COMPASS

Q1–2025

EAST END MARKET REPORT

DATA FOR THIS REPORT IS SOURCED AND COMPILED BY SUFFOLK VISION, INC., EELI, AND ONEKEYMLS AND IS BASED ON TRANSACTIONS THAT CLOSED ON THE EAST END BETWEEN 01.01.25 - 03.31.25. 2025 DATA IS PRELIMINARY AND MAY BE REVISED IN FUTURE REPORTS.

South Fork Market Summary

Q1- 2025 | SOUTH FORK MARKET REPORT

The first quarter of 2025 delivered a stronger performance for the Hamptons real estate market, marking a notable shift in momentum as buyers returned with renewed confidence despite ongoing macroeconomic pressures. Total single-family home transactions rose 26.4% year-over-year to 349 units, while sales volume increased 35.4% to $1,203,628,613, reflecting greater engagement at higher price points. Among the major submarkets, Bridgehampton stood out with a 71.4% increase in transactions (24 sales) and an 84.1% surge in sales volume to over $144 million. In Amagansett, transactions more than tripled compared to Q1 2024.

Both average and median prices rose, with the average price up 7.1% to $3,448,793 and the median climbing 11.7% to $2,200,000. This upward trend signaled a more balanced market—one where value remains important but no longer dominates. Sub-$1 million properties continued to draw strong demand west of the canal, representing 13% of all transactions, while strength in higher price brackets elevated overall pricing metrics. East Hampton's median price rose 20% to $2,550,000, while Bridgehampton's median climbed 63.3% to $5,062,500, underscoring both areas' continued desirability.

The ultra-luxury segment—properties priced above $10 million—also maintained strong momentum, with sales rising 40% year-over-year. Amagansett led the category with six transactions, including the quarter's most notable sale: 370–372 Further Lane, which closed for $70 million.

The first quarter wasn't without challenges. Economic uncertainty and tariff concerns temporarily slowed activity and introduced greater buyer caution, but confidence is gradually returning. That said, it's still too early to declare a sustained trend. Real estate continues to stand out as a reliable investment, reaffirming its role as a safe haven amid broader market volatility. With opportunity still present and long-term value intact, we'll be watching the second quarter closely as the Hamptons market moves forward with measured optimism.

–Joe Fuer
Managing Director

UNITS SOLD
349
+26.4%

SALES VOLUME
$1,203,628,613
+35.4%

AVERAGE PRICES
$3,448,793
+7.1%

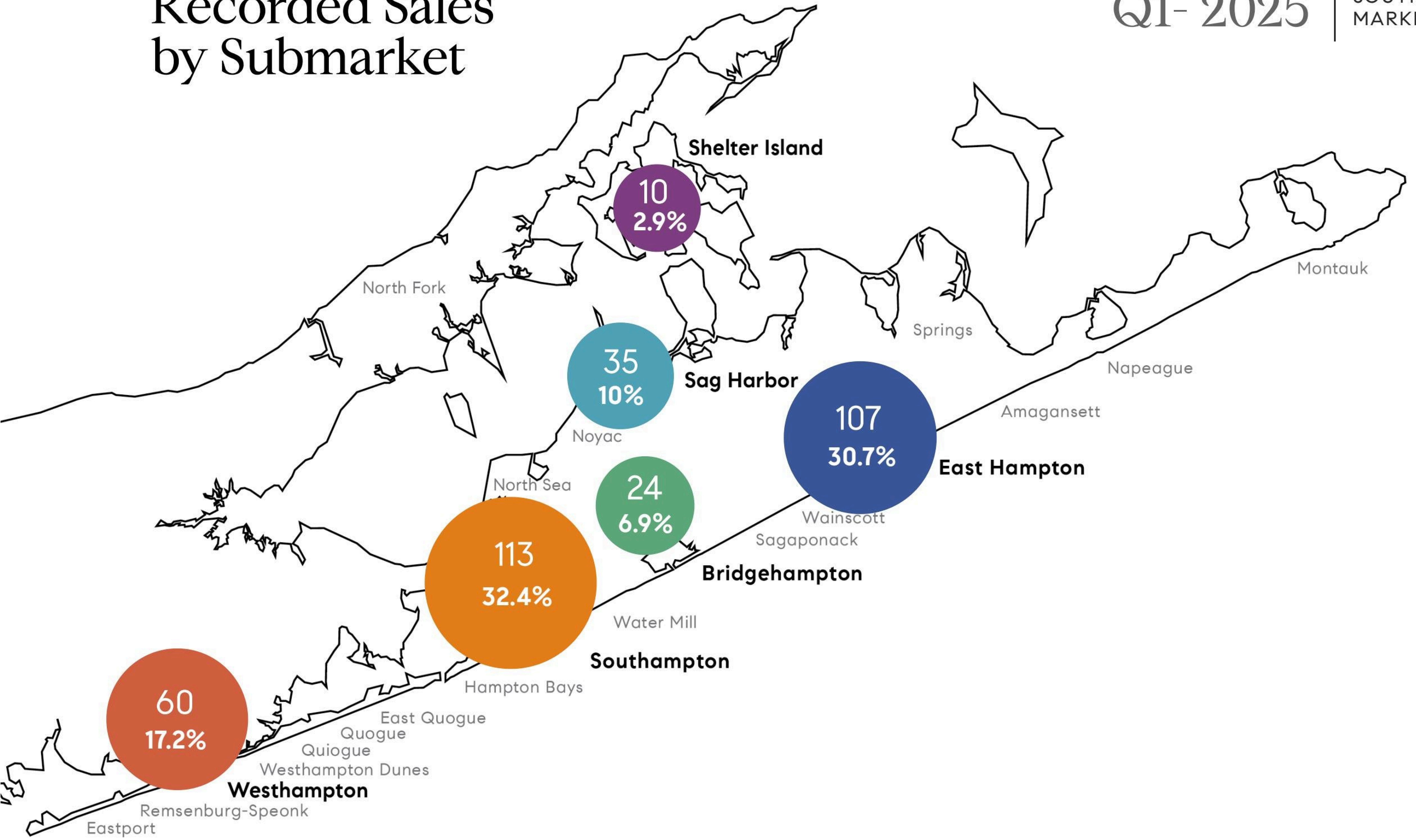
MEDIAN PRICES
$2,200,000
+11.7%

Pictured on the cover page:
105 & 111 Lily Pond Lane
East Hampton

DATA FOR THIS REPORT IS SOURCED AND COMPILED BY SUFFOLK VISION, INC., EELI, AND ONEKEYMLS AND IS BASED ON TRANSACTIONS THAT CLOSED ON THE EAST END BETWEEN 01.01.25 - 3.31.25.

2025 DATA IS PRELIMINARY AND MAY BE REVISED IN FUTURE REPORTS

Recorded Sales by Submarket



Westhampton Area
East Quogue, Hampton Bays, Quiogue, Quogue, Remsemburg, Speonk, Westhampton, Westhampton Beach, and Westhampton Dunes

Bridgehampton Area
Bridgehampton and Sagaponack

East Hampton Area
Amagansett, East Hampton, East Hampton Village, Montauk, Northwest Woods, Springs, and Wainscott

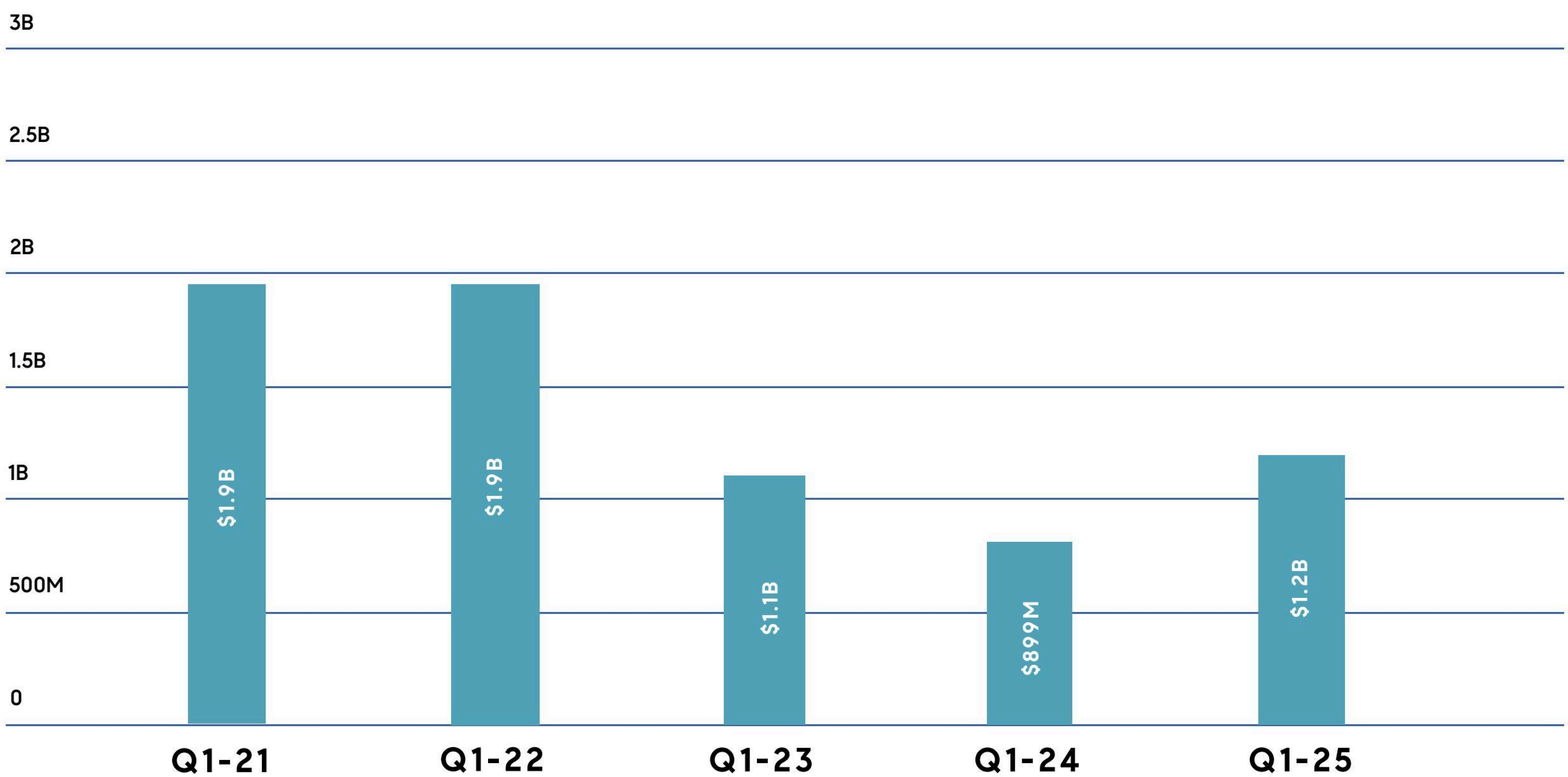
Southampton Area
Southampton, Southampton Village, and Water Mill

Sag Harbor Area
North Haven, Noyac, Sag Harbor and, Sag Harbor Village

Shelter Island

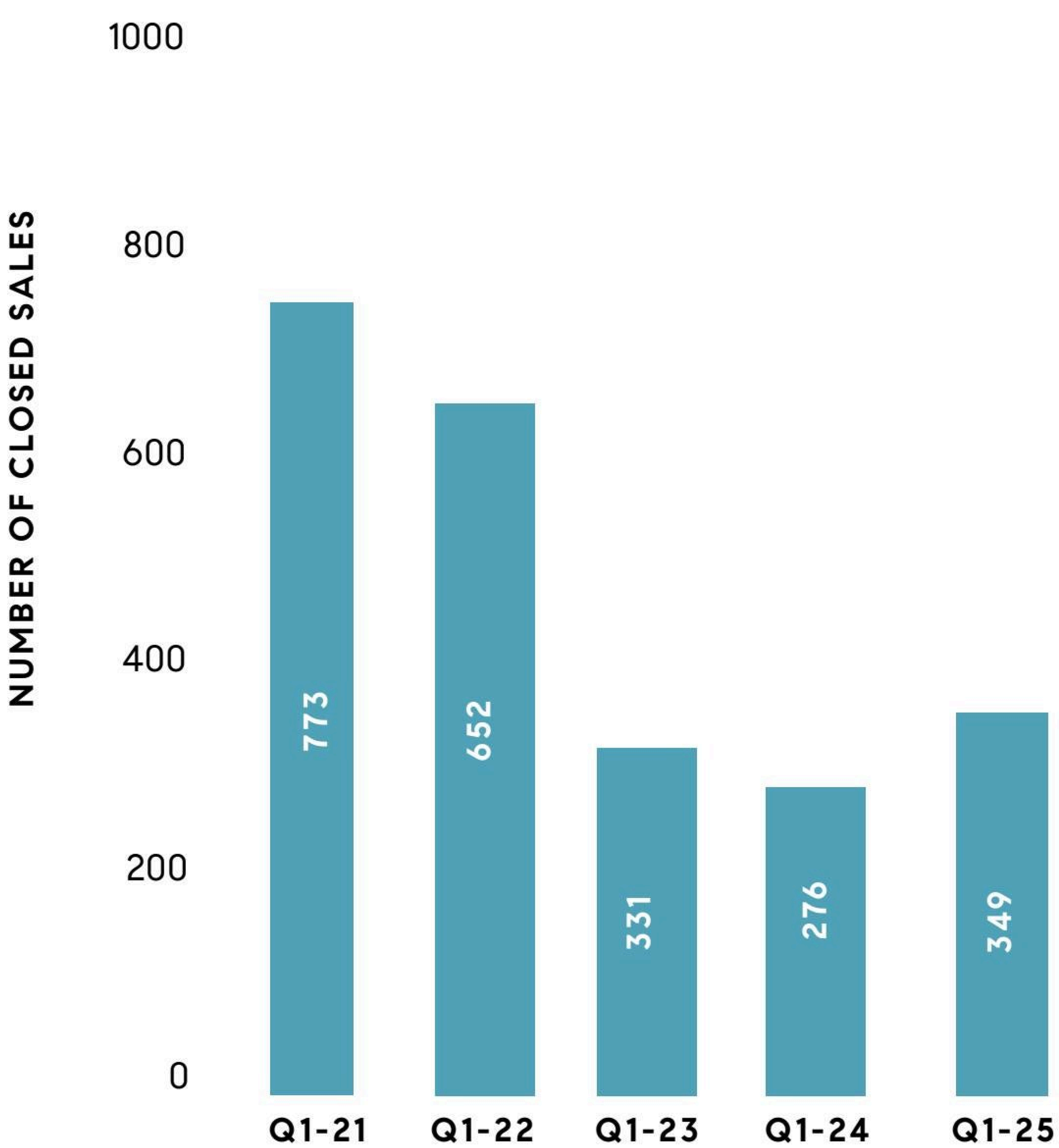
South Fork - Single Family
TOTALS

SINGLE FAMILY	Q1 - 2024	Q1 - 2025	+/- YoY	Q4 - 2024	+/- QoQ
# OF SALES	276	349	+26.4%	410	-14.9%
SALES VOLUME	$888,734,548	$1,203,628,613	+35.4%	$1,337,066,414	-10.0%
AVG. PRICE	$3,220,053	$3,448,793	+7.1%	$3,261,138	+5.8%
MED. PRICE	$1,970,000	$2,200,000	+11.7%	$2,000,000	+10.0%

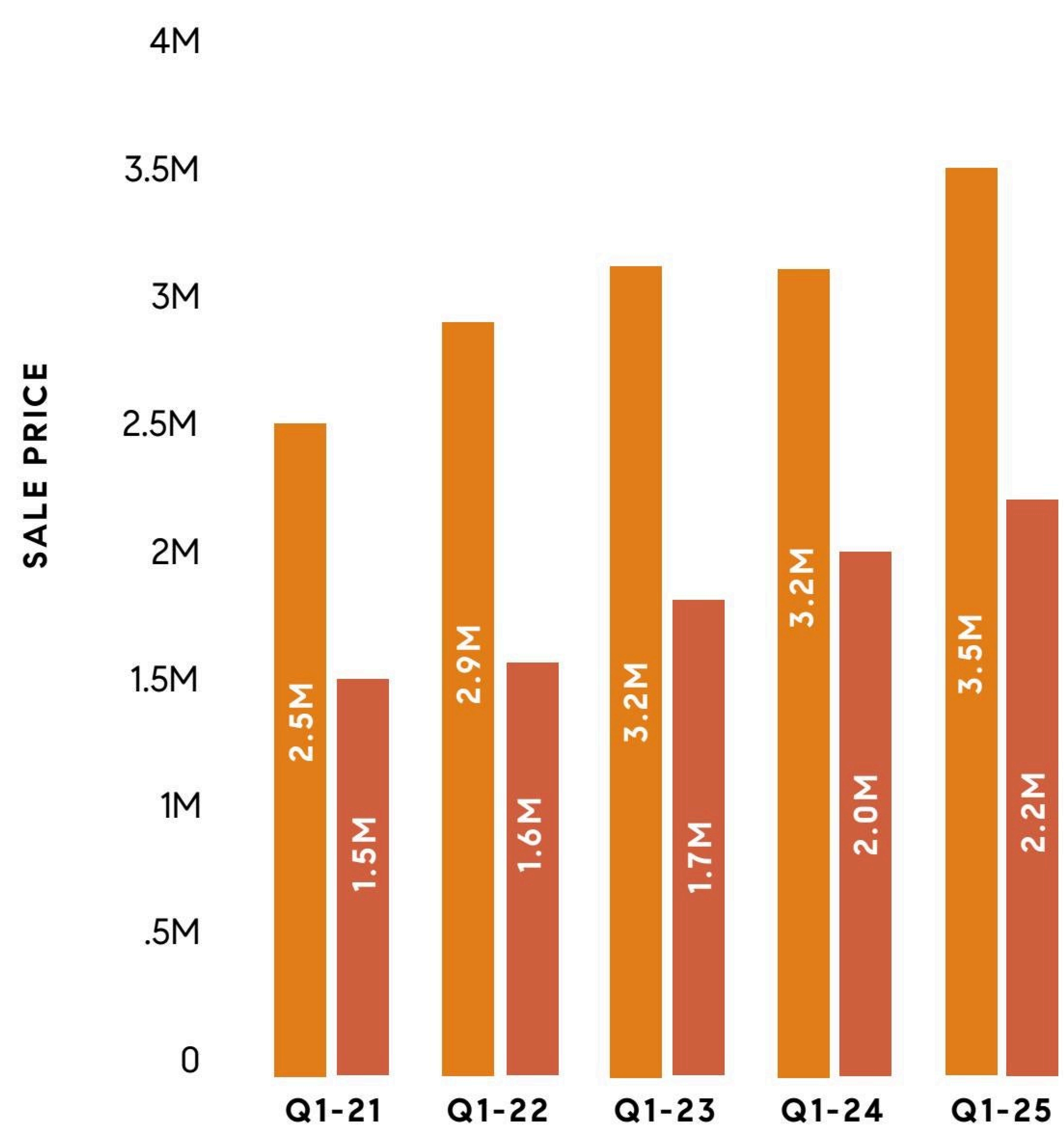


South Fork - Single Family

Closed Sales

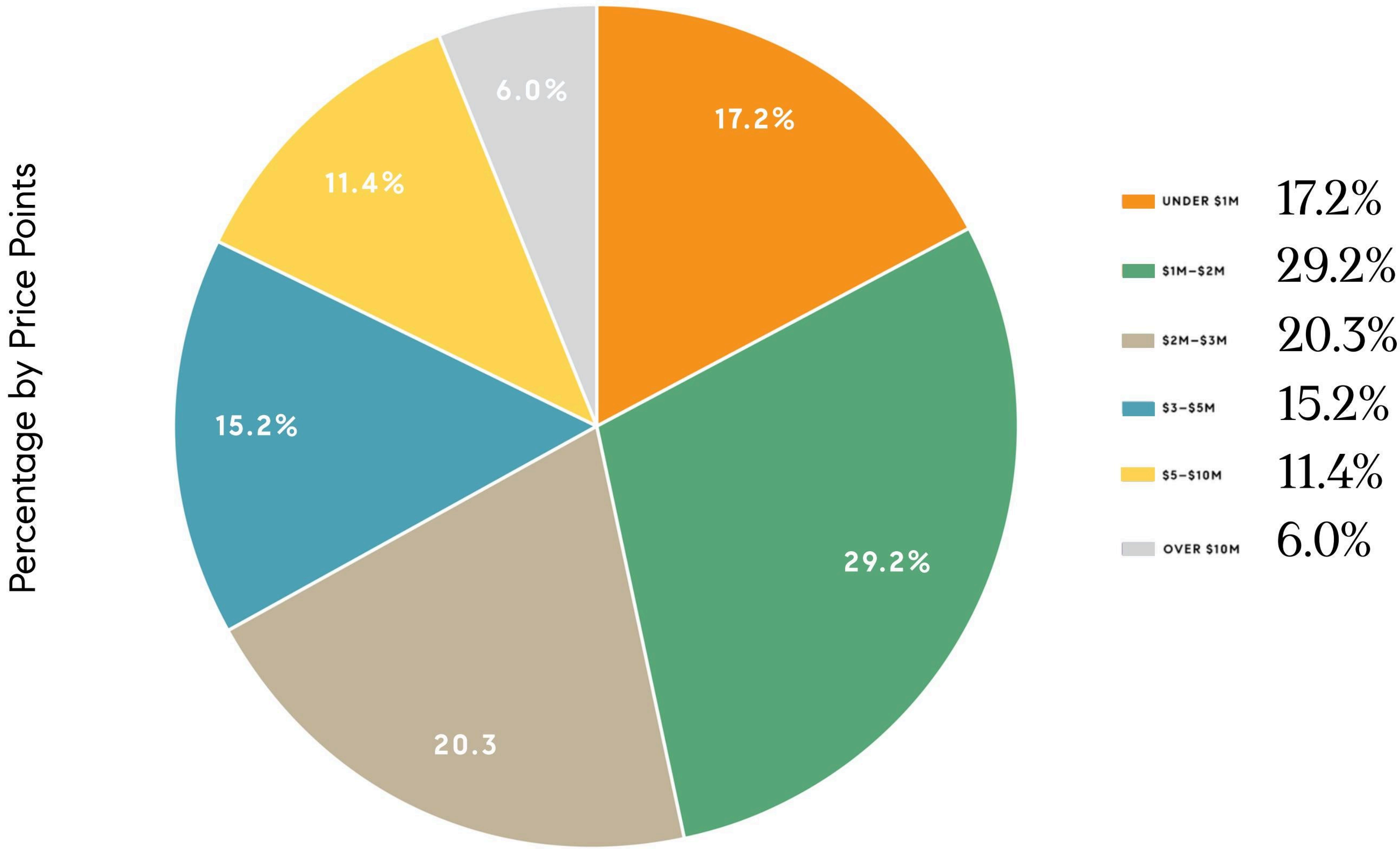


Median and Average Price



South Fork - Single Family

PRICE POINTS



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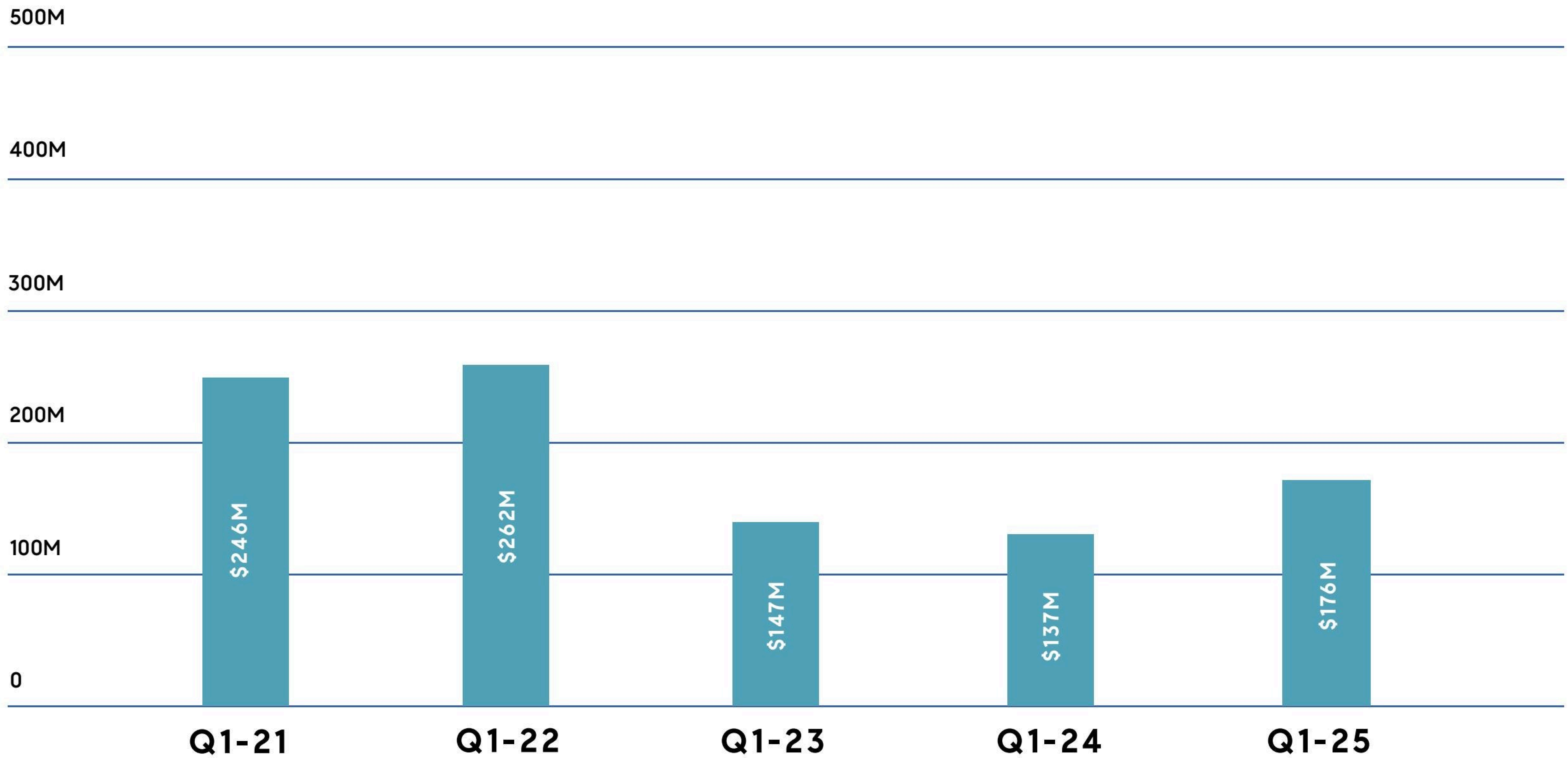
112 GEORGICA CLOSE ROAD
EAST HAMPTON

West of the Canal - Single Family

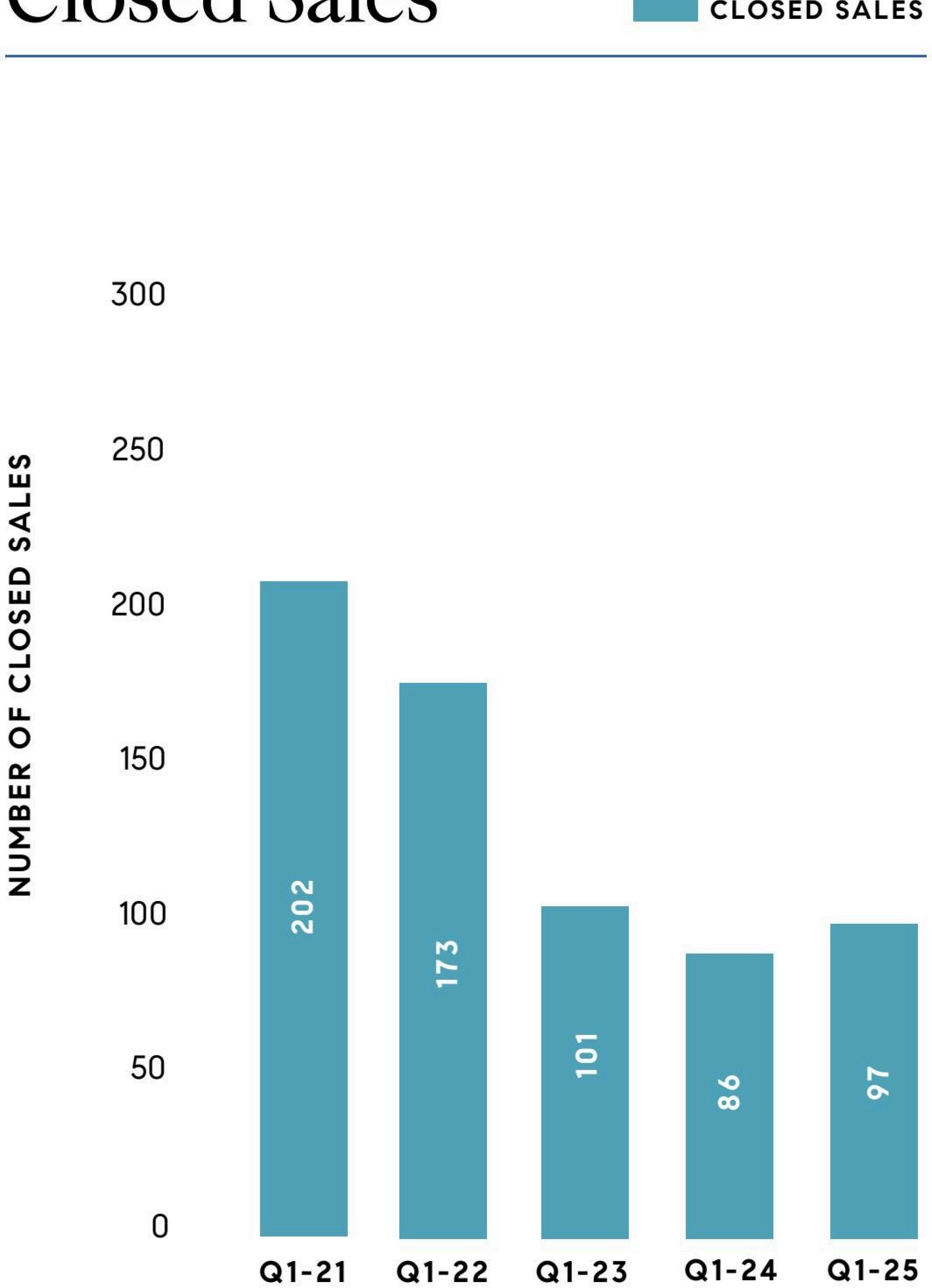
TOTALS

SINGLE FAMILY	Q1 - 2024	Q1 - 2025	+/- YoY	Q4 - 2024	+/- QoQ
# OF SALES	86	97	+12.8%	133	-27.1%
SALES VOLUME	$137,324,485	$175,841,607	+28.0%	$237,344,230	-26.0%
AVG. PRICE	$1,596,796	$1,812,800	+13.5%	$1,784,543	+1.6%
MED. PRICE	$1,090,000	$1,185,000	+8.7%	$963,000	+23.1%

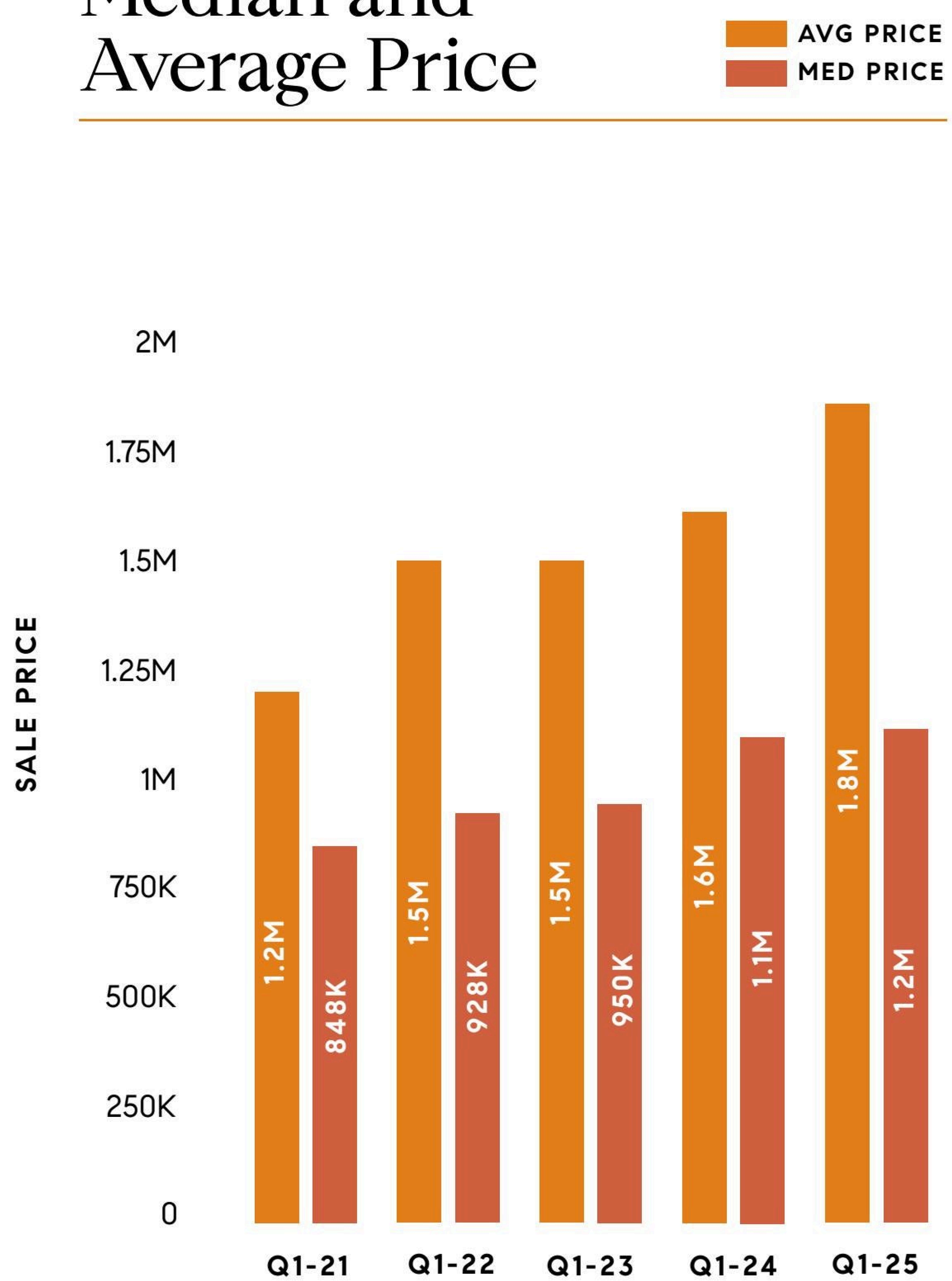


West of the Canal - Single Family

Closed Sales

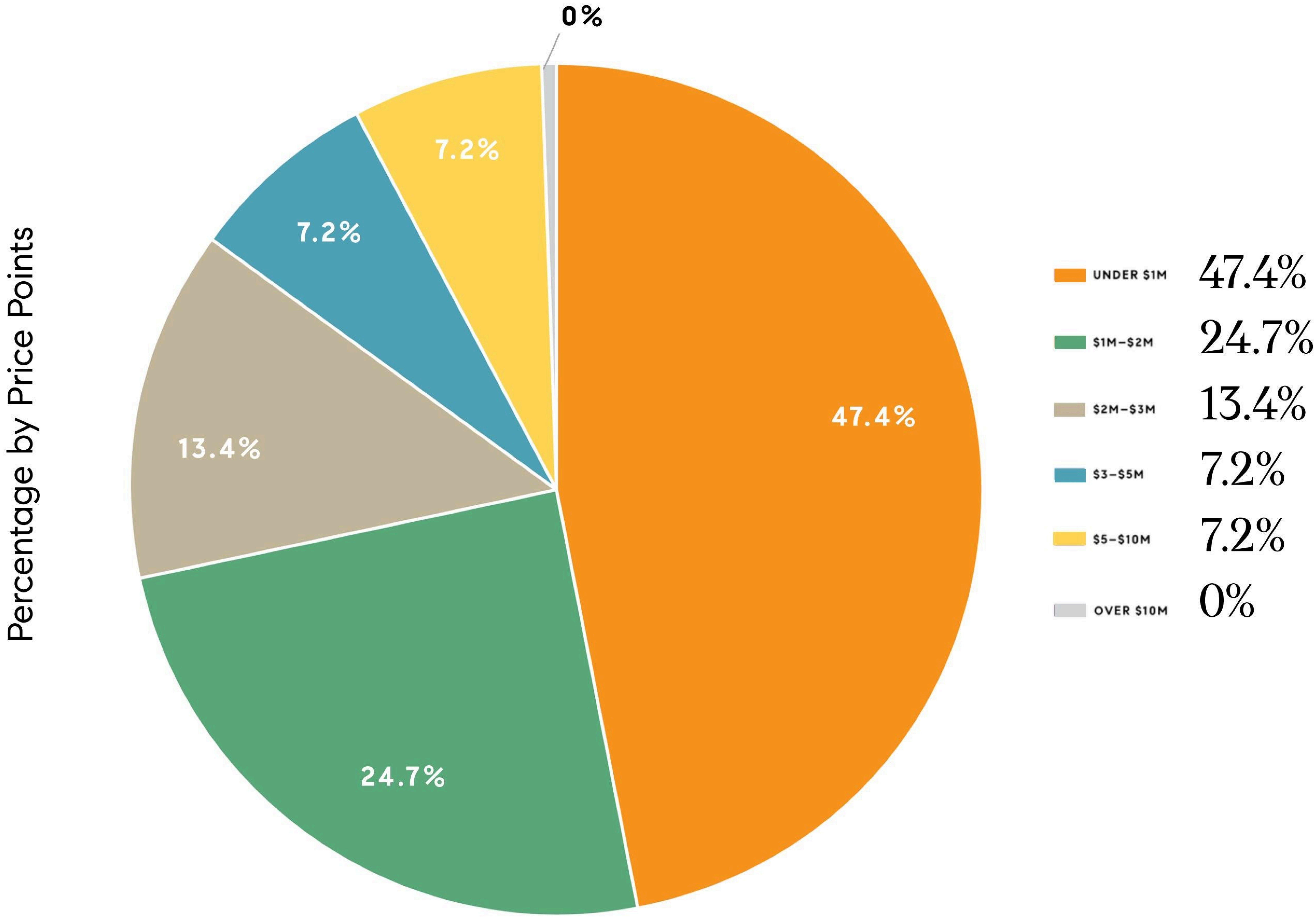


Median and Average Price



West of Canal - Single Family

PRICE POINTS

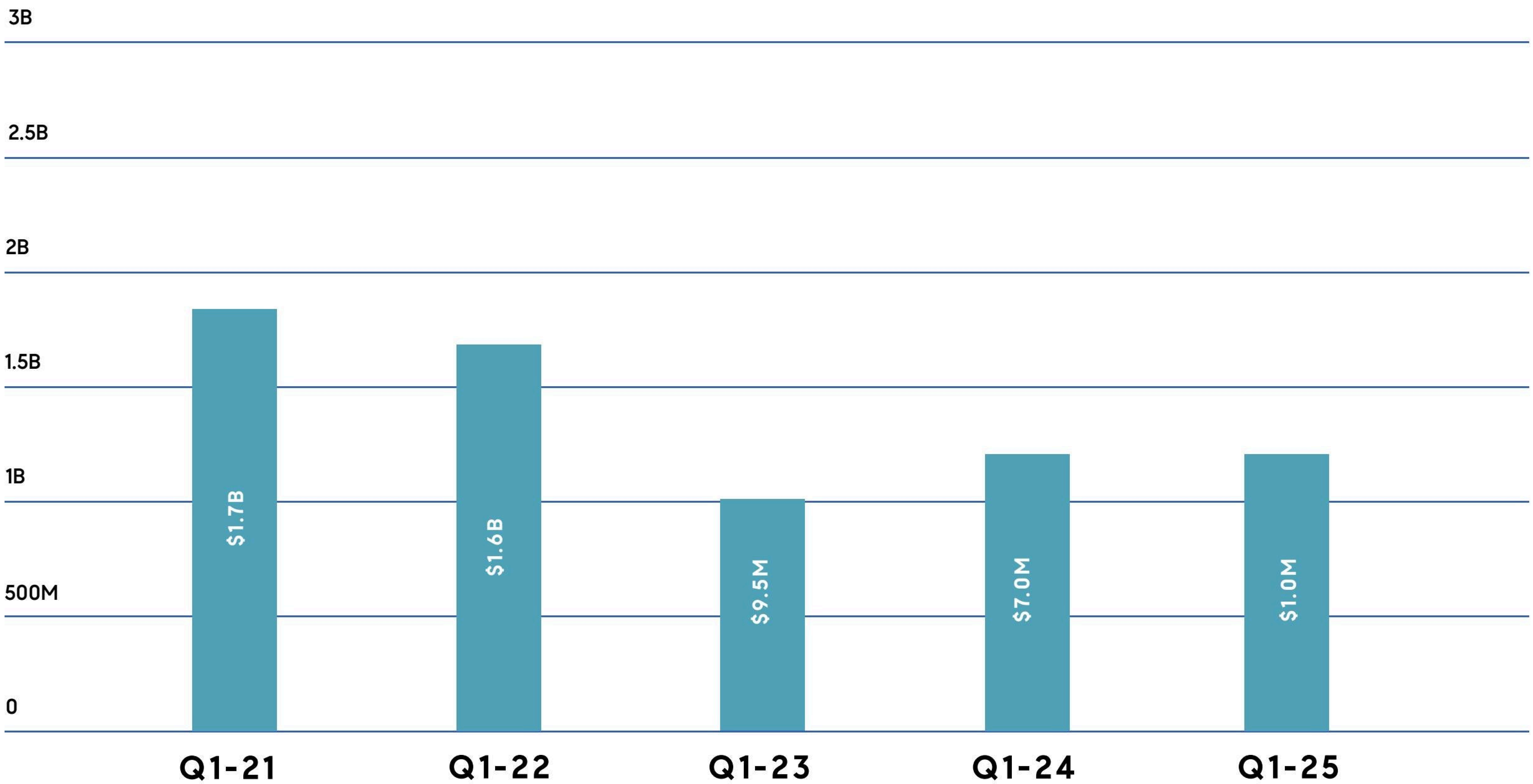


COMPASS

1052, 988 & 986 NOYAC PATH
WATER MILL

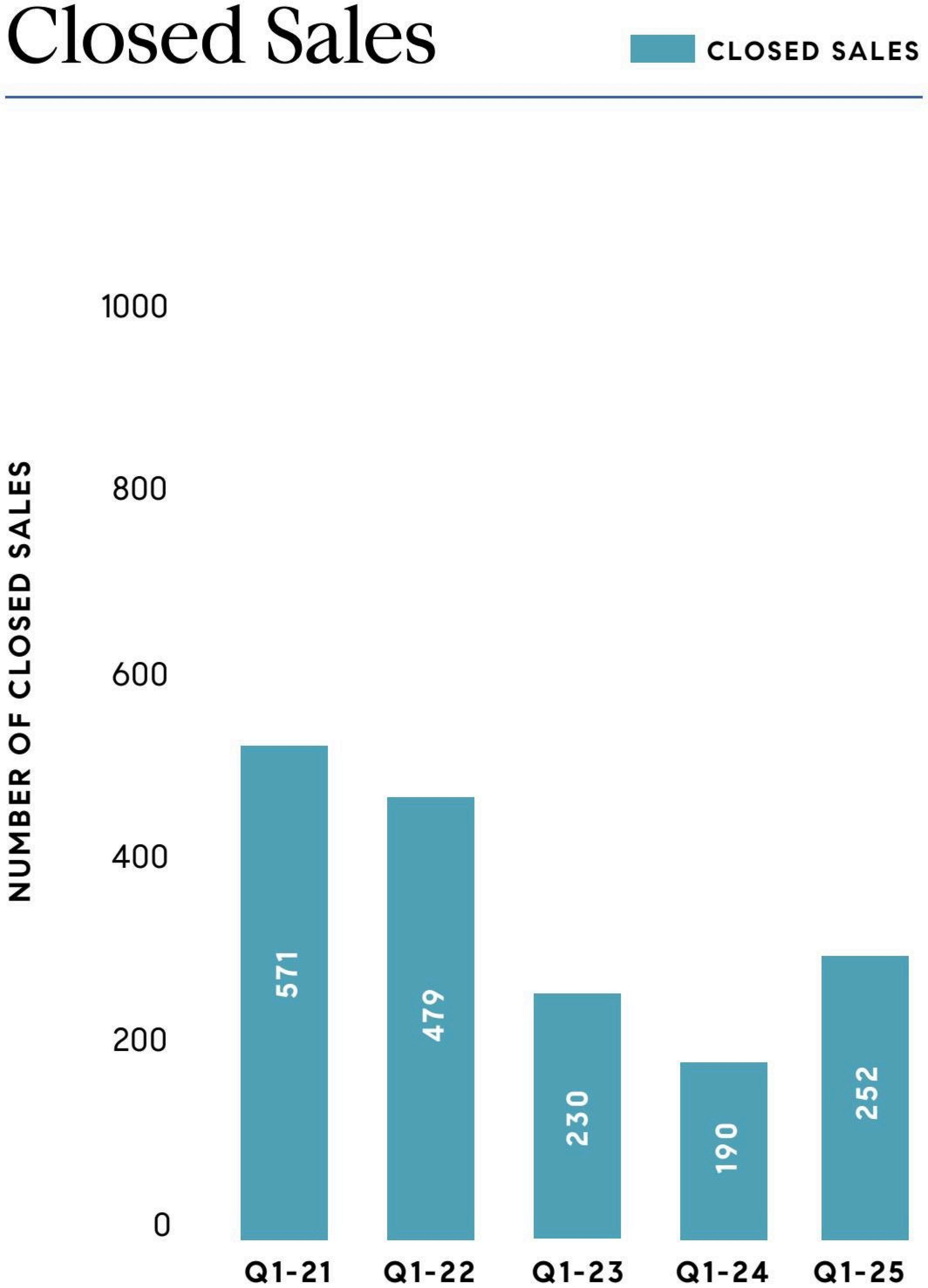
East of the Canal - Single Family
TOTALS

SINGLE FAMILY	Q1 - 2024	Q1 - 2025	+/- YoY	Q4 - 2024	+/- QoQ
# OF SALES	190	252	+32.6%	293	-14.0%
SALES VOLUME	$751,410,063	$1,027,787,006	+36.8%	$1,149,531,556	-10.6%
AVG. PRICE	$3,954,796	$4,078,520	+3.1%	$3,923,316	+4.0%
MED. PRICE	$2,350,000	$2,487,250	+5.8%	$2,625,000	-5.2%

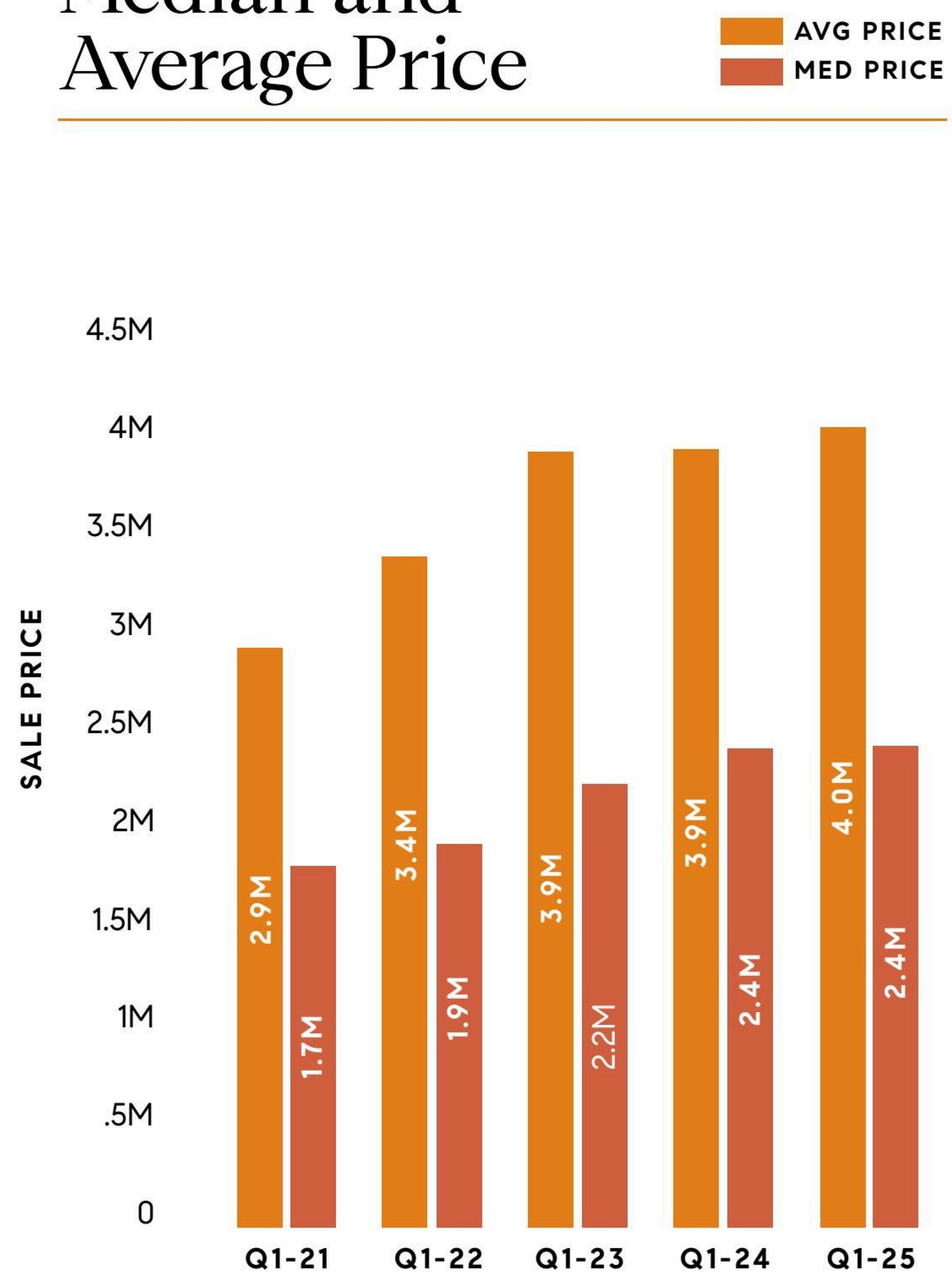


East of the Canal - Single Family

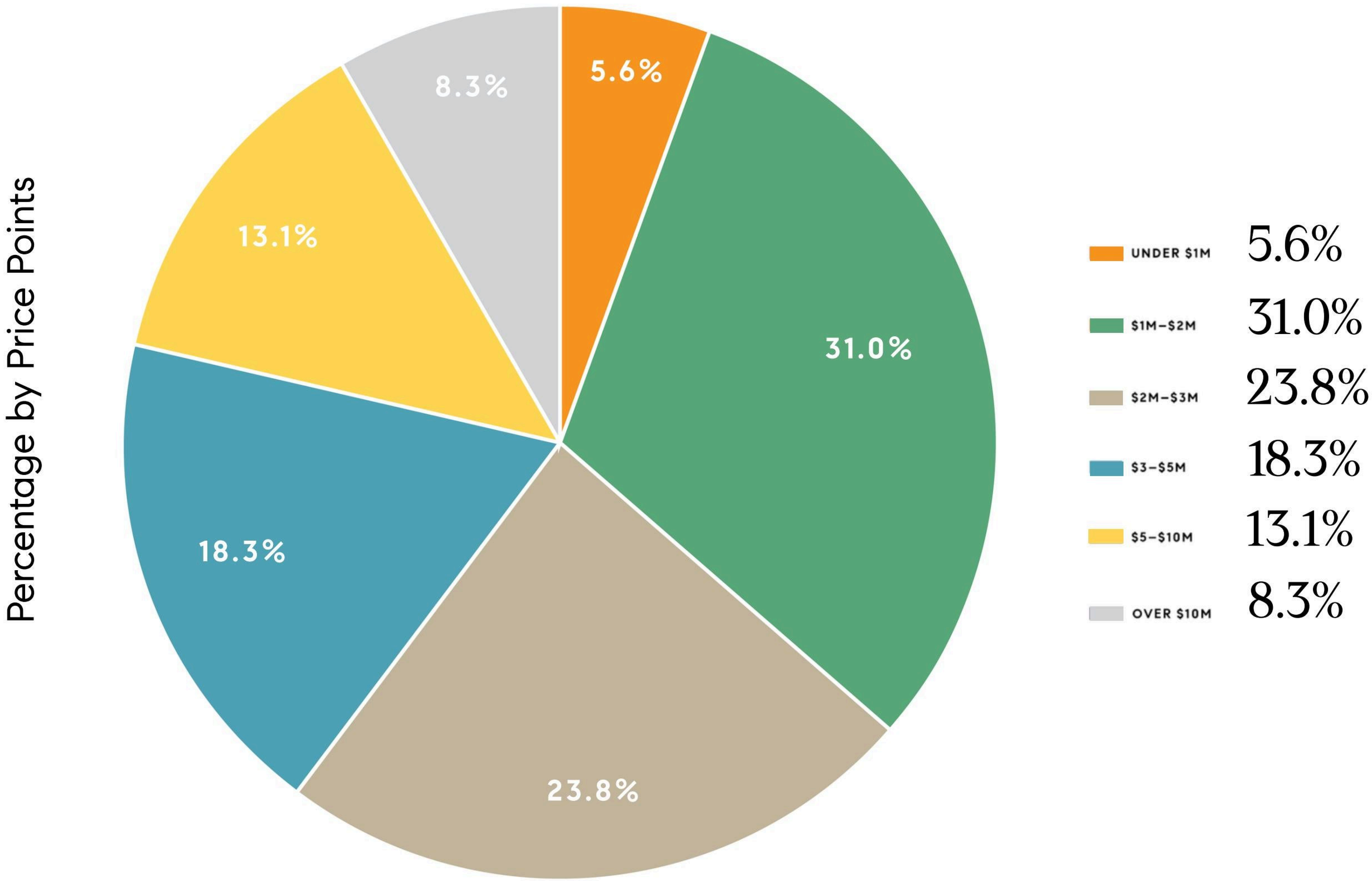
Closed Sales



Median and Average Price



East of Canal - Single Family
PRICE POINTS

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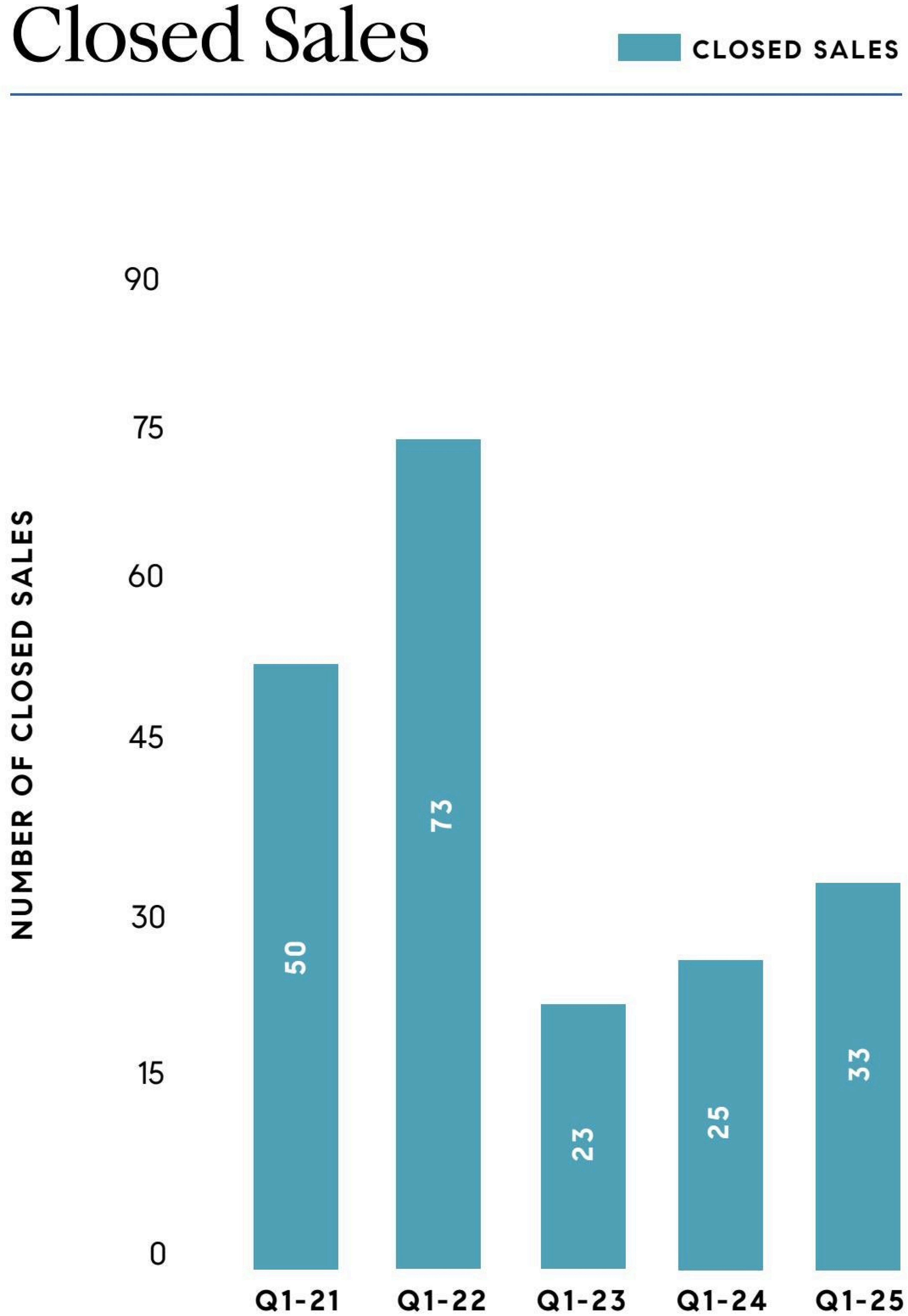
Your home. Your choice.
OWN THE NARRATIVE
INTRODUCING
THE 3-PHASED MARKETING STRATEGY
DEVELOP YOUR STRATEGY WITH COMPASS

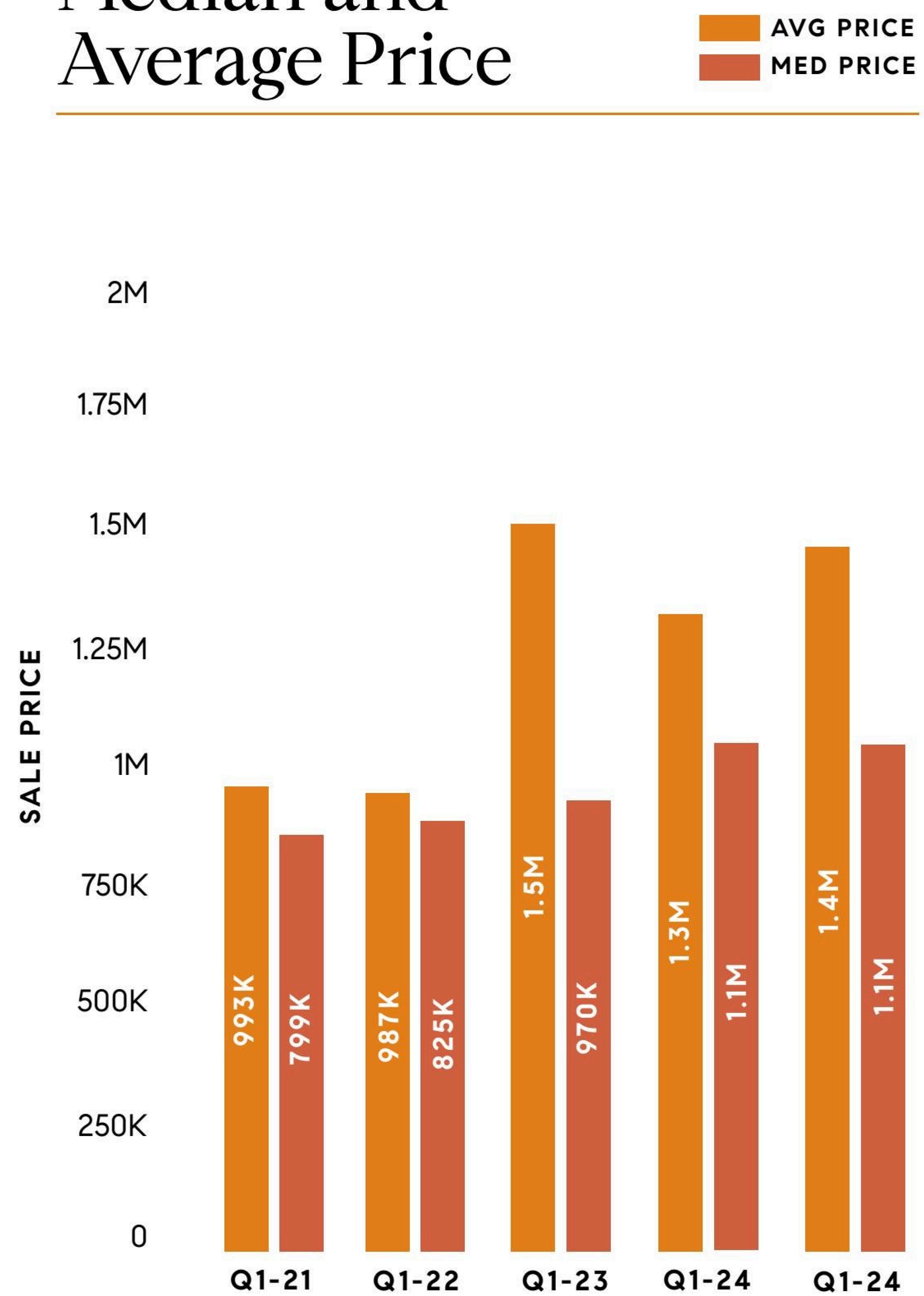
CANOE PLACE BOATHOUSES
HAMPTON BAYS

Condos Graph

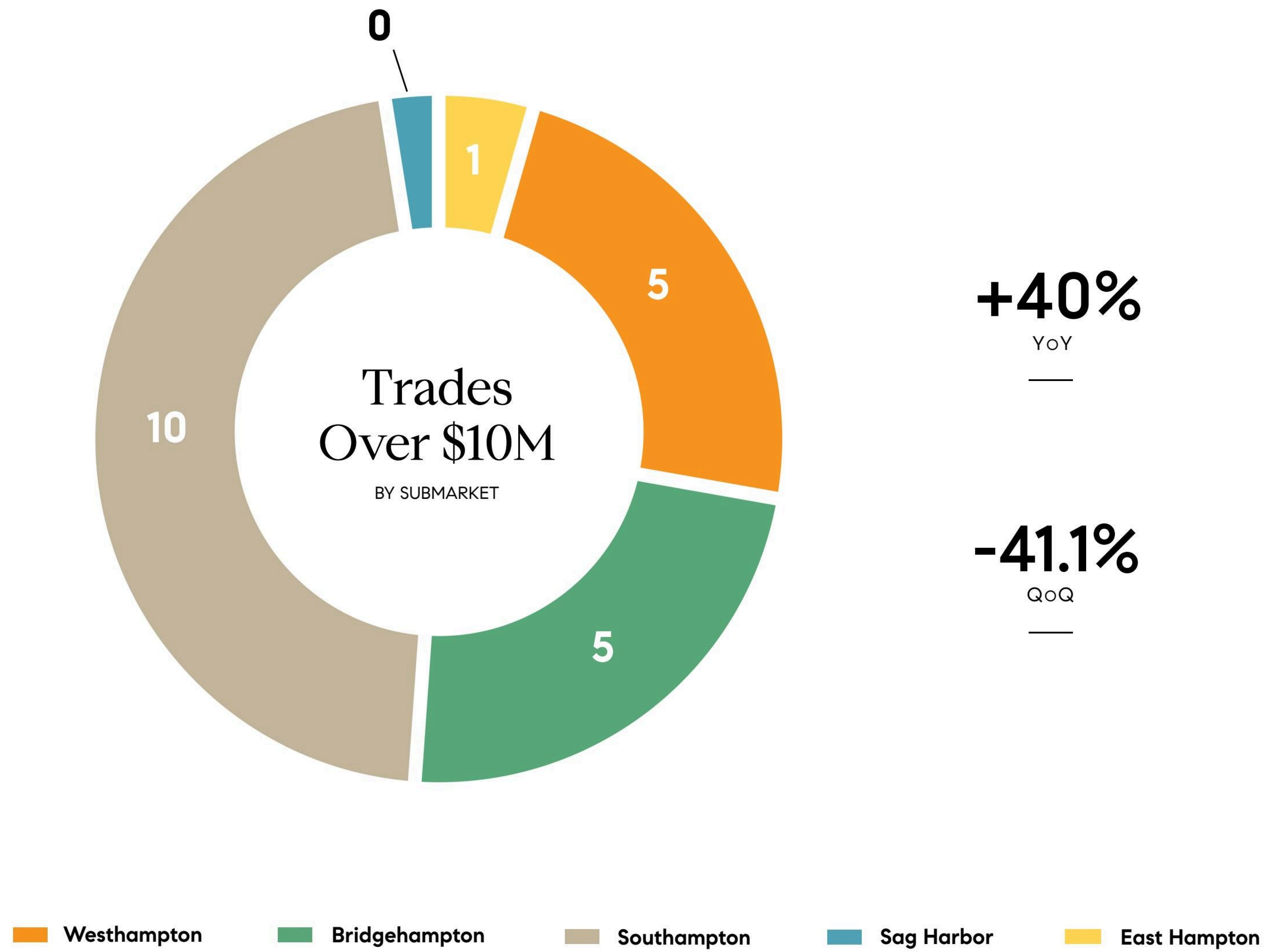
Closed Sales



Median and Average Price



Trades Over $10M+ by Submarket



+40%
YoY

-41.1%
QoQ

COMPASS

53 SOUTH ROAD
WESTHAMPTON BEACH

South Fork - Single Family
TOTALS

TOWN		Q1 - 2024	Q1 - 2025	% CHANGE
Westhampton	# OF SALES	52	60	+15.4%
	SALES VOLUME	$99,927,235	$136,850,070	+36.9%
	AVG. PRICE	$1,921,678	$2,280,835	+18.7%
	MED. PRICE	$1,451,750	$1,710,000	+17.8%
Southampton	# OF SALES	85	113	+32.9
	SALES VOLUME	$327,398,586	$327,845,586	+0.1%
	AVG. PRICE	$3,851,748	$2,901,288	-24.7%
	MED. PRICE	$1,750,000	$1,680,000	-4.0%
Bridgehampton	# OF SALES	14	24	+71.4%
	SALES VOLUME	$78,505,000	$144,505,625	+84.1%
	AVG. PRICE	$5,607,500	$6,021,068	+7.4%
	MED. PRICE	$3,100,000	$5,062,500	+63.3%
Sag Harbor	# OF SALES	29	35	+20.7%
	SALES VOLUME	$90,246,125	$108,818,717	+20.6%
	AVG. PRICE	$3,111,935	$3,109,106	-0.1%
	MED. PRICE	$2,400,000	$2,200,000	-8.3%
Shelter Island	# OF SALES	7	10	+42.9%
	SALES VOLUME	$11,554,500	$14,388,000	+24.5%
	AVG. PRICE	$1,650,643	$1,438,800	-12.8%
	MED. PRICE	$1,875,000	$1,475,000	-21.3%
East Hampton	# OF SALES	89	107	+20.2%
	SALES VOLUME	$281,103,102	$471,220,615	+67.6%
	AVG. PRICE	$3,158,462	$4,403,931	+39.4%
	MED. PRICE	$2,125,000	$2,550,000	+20.0%

Westhampton - Single Family

TOWN		Q1 - 2024	Q1 - 2025	% CHANGE
East Quogue	# OF SALES	16	16	+0.0%
	SALES VOLUME	$23,505,295	$14,745,582	-37.3%
	AVG. PRICE	$1,469,081	$921,599	-37.3%
	MED. PRICE	$1,276,188	$807,500	-36.7%
Hampton Bays	# OF SALES	37	39	+5.4%
	SALES VOLUME	$42,057,250	$41,996,537	-0.1%
	AVG. PRICE	$1,136,682	$1,076,834	-5.3%%
	MED. PRICE	$912,500	$850,000	-6.8%
Quiogue	# OF SALES	4	6	+50.0%
	SALES VOLUME	$11,978,500	$16,726,000	+39.6%
	AVG. PRICE	$2,994,625	$2,787,667	-6.9%
	MED. PRICE	$1,314,250	$2,300,000	+75.0%
Quogue	# OF SALES	8	10	+250%
	SALES VOLUME	$18,337,000	$29,490,000	+60.8%
	AVG. PRICE	$2,292,125	$2,949,000	+28.7%
	MED. PRICE	$2,450,000	$2,425,000	-1.0%

Westhampton - Single Family

TOWN		Q1 - 2024	Q1 - 2025	% CHANGE
Remsenburg	# OF SALES	4	8	+100.0%
	SALES VOLUME	$4,230,000	$20,569,500	+386.3%
	AVG. PRICE	$1,057,500	$2,571,188	+143.1%
	MED. PRICE	$1,075,000	$1,729,000	+60.8%
Speonk	# OF SALES	1	0	-100.0%
	SALES VOLUME	$865,000	$0	-100.0%
	AVG. PRICE	$865,000	$0	+0.0%
	MED. PRICE	$865,000	$0	+0.0%
Westhampton	# OF SALES	8	8	+0.0%
	SALES VOLUME	$12,078,700	$13,342,500	+10.5%
	AVG. PRICE	$1,509,838	$1,667,813	+10.5%
	MED. PRICE	$1,475,000	$1,712,500	+16.1%
Westhampton Beach	# OF SALES	9	9	+0.0%
	SALES VOLUME	$20,157,740	$27,070,000	+34.3%
	AVG. PRICE	$2,239,749	$3,007,778	+34.3%
	MED. PRICE	$2,100,000	$2,850,000	+35.7%
Westhampton Dunes	# OF SALES	2	3	+50.0%
	SALES VOLUME	$8,775,000	$14,906,488	+69.9%
	AVG. PRICE	$4,387,500	$4,968,829	+13.2%
	MED. PRICE	$4,387,500	$3,831,488	-12.7%

115 HEADY CREEK LANE
SOUTHAMPTON

Southampton - Single Family

TOWN		Q1 - 2024	Q1 - 2025	% CHANGE
North Sea	# OF SALES	7	16	+128.6%
	SALES VOLUME	$18,385,000	$39,002,050	+112.1%
	AVG. PRICE	$2,626,429	$2,437,628	-7.2%
	MED. PRICE	$3,500,000	$1,815,000	-48.1%
Southampton	# OF SALES	12	27	+125.0%
	SALES VOLUME	$33,574,616	$73,266,999	+118.2%
	AVG. PRICE	$2,797,885	$2,713,593	-3.0%
	MED. PRICE	$2,887,500	$2,435,000	-15.7%%
Southampton Village	# OF SALES	18	20	+11.1%
	SALES VOLUME	$169,651,720	$115,944,000	-31.7%
	AVG. PRICE	$9,425,096	$5,797,200	-38.5%
	MED. PRICE	$3,675,000	$3,775,000	+2.7%
Water Mill	# OF SALES	11	11	+0.0%
	SALES VOLUME	$63,730,000	$57,636,000	-9.6%
	AVG. PRICE	$5,793,636	$5,239,636	-9.6%
	MED. PRICE	$5,825,000	$5,500,000	-9.6%

Bridgehampton - Single Family

TOWN		Q1 - 2024	Q1 - 2025	% CHANGE
Bridgehampton	# OF SALES	8	19	+137.5%
	SALES VOLUME	$39,800,000	$107,595,000	+170.3%
	AVG. PRICE	$4,975,000	$5,662,895	+13.8%
	MED. PRICE	$2,675,000	$3,250,000	+21.5%
Sagaponack	# OF SALES	4	2	-50.0%
	SALES VOLUME	$13,705,000	$10,185,625	-25..7%
	AVG. PRICE	$3,426,250	$5,092,813	+48.6%
	MED. PRICE	$3,130,000	$5,092,813	+62.7%
Sagaponack Village	# OF SALES	2	3	+50.0%
	SALES VOLUME	$25,000,000	$26,725,000	+6.9%
	AVG. PRICE	$12,500,000	$8,908,333	-28.7%
	MED. PRICE	$12,500,000	$8,325,000	-33.4%

Sag Harbor - Single Family

TOWN		Q1 - 2024	Q1 - 2025	% CHANGE
North Haven	# OF SALES	7	3	-57.1%
	SALES VOLUME	$35,446,000	$10,160,125	-71.3%
	AVG. PRICE	$5,063,714	$3,386,708	-33.1%
	MED. PRICE	$3,400,000	$2,050,000	-39.7%
Noyac	# OF SALES	15	13	-13.3%
	SALES VOLUME	$33,263,000	$29,836,592	-10.3%
	AVG. PRICE	$2,217,533	$2,295,122	+3.5%
	MED. PRICE	$1,675,000	$2,100,000	+25.4%
Sag Harbor	# OF SALES	1	5	+400.0%
	SALES VOLUME	$3,685,000	$8,405,000	+128.1%
	AVG. PRICE	$3,685,000	$1,681,000	-54.4%
	MED. PRICE	$3,685,000	$1,425,000	-61.3%
Sag Harbor Village	# OF SALES	6	14	+133.3%
	SALES VOLUME	$17,852,125	$60,417,000	+238.4%
	AVG. PRICE	$2,975,354	$4,315,500	+45.0%
	MED. PRICE	$2,141,063	$2,725,000	+27.3%

Shelter Island - Single Family

TOWN		Q1 - 2024	Q1 - 2025	% CHANGE
Shelter Island	# OF SALES	7	10	+42.9%
	SALES VOLUME	$11,554,500	$14,388,000	+24.5%
	AVG. PRICE	$1,650,643	$1,438,800	-12.8%
	MED. PRICE	$1,875,000	$1,475,000	+21.8%

40 DINAH ROCK ROAD
SHELTER ISLAND

East Hampton - Single Family

TOWN		Q1 - 2024	Q1 - 2025	% CHANGE
Amagansett	# OF SALES	7	23	+228.6%
	SALES VOLUME	$34,705,000	$186,331,682	+436.9
	AVG. PRICE	$4,957,857	$8,101,377	+63.4%
	MED. PRICE	$4,950,000	$4,150,000	-16.2%
East Hampton	# OF SALES	14	29	+107.1%
	SALES VOLUME	$36,272,250	$85,972,500	+137.0%
	AVG. PRICE	$2,590,875	$2,964,569	+14.4%
	MED. PRICE	$2,300,000	$2,350,000	+2.2%
East Hampton Village	# OF SALES	11	9	-18.2%
	SALES VOLUME	$84,970,000	$61,819,000	-27.2%
	AVG. PRICE	$7,724,545	$6,868,778	-11.1%
	MED. PRICE	$4,400,000	$5,249,000	+19.3%
Montauk	# OF SALES	10	11	+10.0%
	SALES VOLUME	$34,319,721	$38,682,933	+12.7%
	AVG. PRICE	$3,431,972	$3,516,630	+2.5%
	MED. PRICE	$2,295,144	$2,200,000	-4.1%

East Hampton - Single Family

TOWN		Q1 - 2024	Q1 - 2025	% CHANGE
Northwest Woods	# OF SALES	17	15	-11.8%
	SALES VOLUME	$39,861,000	$38,172,000	-4.2%
	AVG. PRICE	$2,344,765	$2,544,800	+8.5%
	MED. PRICE	$2,150,000	$1,950,000	-9.3%
Springs	# OF SALES	26	16	-38.5%
	SALES VOLUME	$43,710,131	$29,620,500	-33.2%
	AVG. PRICE	$1,681,159	$1,851,281	+10.1%
	MED. PRICE	$1,365,000	$1,655,750	+21.3%
Wainscott	# OF SALES	4	4	+0.0%
	SALES VOLUME	$7,265,000	$30,622,000	+321.5%
	AVG. PRICE	$1,816,250	$7,655,500	+321.5%
	MED. PRICE	$1,762,500	$6,590,000	+273.9%

COMPASS

Q1–2025

NORTH FORK MARKET REPORT

DATA FOR THE NORTH FORK IS SOURCED FROM ONEKEY MLS AND CONSIDERS ALL AVAILABLE RESIDENTIAL DATA FROM SUFFOLK COUNTY (AQUEBOGUE, BAITING HOLLOW, CUTCHOGUE, EAST MARION, GREENPORT, JAMESPORT, LAUREL, MATTITUCK, NEW SUFFOLK, ORIENT, PECONIC, SOUTHOLD) BETWEEN 1.1.25 - 3.31.25.

North Fork Market Summary

The first quarter of 2025 marked a period of adjustment for the North Fork real estate market, with activity slowing compared to a strong finish in 2024. A total of 75 single-family home transactions were sold, representing a 6.3% decline year-over-year and a 27% drop from the fourth quarter of 2024. Sales volume followed a similar trend, falling 15.6% year-over-year to $89,473,300.

Average and median prices both edged lower. The average sale price dipped 3.4% year-over-year to $1,192,977, while the median price declined 9.9% to $930,000. Compared to the previous quarter, the average price fell from $1,364,360 and the median price from $975,000, suggesting growing sensitivity to pricing and a preference for value-driven opportunities across the region.

Southold led the region in overall sales, recording 18 transactions totaling $23,268,500, supported by a median price of $1,135,000. Cutchogue remained strong as well, with nine transactions and an average price of $1,412,778. In contrast, Greenport saw a significant pullback, with total sales volume dropping by more than 50% year-over-year to $10,222,800, even as transaction counts remained steady, highlighting downward pressure on pricing.

Market pace also shifted across submarkets. East Marion recorded the longest average days on market (DOM) at 158 days, reflecting a more measured approach among buyers in that area. Overall, homes across the North Fork averaged 92 days on the market in Q1 2025, compared to 86 days in the prior quarter and 93 days a year ago.

Entry-level properties under $1 million accounted for 56% of all single-famly transactions, while the $1 million–$2 million segment represented 37% of sales, reinforcing the North Fork's ability to attract a broad range of buyers seeking both value and lifestyle.

– Joe Fuer
Managing Director

UNITS SOLD
75
-6.3%

SALES VOLUME
$89,473,300
-15.6%

AVERAGE PRICES
$1,192,977
-3.4%

MEDIAN PRICES
$930,000
-9.9%

Pictured on the cover page:
133 6th Street, Greenport

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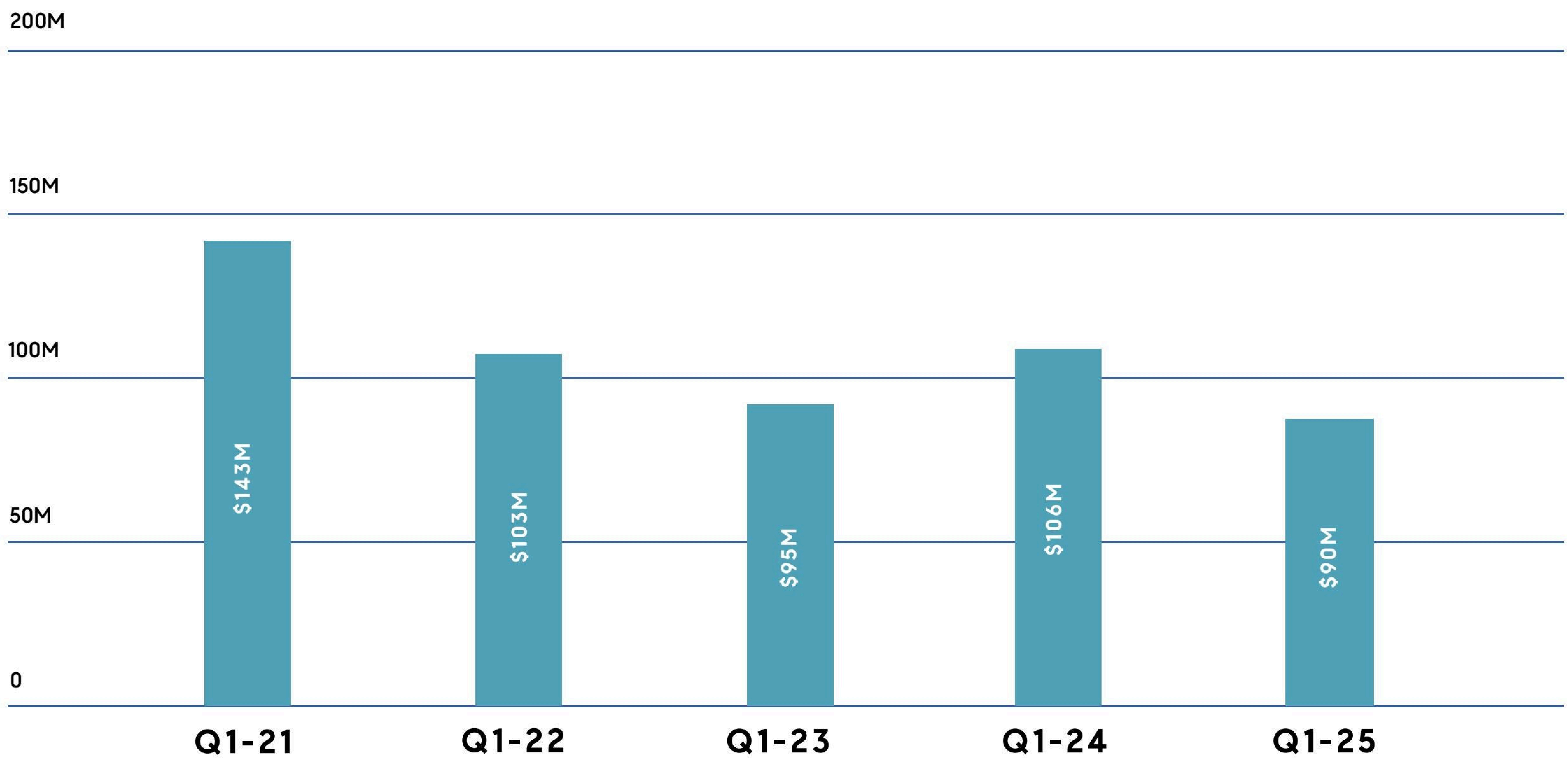
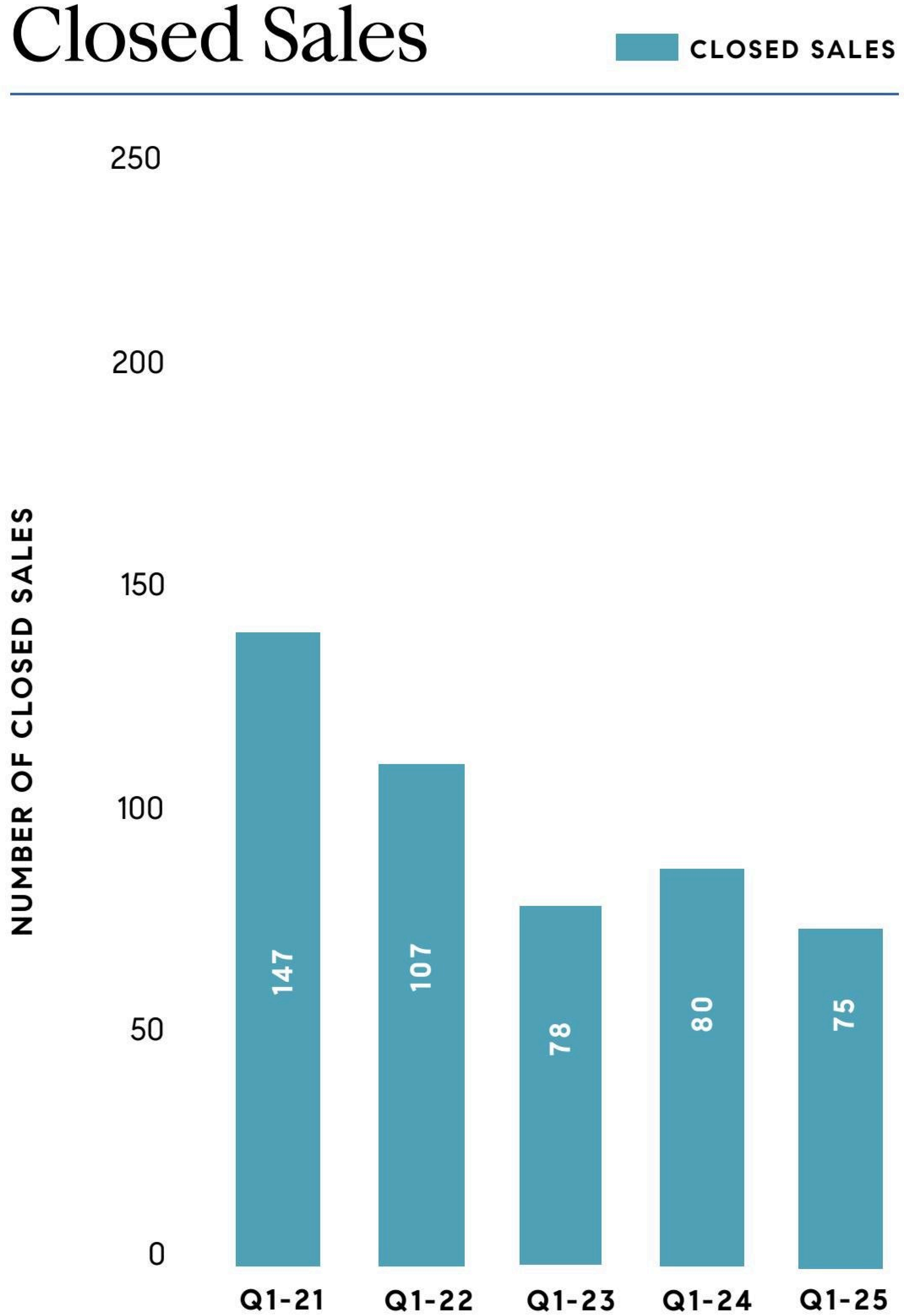
Recorded Sales by Submarket

North Fork - Single Family
TOTALS

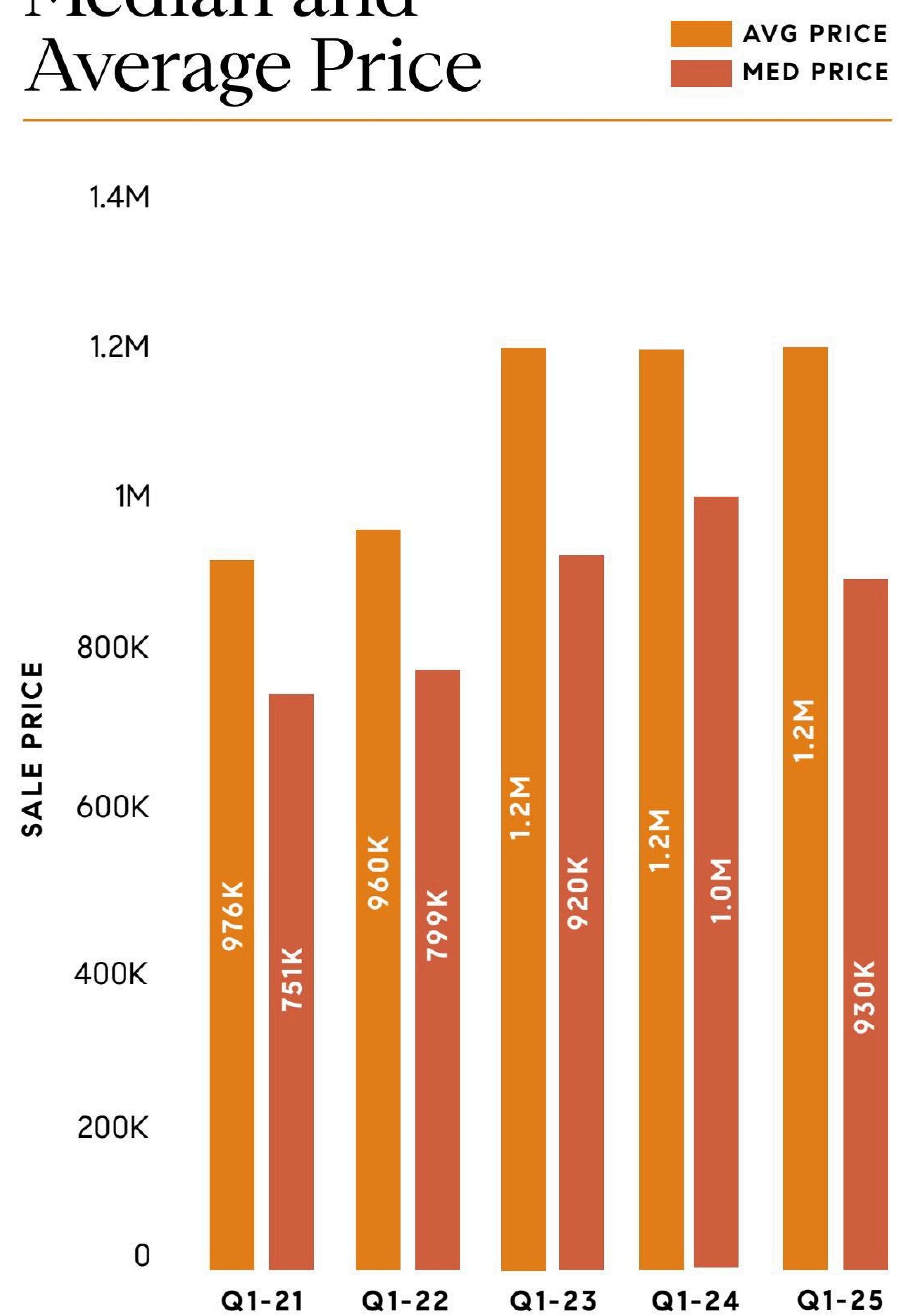
SINGLE FAMILY	Q1 - 2024	Q1 - 2025	+/- YoY	Q4 - 2024	+/- QoQ
# OF SALES	80	75	+6.3%	103	-27.2%
SALES VOLUME	$106,012,341	$89,473,300	-15.6%	$140,529,108	-36.3%
AVG. PRICE	$1,235,104	$1,192,977	-3.4%	$1,364,360	-12.6%
MED. PRICE	$1,032,500	$930,000	-9.9%	$975,000	-5.6%



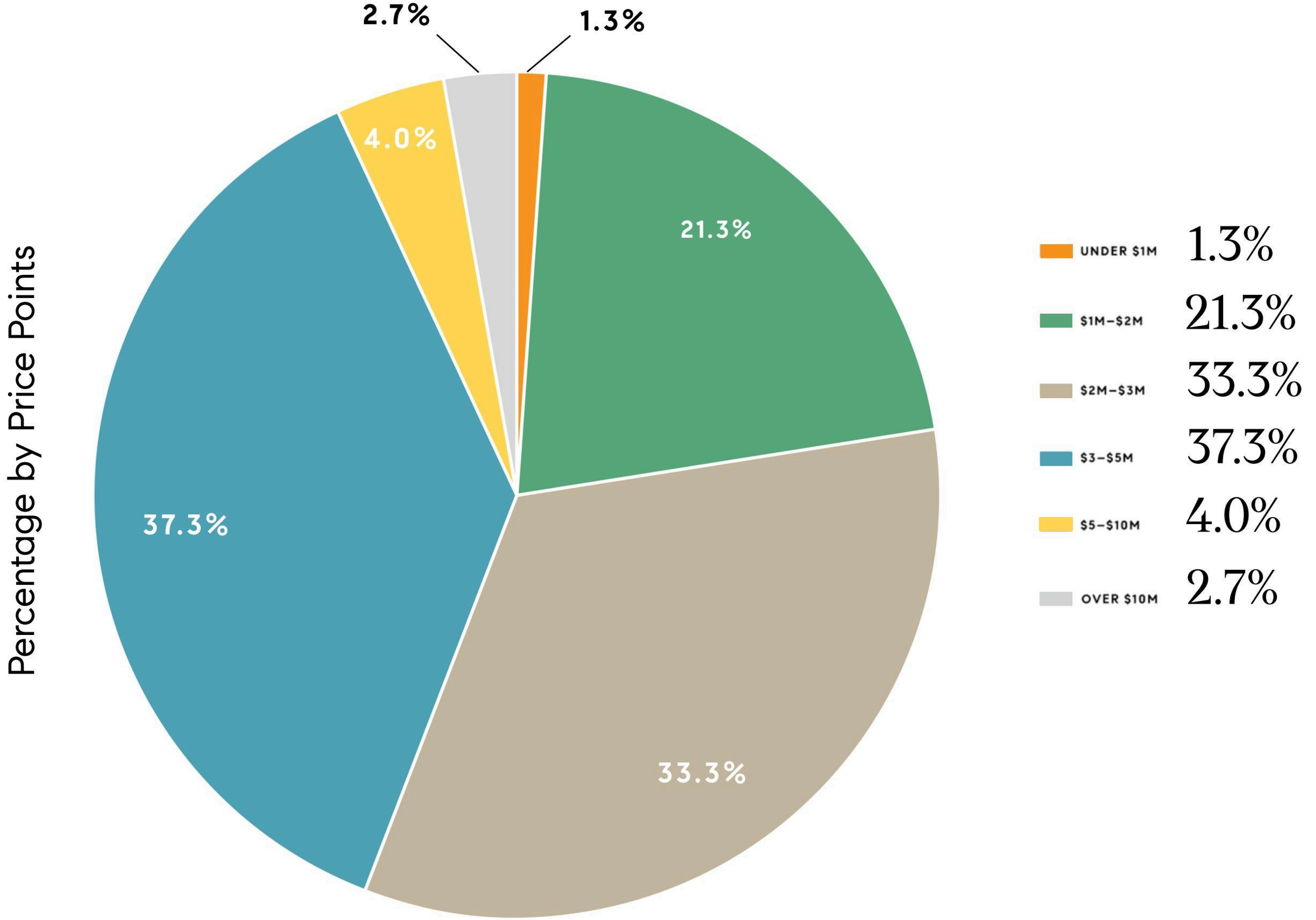
Closed Sales



Median and Average Price



North Fork
PRICE POINTS

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North Fork

TOWN		Q1 - 2024	Q1 - 2025	% CHANGE
Aquebogue	NUMBER OF SALES	2	2	+0.0%
	SALES VOLUME	$3,155,000	$1,766,000	-44.0%
	AVG. PRICE	$1,577,500	$883,000	-44.0%
	MED. PRICE	$1,577,500	$883,000	-44.0%
	DAYS ON MARKET	75	81	+8.0%
Baiting Hollow	NUMBER OF SALES	8	7	-12.5%
	SALES VOLUME	$2,728,000	$4,744,000	+73.9%
	AVG. PRICE	$341,000	$677,714	+98.7%
	MED. PRICE	$120,000	$635,000	+429.2%
	DAYS ON MARKET	102	42	-58.8%
Cutchogue	NUMBER OF SALES	10	9	-10.0%
	SALES VOLUME	$14,365,710	$12,715,000	-11.5%
	AVG. PRICE	$1,436,571	$1,412,778	-10.0%
	MED. PRICE	$1,321,105	$1,335,000	-1.1%
	DAYS ON MARKET	81	92	+13.6%
East Marion	NUMBER OF SALES	5	3	-40.0%
	SALES VOLUME	$5,904,500	$2,615,000	-55.7%
	AVG. PRICE	$1,180,900	$871,667	-26.2%
	MED. PRICE	$1,185,000	$905,000	-23.6%
	DAYS ON MARKET	51	158	+209.8%

North Fork

TOWN		Q1 - 2024	Q1 - 2025	% CHANGE
Greenport	NUMBER OF SALES	14	10	-28.6%
	SALES VOLUME	$21,509,631	$10,222,800	-52.5%
	AVG. PRICE	$1,075,482	$1,022,280	-5.0%
	MED. PRICE	$1,022,000	$925,000	-9.5%
	DAYS ON MARKET	95	113	+19.0%
Jamesport & South Jamesport	NUMBER OF SALES	4	3	-25.0%
	SALES VOLUME	$5,295,000	$4,165,000	-21.3%
	AVG. PRICE	$1,323,750	$1,388,333	-4.9%
	MED. PRICE	$1,350,000	$1,575,000	-16.7%
	DAYS ON MARKET	116	135	-16.4%
Laurel	NUMBER OF SALES	2	2	+0.0%
	SALES VOLUME	$2,280,000	$4,200,000	+84.2%
	AVG. PRICE	$1,140,000	$2,100,000	+84.2%
	MED. PRICE	$1,140,000	$2,100,000	+84.2%
	DAYS ON MARKET	120	66	+45.0%
Mattituck	NUMBER OF SALES	15	10	-33.3%
	SALES VOLUME	$20,924,000	$12,275,000	-41.3%
	AVG. PRICE	$1,394,933	$1,227,500	-12.0%
	MED. PRICE	$895,000	$855,000	-4.5%
	DAYS ON MARKET	84	144	-71.4%

North Fork

TOWN		Q1 - 2024	Q1 - 2025	% CHANGE
New Suffolk	NUMBER OF SALES	-	3	+100.0%
	SALES VOLUME	-	$3,665,000	+100.0%
	AVG. PRICE	-	$1,221,667	+100.0%
	MED. PRICE	-	$1,080,000	+100.0%
	DAYS ON MARKET	-	31	+100.0%
Orient & Orient Point	NUMBER OF SALES	1	5	+400.0%
	SALES VOLUME	$1,400,000	$6,655,000	+375.4%
	AVG. PRICE	$1,400,000	$1,267,333	+9.5%
	MED. PRICE	$1,400,000	$890,000	-36.43%
	DAYS ON MARKET	124	98	-21.0%
Peconic	NUMBER OF SALES	3	3	+0.0%
	SALES VOLUME	$6,035,000	$3,182,000	-47.3%
	AVG. PRICE	$2,011,667	$1,060,667	-47.3%
	MED. PRICE	$2,100,000	$1,093,000	-48.0%
	DAYS ON MARKET	118	69	-49.0%
Southold	NUMBER OF SALES	16	18	+12.5%
	SALES VOLUME	$22,415,500	$23,268,500	+3.8%
	AVG. PRICE	$1,400,969	$1,292,694	-7.7%
	MED. PRICE	$904,750	$1,135,000	+25.5%
	DAYS ON MARKET	99	69	-30.3%

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