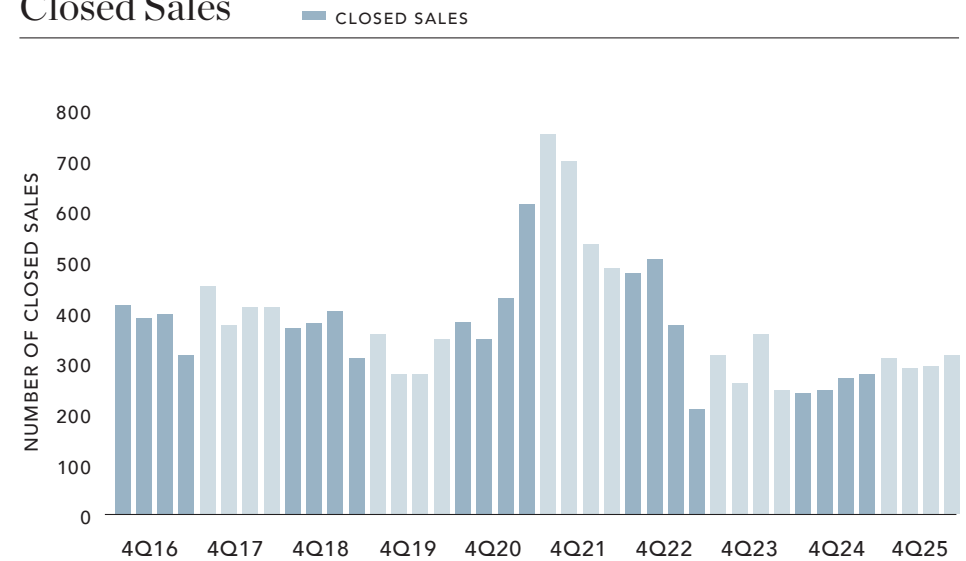
## East Quogue/Hampton Bays

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
68	\$117.676M	\$1.731M	\$980K
-24%	+13%	+47%	+14%

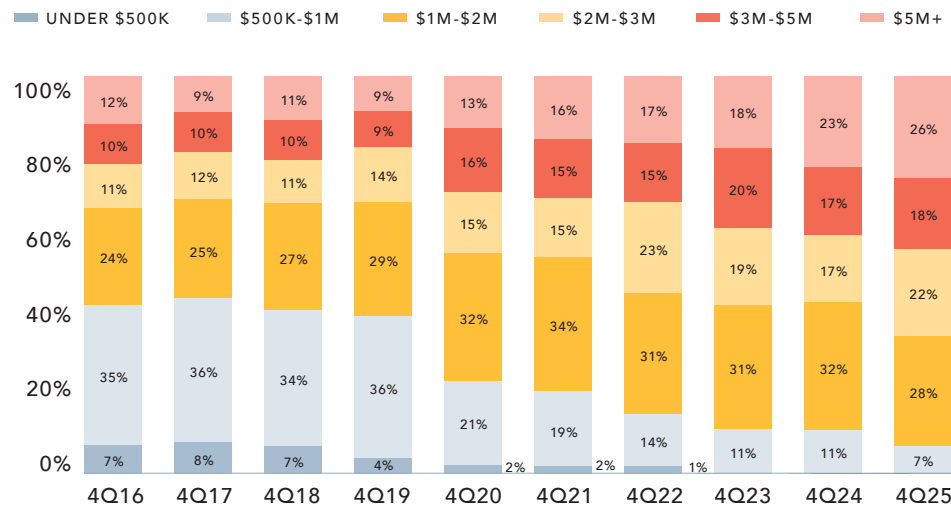
# East of the Canal

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	319	282	+13%	297	+7%
VOLUME	\$1.647B	\$1.073B	+54%	\$1.157B	+42%
AVERAGE PRICE	\$5.164M	\$3.804M	+36%	\$3.895M	+33%
MEDIAN PRICE	\$2.650M	\$2.318M	+14%	\$2.450M	+8%

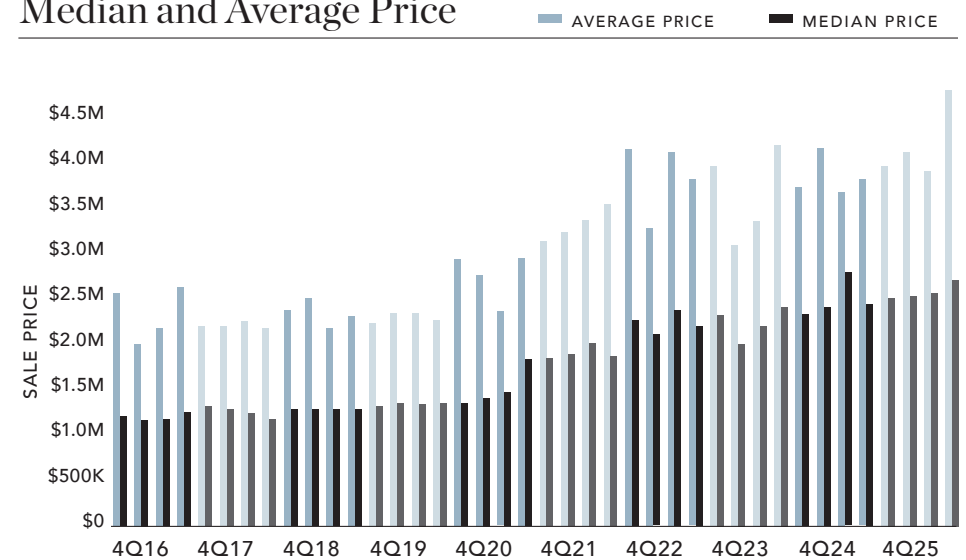
## Closed Sales



## Market Share by Price Range



## Median and Average Price

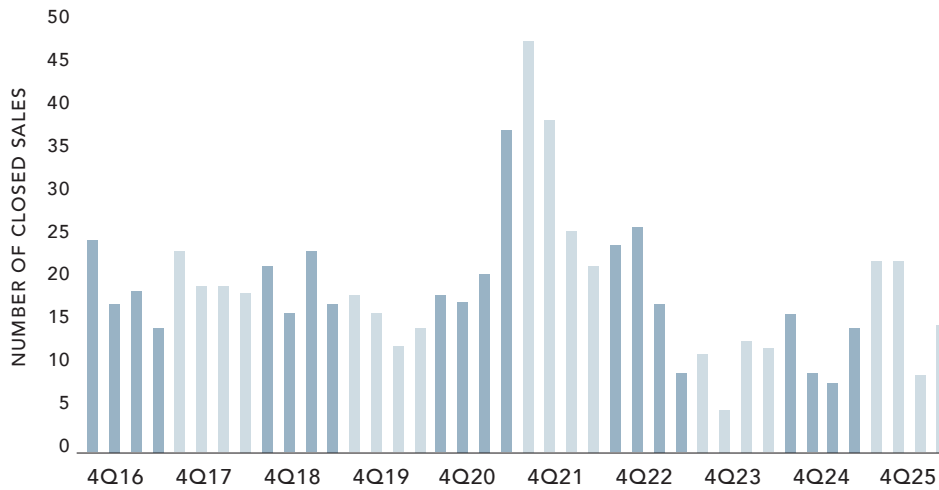


# Amagansett

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	14	14	0%	8	+75%
VOLUME	\$208.970M	\$61.645M	+239%	\$45.150M	+363%
AVERAGE PRICE	\$14.926M	\$4.403M	+239%	\$5.644M	+164%
MEDIAN PRICE	\$6.763M	\$3.575M	+89%	\$4.675M	+45%

## Closed Sales

— CLOSED SALES

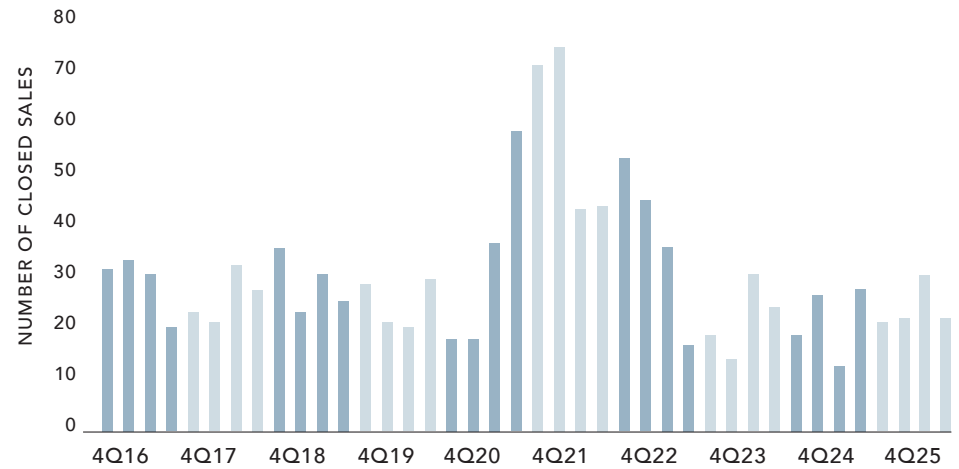


# Bridgehampton/Sagaponack

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	22	27	-19%	30	-27%
VOLUME	\$267.563M	\$220.715M	+21%	\$178.350M	+50%
AVERAGE PRICE	\$12.162M	\$8.175M	+49%	\$5.945M	+105%
MEDIAN PRICE	\$6.845M	\$7.550M	-9%	\$4.825M	+42%

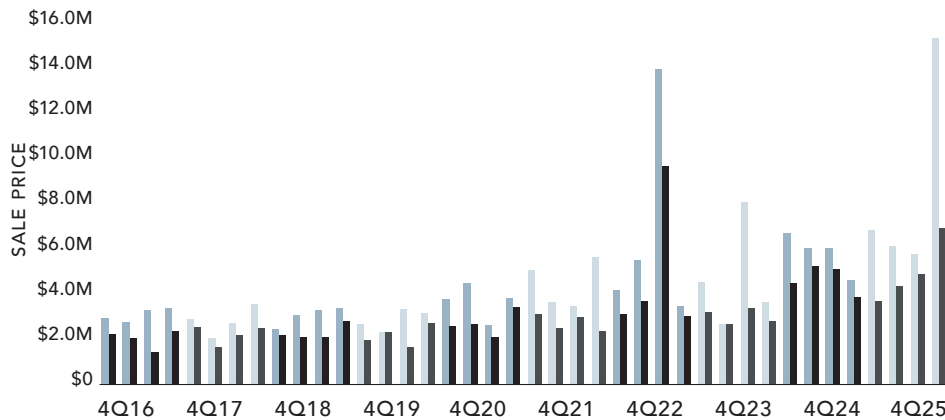
## Closed Sales

— CLOSED SALES



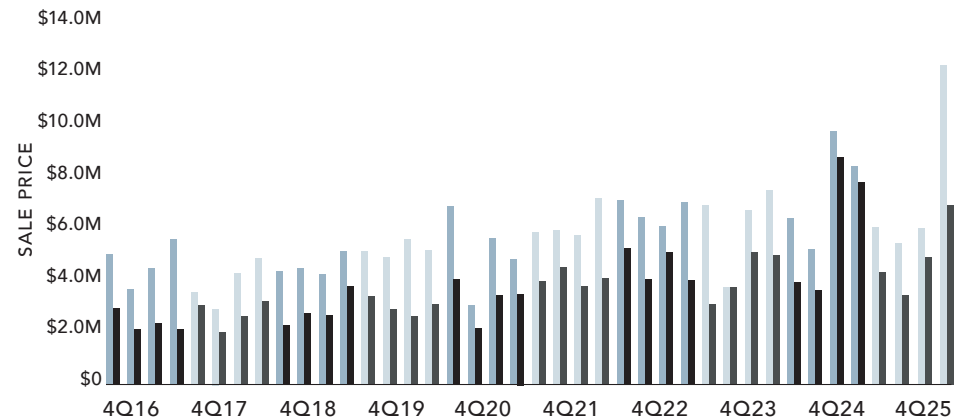
## Median and Average Price

— AVERAGE PRICE — MEDIAN PRICE



## Median and Average Price

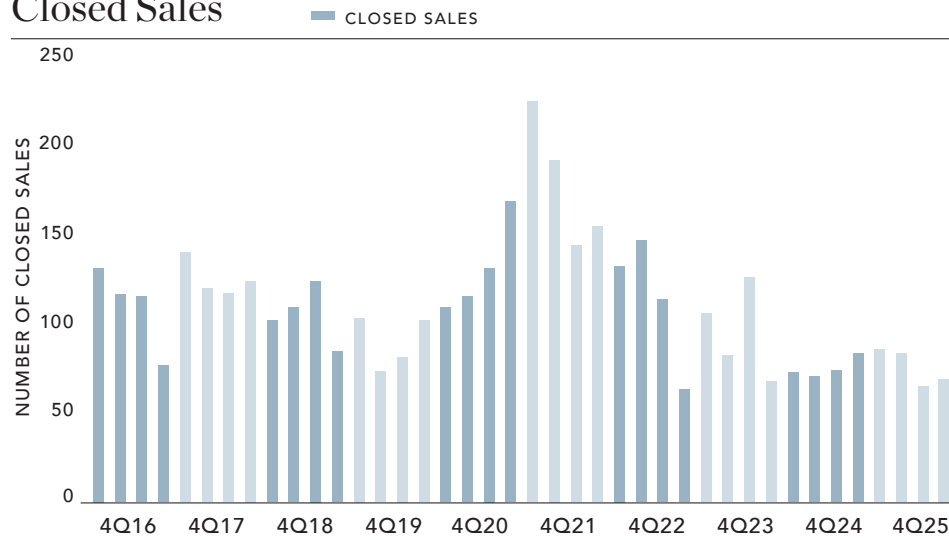
— AVERAGE PRICE — MEDIAN PRICE



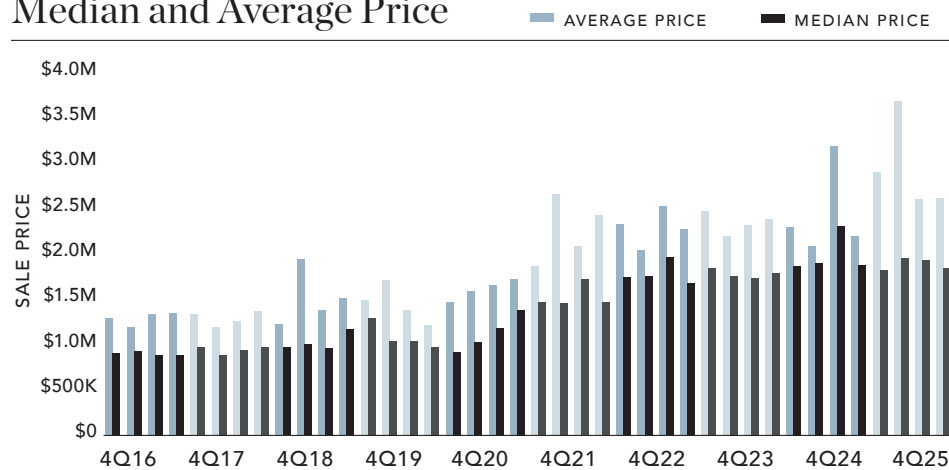
# East Hampton

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	71	85	-16%	66	+8%
VOLUME	\$184.480M	\$178.011M	+4%	\$170.095M	+8%
AVERAGE PRICE	\$2.598M	\$2.094M	+24%	\$2.577M	+1%
MEDIAN PRICE	\$1.775M	\$1.795M	-1%	\$1.885M	-6%

## Closed Sales



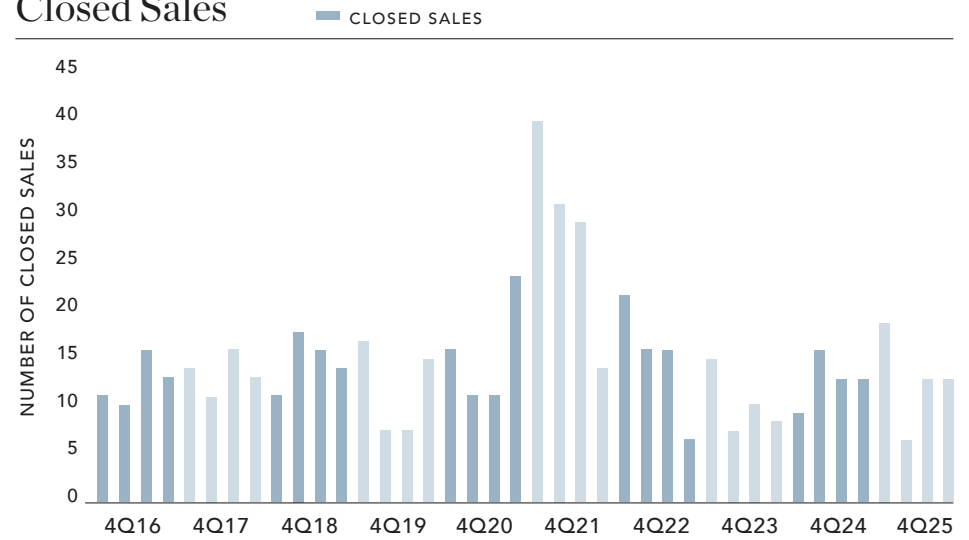
## Median and Average Price



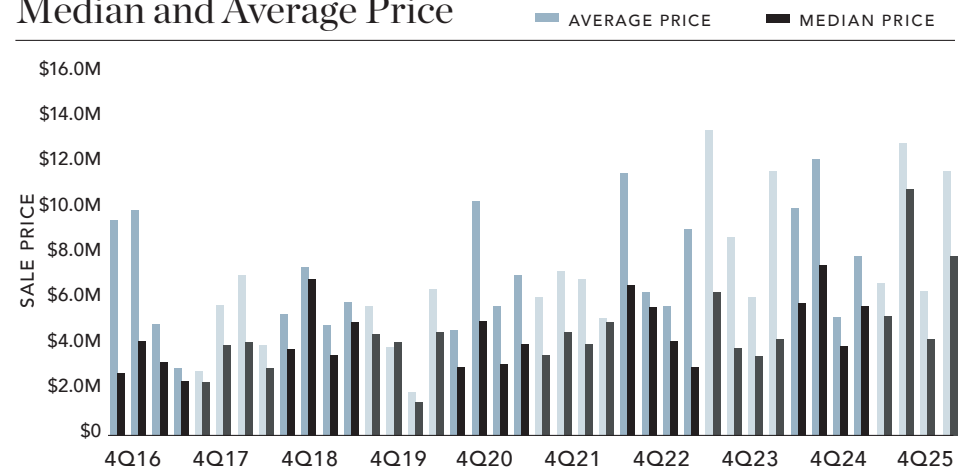
# East Hampton Village

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	14	14	0%	14	+0%
VOLUME	\$159.708M	\$110.950M	+44%	\$88.174M	+81%
AVERAGE PRICE	\$11.408M	\$7.925M	+44%	\$6.298M	+81%
MEDIAN PRICE	\$7.650M	\$5.650M	+35%	\$4.150M	+84%

## Closed Sales



## Median and Average Price

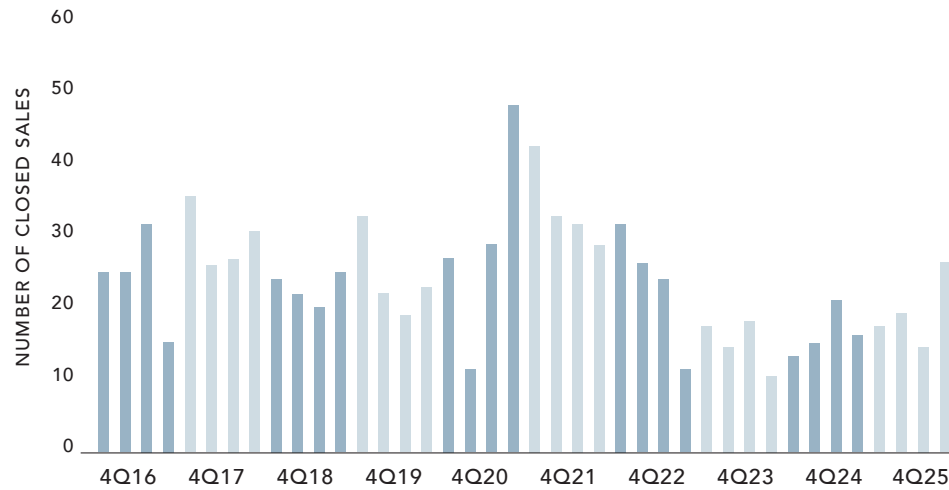


# Montauk

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	27	17	+59%	15	+80%
VOLUME	\$79.492M	\$50.547M	+57%	\$50.970M	+56%
AVERAGE PRICE	\$2.944M	\$2.973M	-1%	\$3.398M	-13%
MEDIAN PRICE	\$2.520M	\$2.256M	+12%	\$2.000M	+26%

## Closed Sales

— CLOSED SALES

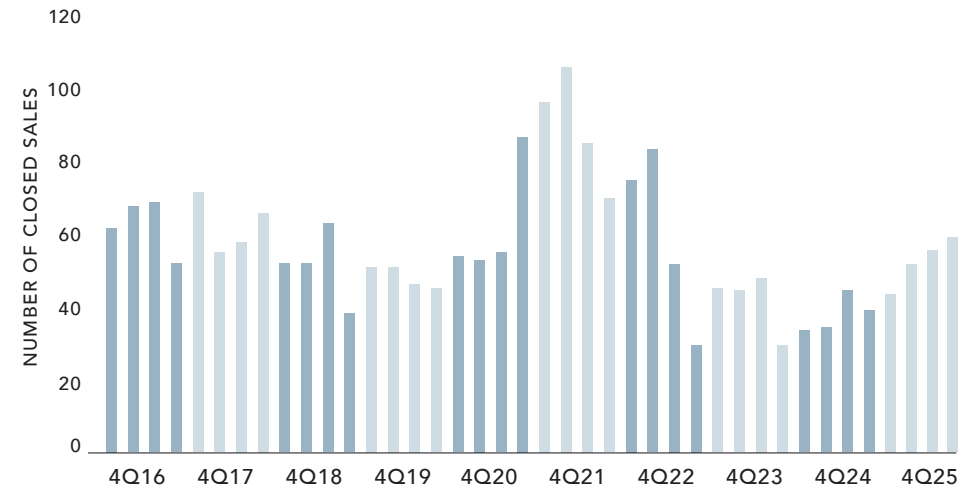


# Sag Harbor/North Haven

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	61	40	+53%	57	+7%
VOLUME	\$240.141M	\$135.023M	+78%	\$150.714M	+59%
AVERAGE PRICE	\$3.937M	\$3.376M	+17%	\$2.644M	+49%
MEDIAN PRICE	\$2.500M	\$2.200M	+14%	\$2.300M	+9%

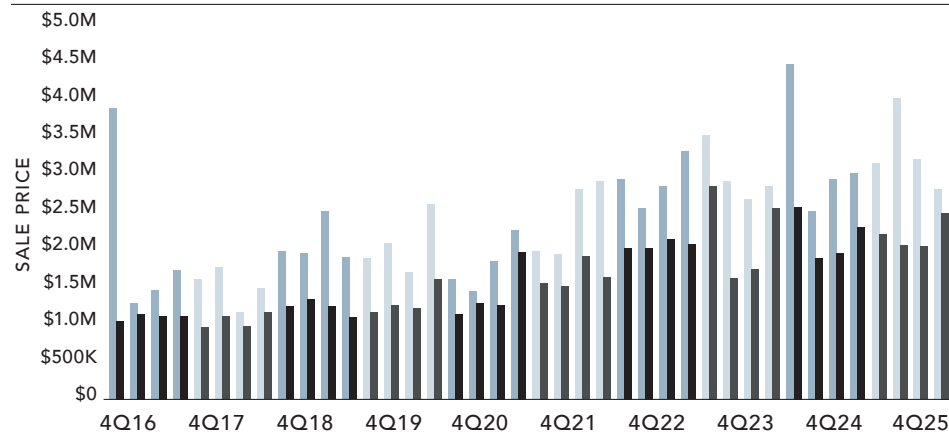
## Closed Sales

— CLOSED SALES



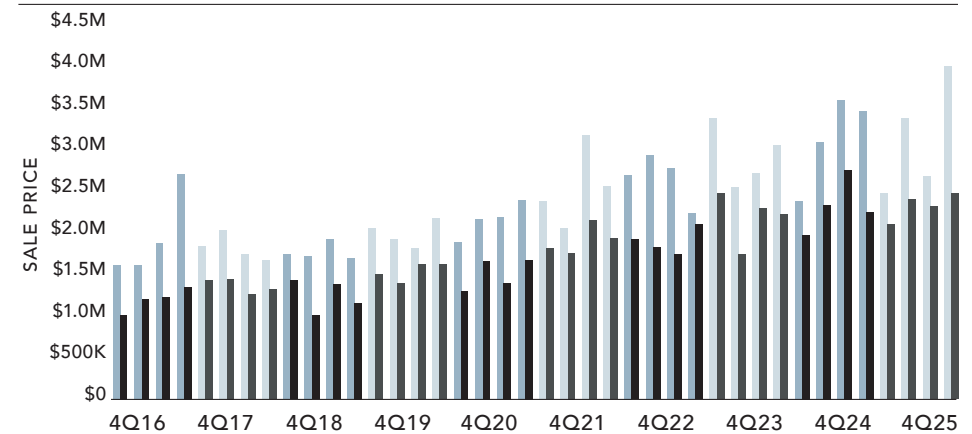
## Median and Average Price

— AVERAGE PRICE — MEDIAN PRICE



## Median and Average Price

— AVERAGE PRICE — MEDIAN PRICE

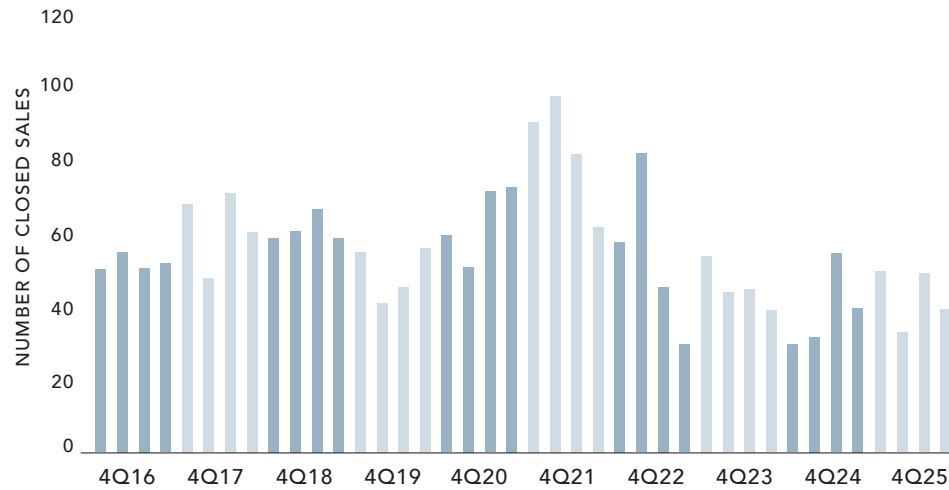


# Southampton

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	40	40	0%	50	-20%
VOLUME	\$95.253M	\$101.827M	-6%	\$122.602M	-22%
AVERAGE PRICE	\$2.381M	\$2.546M	-6%	\$2.452M	-3%
MEDIAN PRICE	\$1.628M	\$1.498M	+9%	\$1.863M	-13%

## Closed Sales

— CLOSED SALES

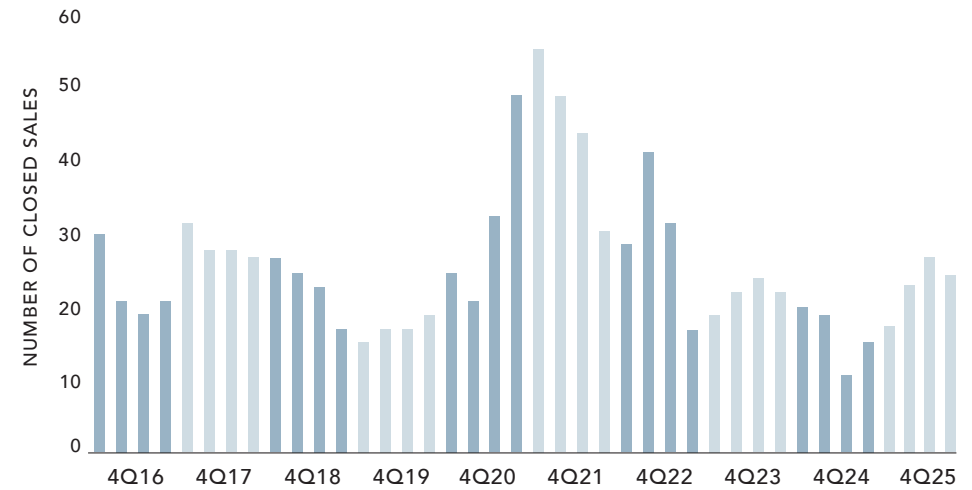


# Southampton Village

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	27	16	+69%	30	-10%
VOLUME	\$212.319M	\$83.709M	+154%	\$216.975M	-2%
AVERAGE PRICE	\$7.864M	\$5.232M	+50%	\$7.232M	+9%
MEDIAN PRICE	\$5.995M	\$3.675M	+63%	\$4.300M	+39%

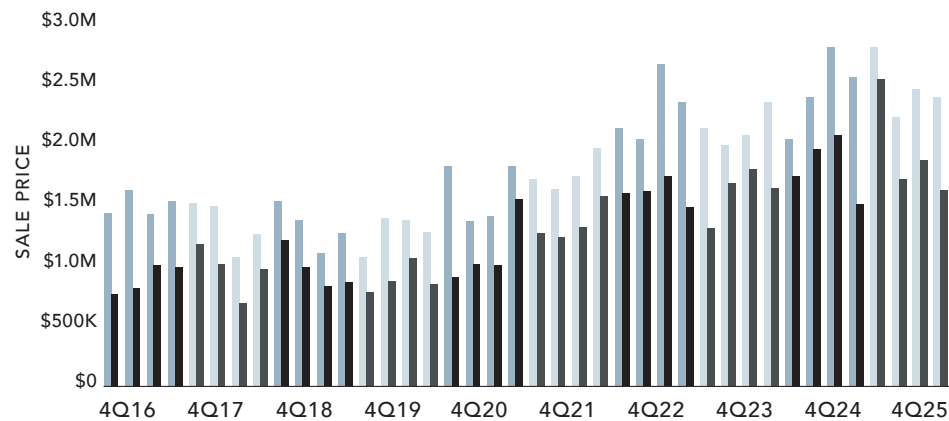
## Closed Sales

— CLOSED SALES



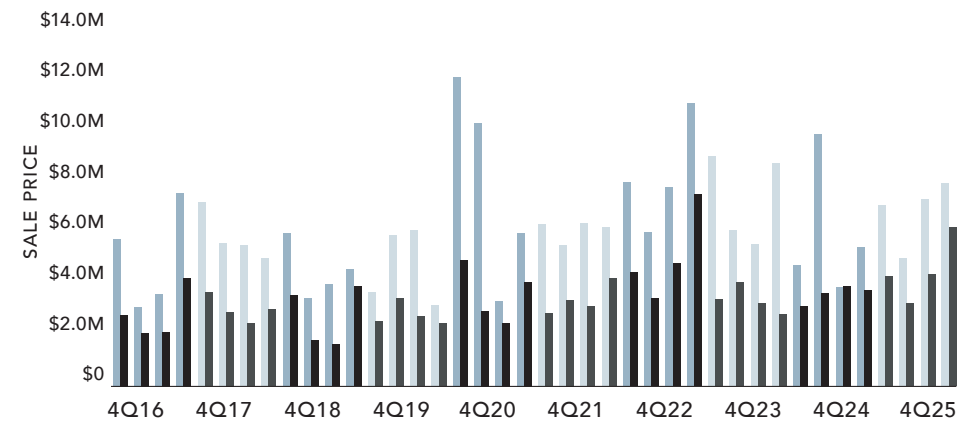
## Median and Average Price

— AVERAGE PRICE — MEDIAN PRICE



## Median and Average Price

— AVERAGE PRICE — MEDIAN PRICE

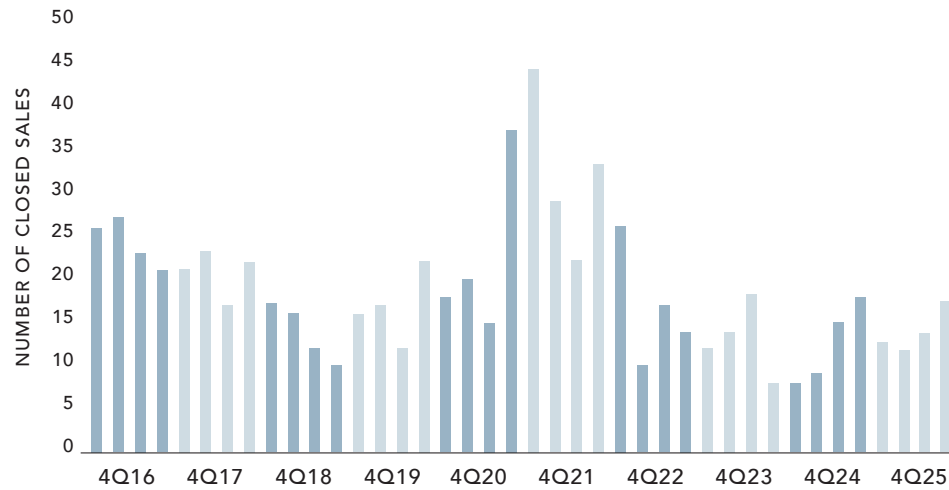


# Shelter Island

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	18	18	0%	14	+29%
VOLUME	\$44.072M	\$49.994M	-12%	\$31.166M	+41%
AVERAGE PRICE	\$2.448M	\$2.777M	-12%	\$2.226M	+10%
MEDIAN PRICE	\$1.675M	\$2.495M	-33%	\$1.630M	+3%

## Closed Sales

— CLOSED SALES

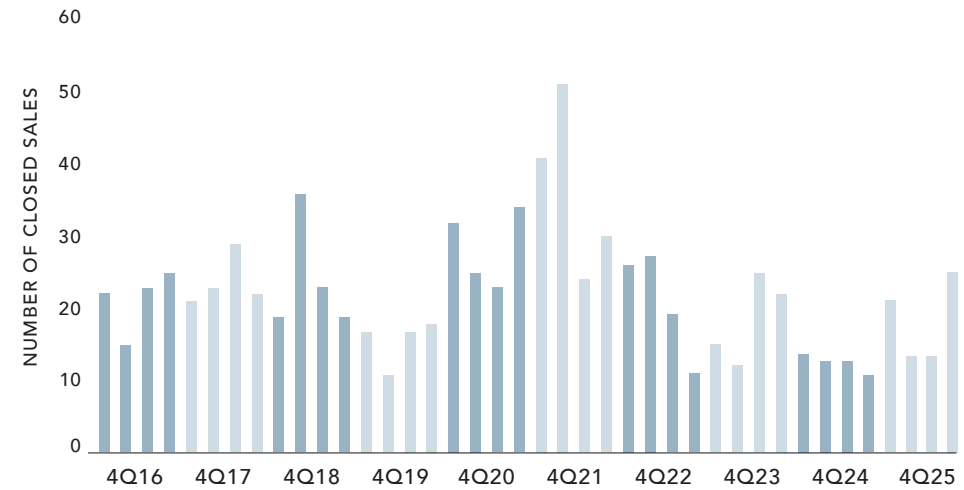


# Water Mill

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	25	11	+127%	13	+92%
VOLUME	\$155.177M	\$80.195M	+94%	\$102.714M	+51%
AVERAGE PRICE	\$6.207M	\$7.290M	-15%	\$7.901M	-21%
MEDIAN PRICE	\$4.355M	\$6.200M	-30%	\$5.850M	-26%

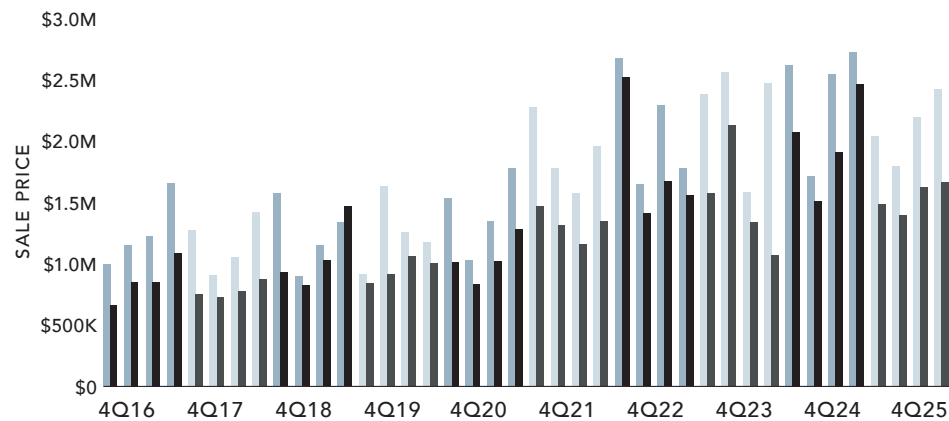
## Closed Sales

— CLOSED SALES



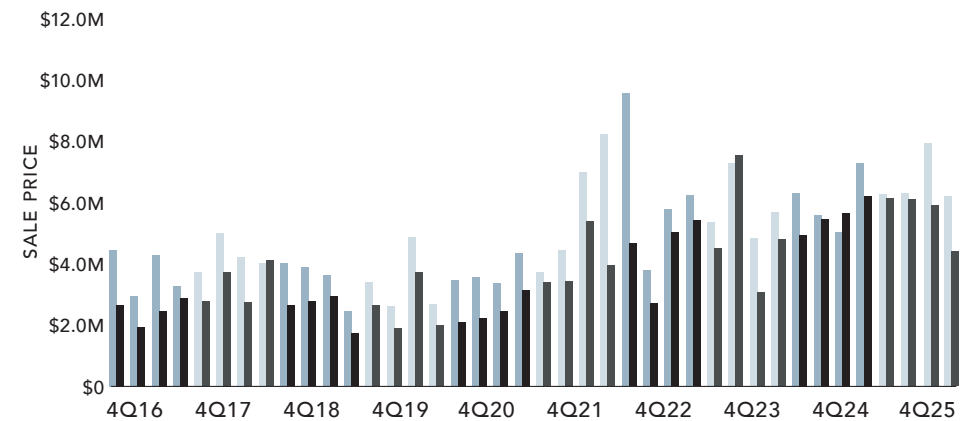
## Median and Average Price

— AVERAGE PRICE — MEDIAN PRICE



## Median and Average Price

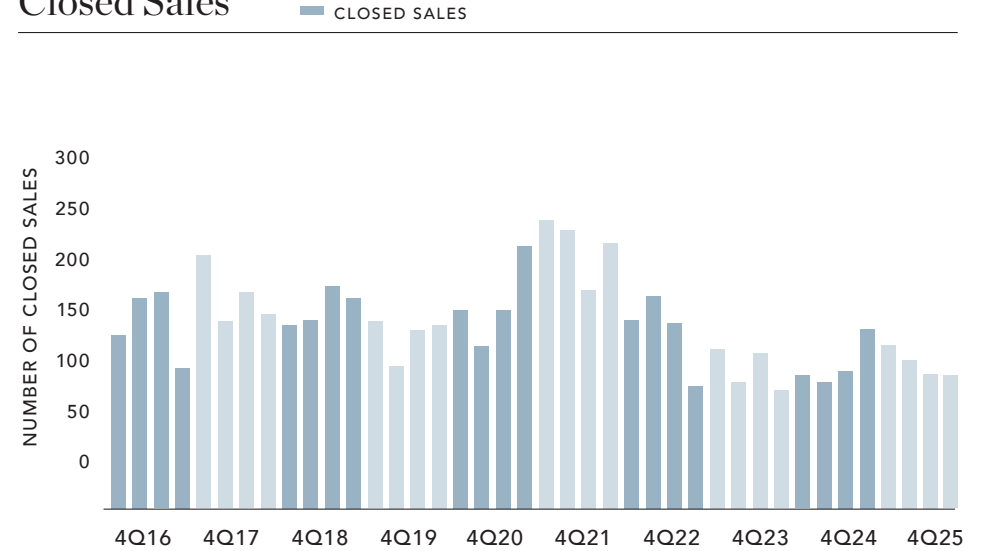
— AVERAGE PRICE — MEDIAN PRICE



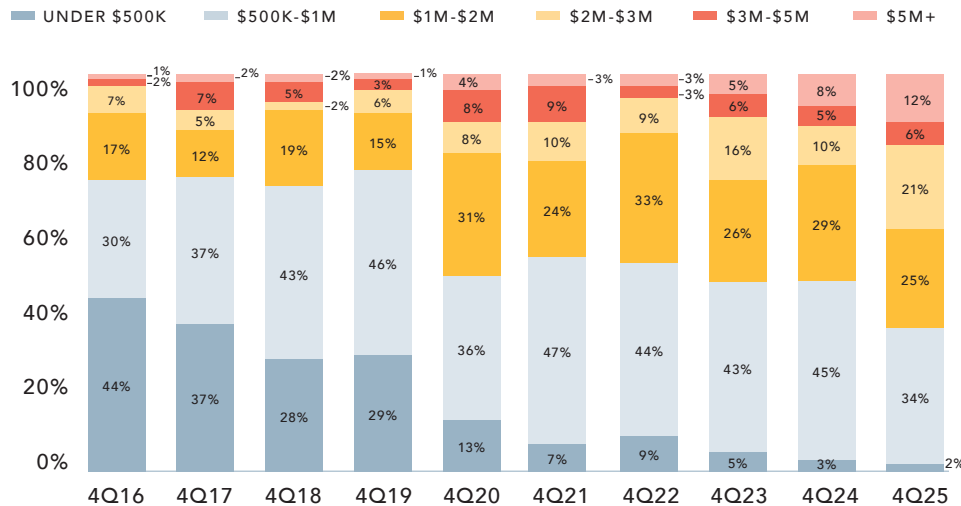
# West of the Canal

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	115	152	-24%	116	-1%
VOLUME	\$269.939M	\$277.403M	-3%	\$240.725M	+12%
AVERAGE PRICE	\$2.347M	\$1.825M	+29%	\$2.075M	+13%
MEDIAN PRICE	\$1.575M	\$1.044M	+51%	\$1.389M	+13%

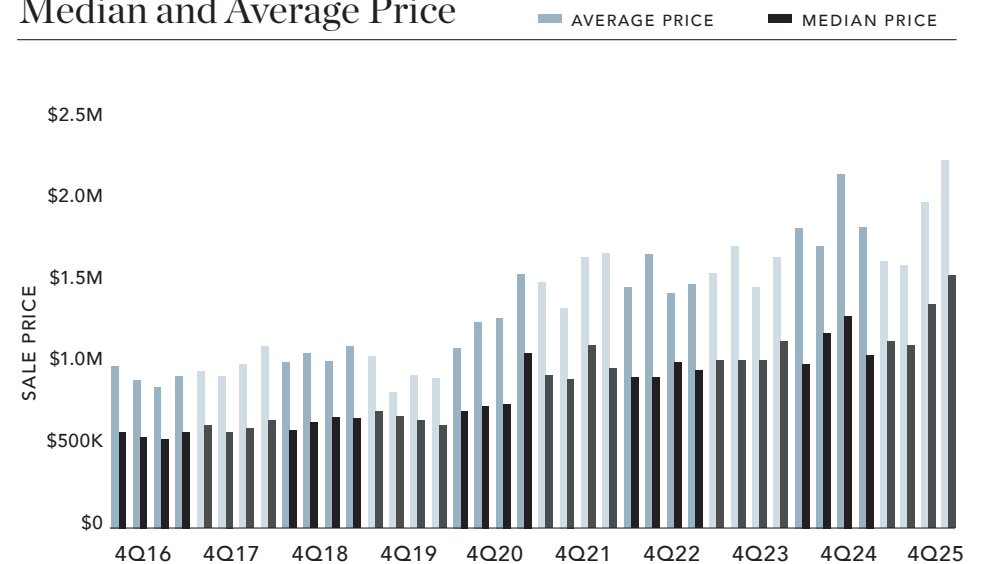
## Closed Sales



## Market Share by Price Range



## Median and Average Price

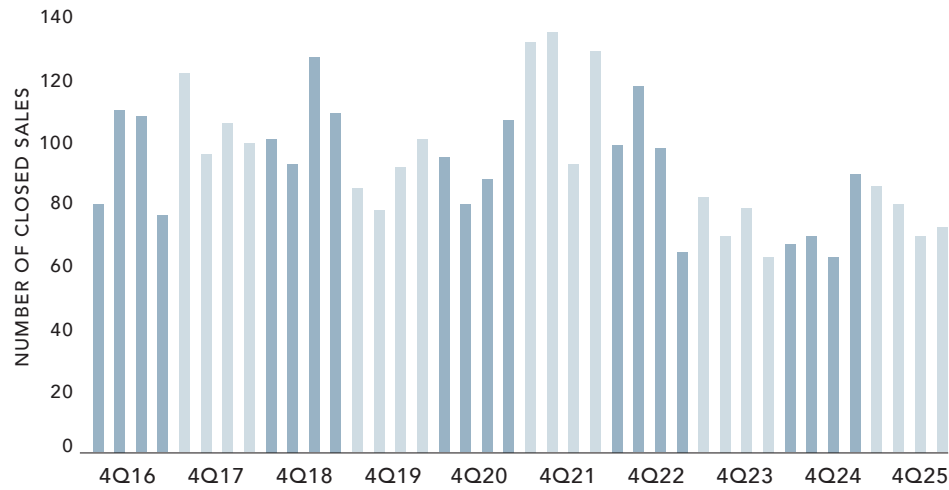


# East Quogue/Hampton Bays

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	68	89	-24%	65	+5%
VOLUME	\$117.676M	\$104.519M	+13%	\$76.467M	+54%
AVERAGE PRICE	\$1.731M	\$1.174M	+47%	\$1.176M	+47%
MEDIAN PRICE	\$980K	\$860K	+14%	\$989K	-1%

## Closed Sales

— CLOSED SALES

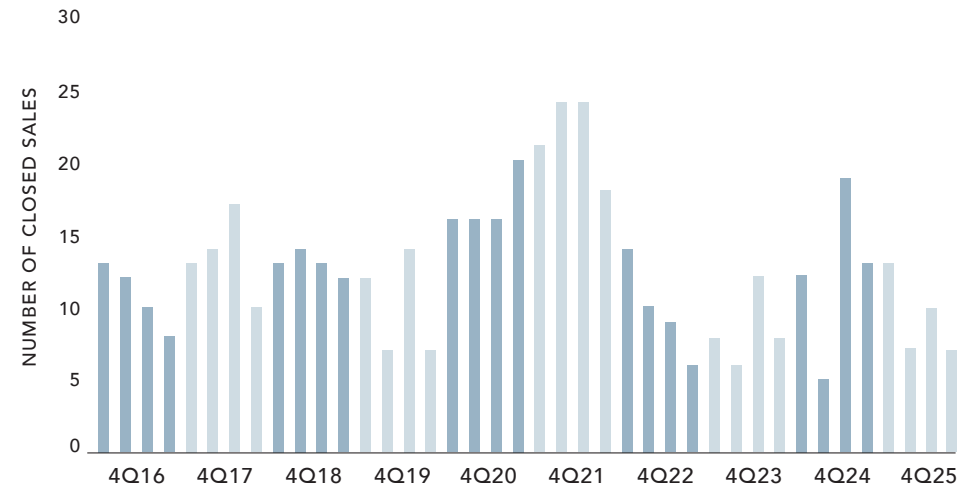


# Quogue

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	7	13	-46%	10	-30%
VOLUME	\$27.521M	\$71.085M	-61%	\$59.095M	-53%
AVERAGE PRICE	\$3.932M	\$5.468M	-28%	\$5.910M	-33%
MEDIAN PRICE	\$3.911M	\$4.100M	-5%	\$6.069M	-36%

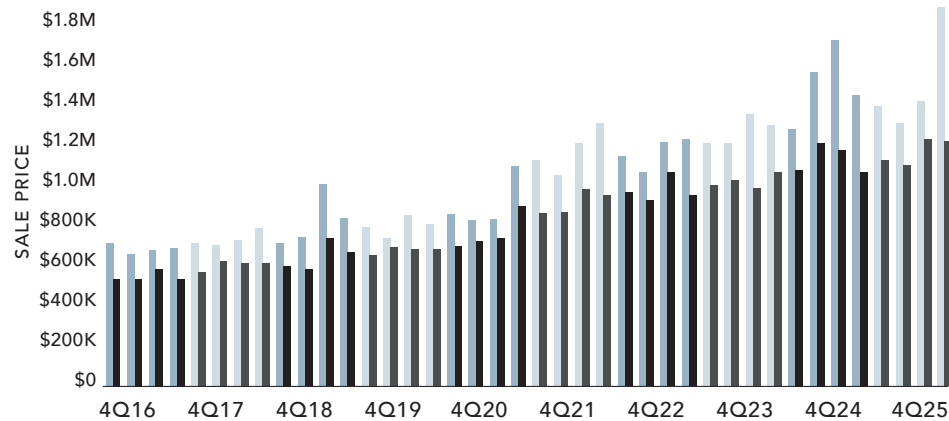
## Closed Sales

— CLOSED SALES



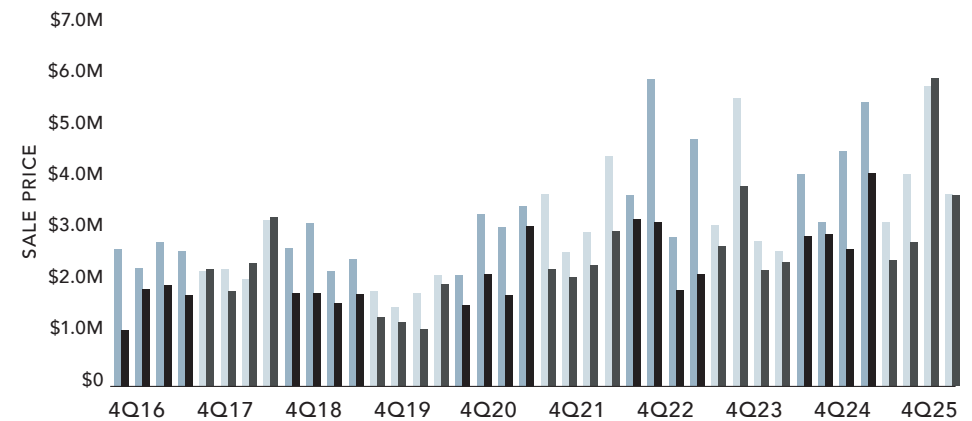
## Median and Average Price

— AVERAGE PRICE — MEDIAN PRICE



## Median and Average Price

— AVERAGE PRICE — MEDIAN PRICE

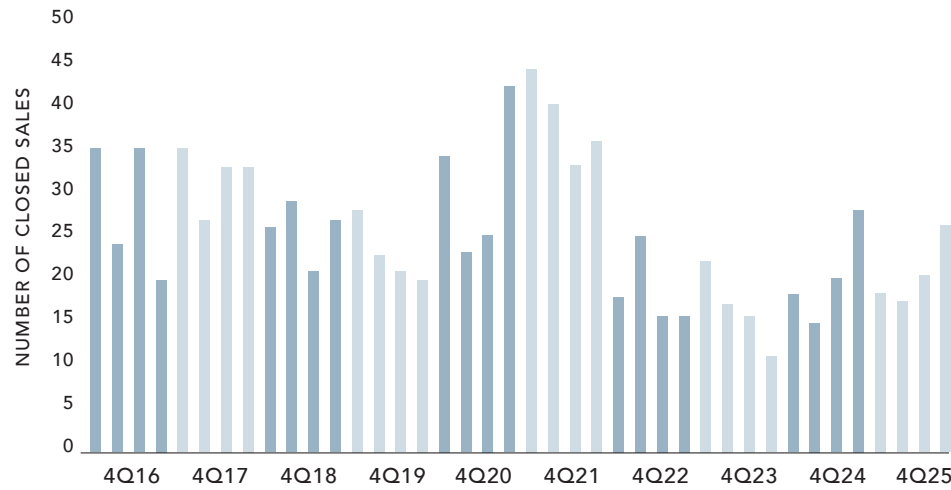


# Westhampton Beach

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	26	28	-7%	20	+30%
VOLUME	\$88.081M	\$56.982M	+55%	\$61.825M	+42%
AVERAGE PRICE	\$3.388M	\$2.035M	+66%	\$3.091M	+10%
MEDIAN PRICE	\$2.350M	\$1.800M	+31%	\$2.364M	-1%

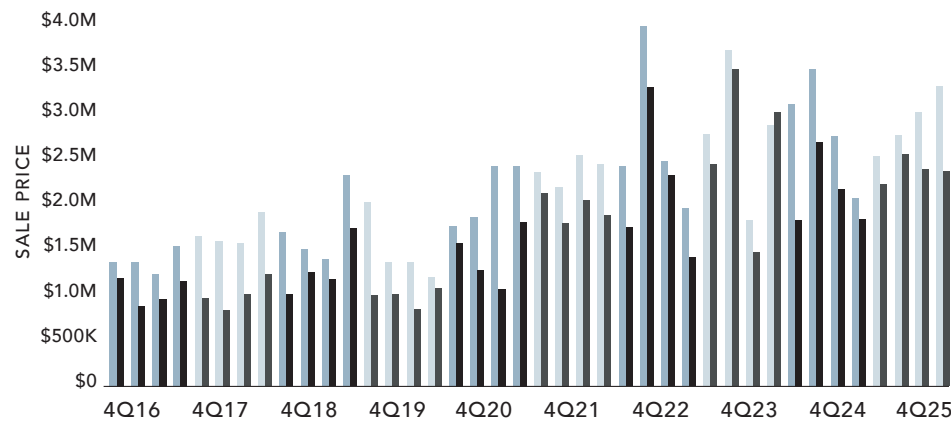
## Closed Sales

— CLOSED SALES



## Median and Average Price

— AVERAGE PRICE — MEDIAN PRICE

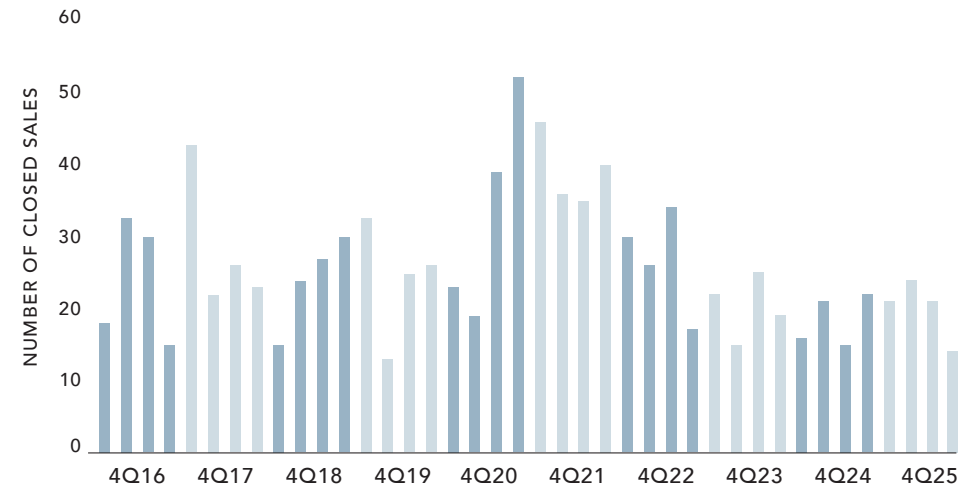


# Westhampton/Remsenburg

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	14	22	-36%	21	-33%
VOLUME	\$36.663M	\$44.818M	-18%	\$43.337M	-15%
AVERAGE PRICE	\$2.619M	\$2.037M	+29%	\$2.064M	+27%
MEDIAN PRICE	\$1.975M	\$1.750M	+13%	\$1.550M	+27%

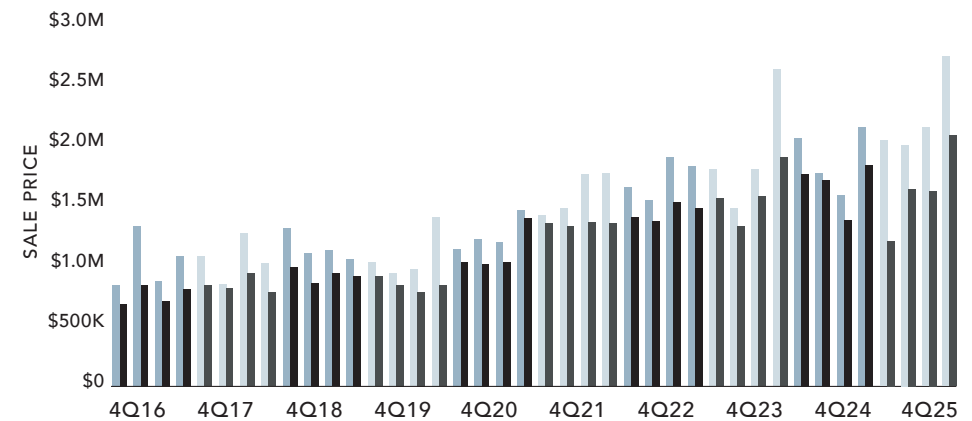
## Closed Sales

— CLOSED SALES



## Median and Average Price

— AVERAGE PRICE — MEDIAN PRICE



# The Residential Luxury Market

The luxury market is the top 10% of all home sales by price during the quarter. As various factors redefine the high-end market in any given period, price figures may exhibit more volatility than the market overall. However, because the luxury market is a fixed percentage of the overall market, its changes in the number of sales will always match the overall market.

In Fourth Quarter 2025, South Fork luxury average price surged 74% to \$19.829M. The number of transactions above \$20M expanded significantly, rising from just two last year to 11 this year. This increased concentration of ultra high-end sales, combined with a reduced share of transactions below \$10M, also pushed the South Fork luxury median price up 23% to \$13.46M. A year ago, 16 sales below \$10M fell within the top 10% of the market; this year none did.

The most expensive sale of Fourth Quarter 2025 was an oceanfront residence on Further Lane in Amagansett, which traded off-market for \$115M. Bridgehampton/Sagaponack recorded the highest number of South Fork luxury transactions, with eight closings reported during the quarter.

The average luxury sale price for the North Fork fell 22% annually, and median price declined 26% year-over-year. The decreases were a result of a much smaller share of sales over \$4M than a year ago. The highest-priced North Fork sale was a 10,000-square-foot shingle-style home with 140 feet of bayfront that sold for \$11.2M.

SOUTH FORK	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	43	43	0%	41	+5%
VOLUME	\$852.635M	\$489.729M	+74%	\$502.060M	+70%
AVERAGE	\$19.829M	\$11.389M	+74%	\$12.245M	+62%
MEDIAN	\$13.460M	\$10.900M	+23%	\$10.800M	+25%

NORTH FORK	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	11	10	+10%	8	+38%
VOLUME	\$39.835M	\$46.274M	-14%	\$29.957M	+33%
AVERAGE	\$3.621M	\$4.627M	-22%	\$3.745M	-3%
MEDIAN	\$2.770M	\$3.763M	-26%	\$3.088M	-10%



East Hampton | \$1.85M | WEB# 927575



Sag Harbor | \$3.25M | WEB# 928219

# Condos

The South Fork reported 31 condo sales in Fourth Quarter 2025, down 6% (2 sales) year-over-year. Despite the dip in activity, total sales volume rose 13%, supported by higher pricing. A larger proportion of sales above \$1M pushed the median price up 26% to \$1.450M, while the average price increased 20% to \$1.688M. This quarter's most expensive sales was a four-bedroom townhouse at The Latch in Southampton Village, which sold for nearly \$6M.

The North Fork reported just nine condo sales in Fourth Quarter 2025, four fewer than last year. Consequently, sales volume dropped 27% to \$7.508M. Median price and average price increased 10% and 6%, respectively, driven by an increased share of sales over \$1M. The quarter's highest-priced sale was a fully renovated condo at Cleves Point Club & Marina in East Marion with views of Gardiners Bay, closing for \$1.350M.

SOUTH FORK	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	31	33	-6%	40	-23%
VOLUME	\$52.318M	\$46.362M	+13%	\$54.643M	-4%
AVERAGE	\$1.688M	\$1.405M	+20%	\$1.366M	+24%
MEDIAN	\$1.450M	\$1.150M	+26%	\$1.213M	+20%

NORTH FORK	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	9	13	-31%	6	+50%
VOLUME	\$7.508M	\$10.225M	-27%	\$5.138M	+46%
AVERAGE	\$834K	\$787K	+6%	\$856K	-3%
MEDIAN	\$685K	\$620K	+10%	\$743K	-8%



Amagansett | \$1.5M | WEB# 926378



Montauk | \$3.6M | WEB# 926932

# Land & Commercial

## OVERVIEW

The land market is defined as the total sales of all vacant land on the East End regardless of zoning. The commercial market encompasses sales of existing buildings classified for non-residential use only. Traditionally, both Forks experience relatively few commercial transactions in any given quarter.

## THE LAND MARKET

The South Fork recorded 29 vacant land closings this quarter, down 34% annually. Sales volume followed the same trend, dropping 9%. However, median price increased 21% to \$1.800M. The quarter's highest-priced land sale was a \$20M property on Lily Pond Lane in East Hampton, situated behind an oceanfront home purchased by the same buyer.

Reported North Fork land closings jumped 86% year-over-year, an increase of six transactions. Despite the higher sales figure, dollar volume edged up only 1%. Both average price and median price fell, with average price down 46% due to last year's figure being inflated by a single \$3M sale. Median price dropped 23% due to a smaller share of sales over \$750K.

## THE COMMERCIAL MARKET

The South Fork reported 18 commercial transactions in Fourth Quarter 2025, the same number as Fourth Quarter 2024. Despite the same number of sales, dollar volume jumped 27% due to increased pricing. Median price more than doubled as there were fewer sales under \$1M. East Hampton had more reported closings than any other submarket, with six sales.

The North Fork had just one reported commercial closing, down from two in Fourth Quarter 2024. As a result, sales volume fell 60%. This quarter's sole reported commercial transaction was the \$1.5M sale of an auto repair shop in Mattituck.

## THE INVENTORY

Inventory is the number of East End properties listed for sale at the end of the quarter. At the end of December, there were 1,440 active listings, down 22% annually to the lowest level on record.

Please note that Corcoran switched to a new listing system during Second Quarter 2019. Therefore, the inventory figures cannot be compared to that published in reports prior to that quarter.

## Land

SOUTH FORK	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	29	44	-34%	35	-17%
VOLUME	\$82.375M	\$90.562M	-9%	\$92.634M	-11%
AVERAGE	\$2.841M	\$2.058M	+38%	\$2.647M	+7%
MEDIAN	\$1.800M	\$1.488M	+21%	\$1.170M	+54%

NORTH FORK	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	13	7	+86%	12	+8%
VOLUME	\$8.532M	\$8.480M	+1%	\$10.002M	-15%
AVERAGE	\$656K	\$1.211M	-46%	\$833K	-21%
MEDIAN	\$600K	\$780K	-23%	\$672K	-11%

## Commercial

SOUTH FORK	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	18	18	0%	21	-14%
VOLUME	\$84.616M	\$66.471M	+27%	\$74.671M	+13%
AVERAGE	\$4.701M	\$3.693M	+27%	\$3.556M	+32%
MEDIAN	\$3.713M	\$1.725M	+115%	\$2.900M	+28%

NORTH FORK	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	1	2	-50%	6	-83%
VOLUME	\$1.500M	\$3.715M	-60%	\$17.605M	-91%
AVERAGE	\$1.500M	\$1.858M	-19%	\$2.934M	-49%
MEDIAN	\$1.500M	\$1.858M	-19%	\$1.375M	+9%

# 5-Year Report

2021 - 2025



MARGOT REUTTER  
at the corcoran group

# 5 Year Report | South Fork Single Family Homes

1H 2021 - 1H 2025

Annualized  
Rate of Change

+5.6%

MEDIAN PRICE

+5.7%

AVERAGE PRICE

## NUMBER OF SALES

	UNDER \$500K	\$500K - \$1M	\$1M - \$2M	\$2M - \$3M	\$3M - \$5M	OVER \$5M	TOTAL	% CHG (YR)
1H 2021	48	440	532	269	217	186	1,692	+72%
2H 2021	38	358	377	222	191	198	1,384	-33%
1H 2022	28	285	371	189	162	167	1,202	-29%
2H 2022	14	206	258	138	113	119	848	-39%
1H 2023	11	167	213	130	118	85	724	-40%
2H 2023	7	140	225	120	108	101	701	-17%
1H 2024	6	122	225	123	114	115	705	-3%
2H 2024	11	191	256	133	126	133	850	+21%
1H 2025	4	129	277	156	119	143	828	+17%

## PRICE

	MEDIAN PRICE	% CHG (YR)	AVERAGE PRICE	% CHG (YR)	VOLUME OF SALES	% CHG (YR)
1H 2021	\$1.606M	+34%	\$2.774M	+20%	\$4.694B	+106%
2H 2021	\$1.734M	+10%	\$3.137M	+20%	\$4.342B	-19%
1H 2022	\$1.743M	+8%	\$3.128M	+13%	\$3.760B	-20%
2H 2022	\$1.678M	-3%	\$2.923M	-7%	\$2.478B	-43%
1H 2023	\$1.855M	+6%	\$3.030M	-3%	\$2.194B	-42%
2H 2023	\$1.875M	+12%	\$3.313M	+13%	\$2.322B	-6%
1H 2024	\$1.999M	+8%	\$3.292M	+9%	\$2.321B	+6%
2H 2024	\$1.823M	-3%	\$3.011M	-9%	\$2.559B	+10%
1H 2025	\$2.000M	0%	\$3.462M	+5%	\$2.867B	+23%

## Highest Price Sale Per Half Year

1H 2021	75 West End Road \$75.000M
2H 2021	90 Jule Pond Drive \$105.000M
1H 2022	153 Lily Pond Lane \$84.500M
2H 2022	160 Ox Pasture Road \$69.800M
1H 2023	32 Windmill Lane \$77.775M
2H 2023	700 Meadow Lane \$112.500M
1H 2024	31 West Water Street \$66.500M
2H 2024	66 Wainscott Main Street \$56.000M
1H 2025	370 & 372 Further Lane \$70.000M

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# 5 Year Report | Amagansett Single Family Homes

1H 2021 - 1H 2025  
Annualized  
Rate of Change

**+12.0%**  
MEDIAN PRICE

**+21.3%**  
AVERAGE PRICE

## NUMBER OF SALES

	UNDER \$500K	\$500K - \$1M	\$1M - \$2M	\$2M - \$3M	\$3M - \$5M	OVER \$5M	TOTAL	% CHG (YR)
1H 2021	0	7	14	19	14	8	62	+88%
2H 2021	1	3	11	6	12	12	45	-52%
1H 2022	0	4	3	4	9	21	41	-34%
2H 2022	0	0	4	5	5	9	23	-49%
1H 2023	0	0	0	5	6	4	15	-63%
2H 2023	0	0	6	7	8	7	28	+22%
1H 2024	0	0	0	2	4	10	16	+7%
2H 2024	0	1	5	7	9	6	28	0%
1H 2025	0	1	3	7	11	14	36	+125%

## PRICE

	MEDIAN PRICE	% CHG (YR)	AVERAGE PRICE	% CHG (YR)	VOLUME OF SALES	% CHG (YR)
1H 2021	\$2.680M	+18%	\$3.440M	-9%	\$213.290M	+70%
2H 2021	\$3.000M	0%	\$4.884M	+23%	\$219.765M	-41%
1H 2022	\$5.000M	+87%	\$8.675M	+152%	\$355.664M	+67%
2H 2022	\$3.200M	+7%	\$4.350M	-11%	\$100.041M	-54%
1H 2023	\$3.235M	-35%	\$7.073M	-18%	\$106.091M	-70%
2H 2023	\$3.100M	-3%	\$5.054M	+16%	\$141.524M	+41%
1H 2024	\$6.170M	+91%	\$6.681M	-6%	\$106.895M	+1%
2H 2024	\$3.425M	+10%	\$3.996M	-21%	\$111.890M	-21%
1H 2025	\$4.223M	-32%	\$7.457M	+12%	\$268.458M	+151%

## Highest Price Sale Per Half Year

1H 2021	97 Marine Blvd \$16.400M
2H 2021	442 Further Lane \$55.000M
1H 2022	11 Beach Plum Court \$42.000M
2H 2022	130 Meeting House Lane \$10.700M
1H 2023	442 Further Lane \$51.000M
2H 2023	298 Further Lane \$40.000M
1H 2024	65 Miankoma Lane \$12.250M
2H 2024	39 Timber Trail \$11.000M
1H 2025	370 & 372 Further Lane \$70.000M

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# 5 Year Report | Bridgehampton/Sagaponack Single Family Homes

1H 2021 - 1H 2025

Annualized  
Rate of Change

-1.9%

MEDIAN PRICE

0%

AVERAGE PRICE

## NUMBER OF SALES

	UNDER \$500K	\$500K - \$1M	\$1M - \$2M	\$2M - \$3M	\$3M - \$5M	OVER \$5M	TOTAL	% CHG (YR)
1H 2021	0	6	19	17	26	42	110	+120%
2H 2021	1	4	10	15	20	45	95	-35%
1H 2022	0	4	7	10	15	29	65	-41%
2H 2022	0	4	8	8	8	21	49	-48%
1H 2023	0	1	6	9	9	15	40	-38%
2H 2023	0	0	2	6	12	20	40	-18%
1H 2024	0	0	5	9	11	16	41	+2%
2H 2024	0	1	3	3	6	25	38	-5%
1H 2025	0	1	8	15	9	22	55	+34%

## PRICE

	MEDIAN PRICE	% CHG (YR)	AVERAGE PRICE	% CHG (YR)	VOLUME OF SALES	% CHG (YR)
1H 2021	\$3.963M	+17%	\$5.588M	+17%	\$614.632M	+156%
2H 2021	\$4.350M	+9%	\$6.738M	+21%	\$640.120M	-22%
1H 2022	\$4.400M	+11%	\$6.456M	+16%	\$419.656M	-32%
2H 2022	\$3.495M	-20%	\$6.000M	-11%	\$294.006M	-54%
1H 2023	\$3.675M	-16%	\$5.802M	-10%	\$232.096M	-45%
2H 2023	\$4.825M	+38%	\$7.282M	+21%	\$291.278M	-1%
1H 2024	\$3.823M	+4%	\$6.289M	+8%	\$257.860M	+11%
2H 2024	\$7.525M	+56%	\$7.778M	+7%	\$295.575M	+1%
1H 2025	\$3.675M	-4%	\$5.597M	-11%	\$307.842M	+19%

## Highest Price Sale Per Half Year

1H 2021	67 Surfside Drive \$28.500M
2H 2021	249 Surfside Drive \$32.000M
1H 2022	7 Fairfield Pond Lane \$50.000M
2H 2022	194 Meadowlark Lane \$37.500M
1H 2023	35 Dune Road \$33.480M
2H 2023	219 Sagaponack Main Street \$24.500M
1H 2024	305 Halsey Lane \$26.880M
2H 2024	1953 Scuttle Hole Road \$20.500M
1H 2025	67 Surfside Drive \$32.000M

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# 5 Year Report | East Hampton Single Family Homes

1H 2021 - 1H 2025

Annualized  
Rate of Change

+6.3%

MEDIAN PRICE

+8.7%

AVERAGE PRICE

## NUMBER OF SALES

	UNDER \$500K	\$500K - \$1M	\$1M - \$2M	\$2M - \$3M	\$3M - \$5M	OVER \$5M	TOTAL	% CHG (YR)
1H 2021	6	87	145	69	30	13	350	+56%
2H 2021	4	74	122	56	28	16	300	-30%
1H 2022	2	50	102	68	39	11	272	-22%
2H 2022	2	25	87	40	32	11	197	-34%
1H 2023	0	26	66	36	28	6	162	-40%
2H 2023	0	17	75	28	25	9	154	-22%
1H 2024	0	17	63	39	19	12	150	-7%
2H 2024	0	19	81	29	28	6	163	+6%
1H 2025	0	14	71	27	24	16	152	+1%

## PRICE

	MEDIAN PRICE	% CHG (YR)	AVERAGE PRICE	% CHG (YR)	VOLUME OF SALES	% CHG (YR)
1H 2021	\$1.475M	+34%	\$2.202M	+37%	\$770.603M	+113%
2H 2021	\$1.563M	+20%	\$2.274M	+33%	\$682.173M	-7%
1H 2022	\$1.750M	+19%	\$2.144M	-3%	\$583.073M	-24%
2H 2022	\$1.690M	+8%	\$2.242M	-1%	\$441.676M	-35%
1H 2023	\$1.790M	+2%	\$2.162M	+1%	\$350.260M	-40%
2H 2023	\$1.732M	+2%	\$2.280M	+2%	\$351.170M	-20%
1H 2024	\$1.928M	+8%	\$2.429M	+12%	\$364.375M	+4%
2H 2024	\$1.735M	0%	\$2.470M	+8%	\$402.604M	+15%
1H 2025	\$1.885M	-2%	\$3.074M	+27%	\$467.178M	+28%

## Highest Price Sale Per Half Year

1H 2021	66 Wainscott Main Street \$66.000M
2H 2021	115 Beach Lane \$45.000M
1H 2022	172 Cedar Street \$12.450M
2H 2022	12 Gallatin Lane \$12.000M
1H 2023	12 Eileens Path \$11.500M
2H 2023	Town Line Road \$40.000M
1H 2024	10 Association Road \$15.000M
2H 2024	66 Wainscott Main Street \$56.000M
1H 2025	294 Further Lane \$48.500M

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# 5 Year Report | East Hampton Village Single Family Homes

1H 2021 - 1H 2025

Annualized  
Rate of Change

+9.9%

MEDIAN PRICE

+5.5%

AVERAGE PRICE

## NUMBER OF SALES

	UNDER \$500K	\$500K - \$1M	\$1M - \$2M	\$2M - \$3M	\$3M - \$5M	OVER \$5M	TOTAL	% CHG (YR)
1H 2021	0	1	11	11	22	23	68	+152%
2H 2021	0	3	5	2	10	22	42	-36%
1H 2022	0	0	3	6	5	15	29	-57%
2H 2022	0	0	2	4	8	9	23	-45%
1H 2023	0	0	3	6	2	11	22	-24%
2H 2023	0	0	5	1	4	9	19	-17%
1H 2024	0	0	5	2	5	14	26	+18%
2H 2024	0	0	1	5	9	18	33	+74%
1H 2025	0	0	2	2	4	13	21	-19%

## PRICE

	MEDIAN PRICE	% CHG (YR)	AVERAGE PRICE	% CHG (YR)	VOLUME OF SALES	% CHG (YR)
1H 2021	\$4.108M	+7%	\$7.310M	+6%	\$497.097M	+167%
2H 2021	\$5.113M	+32%	\$6.973M	+11%	\$262.907M	-37%
1H 2022	\$5.100M	+24%	\$9.532M	+30%	\$276.415M	-44%
2H 2022	\$3.850M	-25%	\$6.614M	-5%	\$152.118M	-42%
1H 2023	\$5.000M	-2%	\$11.943M	+25%	\$262.737M	-5%
2H 2023	\$4.800M	+25%	\$12.955M	+96%	\$246.147M	+62%
1H 2024	\$5.900M	+18%	\$8.180M	-32%	\$212.691M	-19%
2H 2024	\$5.375M	+12%	\$7.166M	-45%	\$236.488M	-4%
1H 2025	\$6.000M	+2%	\$9.069M	+11%	\$190.454M	-10%

## Highest Price Sale Per Half Year

1H 2021	75 West End Road \$75.000M
2H 2021	19 Windmill Lane \$20.000M
1H 2022	153 Lily Pond Lane \$84.500M
2H 2022	47 West End Road \$35.000M
1H 2023	32 Windmill Lane \$77.775M
2H 2023	121 Further Lane \$52.000M
1H 2024	21 Spaeth Lane \$29.600M
2H 2024	9 Hither Lane \$24.950M
1H 2025	35 East Dune Lane \$25.000M

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# 5 Year Report | East Quogue/Hampton Bays Single Family Homes

1H 2021 - 1H 2025

Annualized  
Rate of Change

+6.4%

MEDIAN PRICE

+5.3%

AVERAGE PRICE

## NUMBER OF SALES

	UNDER \$500K	\$500K - \$1M	\$1M - \$2M	\$2M - \$3M	\$3M - \$5M	OVER \$5M	TOTAL	% CHG (YR)
1H 2021	31	145	57	6	1	0	240	+57%
2H 2021	14	156	38	5	2	2	217	-20%
1H 2022	16	132	54	8	1	0	211	-12%
2H 2022	9	105	35	7	1	0	157	-28%
1H 2023	10	84	31	4	4	0	133	-37%
2H 2023	5	79	30	10	1	0	125	-20%
1H 2024	4	69	36	8	1	5	123	-8%
2H 2024	8	110	46	8	2	2	176	+41%
1H 2025	3	79	54	4	1	1	142	+15%

## PRICE

	MEDIAN PRICE	% CHG (YR)	AVERAGE PRICE	% CHG (YR)	VOLUME OF SALES	% CHG (YR)
1H 2021	\$690K	+20%	\$875K	+33%	\$237.904M	+88%
2H 2021	\$743K	+29%	\$893K	+29%	\$214.412M	+103%
1H 2022	\$759K	+10%	\$992K	+13%	\$215.220M	-10%
2H 2022	\$839K	+13%	\$960K	+7%	\$202.615M	-6%
1H 2023	\$799K	+5%	\$957K	-4%	\$150.243M	-30%
2H 2023	\$768K	-9%	\$1.005M	+5%	\$133.703M	-34%
1H 2024	\$885K	+11%	\$1.090M	+14%	\$136.204M	-9%
2H 2024	\$875K	-1%	\$1.128M	+4%	\$198.525M	+46%
1H 2025	\$953K	-2%	\$1.099M	-18%	\$156.109M	-6%

## Highest Price Sale Per Half Year

1H 2021	43 Head of Lots Road \$3.000M
2H 2021	83 Dune Road \$18.750M
1H 2022	7 Candace Drive \$4.148M
2H 2022	17 Cormorant Drive \$3.900M
1H 2023	20 Peconic Crescent \$4.565M
2H 2023	46 Punchbowl Lane \$3.938M
1H 2024	65 Punchbowl Lane \$9.450M
2H 2024	32 Punchbowl Lane \$7.875M
1H 2025	7 Redan Trail \$5.773M

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# 5 Year Report | Montauk Single Family Homes

1H 2021 - 1H 2025

Annualized  
Rate of Change

+3.5%

MEDIAN PRICE

+11.1%

AVERAGE PRICE

## NUMBER OF SALES

	UNDER \$500K	\$500K - \$1M	\$1M - \$2M	\$2M - \$3M	\$3M - \$5M	OVER \$5M	TOTAL	% CHG (YR)
1H 2021	0	8	33	15	7	5	68	+84%
2H 2021	2	8	27	13	8	8	66	-38%
1H 2022	0	2	19	13	9	8	51	-25%
2H 2022	0	2	16	6	6	4	34	-48%
1H 2023	0	3	11	4	4	4	26	-49%
2H 2023	0	1	8	8	5	3	25	-26%
1H 2024	0	1	17	6	5	5	34	+31%
2H 2024	0	2	15	8	6	8	39	+56%
1H 2025	0	0	15	9	3	7	34	0%

## PRICE

	MEDIAN PRICE	% CHG (YR)	AVERAGE PRICE	% CHG (YR)	VOLUME OF SALES	% CHG (YR)
1H 2021	\$1.763M	+32%	\$2.455M	+37%	\$166.945M	+151%
2H 2021	\$1.783M	+18%	\$2.704M	+38%	\$178.474M	-14%
1H 2022	\$2.100M	+19%	\$2.954M	+20%	\$150.646M	-10%
2H 2022	\$1.875M	+5%	\$3.082M	+14%	\$104.772M	-41%
1H 2023	\$1.713M	-18%	\$3.062M	+4%	\$79.612M	-47%
2H 2023	\$2.300M	+23%	\$3.300M	+7%	\$82.489M	-21%
1H 2024	\$1.925M	+12%	\$2.870M	-6%	\$96.181M	+21%
2H 2024	\$2.256M	-2%	\$3.320M	+1%	\$129.486M	+57%
1H 2025	\$2.020M	+5%	\$3.747M	+32%	\$127.388M	+32%

## Highest Price Sale Per Half Year

1H 2021	206 Old Montauk Highway \$12.500M
2H 2021	165 Deforest Road \$23.600M
1H 2022	20 Hamilton Drive \$8.850M
2H 2022	66 Surfside Avenue \$17.500M
1H 2023	216 Old Montauk Highway \$14.000M
2H 2023	42 Old Montauk Highway \$18.500M
1H 2024	71 South Emerson Avenue \$12.979M
2H 2024	31 Startop Drive \$10.620M
1H 2025	18 Maple Street \$17.000M

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# 5 Year Report | Quogue Single Family Homes

1H 2021 - 1H 2025  
Annualized  
Rate of Change

+14.4%

MEDIAN PRICE

+13.4%

AVERAGE PRICE

## NUMBER OF SALES

	UNDER \$500K	\$500K - \$1M	\$1M - \$2M	\$2M - \$3M	\$3M - \$5M	OVER \$5M	TOTAL	% CHG (YR)
1H 2021	0	7	18	6	15	4	50	+67%
2H 2021	0	2	4	11	9	4	30	-36%
1H 2022	0	0	8	1	2	6	17	-66%
2H 2022	0	1	4	5	1	6	17	-43%
1H 2023	0	0	2	6	4	1	13	-24%
2H 2023	0	0	7	3	2	4	16	-6%
1H 2024	0	2	8	4	4	5	23	+77%
2H 2024	0	0	7	5	6	9	27	+69%
1H 2025	0	1	4	4	1	8	18	-22%

## PRICE

	MEDIAN PRICE	% CHG (YR)	AVERAGE PRICE	% CHG (YR)	VOLUME OF SALES	% CHG (YR)
1H 2021	\$2.100M	-4%	\$2.868M	-16%	\$143.421M	+40%
2H 2021	\$2.867M	+4%	\$3.573M	-5%	\$107.189M	-39%
1H 2022	\$2.950M	+40%	\$4.746M	+65%	\$80.681M	-44%
2H 2022	\$2.650M	-8%	\$4.589M	+28%	\$78.005M	-27%
1H 2023	\$2.410M	-18%	\$3.047M	-36%	\$39.615M	-51%
2H 2023	\$2.400M	-9%	\$3.615M	-21%	\$57.845M	-26%
1H 2024	\$2.550M	+6%	\$4.122M	+35%	\$94.800M	+139%
2H 2024	\$3.500M	+46%	\$4.285M	+19%	\$115.690M	+100%
1H 2025	\$3.600M	+41%	\$4.749M	+15%	\$85.474M	-10%

## Highest Price Sale Per Half Year

1H 2021	90 Dune Road \$12.528M
2H 2021	244 Dune Road \$18.500M
1H 2022	232 Dune Road \$17.550M
2H 2022	214 Dune Road \$12.000M
1H 2023	30 Second Neck Lane \$7.600M
2H 2023	10 Dune Road \$13.350M
1H 2024	182 Dune Road \$20.000M
2H 2024	17 Winnebogue Lane \$13.850M
1H 2025	148 Dune Road \$12.300M

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# 5 Year Report | Westhampton/Remsenburg Single Family Homes

1H 2021 - 1H 2025

Annualized  
Rate of Change

+6.2%

MEDIAN PRICE

+8.7%

AVERAGE PRICE

## NUMBER OF SALES

	UNDER \$500K	\$500K - \$1M	\$1M - \$2M	\$2M - \$3M	\$3M - \$5M	OVER \$5M	TOTAL	% CHG (YR)
1H 2021	1	24	31	8	3	1	68	+62%
2H 2021	4	18	21	11	6	3	63	-42%
1H 2022	3	13	25	4	5	1	51	-25%
2H 2022	1	11	19	6	4	0	41	-35%
1H 2023	1	10	16	6	1	0	34	-33%
2H 2023	1	6	13	5	8	3	36	-12%
1H 2024	1	11	15	3	5	0	35	+3%
2H 2024	2	13	12	9	2	2	40	+11%
1H 2025	1	9	19	5	6	3	43	+23%

## PRICE

	MEDIAN PRICE	% CHG (YR)	AVERAGE PRICE	% CHG (YR)	VOLUME OF SALES	% CHG (YR)
1H 2021	\$1.255M	+30%	\$1.470M	+30%	\$99.930M	+111%
2H 2021	\$1.350M	+4%	\$1.766M	+30%	\$111.239M	-24%
1H 2022	\$1.500M	+20%	\$1.638M	+11%	\$83.557M	-16%
2H 2022	\$1.408M	+4%	\$1.633M	-8%	\$66.942M	-40%
1H 2023	\$1.494M	0%	\$1.479M	-10%	\$50.295M	-40%
2H 2023	\$1.833M	+30%	\$2.379M	+46%	\$85.655M	+28%
1H 2024	\$1.625M	+9%	\$1.639M	+11%	\$57.382M	+14%
2H 2024	\$1.414M	-23%	\$1.715M	-28%	\$68.620M	-20%
1H 2025	\$1.599M	-2%	\$2.054M	+25%	\$88.322M	+54%

## Highest Price Sale Per Half Year

1H 2021	• 35 Cedar Lane \$5.400M
2H 2021	• 28 Ring Neck Road \$6.575M
1H 2022	• 19 Pine Tree Lane \$5.600M
2H 2022	• 120 South Country Road \$4.900M
1H 2023	• 11 Fiddler Crab Trail \$3.075M
2H 2023	• 7 Woodcock Lane \$6.400M
1H 2024	• 1 Cedar Lane \$4.100M
2H 2024	• 124 South Country Road \$5.163M
1H 2025	• 7 Cross Road \$6.800M

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# 5 Year Report | Westhampton Beach Single Family Homes

1H 2021 - 1H 2025

Annualized  
Rate of Change

+10.8%

MEDIAN PRICE

+6.6%

AVERAGE PRICE

## NUMBER OF SALES

	UNDER \$500K	\$500K - \$1M	\$1M - \$2M	\$2M - \$3M	\$3M - \$5M	OVER \$5M	TOTAL	% CHG (YR)
1H 2021	4	19	22	14	12	6	77	+38%
2H 2021	7	16	12	11	14	6	66	-31%
1H 2022	4	10	6	11	11	5	47	-39%
2H 2022	1	9	10	7	9	5	41	-38%
1H 2023	0	5	9	2	4	5	25	-47%
2H 2023	0	6	8	6	6	5	31	-24%
1H 2024	0	5	9	11	5	6	36	+44%
2H 2024	0	12	13	10	3	2	40	+29%
1H 2025	0	4	6	16	9	3	38	+6%

## PRICE

	MEDIAN PRICE	% CHG (YR)	AVERAGE PRICE	% CHG (YR)	VOLUME OF SALES	% CHG (YR)
1H 2021	\$1.675M	+30%	\$2.204M	+23%	\$169.734M	+69%
2H 2021	\$1.675M	-15%	\$2.347M	-5%	\$154.917M	-35%
1H 2022	\$2.315M	+38%	\$2.700M	+22%	\$126.894M	-25%
2H 2022	\$2.100M	+25%	\$2.616M	+11%	\$107.260M	-31%
1H 2023	\$1.725M	-25%	\$2.805M	+4%	\$70.120M	-45%
2H 2023	\$2.699M	+29%	\$2.766M	+6%	\$85.738M	-20%
1H 2024	\$2.300M	+33%	\$3.046M	+9%	\$109.657M	+56%
2H 2024	\$1.683M	-38%	\$1.917M	-31%	\$76.696M	-11%
1H 2025	\$2.525M	+10%	\$2.846M	-7%	\$108.155M	-1%

## Highest Price Sale Per Half Year

1H 2021	132 Dune Road \$9.700M
2H 2021	28 Halsey Avenue \$9.149M
1H 2022	339 Dune Road \$11.000M
2H 2022	199 Dune Road \$8.000M
1H 2023	121 Jessup Lane \$8.100M
2H 2023	9 Stacy Drive \$7.300M
1H 2024	491 Dune Road \$8.900M
2H 2024	98 Oneck Road \$7.900M
1H 2025	2 Delafield Street \$7.800M

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# 5 Year Report | Sag Harbor/North Haven Single Family Homes

1H 2021 - 1H 2025

Annualized  
Rate of Change

+6.5%

MEDIAN PRICE

+4.9%

AVERAGE PRICE

## NUMBER OF SALES

	UNDER \$500K	\$500K - \$1M	\$1M - \$2M	\$2M - \$3M	\$3M - \$5M	OVER \$5M	TOTAL	% CHG (YR)
1H 2021	2	37	72	37	34	15	197	+91%
2H 2021	2	16	51	30	30	11	140	-32%
1H 2022	1	25	66	20	21	19	152	-23%
2H 2022	0	10	28	17	13	13	81	-42%
1H 2023	0	10	27	15	20	8	80	-47%
2H 2023	0	6	23	13	11	5	58	-28%
1H 2024	1	3	29	14	21	11	79	-1%
2H 2024	0	11	23	17	14	15	80	+38%
1H 2025	0	5	41	32	20	12	110	+39%

## PRICE

	MEDIAN PRICE	% CHG (YR)	AVERAGE PRICE	% CHG (YR)	VOLUME OF SALES	% CHG (YR)
1H 2021	\$1.750M	+28%	\$2.430M	+13%	\$478.670M	+115%
2H 2021	\$2.000M	+20%	\$2.536M	+10%	\$355.021M	-25%
1H 2022	\$1.750M	0%	\$2.868M	+18%	\$435.996M	-9%
2H 2022	\$2.200M	+10%	\$2.905M	+15%	\$235.310M	-34%
1H 2023	\$2.220M	+27%	\$2.635M	-8%	\$210.786M	-52%
2H 2023	\$1.970M	-10%	\$2.686M	-8%	\$155.779M	-34%
1H 2024	\$2.350M	+6%	\$3.236M	+23%	\$255.622M	+21%
2H 2024	\$2.200M	+12%	\$3.061M	+14%	\$244.871M	+57%
1H 2025	\$2.250M	-4%	\$2.939M	-9%	\$323.331M	+26%

## Highest Price Sale Per Half Year

1H 2021	31 Cedar Avenue \$15.900M
2H 2021	14 On The Bluff \$12.000M
1H 2022	26 Actors Colony Road \$29.039M
2H 2022	35 Ezekills Hollow \$15.000M
1H 2023	2568 Noyack Road \$9.450M
2H 2023	48 Forest Road \$14.000M
1H 2024	31 West Water Street \$66.500M
2H 2024	26 On The Bluff \$12.500M
1H 2025	53 Glover Street \$21.000M

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# 5 Year Report | Shelter Island Single Family Homes

1H 2021 - 1H 2025

Annualized  
Rate of Change

+3.6%

MEDIAN PRICE

+6.1%

AVERAGE PRICE

## NUMBER OF SALES

	UNDER \$500K	\$500K - \$1M	\$1M - \$2M	\$2M - \$3M	\$3M - \$5M	OVER \$5M	TOTAL	% CHG (YR)
1H 2021	0	20	21	7	6	1	55	+67%
2H 2021	0	20	13	13	9	6	61	-28%
1H 2022	1	7	12	2	3	0	25	-55%
2H 2022	0	8	10	7	6	3	34	-44%
1H 2023	0	5	8	3	2	1	19	-24%
2H 2023	0	5	10	4	0	2	21	-38%
1H 2024	0	2	10	6	1	0	19	0%
2H 2024	0	2	11	7	9	2	31	+48%
1H 2025	0	5	13	1	4	2	25	+32%

## PRICE

	MEDIAN PRICE	% CHG (YR)	AVERAGE PRICE	% CHG (YR)	VOLUME OF SALES	% CHG (YR)
1H 2021	\$1.300M	+38%	\$1.692M	+13%	\$93.040M	+89%
2H 2021	\$1.800M	+33%	\$2.402M	+21%	\$146.543M	-13%
1H 2022	\$1.600M	+23%	\$1.783M	+5%	\$44.578M	-52%
2H 2022	\$1.826M	+1%	\$2.347M	-2%	\$79.792M	-46%
1H 2023	\$1.325M	-17%	\$2.030M	+14%	\$38.575M	-13%
2H 2023	\$1.400M	-23%	\$2.231M	-5%	\$46.853M	-41%
1H 2024	\$1.565M	+18%	\$1.799M	-11%	\$34.179M	-11%
2H 2024	\$2.475M	+77%	\$2.927M	+31%	\$90.735M	+94%
1H 2025	\$1.500M	-4%	\$2.141M	+19%	\$53.533M	+57%

## Highest Price Sale Per Half Year

1H 2021	7 Apple Orchard Lane \$9.100M
2H 2021	10 Lari Lane \$11.575M
1H 2022	62 Winthrop Road \$4.725M
2H 2022	149 Ram Island Drive \$9.700M
1H 2023	29 Winthrop Road \$8.725M
2H 2023	2 Charlies Lane \$12.950M
1H 2024	17 Westmoreland Drive \$3.000M
2H 2024	10 Thompson Road \$10.250M
1H 2025	24 Harbor Lane \$6.700M

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# 5 Year Report | Southampton Single Family Homes

1H 2021 - 1H 2025  
Annualized  
Rate of Change

**+12.5%**  
MEDIAN PRICE

**+11.8%**  
AVERAGE PRICE

## NUMBER OF SALES

	UNDER \$500K	\$500K - \$1M	\$1M - \$2M	\$2M - \$3M	\$3M - \$5M	OVER \$5M	TOTAL	% CHG (YR)
1H 2021	2	68	62	26	13	7	178	+62%
2H 2021	3	32	42	25	19	7	128	-34%
1H 2022	1	30	45	24	14	7	121	-32%
2H 2022	1	28	32	14	9	4	88	-31%
1H 2023	0	20	25	15	15	5	80	-34%
2H 2023	1	16	29	11	9	5	71	-19%
1H 2024	0	10	24	9	21	5	69	-14%
2H 2024	1	18	27	16	22	7	91	+28%
1H 2025	0	8	33	18	14	10	83	+20%

## PRICE

	MEDIAN PRICE	% CHG (YR)	AVERAGE PRICE	% CHG (YR)	VOLUME OF SALES	% CHG (YR)
1H 2021	\$1.250M	+32%	\$1.687M	+27%	\$300.280M	+106%
2H 2021	\$1.623M	+23%	\$2.051M	+20%	\$262.530M	-21%
1H 2022	\$1.680M	+34%	\$2.234M	+32%	\$270.298M	-10%
2H 2022	\$1.398M	-14%	\$2.005M	-2%	\$176.421M	-33%
1H 2023	\$1.813M	+8%	\$2.282M	+2%	\$182.530M	-32%
2H 2023	\$1.625M	+16%	\$2.119M	+6%	\$150.479M	-15%
1H 2024	\$2.100M	+16%	\$2.705M	+19%	\$183.913M	+3%
2H 2024	\$1.995M	+23%	\$2.538M	+20%	\$230.923M	+53%
1H 2025	\$2.000M	-5%	\$2.634M	-4%	\$218.608M	+16%

## Highest Price Sale Per Half Year

1H 2021	21 Fordune Drive \$9.450M
2H 2021	25 Fordune Court \$9.000M
1H 2022	20 Westway Drive \$15.500M
2H 2022	160 Jule Pond Drive \$15.000M
1H 2023	425 North Main Street \$9.711M
2H 2023	86 West Neck Point Road \$12.150M
1H 2024	17 Channel Pond Court \$22.775M
2H 2024	25 Fordune Court \$13.750M
1H 2025	24 Jule Pond Drive \$10.000M

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# 5 Year Report | Southampton Village Single Family Homes

1H 2021 - 1H 2025

Annualized  
Rate of Change

+8.3%

MEDIAN PRICE

+4.4%

AVERAGE PRICE

## NUMBER OF SALES

	UNDER \$500K	\$500K - \$1M	\$1M - \$2M	\$2M - \$3M	\$3M - \$5M	OVER \$5M	TOTAL	% CHG (YR)
1H 2021	2	10	17	20	17	29	95	+107%
2H 2021	0	2	13	14	9	34	72	-42%
1H 2022	0	6	12	11	16	29	74	-22%
2H 2022	0	2	4	8	6	17	37	-49%
1H 2023	0	3	4	10	12	13	42	-43%
2H 2023	0	4	4	11	10	11	40	+8%
1H 2024	0	2	2	6	9	13	32	-24%
2H 2024	0	2	6	7	6	12	33	-18%
1H 2025	0	2	4	12	11	16	45	+41%

## PRICE

	MEDIAN PRICE	% CHG (YR)	AVERAGE PRICE	% CHG (YR)	VOLUME OF SALES	% CHG (YR)
2H 2020	\$2.950M	+4%	\$5.670M	-34%	\$538.694M	+35%
1H 2021	\$4.496M	+47%	\$6.690M	+20%	\$428.925M	-38%
2H 2021	\$3.518M	+19%	\$6.751M	+19%	\$499.576M	-7%
1H 2022	\$4.000M	-11%	\$8.817M	+32%	\$326.229M	-24%
2H 2022	\$3.975M	+13%	\$5.921M	-12%	\$248.702M	-50%
1H 2023	\$3.023M	-24%	\$6.802M	-23%	\$272.093M	-17%
2H 2023	\$3.875M	-3%	\$7.947M	+34%	\$254.317M	+2%
1H 2024	\$3.250M	+8%	\$4.695M	-31%	\$154.941M	-43%
1H 2025	\$4.061M	+5%	\$6.746M	-15%	\$303.584M	+19%

## Highest Price Sale Per Half Year

1H 2021	40 Meadow Lane \$42.924M
2H 2021	840 Meadow Lane \$70.000M
1H 2022	1116 Meadow Lane \$48.000M
2H 2022	160 Ox Pasture Road \$69.800M
1H 2023	1 Boatmans Lane \$28.075M
2H 2023	700 Meadow Lane \$112.500M
1H 2024	376 Gin Lane \$45.661M
2H 2024	82 Pheasant Close North \$13.275M
1H 2025	1320 Meadow Lane \$40.000M

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# 5 Year Report | Water Mill Single Family Homes

1H 2021 - 1H 2025  
Annualized  
Rate of Change

+10.8%

MEDIAN PRICE

+5.0%

AVERAGE PRICE

## NUMBER OF SALES

	UNDER \$500K	\$500K - \$1M	\$1M - \$2M	\$2M - \$3M	\$3M - \$5M	OVER \$5M	TOTAL	% CHG (YR)
1H 2021	0	1	10	14	17	32	74	+85%
2H 2021	0	4	8	10	15	22	59	-32%
1H 2022	0	2	9	7	12	16	46	-38%
2H 2022	0	1	1	4	5	17	28	-53%
1H 2023	0	0	5	9	7	12	33	-28%
2H 2023	0	0	5	7	7	18	37	+32%
1H 2024	0	0	2	4	3	13	22	-33%
2H 2024	0	0	6	2	4	19	31	-16%
1H 2025	0	0	4	4	2	16	26	+18%

## PRICE

	MEDIAN PRICE	% CHG (YR)	AVERAGE PRICE	% CHG (YR)	VOLUME OF SALES	% CHG (YR)
1H 2021	\$3.853M	+86%	\$5.314M	+66%	\$393.219M	+207%
2H 2021	\$3.800M	+15%	\$8.375M	+106%	\$494.148M	+40%
1H 2022	\$3.623M	-6%	\$4.998M	-6%	\$229.921M	-42%
2H 2022	\$5.498M	+45%	\$6.025M	-28%	\$168.692M	-66%
1H 2023	\$4.000M	+10%	\$5.714M	+14%	\$188.560M	-18%
2H 2023	\$4.775M	-13%	\$5.914M	-2%	\$218.825M	+30%
1H 2024	\$5.763M	+44%	\$5.599M	-2%	\$123.171M	-35%
2H 2024	\$6.049M	+27%	\$6.515M	+10%	\$201.977M	-8%
1H 2025	\$5.800M	+1%	\$6.467M	+16%	\$168.130M	+37%

## Highest Price Sale Per Half Year

1H 2021	258 Horsemill Lane \$28.000M
2H 2021	90 Jule Pond Drive \$105.000M
1H 2022	82 Wheaton Way \$23.000M
2H 2022	89 Wild Goose Lane \$12.675M
1H 2023	180 Rose Hill Road \$20.000M
2H 2023	111 Rose Hill Road \$20.000M
1H 2024	635 Flying Point Road \$11.375M
2H 2024	315 Rose Hill Road \$18.650M
1H 2025	951 Flying Point Road \$22.500M

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*corcoran*

# 5 Year Report | South Fork Condominiums

1H 2021 - 1H 2025

Annualized  
Rate of Change

**+17.0%**

MEDIAN PRICE

**+17.6%**

AVERAGE PRICE

## NUMBER OF SALES

	UNDER \$500K	\$500K - \$1M	\$1M - \$2M	\$2M - \$3M	\$3M - \$5M	OVER \$5M	TOTAL	% CHG (YR)
1H 2021	24	44	16	3	1	0	88	+132%
2H 2021	18	48	29	12	3	1	111	+18%
1H 2022	9	43	15	9	16	0	92	+5%
2H 2022	4	29	14	2	4	0	53	-52%
1H 2023	3	18	13	6	1	1	42	-54%
2H 2023	4	16	24	6	1	0	51	-4%
1H 2024	3	18	15	5	3	0	44	+5%
2H 2024	6	25	21	12	3	0	67	+31%
1H 2025	5	18	30	24	2	0	79	+80%

## PRICE

	MEDIAN PRICE	% CHG (YR)	AVERAGE PRICE	% CHG (YR)	VOLUME OF SALES	% CHG (YR)
1H 2021	\$800K	+2%	\$837K	-9%	\$73.650M	+111%
2H 2021	\$920K	+11%	\$1.280M	+20%	\$142.045M	+42%
1H 2022	\$988K	+23%	\$1.576M	+88%	\$145.004M	+97%
2H 2022	\$940K	+2%	\$1.205M	-6%	\$63.891M	-55%
1H 2023	\$1.047M	+6%	\$1.432M	-9%	\$60.143M	-59%
2H 2023	\$1.190M	+27%	\$1.347M	+12%	\$68.697M	+8%
1H 2024	\$1.024M	-2%	\$1.375M	-4%	\$60.516M	+1%
2H 2024	\$1.150M	-3%	\$1.368M	+2%	\$91.676M	+33%
1H 2025	\$1.500M	+47%	\$1.601M	+16%	\$126.507M	+109%

## Highest Price Sale Per Half Year

1H 2021	14 Sage Street \$2.620M
2H 2021	2 West Water Street Unit C \$15.004M
1H 2022	21 West Water Street Unit PHA \$4.850M
2H 2022	15 Church Street Unit 402 \$4.850M
1H 2013	15 Church Street Unit 404 \$7.250M
2H 2023	52 Quogue Street Unit 4 \$3.775M
1H 2024	50 David Whites Lane Unit A2 \$3.300M
2H 2024	101 Hill Street Unit 16 \$3.950M
1H 2025	2 Sage Street \$3.885M

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