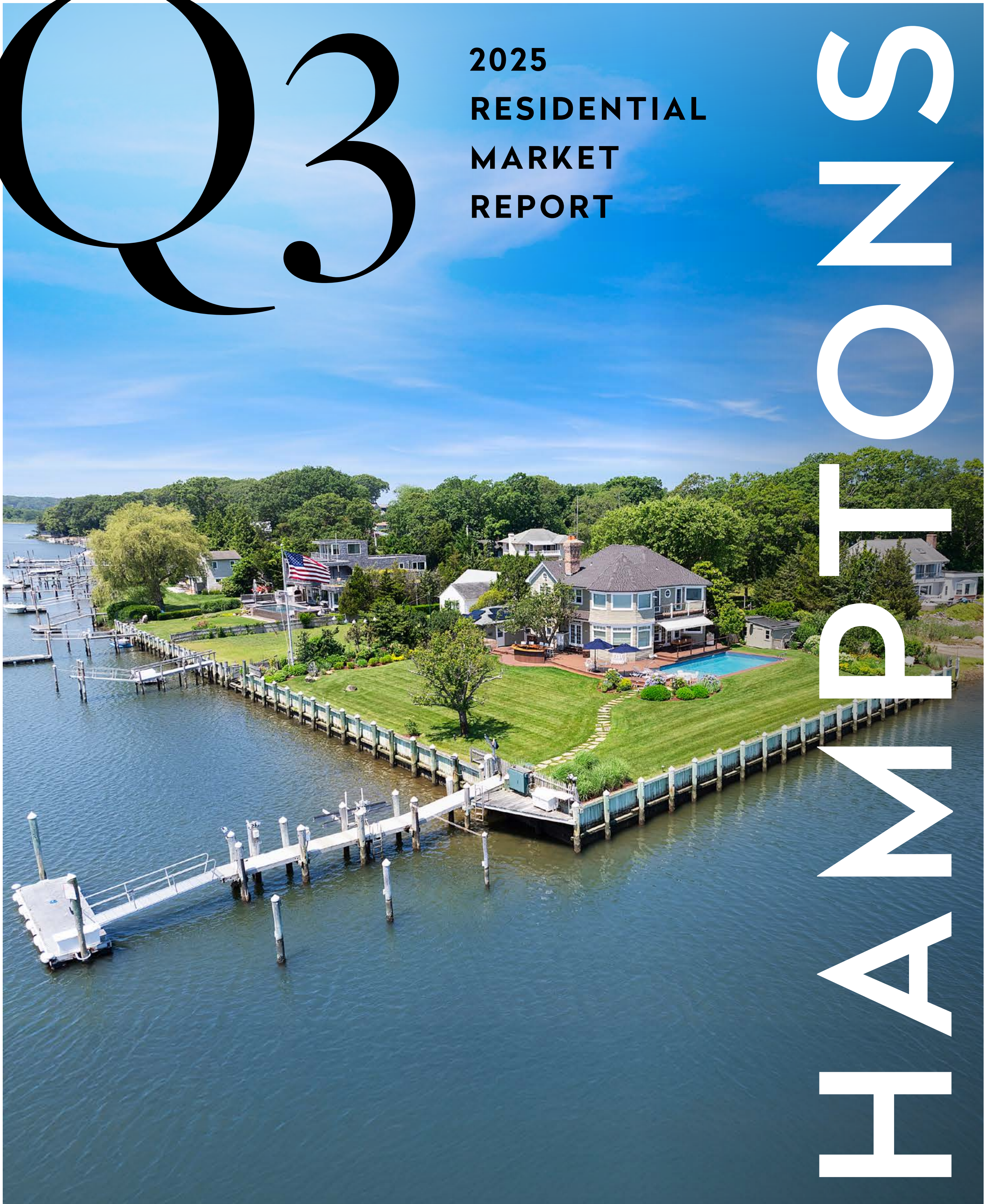
Q3 2025 RESIDENTIAL MARKET REPORT

HAMPTONS



Brown Harris Stevens THE Craft OF Research

60 BAY VIEW DRIVE EAST

THIRD QUARTER 2025

Hamptons + North Fork Market Report

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Message from Robert M. Nelson

Executive Managing Director Brown Harris Stevens of the Hamptons, LLC

3Q2025 MARKET REVIEW

The Hamptons market tilted toward the very high end in the third quarter, with five reported closings over $20 million. This helped push the overall average and median prices up sharply compared to a year ago. At $3.93 million, the average price was 41% higher than 2024's third quarter, while the median price jumped 35% to a record $2.3 million.

The higher prices helped bring the dollar volume of transactions up 34% compared to a year ago even though closings were down 5%. The decline in sales was isolated to properties priced under $2 million, which saw 28% fewer closings than the third quarter of 2024.

On the North Fork, the average sale price was 4% lower than a year ago at $1.25 million. The number of sales dipped 1% to 98, and the total dollar volume of transactions was slightly lower at $122.5 million.

Robert Nelson
Executive Managing Director
Brown Harris Stevens of the Hamptons, LLC

2524 NOYACK ROAD

THIRD QUARTER 2025

Hamptons Market Report

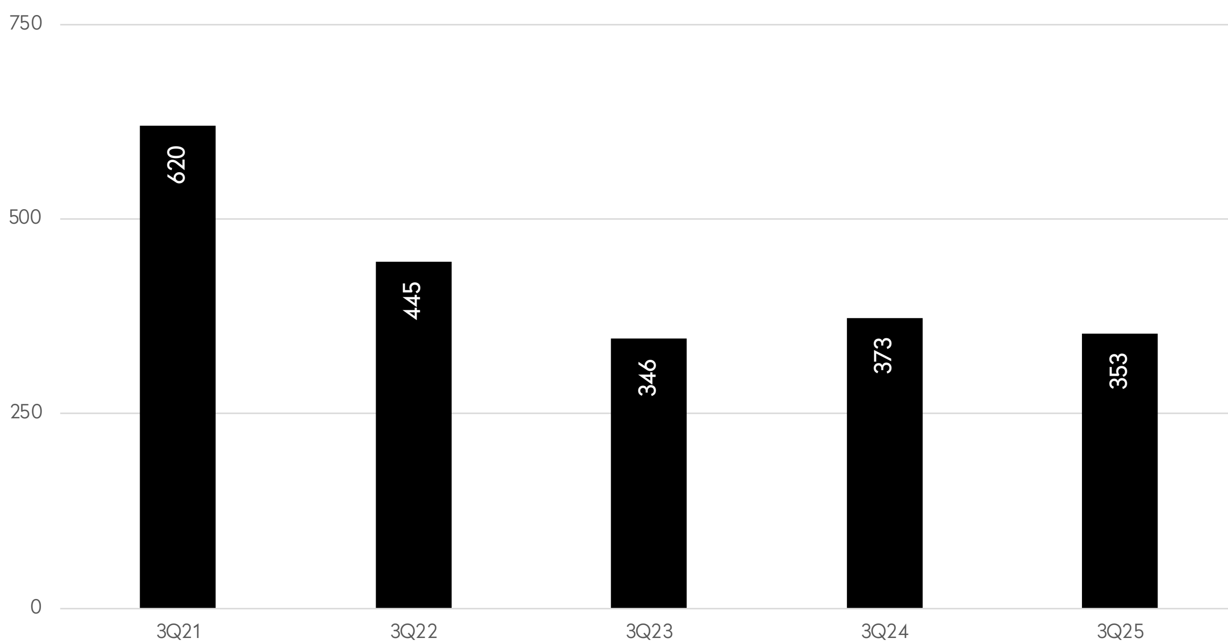
- A flurry of high-end closings helped bring the average price to $3,926,388, a 41% improvement from 2024's third quarter.
- The median price rose 35% over the past year to a record high of $2,300,000.
- There were 5% fewer sales reported than a year ago.
- At $1.386 billion, the dollar volume of sales was 34% above last year's level.

NUMBER OF SALES
3Q25 VS. 3Q24
▼ 5.4%

DOLLAR VOLUME
3Q25 VS. 3Q24
▲ 33.8%

AVERAGE SOLD PRICE
3Q25 VS. 3Q24
▲ 41.4%

TOTAL NUMBER OF SALES



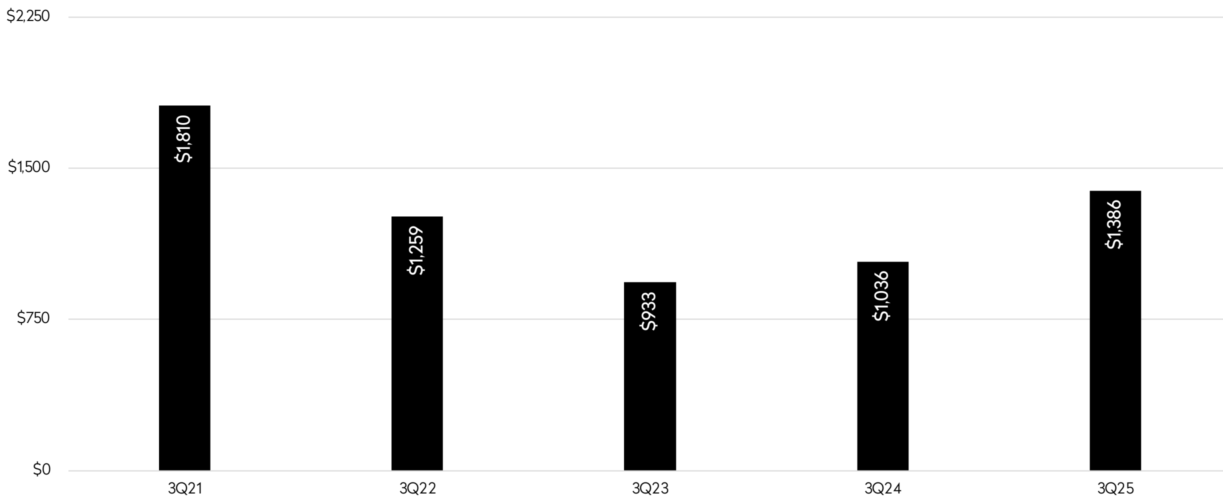
Beginning with the 3Q25 market report, we have changed our report's methodology to allow a more comprehensive view of the market than our prior reports. For that reason, past reports should not be compared to this new format.

Data is sourced from SuffolkVision.com, East End LI, and OneKey MLS. 3Q25 data is preliminary and subject to revision in future reports.

Hamptons Market Report

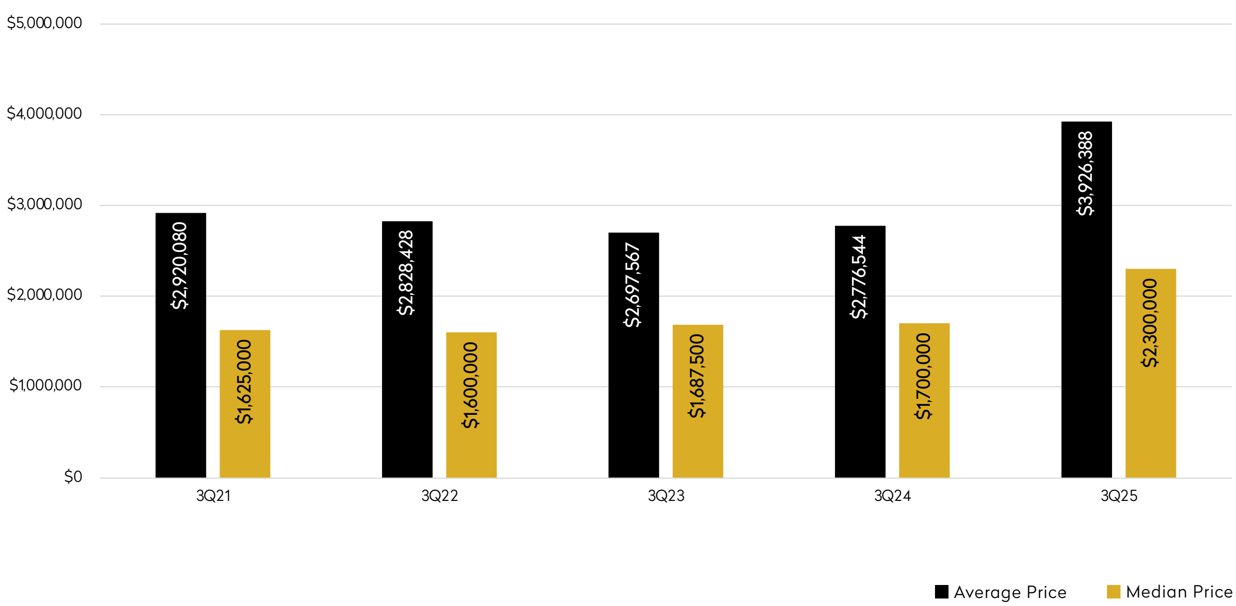
TOTAL DOLLAR VOLUME IN MILLIONS

The dollar volume of sales rose to its highest level in a third quarter since 2021.



AVERAGE AND MEDIAN PRICE

The median price reached a record level of $2,300,000.



THIRD QUARTER 2025

Hamptons Market Report

AVERAGE SOLD PRICE	3Q25	3Q24	% CHANGE
All Hamptons	$3,926,388	$2,776,544	41.4%
East of the Canal	$4,479,575	$3,401,864	31.7%
West of the Canal	$2,260,539	$1,747,648	29.3%

MEDIAN SOLD PRICE	3Q25	3Q24	% CHANGE
All Hamptons	$2,300,000	$1,700,000	35.3%
East of the Canal	$2,600,000	$2,197,500	18.3%
West of the Canal	$1,384,100	$960,000	44.2%

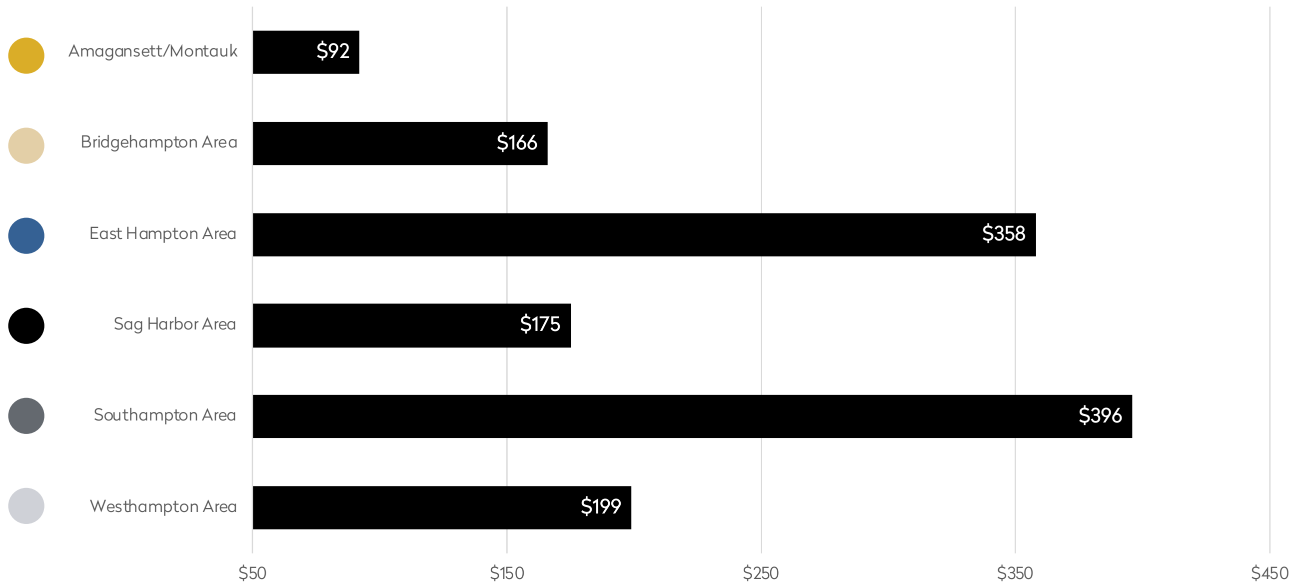
East of the Canal = Southampton to Montauk.
West of the Canal = Remsenburg/Speonk to Hampton Bays.

THIRD QUARTER 2025

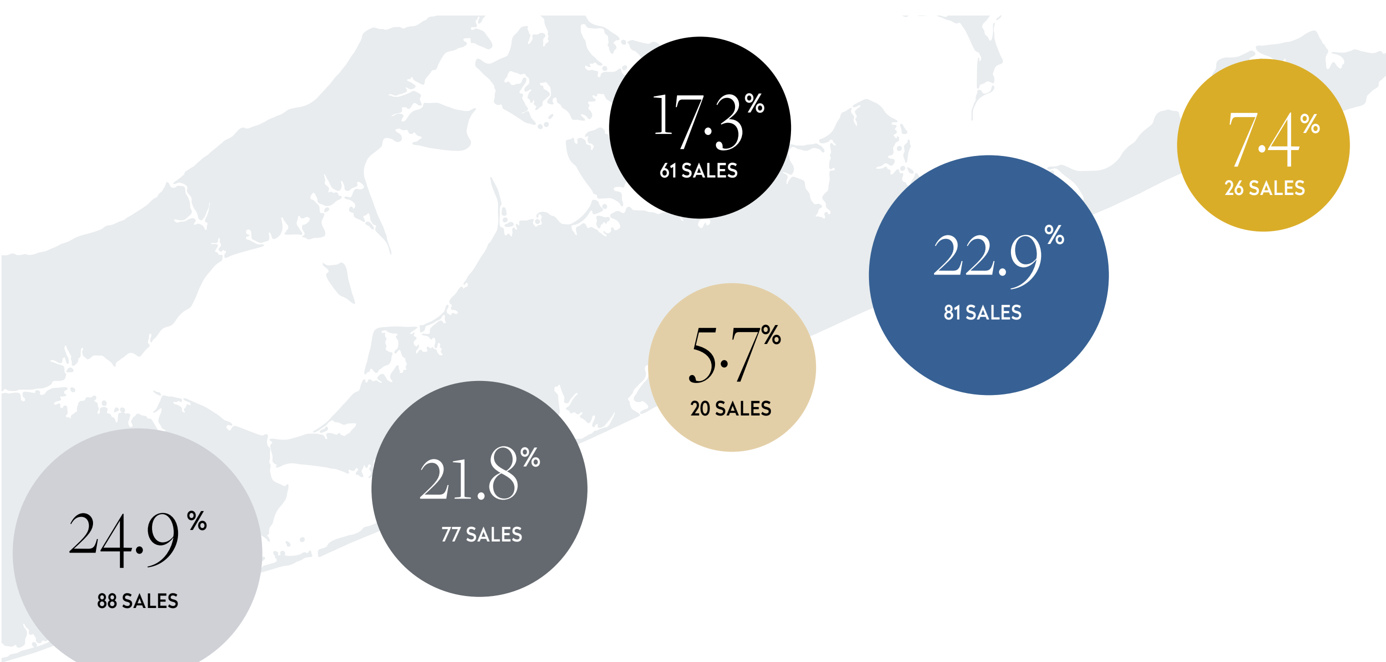
Hamptons Market Report

DOLLAR VOLUME BY AREA IN MILLIONS

- The Southampton area accounted for $396 million in transactions in the third quarter, the most of any market.
- Westhampton posted the highest number of closings in 3Q25.



NUMBER OF SALES BY AREA



THIRD QUARTER 2025

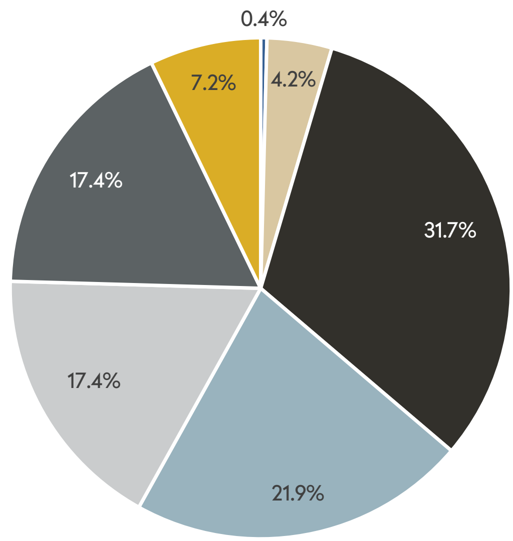
Hamptons Market Report

PERCENTAGE OF SALES BY PRICE

Hamptons East of the Shinnecock Canal

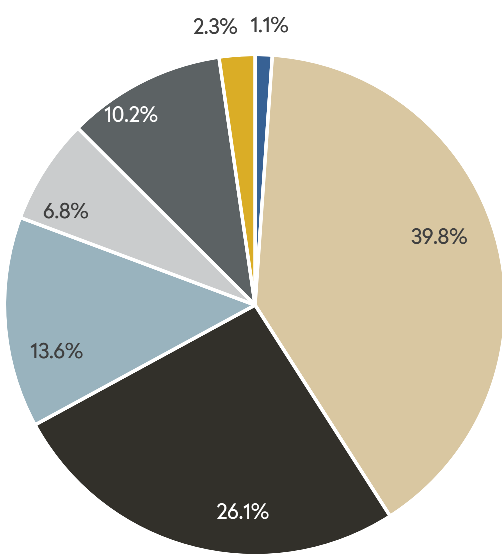
With 31.7% of all closings, the market for homes priced between $1 million and $2 million was the most active last quarter.

0 to 500K	1 Sales	0.4%
>500K-1M	11 Sales	4.2%
>1M-2M	84 Sales	31.7%
>2M-3M	58 Sales	21.9%
>3M-5M	46 Sales	17.4%
>5M-10M	46 Sales	17.4%
>10M	19 Sales	7.2%



Hamptons West of the Shinnecock Canal

The most popular price range in the third quarter was between $500,000 and $1 million, which accounted for 39.8% of transactions.

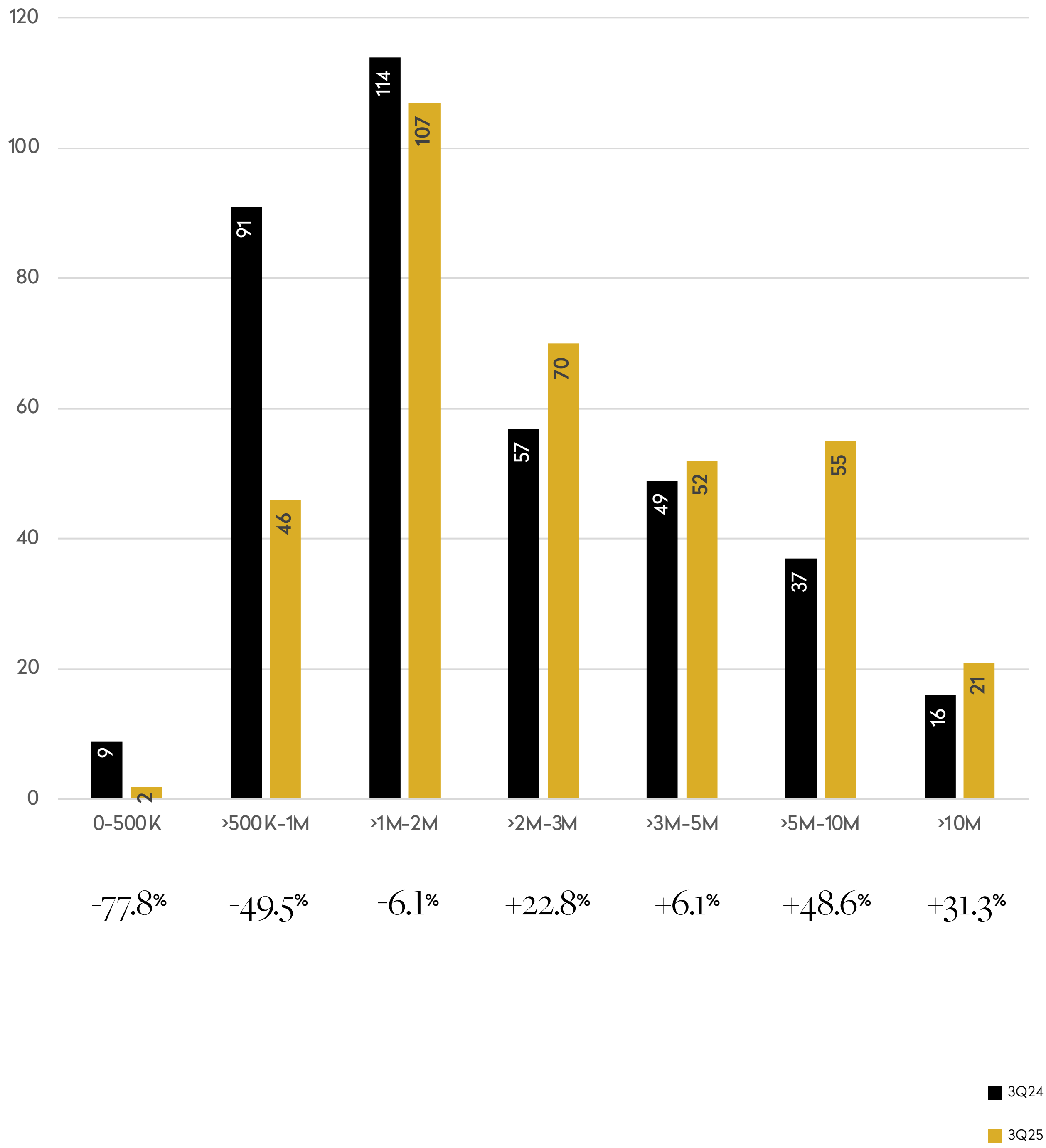


0 to 500K	1 Sales	1.1%
>500K-1M	35 Sales	39.8%
>1M-2M	23 Sales	26.1%
>2M-3M	12 Sales	13.6%
>3M-5M	6 Sales	6.8%
>5M-10M	9 Sales	10.2%
>10M	2 Sales	2.3%

THIRD QUARTER 2025

Hamptons Market Report

SOUTH FORK SALES BY PRICE: 3Q25 VS. 3Q24



THIRD QUARTER 2025

Hamptons

SINGLE-FAMILY HOMES - EAST OF THE SHINNECOCK CANAL

AMAGANSETT

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q25	$3,982,801	$4,200,000	**9**	0	0	0	4	3	2	0
3Q24	$4,894,444	$2,800,000	**9**	0	0	1	4	1	1	2
3Q23	$3,226,177	$2,862,500	**12**	0	1	2	4	4	1	0

BRIDGEHAMPTON

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q25	$8,480,333	$6,810,000	**15**	0	0	0	2	3	6	4
3Q24	$6,310,714	$6,500,000	**7**	0	0	0	1	2	3	1
3Q23	$8,599,091	$3,725,000	**11**	0	0	2	2	2	1	4

EAST HAMPTON

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q25	$2,381,293	$1,750,000	**60**	1	2	32	10	9	6	0
3Q24	$1,843,473	$1,537,500	**62**	1	5	36	13	7	0	0
3Q23	$1,995,248	$1,512,500	**74**	4	14	33	7	14	2	0

EAST HAMPTON VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q25	$11,179,912	$5,150,000	**17**	0	0	1	7	0	6	3
3Q24	$6,609,286	$4,962,500	**14**	0	0	0	3	5	2	4
3Q23	$12,280,000	$2,375,000	**8**	1	0	3	1	0	0	3

MONTAUK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q25	$3,329,422	$2,700,000	**17**	0	0	6	4	4	3	0
3Q24	$2,863,750	$1,910,000	**16**	0	1	8	2	2	3	0
3Q23	$2,352,600	$2,297,500	**10**	0	1	3	4	2	0	0

THIRD QUARTER 2025

Hamptons

SINGLE-FAMILY HOMES - EAST OF THE SHINNECOCK CANAL

NORTH HAVEN

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q25	$2,557,273	$2,475,000	**11**	0	0	4	4	2	1	0
3Q24	$5,968,333	$5,750,000	**3**	0	0	0	1	0	2	0
3Q23	$1,646,000	$1,646,000	**2**	0	0	2	0	0	0	0

SAG HARBOR

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q25	$2,649,712	$2,175,000	**21**	0	0	9	7	3	2	0
3Q24	$2,191,538	$1,600,000	**13**	0	4	5	1	1	2	0
3Q23	$2,275,168	$1,900,000	**11**	0	2	4	3	2	0	0

SAG HARBOR VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q25	$3,907,857	$2,525,000	**14**	0	0	4	4	2	3	1
3Q24	$2,831,250	$2,197,500	**20**	0	1	8	4	5	2	0
3Q23	$3,061,600	$2,542,500	**10**	0	0	2	4	3	1	0

SAGAPONACK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q25	$7,715,000	$5,800,000	**5**	0	0	0	1	1	2	1
3Q24	$8,584,350	$8,359,250	**10**	0	0	0	1	0	6	3
3Q23	$8,150,000	$5,525,000	**6**	0	0	0	0	3	2	1

SHELTER ISLAND

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q25	$2,442,511	$1,660,000	**15**	0	5	6	1	2	0	1
3Q24	$2,916,286	$2,150,000	**14**	0	2	5	3	3	0	1
3Q23	$2,165,945	$1,315,000	**16**	0	4	8	3	0	0	1

THIRD QUARTER 2025

Hamptons

SINGLE-FAMILY HOMES - EAST OF THE SHINNECOCK CANAL

SOUTHAMPTON

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q25	$2,268,017	$1,800,000	**37**	0	4	20	6	4	3	0
3Q24	$2,621,074	$1,850,000	**44**	0	10	13	6	11	3	1
3Q23	$1,850,453	$1,625,000	**32**	1	5	17	5	3	1	0

SOUTHAMPTON VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q25	$8,161,236	$4,392,500	**24**	0	0	1	6	6	6	5
3Q24	$3,486,350	$2,548,750	**10**	0	1	3	3	1	1	1
3Q23	$3,671,386	$2,712,500	**22**	1	4	1	7	3	5	1

WAINSCOTT

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q25	$6,175,000	$5,225,000	**4**	0	0	0	1	1	1	1
3Q24	$9,350,000	$9,350,000	**1**	0	0	0	0	0	1	0
3Q23	$4,245,833	$3,375,000	**6**	0	0	0	2	2	2	0

WATER MILL

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q25	$7,269,875	$4,962,500	**16**	0	0	1	1	6	5	3
3Q24	$6,570,000	$5,770,000	**9**	0	0	3	0	1	3	2
3Q23	$3,885,714	$3,640,000	**14**	0	0	5	1	4	4	0

THIRD QUARTER 2025

Hamptons

SINGLE-FAMILY HOMES - WEST OF THE SHINNECOCK CANAL

EASTPORT

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q25	$1,167,950	$1,225,000	**4**	0	2	2	0	0	0	0
3Q24	N/A	N/A	**0**	0	0	0	0	0	0	0
3Q23	$806,667	$815,000	**3**	1	1	1	0	0	0	0

EAST QUOGUE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q25	$1,901,260	$1,160,000	**15**	0	7	5	2	0	1	0
3Q24	$1,676,204	$1,068,750	**26**	2	10	10	1	1	2	0
3Q23	$1,224,514	$1,075,000	**19**	1	8	8	2	0	0	0

HAMPTON BAYS

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q25	$1,273,331	$892,000	**30**	0	19	6	3	2	0	0
3Q24	$1,018,218	$852,000	**57**	3	43	8	2	1	0	0
3Q23	$1,042,886	$855,000	**48**	3	32	8	4	1	0	0

QUIOGUE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q25	$825,000	$825,000	**2**	0	2	0	0	0	0	0
3Q24	$1,476,750	$947,500	**8**	0	5	1	1	1	0	0
3Q23	$1,909,800	$1,300,000	**5**	0	1	2	2	0	0	0

QUOGUE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q25	$4,590,714	$3,950,000	**7**	0	0	2	1	1	2	1
3Q24	$4,735,000	$4,050,000	**12**	0	0	2	2	4	3	1
3Q23	$1,749,286	$1,550,000	**7**	0	0	5	2	0	0	0

THIRD QUARTER 2025

Hamptons

SINGLE-FAMILY HOMES - WEST OF THE SHINNECOCK CANAL

REMSENBURG

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q25	$2,953,240	$1,865,000	5	0	0	3	1	0	1	0
3Q24	$2,100,000	$2,100,000	9	1	1	2	4	0	1	0
3Q23	$3,500,000	$2,557,500	6	0	0	3	0	1	2	0

SPEONK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q25	$1,225,000	$1,225,000	1	0	0	1	0	0	0	0
3Q24	$769,600	$769,600	2	0	2	0	0	0	0	0
3Q23	$682,000	$650,000	3	0	3	0	0	0	0	0

WESTHAMPTON

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q25	$1,476,450	$1,410,000	10	1	2	4	3	0	0	0
3Q24	$1,573,227	$1,200,000	11	2	2	4	2	1	0	0
3Q23	$1,848,554	$1,705,000	15	1	1	8	4	1	0	0

WESTHAMPTON BEACH

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q25	$4,207,500	$3,375,000	12	0	2	1	2	3	3	1
3Q24	$2,551,923	$1,950,000	13	0	2	5	3	1	2	0
3Q23	$2,238,857	$2,650,000	7	0	1	2	2	2	0	0

WEST HAMPTON DUNES

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q25	$6,853,950	$6,853,950	2	0	0	0	0	0	2	0
3Q24	$3,675,000	$3,675,000	1	0	0	0	0	1	0	0
3Q23	$5,900,000	$5,900,000	1	0	0	0	0	0	1	0

Q3

2025 RESIDENTIAL MARKET REPORT

NORTH FORK

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THIRD QUARTER 2025

North Fork Market Report

- Home prices averaged $1,250,132 in the third quarter, 4% less than a year ago.
- At $1,022,000, the median price was 5% higher than a year ago.
- The number of sales ticked down to 98.

NUMBER OF SALES

3Q25 VS. 3Q24

▼ 1.0%

DOLLAR VOLUME

3Q25 VS. 3Q24

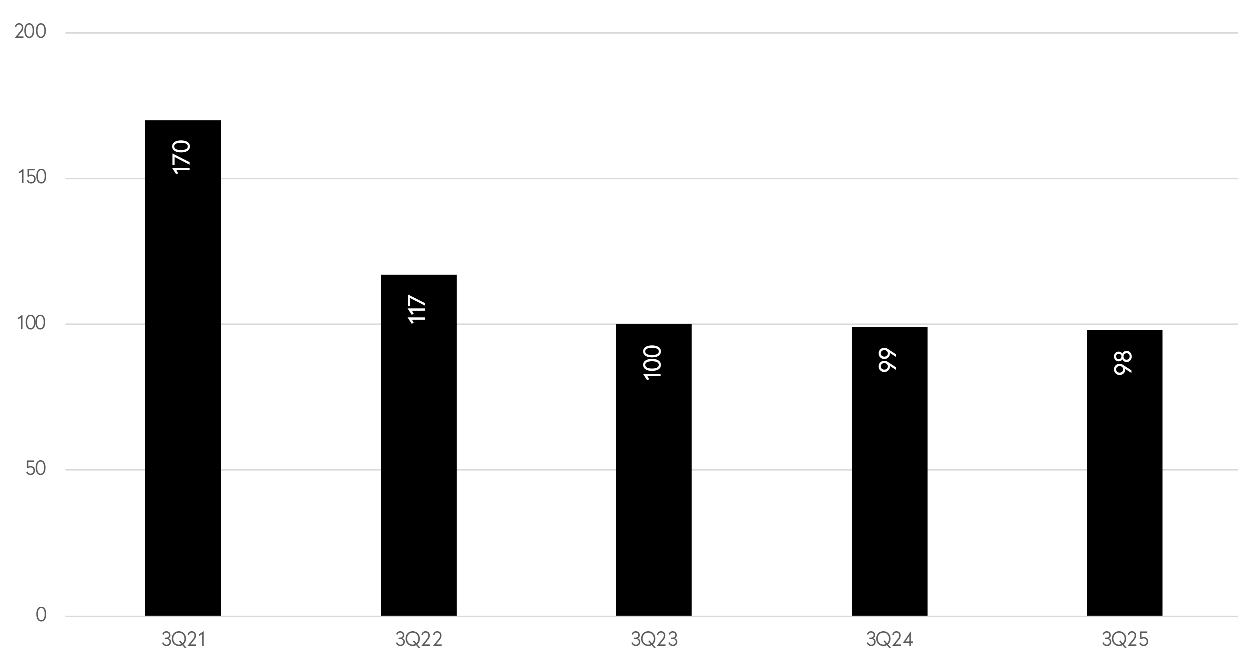
▼ 5.3%

AVERAGE SOLD PRICE

3Q25 VS. 3Q24

▼ 4.3%

TOTAL NUMBER OF SALES



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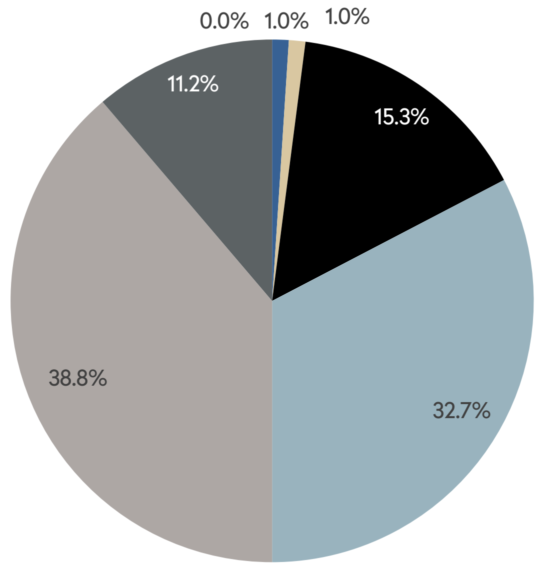
THIRD QUARTER 2025

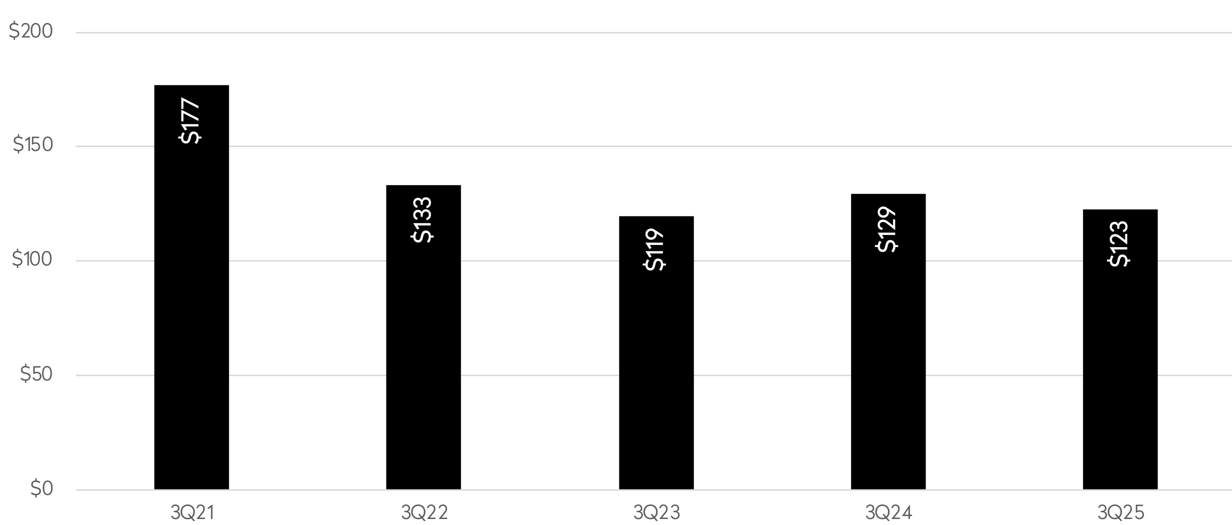
North Fork Market Report

PERCENTAGE OF SALES BY PRICE

0 to 350K	1 Sales	1.0%
>350K-500K	1 Sales	1.0%
>500K-750K	15 Sales	15.3%
>750K-1M	32 Sales	32.7%
>1M-2M	38 Sales	38.8%
>2M-5M	11 Sales	11.2%
>5M	0 Sales	0.0%



TOTAL DOLLAR VOLUME IN MILLIONS



North Fork Market Report

SINGLE-FAMILY HOMES

AQUEBOGUE

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
3Q25	$783,081	$812,000	8	0	0	3	5	0	0	0
3Q24	$1,121,429	$975,000	7	0	0	1	3	3	0	0
3Q23	$594,250	$561,000	4	0	1	2	1	0	0	0

CUTCHOGUE

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
3Q25	$1,402,500	$1,082,500	14	0	1	3	2	6	2	0
3Q24	$947,107	$834,500	14	0	1	4	6	2	1	0
3Q23	$1,810,485	$1,440,147	14	1	0	1	2	7	2	1

EAST MARION

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
3Q25	$1,419,667	$1,325,000	9	0	0	1	1	6	1	0
3Q24	$856,250	$775,000	4	1	0	1	1	1	0	0
3Q23	$879,250	$763,500	4	0	0	1	2	1	0	0

GREENPORT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
3Q25	$1,511,273	$1,230,000	11	0	0	0	4	4	3	0
3Q24	$1,051,125	$962,500	8	0	1	3	0	4	0	0
3Q23	$971,938	$792,000	8	0	0	3	2	3	0	0

GREENPORT VILLAGE

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
3Q25	$1,129,000	$1,100,000	5	0	0	1	1	3	0	0
3Q24	$1,161,500	$1,200,000	9	1	0	1	2	5	0	0
3Q23	$1,086,556	$1,090,000	9	0	1	1	1	6	0	0

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SINGLE-FAMILY HOMES

JAMESPORT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
3Q25	$977,448	$775,000	5	0	0	1	3	1	0	0
3Q24	$1,045,000	$1,045,000	2	0	0	0	1	1	0	0
3Q23	$851,229	$848,250	6	1	0	0	3	2	0	0

LAUREL

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
3Q25	$1,412,582	$1,100,000	5	0	0	0	2	2	1	0
3Q24	$725,000	$725,000	1	0	0	1	0	0	0	0
3Q23	$970,357	$690,000	7	0	0	5	0	1	1	0

MATTITUCK

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
3Q25	$1,173,255	$1,087,500	12	1	0	1	4	5	1	0
3Q24	$1,143,937	$907,000	16	0	0	2	9	4	1	0
3Q23	$995,497	$842,500	18	0	1	6	8	2	1	0

NEW SUFFOLK

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
3Q25	$1,050,000	$1,050,000	1	0	0	0	0	1	0	0
3Q24	$747,500	$747,500	2	0	0	1	1	0	0	0
3Q23	$1,250,000	$1,250,000	1	0	0	0	0	1	0	0

ORIENT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
3Q25	$1,408,873	$1,751,620	3	0	0	1	0	2	0	0
3Q24	$1,616,250	$1,700,000	4	0	0	0	1	1	2	0
3Q23	$1,391,100	$1,265,500	5	0	0	0	1	3	1	0

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SINGLE-FAMILY HOMES

PECONIC

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
3Q25	$840,000	$840,000	**2**	0	0	1	0	1	0	0
3Q24	N/A	N/A	**0**	0	0	0	0	0	0	0
3Q23	$2,084,000	$2,084,000	**2**	0	1	0	0	0	1	0

SOUTH JAMESPORT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
3Q25	$851,667	$835,000	**3**	0	3	0	0	0	0	0
3Q24	N/A	N/A	**0**	0	0	0	0	0	0	0
3Q23	N/A	N/A	**0**	0	0	0	0	0	0	0

SOUTHOLD

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
3Q25	$1,301,325	$1,052,500	**20**	0	10	7	2	1	0	0
3Q24	$1,777,180	$1,127,500	**32**	0	13	10	3	5	1	0
3Q23	$1,289,932	$1,095,250	**22**	2	8	9	2	1	0	0

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Residential Market Report

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