

2024

YEAR-END
RESIDENTIAL
MARKET REPORT

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Brown Harris Stevens THE Craft OF Research

Hamptons + North Fork Market Report

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Message from **Robert M. Nelson**

Executive Managing Director Brown Harris Stevens of the Hamptons, LLC

2024 HAMPTONS MARKET REVIEW

In 2024, the Hamptons real estate market demonstrated notable growth. The total number of sales increased by 2%, rising from 1,522 in 2023 to 1,553 in 2024. Correspondingly, the dollar volume saw a 3.4% increase, reaching \$4.86 billion. The average sale price, while posting a modest increase, achieved an all-time high of \$3.13 million. The median price, which reflects the middle of the market, rose by 7%, also setting a new record.

EAST OF THE CANAL: The average sold price experienced a 1% increase from the previous year, settling just under \$3.8 million.

WEST OF THE CANAL: There was a significant 9.5% increase in the average sold price, reaching \$1.76 million, as lower-priced homes became scarcer.

HIGH-END MARKET: The number of homes sold over \$10 million rose by 16.7%, with 77 sales compared to 66 in the prior year. Additionally, there was a nearly 32% increase in homes priced between \$5 million and \$10 million, with 166 sales versus 126 the previous year.

NORTH FORK: While the number of closings dipped 2.2% from 2023, an 8.6% increase in the average price helped bring the total dollar volume up 6.2% to \$509 million.

The Eastern end of Long Island continues to exhibit strong demand, driven by its desirable lifestyle, beautiful beaches, proximity to New York City, and preserved open spaces. We anticipate this trend will persist.



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Hamptons Market Report

- The number of sales in the Hamptons ticked up 2% in 2024 to 1,553.
- The average price posted a small increase, reaching a record \$3.13 million.
- The median price—which measures the middle of the market—was 7% higher than during 2023 and also hit a new high.
- At \$4.86 billion, the total dollar volume of sales was 3.4% higher than the prior year.

NUMBER OF SALES

2024 VS. 2023

▲ 2.0%

DOLLAR VOLUME

2024 VS. 2023

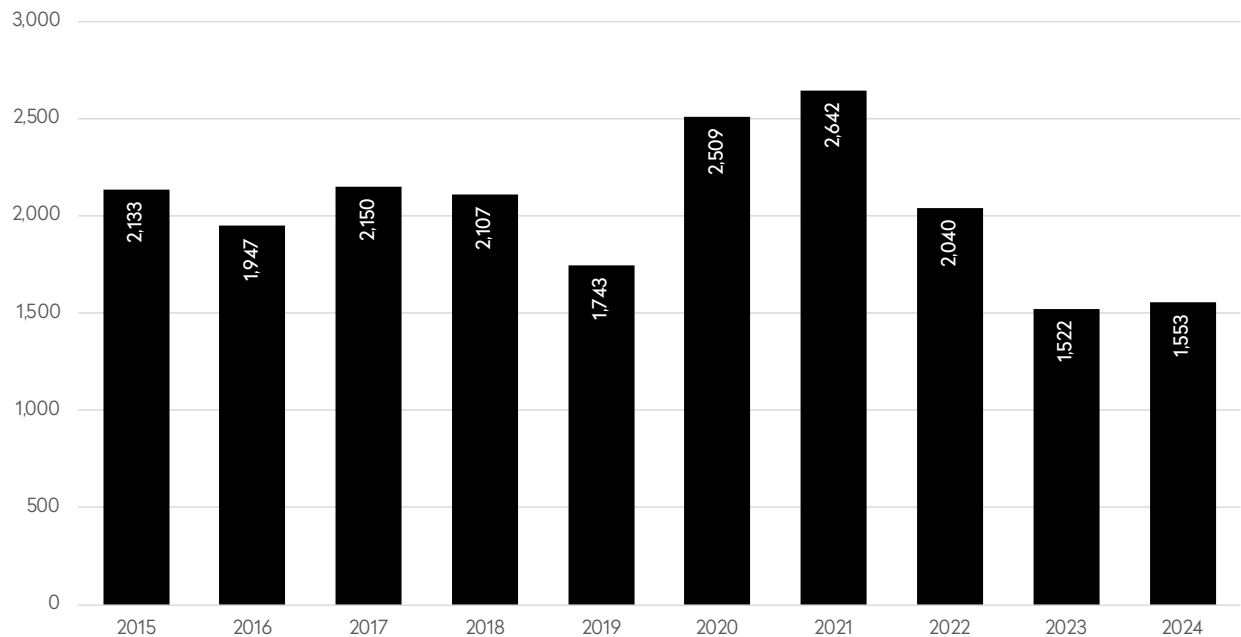
▲ 3.4%

AVERAGE SOLD PRICE

2024 VS. 2023

▲ 1.3%

TOTAL NUMBER OF SALES

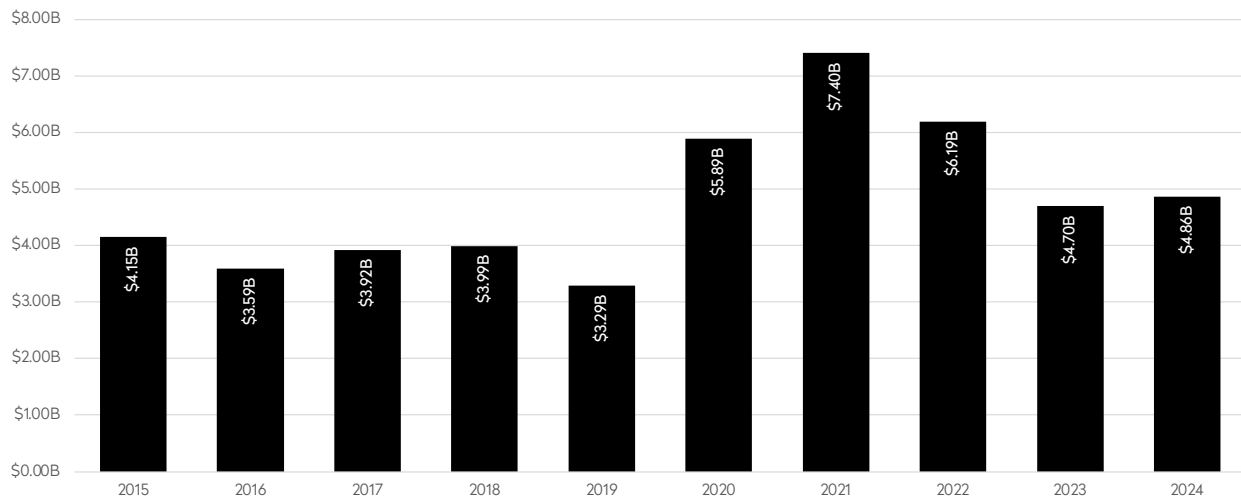


Data for this report is sourced from SuffolkVision.com, East End LI, and OneKey MLS, and references single-family residential real estate transactions. 2024 data is preliminary and subject to revision in future reports.

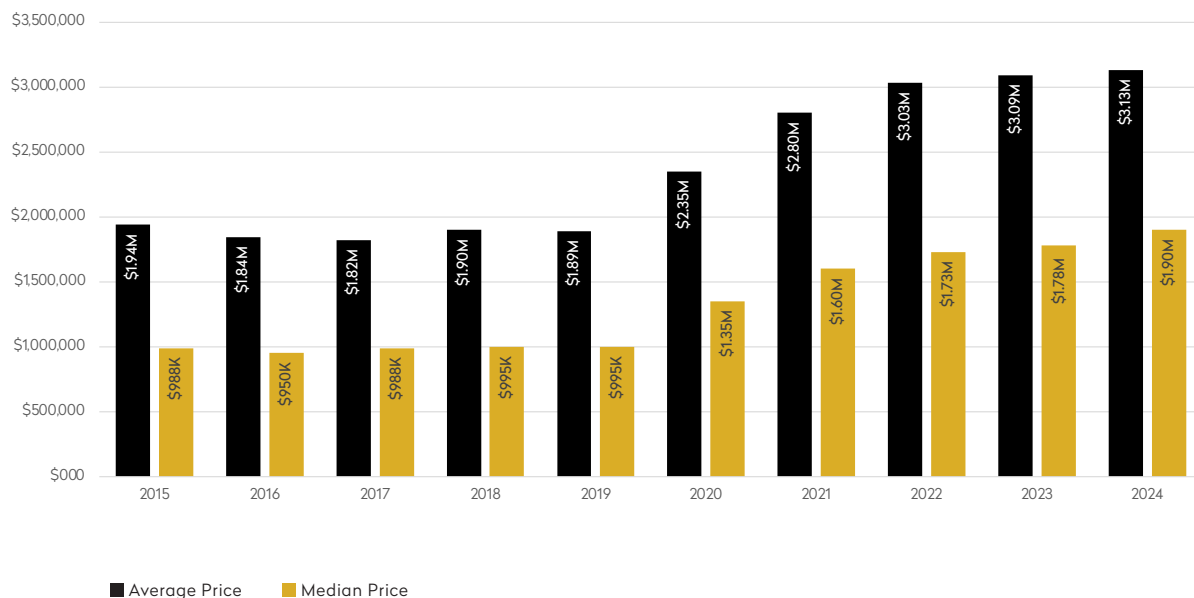
YEAR-END 2024

Hamptons Market Report

TOTAL DOLLAR VOLUME RISES 3.4% TO \$4.86 BILLION



NEW RECORDS SET FOR BOTH THE AVERAGE AND MEDIAN SALES PRICES



YEAR-END 2024

Hamptons Market Report



AVERAGE SOLD PRICE	2024	2023	% CHANGE
All Hamptons	\$3,132,344	\$3,090,856	1.3%
East of the Canal	\$3,791,468	\$3,753,236	1.0%
West of the Canal	\$1,760,478	\$1,608,252	9.5%

MEDIAN SOLD PRICE	2024	2023	% CHANGE
All Hamptons	\$1,900,000	\$1,775,000	7.0%
East of the Canal	\$2,400,000	\$2,150,000	11.6%
West of the Canal	\$1,090,000	\$999,000	9.1%

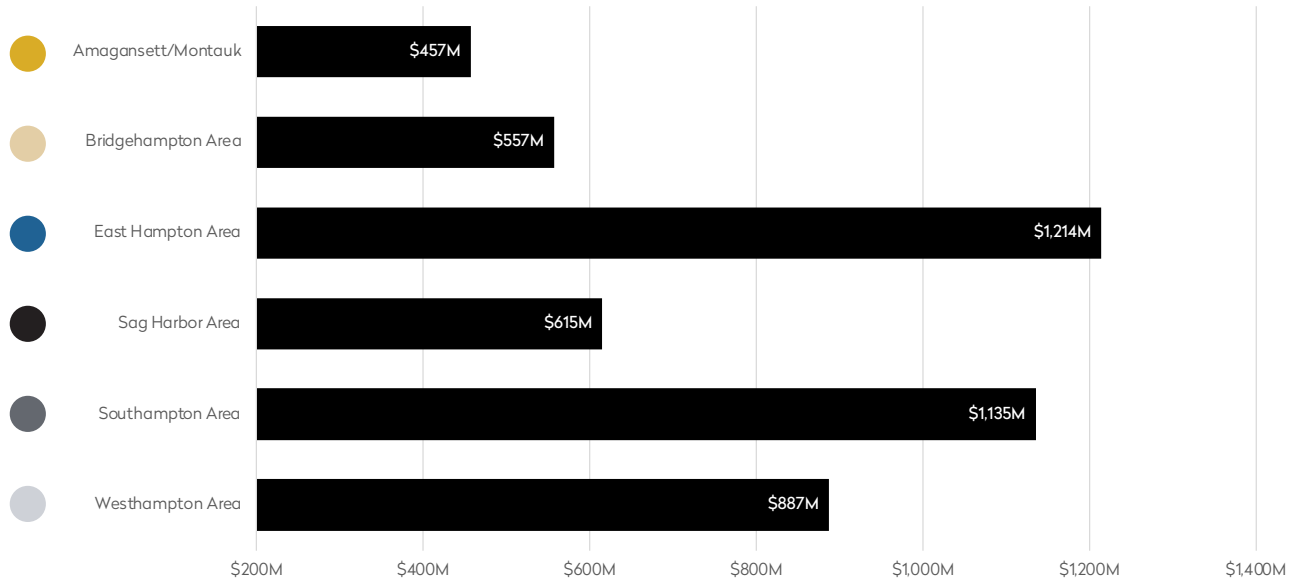
East of the Canal = Southampton to Montauk.

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

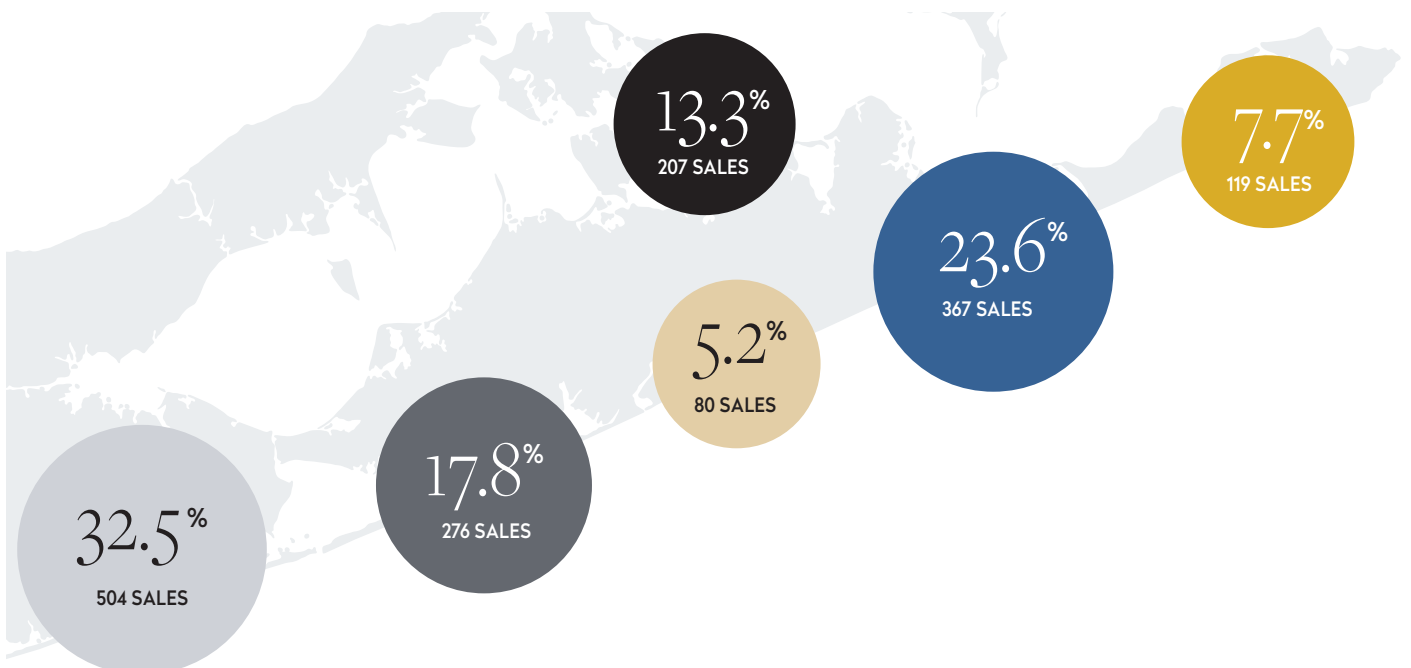
Hamptons Market Report

DOLLAR VOLUME BY AREA

- The Westhampton area accounted for 32.5% of closings in 2024, the most of any market area.
- With \$1.2 billion in transactions, the East Hampton market comprised 25.0% of the dollar volume of sales.



NUMBER OF SALES BY AREA

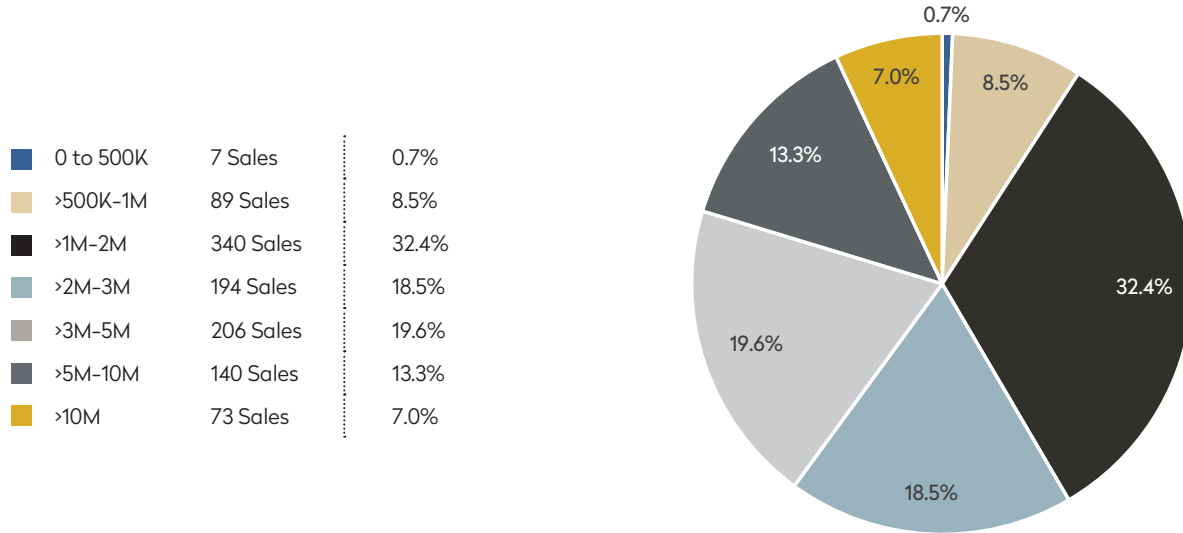


Hamptons Market Report

PERCENTAGE OF SALES BY PRICE

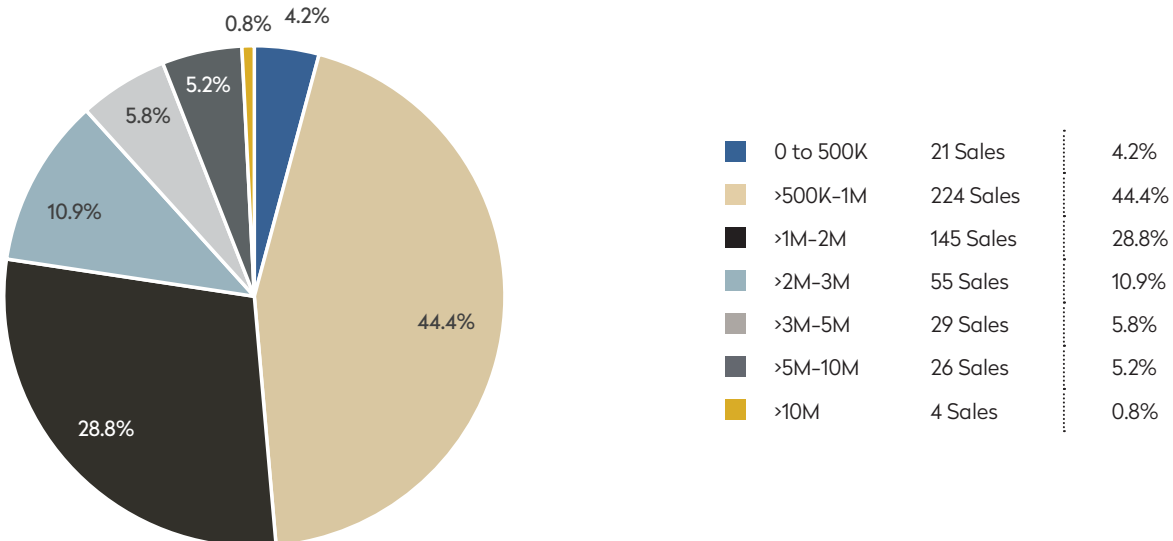
Hamptons East of the Shinnecock Canal

Homes priced between \$1 million and \$2 million represented the highest percent of sales at 32.4%.



Hamptons West of the Shinnecock Canal

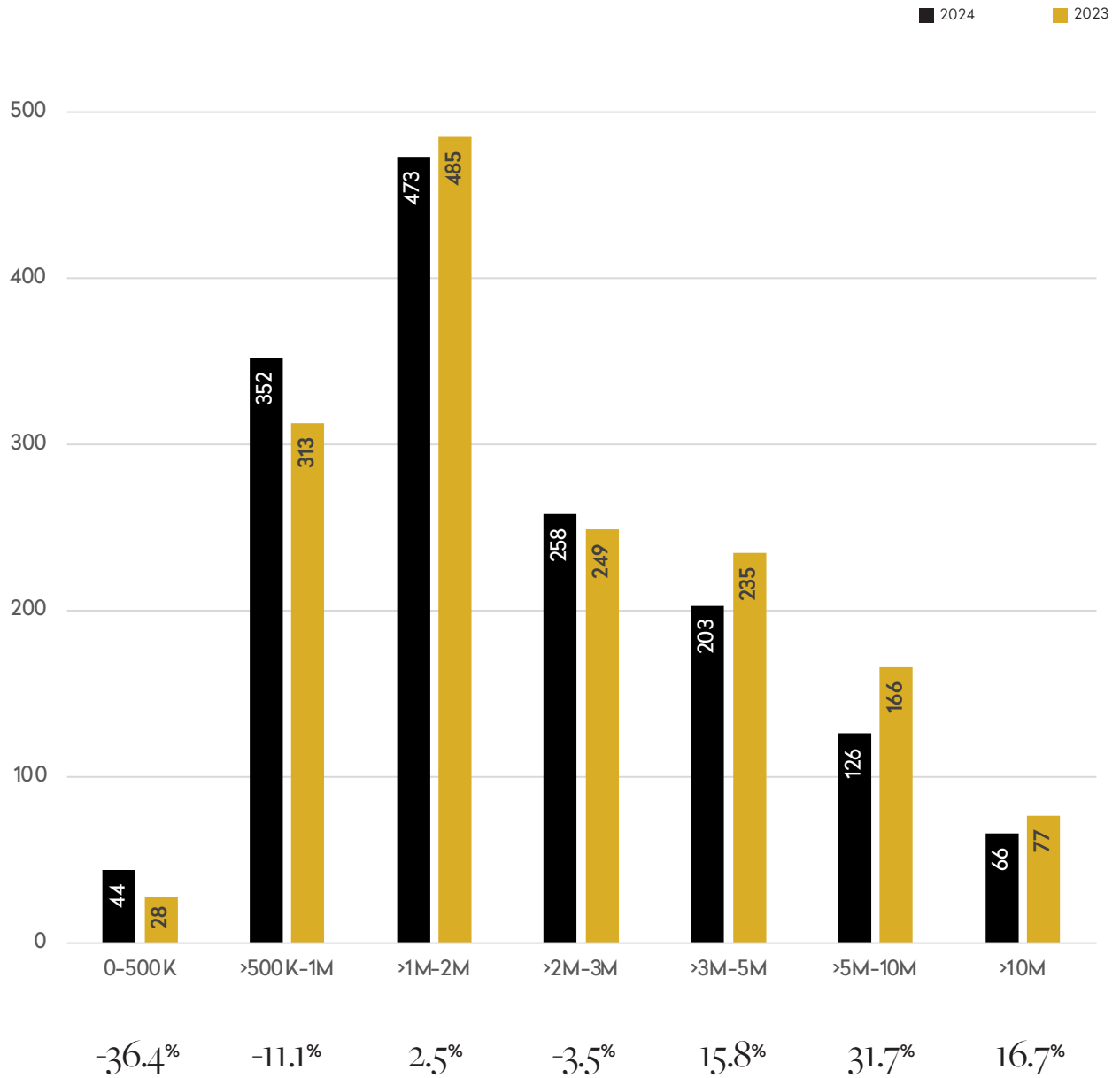
The most popular price range remained between \$500,000 and \$1 million, which accounted for 44.4% of all sales.



Hamptons Market Report

SOUTH FORK SALES BY PRICE: 2024 VS. 2023

- Due in part to rising mortgage rates, sales fell sharply in 2024 for homes priced under \$1 million.
- The biggest increases in sales were posted by homes priced above \$5 million.



YEAR-END 2024

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
2024	\$5,102,116	\$4,047,500	48	1	1	5	9	14	11	7
2023	\$3,648,361	\$2,950,000	44	0	3	9	11	11	9	1
2022	\$5,529,676	\$4,000,000	56	0	7	5	8	13	17	6

BRIDGEHAMPTON

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2024	\$5,938,443	\$4,235,000	53	0	1	5	10	14	12	11
2023	\$6,042,163	\$3,650,000	49	0	1	7	12	12	10	7
2022	\$5,541,586	\$3,700,000	81	0	6	11	14	16	22	12

EAST HAMPTON

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2024	\$2,151,823	\$1,800,000	291	1	31	140	65	43	10	1
2023	\$2,249,176	\$1,685,000	317	3	47	146	64	46	8	3
2022	\$2,522,955	\$1,774,944	411	4	51	177	97	60	15	7

EAST HAMPTON VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2024	\$7,695,826	\$5,750,000	59	0	1	6	7	14	14	17
2023	\$11,543,999	\$4,200,000	43	0	0	11	7	6	5	14
2022	\$6,960,154	\$4,050,000	54	0	0	9	10	13	15	7

MONTAUK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2024	\$2,982,267	\$2,100,000	71	1	3	30	15	11	10	1
2023	\$2,490,538	\$1,475,000	67	6	13	23	11	7	4	3
2022	\$2,983,818	\$1,912,500	88	5	10	36	15	10	9	3

YEAR-END 2024

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
2024	\$5,813,583	\$4,600,000	24	0	0	2	3	9	6	4
2023	\$4,704,111	\$3,650,000	18	0	0	2	5	7	2	2
2022	\$5,473,750	\$4,120,000	36	0	2	9	3	6	12	4

SAG HARBOR

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2024	\$2,469,463	\$1,675,000	75	1	10	32	10	13	9	0
2023	\$2,515,585	\$1,650,000	72	1	15	27	9	11	9	0
2022	\$2,097,561	\$1,579,500	102	0	21	48	16	10	7	0

SAG HARBOR VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2024	\$2,992,977	\$2,250,000	58	1	4	18	16	12	6	1
2023	\$2,687,423	\$2,025,000	52	0	5	21	11	8	6	1
2022	\$3,201,118	\$2,475,000	85	0	6	29	18	24	4	4

SAGAPONACK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2024	\$8,971,815	\$7,650,000	27	0	0	3	2	4	8	10
2023	\$7,780,251	\$6,600,000	24	1	0	0	2	7	9	5
2022	\$6,710,143	\$4,700,000	28	0	1	3	6	5	10	3

SHELTER ISLAND

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2024	\$2,329,280	\$1,957,500	50	1	4	22	14	8	0	1
2023	\$2,230,306	\$1,325,000	41	1	11	16	8	1	3	1
2022	\$1,872,397	\$1,565,000	55	4	15	19	8	8	1	0

YEAR-END 2024

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
2024	\$2,588,068	\$1,972,500	160	1	29	53	24	42	9	2
2023	\$2,291,451	\$1,700,000	156	1	42	55	26	22	9	1
2022	\$2,060,261	\$1,445,000	211	4	72	67	37	17	11	3

SOUTHAMPTON VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2024	\$6,281,712	\$3,700,000	66	0	4	10	12	14	17	9
2023	\$6,515,584	\$3,180,000	87	0	4	15	21	22	13	12
2022	\$6,962,537	\$3,600,000	129	0	7	21	22	34	22	23

WAINSCOTT

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2024	\$7,857,647	\$4,150,000	17	0	1	6	1	3	3	3
2023	\$3,330,441	\$2,625,000	17	1	0	1	8	4	3	0
2022	\$2,936,839	\$2,650,000	28	0	0	7	14	5	2	0

WATER MILL

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2024	\$6,126,800	\$5,912,500	50	0	0	8	6	5	25	6
2023	\$6,937,123	\$4,500,000	65	0	1	4	16	16	17	11
2022	\$5,753,119	\$5,000,000	75	0	2	14	6	17	24	12

YEAR-END 2024

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
2024	\$740,000	\$700,000	5	0	5	0	0	0	0	0
2023	\$756,333	\$750,000	15	3	9	3	0	0	0	0
2022	\$714,205	\$752,500	22	3	17	2	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
2024	\$1,608,274	\$1,131,500	98	5	37	43	5	2	6	0
2023	\$1,336,646	\$970,000	78	7	33	28	7	2	0	1
2022	\$1,153,143	\$999,500	126	7	58	51	9	1	0	0

HAMPTON BAYS

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2024	\$1,008,358	\$870,000	193	9	138	37	7	2	0	0
2023	\$968,802	\$800,000	191	12	134	38	5	1	1	0
2022	\$905,672	\$770,000	217	26	141	43	4	3	0	0

QUIOGUE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2024	\$2,158,393	\$1,262,500	14	0	6	4	1	2	1	0
2023	\$3,262,333	\$2,687,500	6	0	1	2	0	1	2	0
2022	\$2,625,600	\$1,618,000	5	0	1	2	1	0	1	0

QUOGUE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2024	\$4,115,742	\$2,850,000	51	1	2	15	10	9	10	4
2023	\$4,069,412	\$2,505,000	34	0	0	9	12	5	4	4
2022	\$4,984,727	\$2,750,000	33	0	0	12	7	4	4	6

YEAR-END 2024

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
2024	\$1,823,545	\$1,400,000	28	1	10	8	5	2	2	0
2023	\$2,274,648	\$1,745,000	30	0	5	14	5	3	3	0
2022	\$1,964,342	\$1,675,000	38	0	10	15	5	8	0	0

SPEONK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2024	\$690,000	\$652,500	4	0	4	0	0	0	0	0
2023	\$747,925	\$650,000	11	1	8	2	0	0	0	0
2022	\$552,000	\$605,000	7	3	4	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
2024	\$1,589,845	\$1,625,000	49	4	13	20	7	5	0	0
2023	\$1,811,985	\$1,705,000	42	3	5	20	9	5	0	0
2022	\$1,686,815	\$1,367,000	56	1	10	36	4	3	2	0

WESTHAMPTON BEACH

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2024	\$2,492,626	\$2,100,000	59	1	9	18	19	6	6	0
2023	\$2,133,190	\$1,350,000	58	4	15	19	9	4	7	0
2022	\$2,209,343	\$1,495,500	86	12	23	14	14	16	6	1

WEST HAMPTON DUNES

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2024	\$4,150,000	\$3,675,000	3	0	0	0	1	1	1	0
2023	\$4,201,000	\$3,995,000	5	0	0	1	0	2	2	0
2022	\$3,293,182	\$3,300,000	11	0	1	2	2	4	2	0

2024

YEAR-END
RESIDENTIAL
MARKET REPORT

NORTH FORK

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YEAR-END 2024

North Fork Market Report

- Sales fell 2.2% compared to 2023 on the North Fork, with 395 reported closings.
- The average price rose 8.6% to \$1,287,699, while the median price fell to \$950,000.
- At \$508.6 billion, the total dollar volume of sales was 6.2% higher than 2023.

NUMBER OF SALES

2024 VS. 2023

▼ 2.2%

DOLLAR VOLUME

2024 VS. 2023

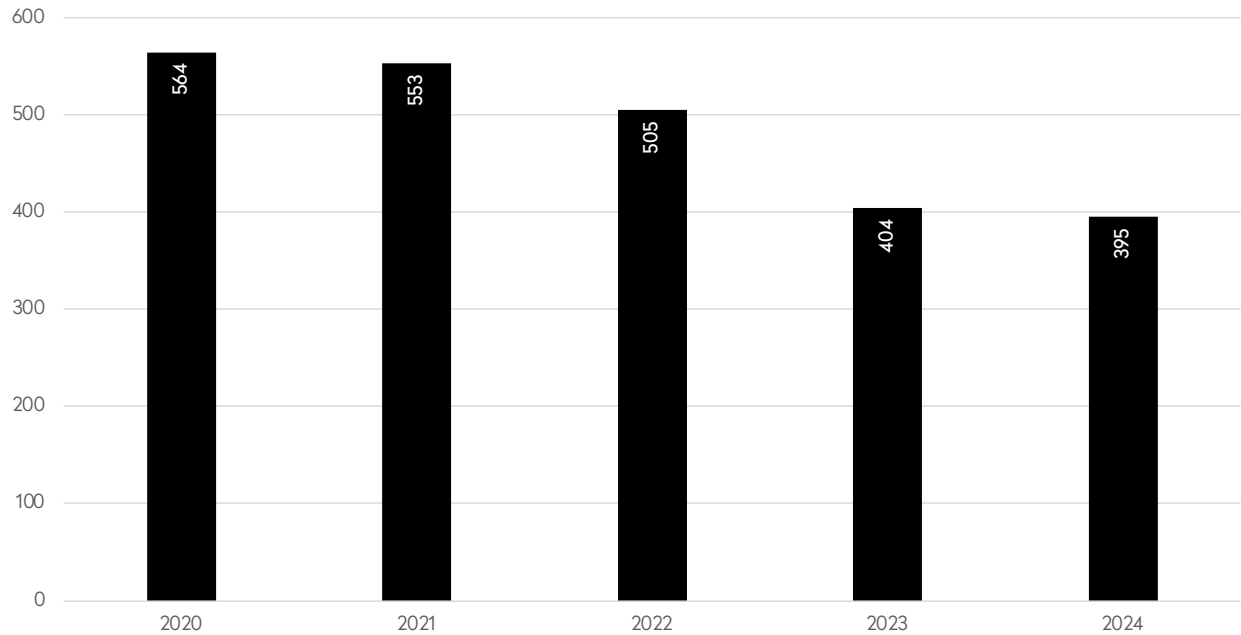
▲ 6.2%

AVERAGE SOLD PRICE

2024 VS. 2023

▲ 8.6%

TOTAL NUMBER OF SALES

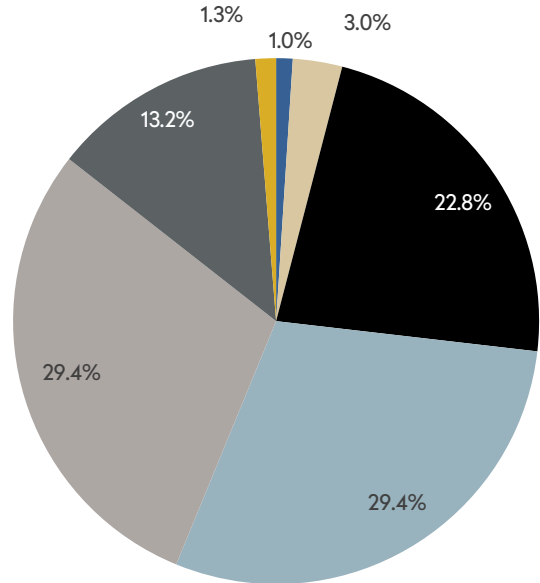


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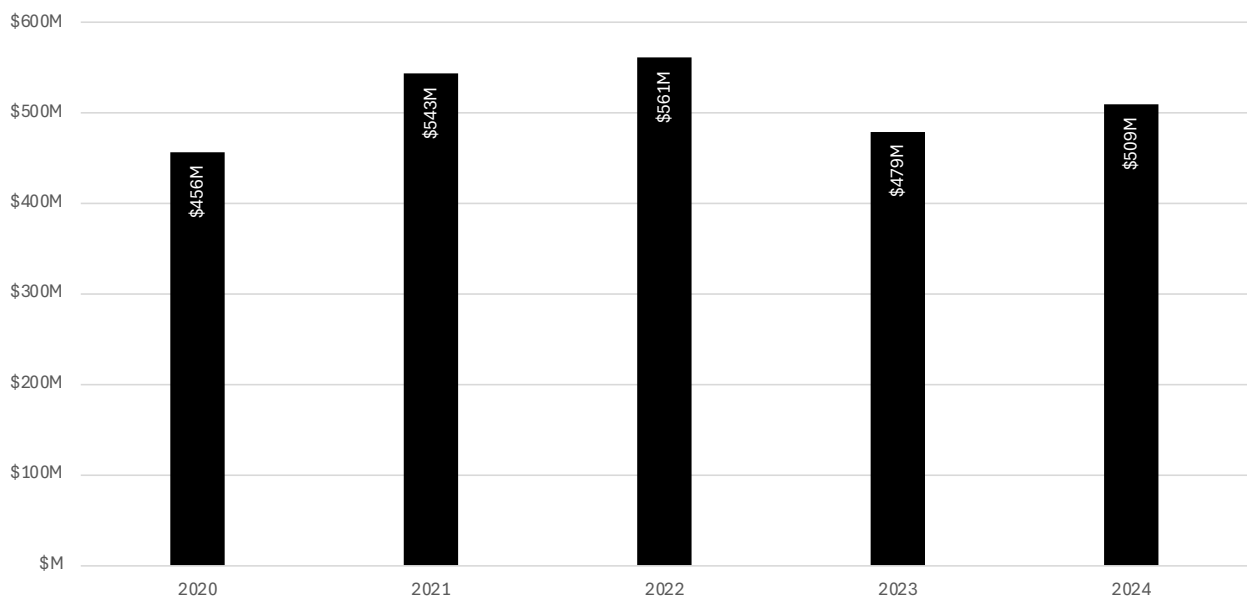
North Fork Market Report

PERCENTAGE OF SALES BY PRICE

0 to 350K	4 Sales	1.0%
>350K-500K	12 Sales	3.0%
>500K-750K	90 Sales	22.8%
>750K-1M	116 Sales	29.4%
>1M-2M	116 Sales	29.4%
>2M-5M	52 Sales	13.2%
>5M	5 Sales	1.3%



TOTAL DOLLAR VOLUME



YEAR-END 2024

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
2024	\$942,540	\$800,000	31	1	3	10	10	5	2	0
2023	\$844,940	\$750,000	29	1	2	12	8	5	1	0
2022	\$685,853	\$610,000	36	3	6	18	7	1	1	0

CUTCHOQUE

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2024	\$1,404,059	\$999,000	63	1	3	12	16	20	10	1
2023	\$1,521,640	\$1,135,000	48	1	1	4	16	16	9	1
2022	\$1,288,540	\$950,000	63	2	4	13	20	16	7	1

EAST MARION

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2024	\$1,229,850	\$1,147,500	20	1	2	2	3	10	2	0
2023	\$1,105,583	\$1,018,500	24	0	0	3	9	12	0	0
2022	\$1,046,796	\$850,000	26	0	1	7	8	9	1	0

GREENPORT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2024	\$981,393	\$957,500	28	0	2	9	5	12	0	0
2023	\$1,064,989	\$829,500	38	2	1	14	5	13	3	0
2022	\$1,082,197	\$955,000	38	1	4	5	12	15	1	0

GREENPORT VILLAGE

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2024	\$1,026,255	\$862,500	26	0	0	10	7	8	1	0
2023	\$886,452	\$881,250	26	1	2	7	7	9	0	0
2022	\$1,008,306	\$906,500	31	1	1	9	9	9	2	0

YEAR-END 2024

North Fork Market Report

SINGLE-FAMILY HOMES

JAMESPORT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2024	\$1,028,676	\$857,000	25	0	0	7	11	5	2	0
2023	\$947,446	\$849,995	28	2	0	5	13	7	1	0
2022	\$809,269	\$762,500	26	2	1	10	8	5	0	0

LAUREL

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2024	\$1,285,940	\$1,029,000	12	0	0	3	3	3	3	0
2023	\$1,098,575	\$725,000	20	1	1	9	4	2	3	0
2022	\$876,468	\$738,000	22	1	2	8	6	4	1	0

MATTITUCK

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2024	\$1,276,342	\$858,750	60	0	2	17	21	13	6	1
2023	\$1,216,174	\$962,500	58	0	3	8	24	17	6	0
2022	\$1,192,109	\$945,000	97	4	12	22	17	28	14	0

NEW SUFFOLK

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2024	\$818,333	\$775,000	3	0	0	1	2	0	0	0
2023	\$1,468,333	\$1,200,000	6	0	0	1	1	2	2	0
2022	\$1,010,625	\$799,000	10	0	1	2	4	2	1	0

ORIENT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2024	\$1,572,315	\$1,325,000	13	0	0	0	3	5	5	0
2023	\$1,904,068	\$1,695,000	19	0	0	0	4	7	8	0
2022	\$1,640,316	\$1,482,000	19	0	1	4	2	9	2	1

YEAR-END 2024

North Fork Market Report

SINGLE-FAMILY HOMES

PECONIC

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2024	\$1,343,889	\$1,085,000	9	0	0	2	2	3	2	0
2023	\$1,119,800	\$977,500	10	0	2	1	4	2	1	0
2022	\$1,204,864	\$925,000	11	0	0	1	6	3	1	0

SOUTH JAMESPORT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2024	\$1,185,667	\$820,000	3	1	0	0	1	0	1	0
2023	\$828,750	\$800,000	4	0	0	2	1	1	0	0
2022	\$795,750	\$751,500	8	0	0	4	4	0	0	0

SOUTHOLD

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2024	\$1,528,746	\$1,050,000	102	0	0	17	32	32	18	3
2023	\$1,198,868	\$987,750	94	1	2	16	33	33	8	1
2022	\$1,176,592	\$974,650	118	1	3	30	32	43	8	1

Contact Us

YEAR-END 2024

Residential Market Report

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