

# Q2

## 2025 RESIDENTIAL MARKET REPORT

# S N O T O N E M P T O N S



**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

## 2Q2025 MARKET REVIEW

Despite a 5% decline in sales, the average price was 10.5% higher in the Hamptons during the second quarter than a year ago. The increase in the average price was driven by an active high end, as the median price—which measures the middle of the market—was just 1% higher than 2024's second quarter. The total dollar volume of transactions rose 5% over the past year to \$1.5 billion, its highest level in the second quarter since 2022.

Prices for North Fork homes averaged \$1,411,424 in the second quarter, 20.5% more than a year ago. The median price of \$999,999 was a 10.1% gain compared to a year ago. There were 92 reported closings, which was 13.2% lower than the second quarter of 2024.

Demand for homes in the second quarter was helped by the strong performance of stocks in 2024 and the first quarter of 2025. While stocks reversed course after the President's tariff announcements, they reached new records after most of the new tariffs were paused. Mortgage rates stayed in a narrow range between 6.6% and 6.9% before falling in the last five weeks of the second quarter.



# Hamptons Market Report

- The average single-family home price rose 10.5% from a year ago to \$3,605,993.
- At \$2,015,000, the median price was 1% above last year's level.
- The number of sales fell 5% from 2024's second quarter.
- The total dollar of sales reached just over \$1.5 billion, 5% more than a year ago.

## NUMBER OF SALES

2Q25 VS. 2Q24

▼ 5.0%

## DOLLAR VOLUME

2Q25 VS. 2Q24

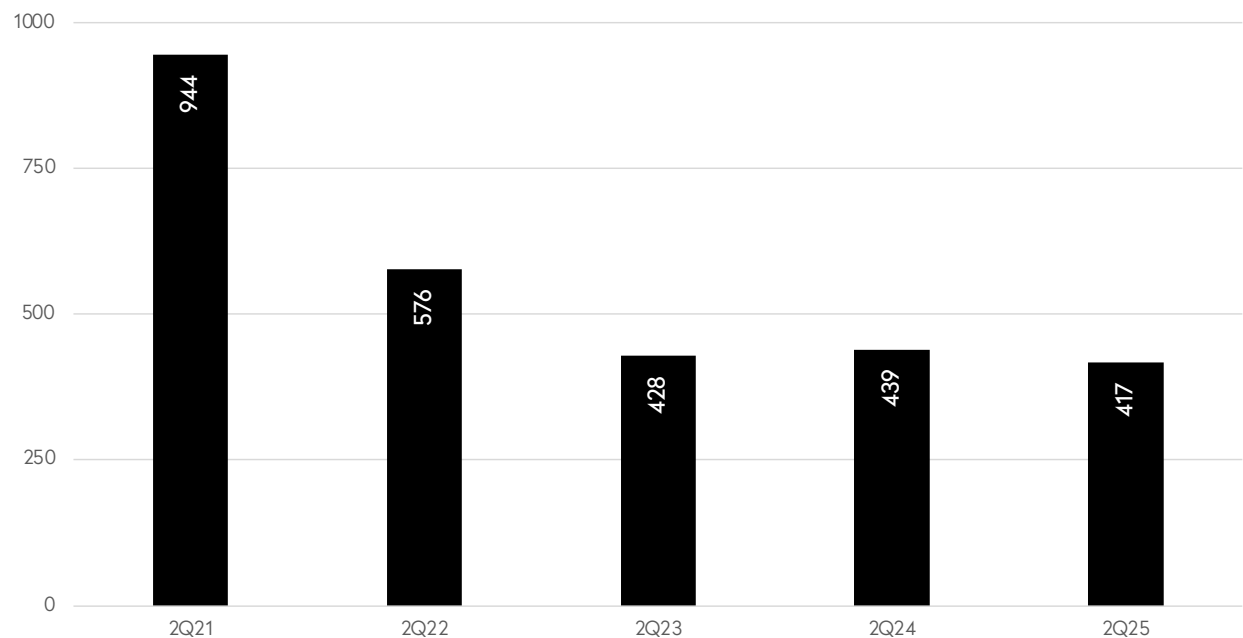
▲ 5.0%

## AVERAGE SOLD PRICE

2Q25 VS. 2Q24

▲ 10.5%

## TOTAL NUMBER OF SALES



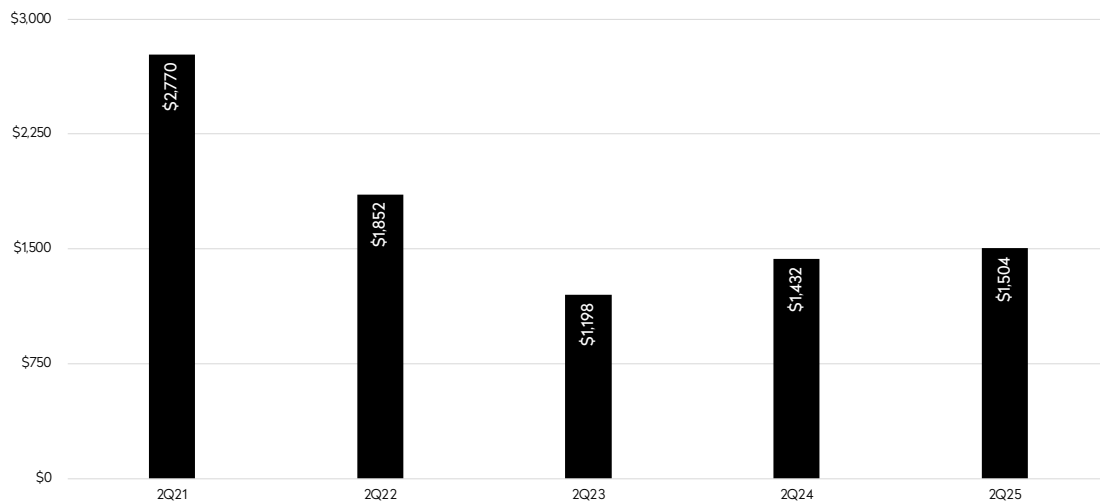
Beginning with the 2Q25 market report, we have changed our report's methodology to allow a more comprehensive view of the market than our prior reports. For that reason, past reports should not be compared to this new format.

Data is sourced from SuffolkVision.com, East End LI, and OneKey MLS. 2Q25 data is preliminary and subject to revision in future reports.

# Hamptons Market Report

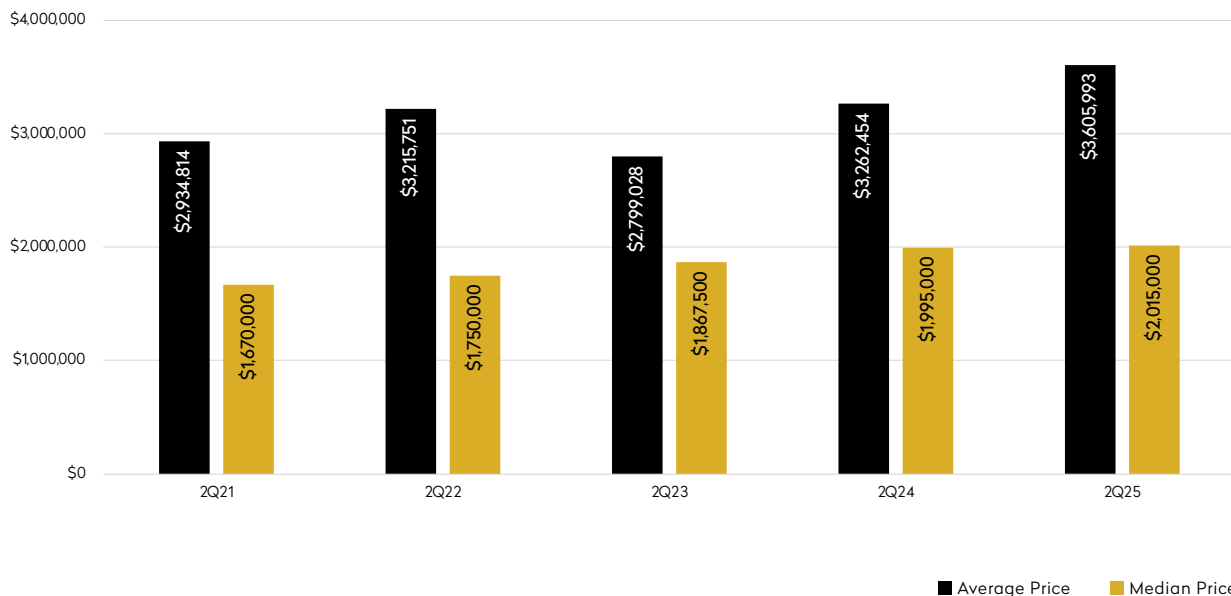
## TOTAL DOLLAR VOLUME IN MILLIONS

The dollar volume of sales rose to its highest level in the second quarter since 2022.



## AVERAGE AND MEDIAN PRICE

Prices averaged \$3,605,993, 10.5% more than a year ago.



# Hamptons Market Report



AVERAGE SOLD PRICE	2Q25	2Q24	% CHANGE
All Hamptons	\$3,605,993	\$3,262,454	10.5%
East of the Canal	\$4,189,026	\$3,743,518	11.9%
West of the Canal	\$1,895,395	\$2,131,402	-11.1%

MEDIAN SOLD PRICE	2Q25	2Q24	% CHANGE
All Hamptons	\$2,015,000	\$1,995,000	1.0%
East of the Canal	\$2,385,000	\$2,362,500	1.0%
West of the Canal	\$1,331,250	\$1,320,000	0.9%

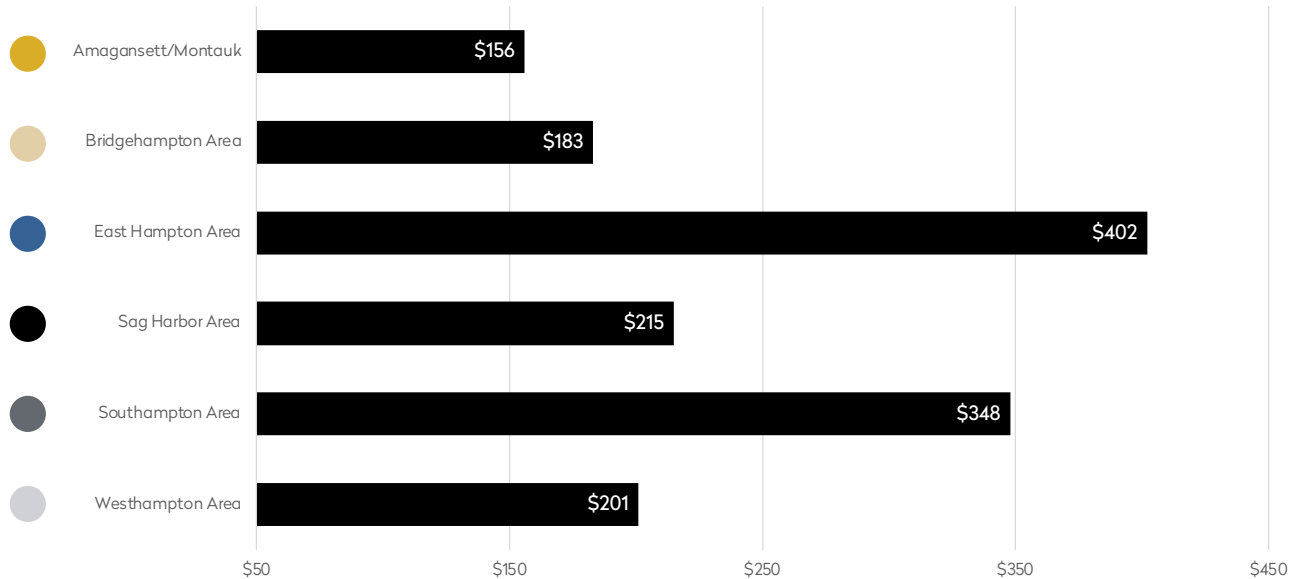
East of the Canal = Southampton to Montauk.

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

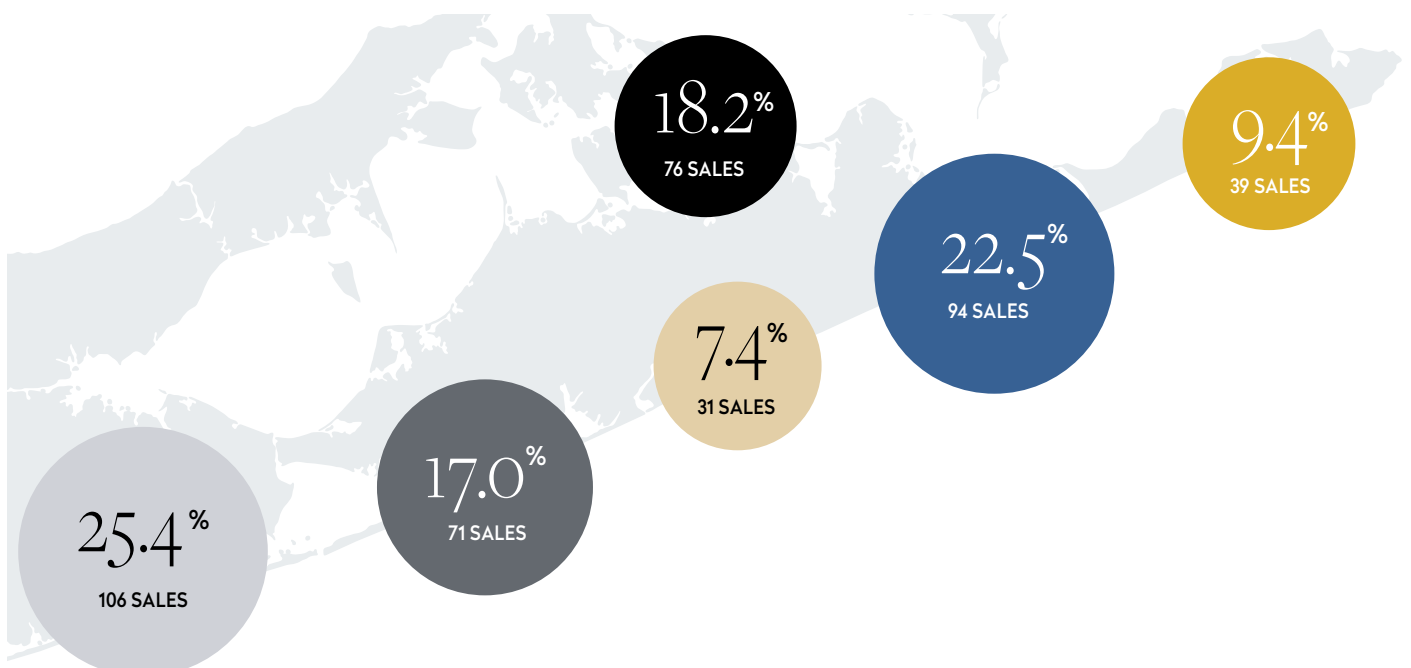
# Hamptons Market Report

## DOLLAR VOLUME BY AREA IN MILLIONS

- With \$402 million in sales, East Hampton led all markets in dollar volume.
- The Westhampton market accounted for 25.4% of all closings in the second quarter, the most of any area.



## NUMBER OF SALES BY AREA

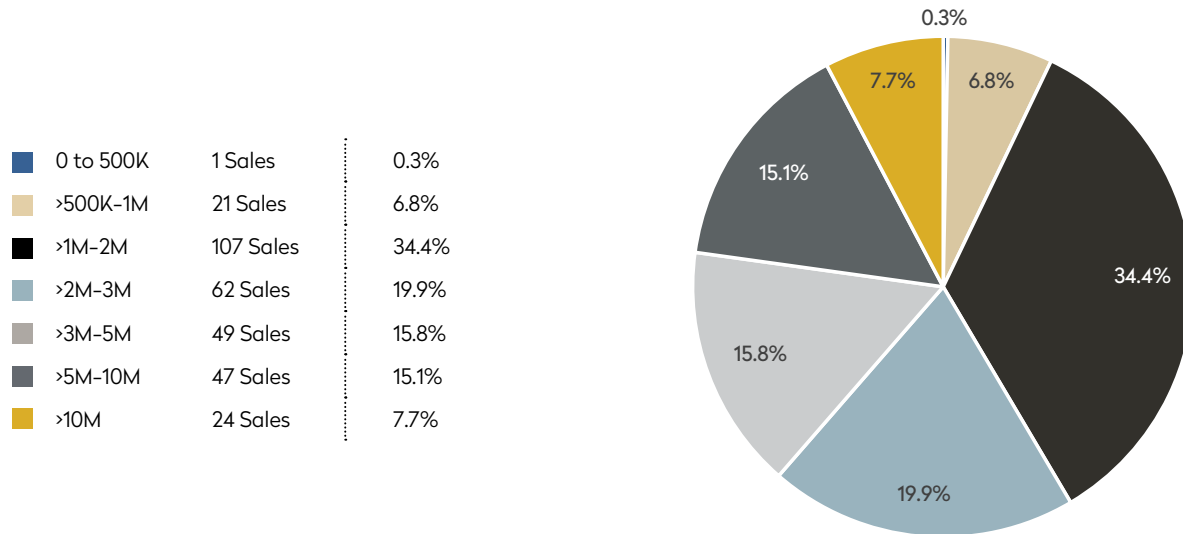


# Hamptons Market Report

## PERCENTAGE OF SALES BY PRICE

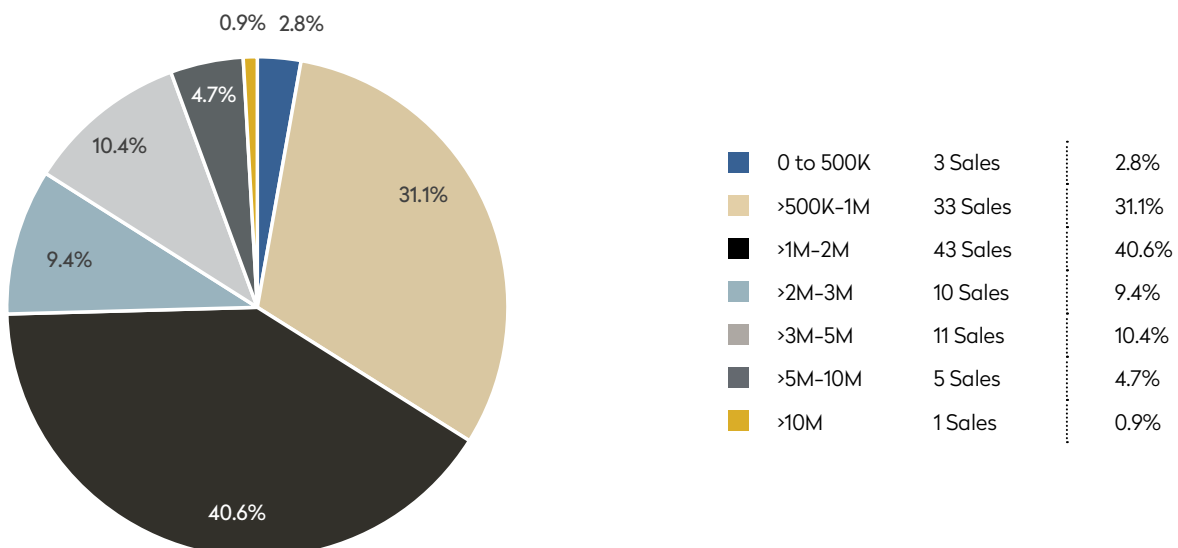
### Hamptons East of the Shinnecock Canal

Homes priced between \$1 million and \$2 million continued to lead all price segments in activity.



### Hamptons West of the Shinnecock Canal

The most popular price range was between \$1 million and \$2 million, which comprised 40.6% of all sales.

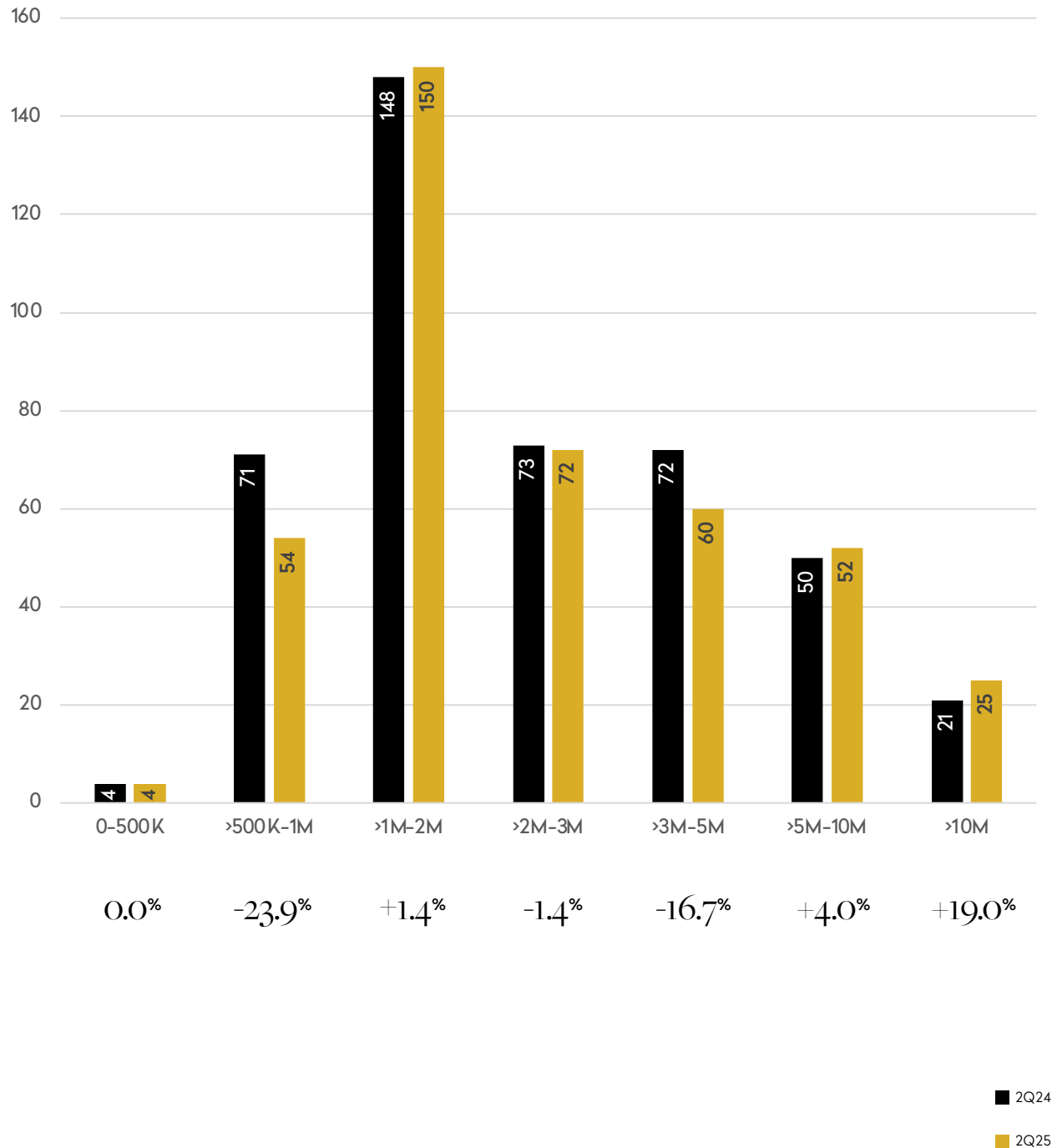




SECOND QUARTER 2025

# Hamptons Market Report

SOUTH FORK SALES BY PRICE: 2Q25 VS. 2Q24



# 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
2Q25	\$5,452,929	\$4,097,500	14	0	1	1	2	4	4	2
2Q24	\$6,686,864	\$6,300,000	11	0	1	0	1	2	4	3
2Q23	\$8,607,170	\$3,500,000	11	0	0	0	5	2	2	2

### BRIDGEHAMPTON

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q25	\$5,572,275	\$2,895,000	20	0	0	3	8	3	3	3
2Q24	\$5,309,286	\$3,510,000	21	0	0	3	4	6	5	3
2Q23	\$4,113,125	\$3,062,500	16	0	0	2	6	4	4	0

### EAST HAMPTON

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q25	\$3,323,305	\$1,925,000	81	1	10	34	17	10	7	2
2Q24	\$2,383,561	\$1,985,500	82	0	11	32	22	11	5	1
2Q23	\$2,130,996	\$1,594,000	94	1	16	44	16	13	3	1

### EAST HAMPTON VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q25	\$9,398,182	\$6,000,000	11	0	0	3	0	1	3	4
2Q24	\$8,045,078	\$5,900,000	16	0	0	4	2	1	6	3
2Q23	\$4,194,667	\$2,650,000	9	0	0	3	2	1	2	1

### MONTAUK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q25	\$3,177,000	\$1,895,000	25	0	1	15	4	2	1	2
2Q24	\$2,577,542	\$1,925,000	24	0	0	13	6	3	2	0
2Q23	\$2,481,279	\$1,475,000	17	2	3	6	2	2	1	1

# 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
2Q25	\$3,012,525	\$3,012,525	2	0	0	0	1	1	0	0
2Q24	\$5,758,333	\$4,500,000	9	0	0	1	0	5	2	1
2Q23	\$3,175,000	\$3,225,000	4	0	0	0	2	2	0	0

### SAG HARBOR

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q25	\$2,810,011	\$2,125,000	45	0	3	17	10	10	4	1
2Q24	\$2,573,455	\$2,062,500	28	0	2	12	4	8	2	0
2Q23	\$2,718,125	\$1,562,500	24	0	4	10	2	5	3	0

### SAG HARBOR VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q25	\$3,144,520	\$2,450,000	17	0	1	5	6	2	3	0
2Q24	\$3,277,937	\$2,025,000	15	1	1	5	4	2	1	1
2Q23	\$2,700,667	\$2,500,000	15	0	1	4	4	4	2	0

### SAGAPONACK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q25	\$6,476,818	\$6,050,000	11	0	0	2	0	3	4	2
2Q24	\$11,309,917	\$8,975,000	6	0	0	0	0	2	1	3
2Q23	\$8,550,002	\$8,000,000	10	1	0	0	1	0	5	3

### SHELTER ISLAND

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q25	\$2,399,667	\$1,425,000	12	0	3	5	0	3	1	0
2Q24	\$1,763,385	\$1,540,000	13	0	1	7	5	0	0	0
2Q23	\$2,078,000	\$1,150,000	15	0	4	7	1	2	1	0

# 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
2Q25	\$2,638,192	\$1,950,000	39	0	2	18	6	9	4	0
2Q24	\$2,690,267	\$1,715,000	51	0	6	22	7	12	3	1
2Q23	\$2,156,215	\$1,853,375	50	1	12	16	10	9	2	0

### SOUTHAMPTON VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q25	\$7,674,688	\$4,075,000	16	0	0	2	6	0	5	3
2Q24	\$5,687,500	\$3,700,000	14	0	0	0	4	5	4	1
2Q23	\$5,919,383	\$3,587,500	24	0	1	1	7	8	2	5

### WAINSCOTT

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q25	\$14,487,500	\$14,487,500	2	0	0	1	0	0	0	1
2Q24	\$5,973,571	\$4,500,000	7	0	0	3	0	1	1	2
2Q23	\$2,703,719	\$2,562,500	4	0	0	0	3	1	0	0

### WATER MILL

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q25	\$7,648,438	\$6,075,000	16	0	0	1	2	1	8	4
2Q24	\$5,403,727	\$5,700,000	11	0	0	1	2	2	6	0
2Q23	\$4,579,143	\$3,150,000	21	0	0	3	7	5	4	2

# 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
2Q25	\$1,167,950	\$1,225,000	4	0	2	2	0	0	0	0
2Q24	N/A	N/A	0	0	0	0	0	0	0	0
2Q23	\$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
2Q25	\$1,333,022	\$1,100,000	23	0	10	12	0	0	1	0
2Q24	\$1,957,676	\$1,150,000	23	0	8	12	0	1	2	0
2Q23	\$1,598,500	\$849,000	21	3	11	4	1	1	0	1

### HAMPTON BAYS

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q25	\$1,111,734	\$999,999	35	1	17	16	1	0	0	0
2Q24	\$1,008,711	\$940,000	46	2	31	11	1	1	0	0
2Q23	\$971,877	\$710,000	49	5	32	9	2	1	0	0

### QUIOGUE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q25	\$1,984,000	\$1,955,000	5	0	1	2	1	1	0	0
2Q24	\$2,423,333	\$1,350,000	3	0	1	1	0	1	0	0
2Q23	\$1,703,000	\$1,500,000	5	0	1	3	0	1	0	0

### QUOGUE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q25	\$7,754,000	\$7,970,000	5	0	0	0	1	0	3	1
2Q24	\$4,786,734	\$2,300,000	16	0	1	7	1	2	3	2
2Q23	\$3,323,889	\$2,410,000	9	0	0	1	4	3	1	0



# 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
2Q25	\$3,481,000	\$3,335,000	5	0	0	2	0	2	1	0
2Q24	\$1,864,125	\$1,520,000	8	0	3	3	0	2	0	0
2Q23	\$1,740,500	\$1,787,500	10	0	2	5	3	0	0	0

### SPEONK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q25	\$985,000	\$985,000	1	0	1	0	0	0	0	0
2Q24	\$705,000	\$705,000	1	0	1	0	0	0	0	0
2Q23	\$1,003,667	\$911,000	3	0	2	1	0	0	0	0

### WESTHAMPTON

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q25	\$2,018,123	\$1,599,000	13	0	2	6	1	4	0	0
2Q24	\$1,744,012	\$1,700,000	15	1	3	6	3	2	0	0
2Q23	\$1,214,038	\$650,000	7	2	2	2	1	0	0	0

### WESTHAMPTON BEACH

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q25	\$2,133,160	\$2,252,500	14	2	0	3	6	3	0	0
2Q24	\$3,271,078	\$2,488,489	19	0	1	5	7	3	3	0
2Q23	\$1,790,000	\$1,125,000	5	0	2	1	1	1	0	0

### WEST HAMPTON DUNES

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q25	\$3,490,000	\$3,490,000	1	0	0	0	0	1	0	0
2Q24	N/A	N/A	0	0	0	0	0	0	0	0
2Q23	\$2,687,500	\$2,687,500	2	0	0	1	0	1	0	0



# Q2

**2025  
RESIDENTIAL  
MARKET  
REPORT**

# NORTH FORK

**Brown Harris Stevens** THE *Craft* OF *Research*

# North Fork Market Report

- There were 13.2% fewer closings than a year ago.
- The average price rose sharply to \$1,411,424.
- At \$130 million, the dollar volume of sales was 4.6% higher than in the second quarter of 2024.

## NUMBER OF SALES

2Q25 VS. 2Q24

▼ 13.2%

## DOLLAR VOLUME

2Q25 VS. 2Q24

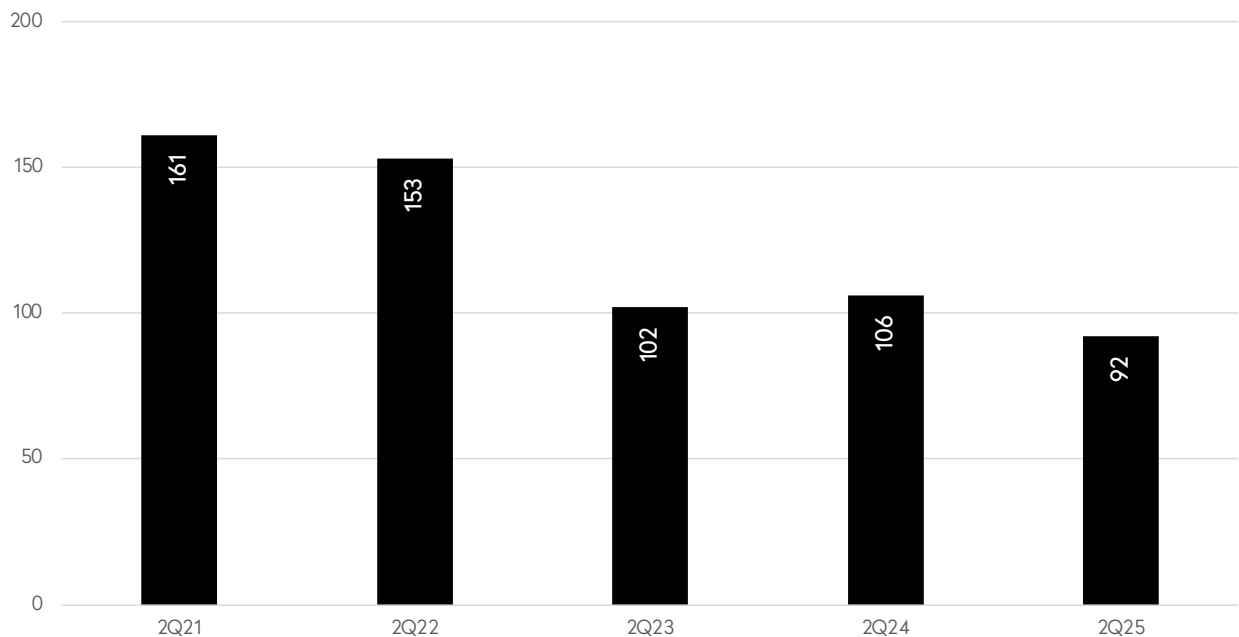
▲ 4.6%

## AVERAGE SOLD PRICE

2Q25 VS. 2Q24

▲ 20.5%

## TOTAL NUMBER OF SALES



Beginning with the 2Q25 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.

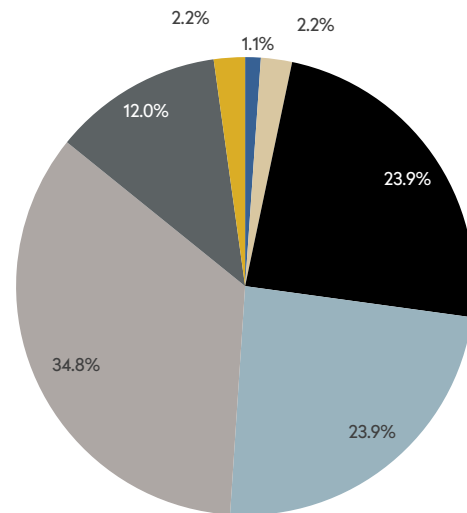
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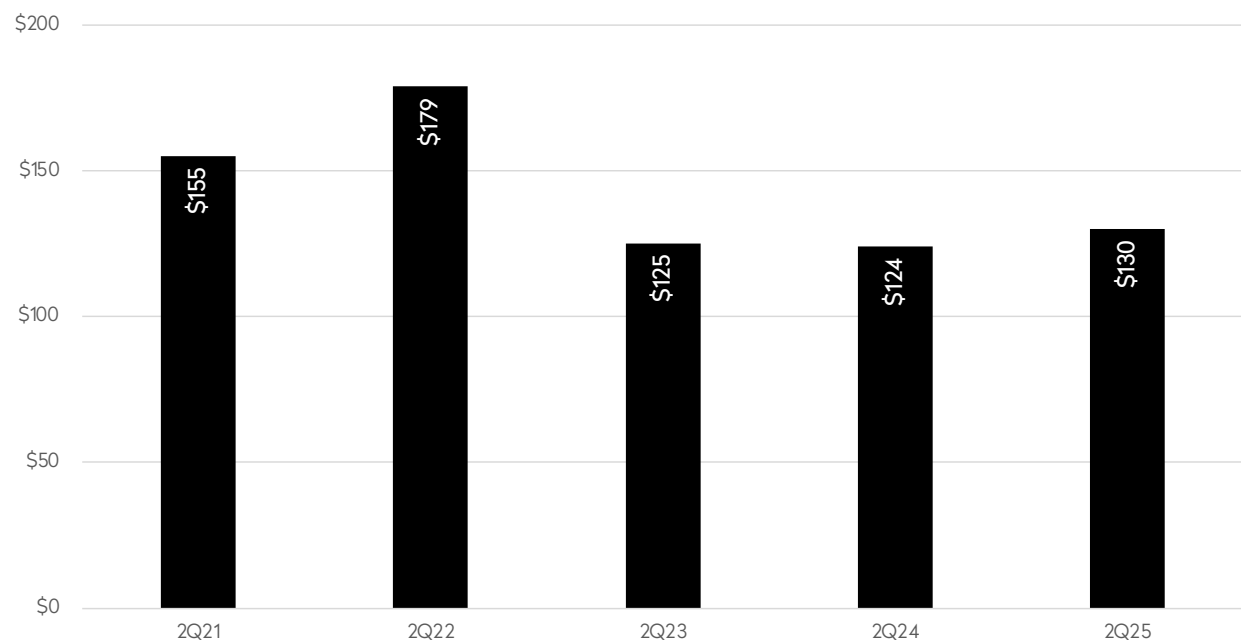
# North Fork Market Report

## PERCENTAGE OF SALES BY PRICE

0 to 350K	1 Sales	1.1%
>350K-500K	2 Sales	2.2%
>500K-750K	22 Sales	23.9%
>750K-1M	22 Sales	23.9%
>1M-2M	32 Sales	34.8%
>2M-5M	11 Sales	12.0%
>5M	2 Sales	2.2%



## TOTAL DOLLAR VOLUME IN MILLIONS



SECOND QUARTER 2025

# 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
2Q25	\$904,714	\$749,000	7	0	1	3	2	0	1	0
2Q24	\$633,208	\$638,250	6	0	1	4	1	0	0	0
2Q23	\$961,701	\$752,257	10	0	0	5	2	2	1	0

### CUTCHOQUE

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q25	\$1,884,182	\$1,200,000	11	0	0	0	4	6	0	1
2Q24	\$1,354,528	\$1,350,000	18	0	1	4	2	9	2	0
2Q23	\$1,347,114	\$989,500	10	0	1	0	5	1	3	0

### EAST MARION

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q25	\$1,506,833	\$1,608,000	6	1	0	1	0	1	3	0
2Q24	\$1,243,333	\$950,000	6	0	1	1	1	2	1	0
2Q23	\$1,282,833	\$1,317,500	6	0	0	1	1	4	0	0

### GREENPORT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q25	\$1,276,868	\$969,500	10	0	0	2	4	3	1	0
2Q24	\$1,004,167	\$1,017,500	6	0	1	0	2	3	0	0
2Q23	\$1,150,071	\$908,000	7	0	0	3	1	3	0	0

### GREENPORT VILLAGE

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q25	\$967,600	\$850,000	5	0	0	2	1	2	0	0
2Q24	\$859,600	\$775,000	10	0	0	5	3	2	0	0
2Q23	\$758,333	\$850,000	3	1	0	0	1	1	0	0



SECOND QUARTER 2025

# 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
2Q25	\$1,223,571	\$975,000	7	0	0	2	2	3	0	0
2Q24	\$859,090	\$845,000	10	0	0	4	4	2	0	0
2Q23	\$1,101,545	\$849,990	11	0	0	4	4	2	1	0

### LAUREL

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q25	\$1,165,286	\$1,150,000	7	0	1	1	1	4	0	0
2Q24	\$1,999,000	\$1,999,000	2	0	0	0	0	1	1	0
2Q23	\$694,666	\$789,999	3	1	0	0	2	0	0	0

### MATTITUCK

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q25	\$1,360,267	\$879,000	15	0	0	5	4	4	2	0
2Q24	\$887,583	\$850,500	12	0	0	5	4	3	0	0
2Q23	\$1,297,983	\$950,000	15	0	0	2	7	4	2	0

### NEW SUFFOLK

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q25	N/A	N/A	0	0	0	0	0	0	0	0
2Q24	N/A	N/A	0	0	0	0	0	0	0	0
2Q23	\$1,806,667	\$2,220,000	3	0	0	1	0	0	2	0

### ORIENT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q25	\$1,619,080	\$1,750,660	4	0	0	0	0	4	0	0
2Q24	\$1,447,033	\$1,253,000	3	0	0	0	1	1	1	0
2Q23	\$2,085,500	\$1,678,500	4	0	0	0	1	1	2	0

# 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
2Q25	\$1,875,000	\$975,000	3	0	0	1	1	0	1	0
2Q24	\$1,137,500	\$1,137,500	2	0	0	0	1	1	0	0
2Q23	\$1,050,000	\$1,050,000	2	0	0	0	1	1	0	0

### SOUTH JAMESPORT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q25	\$2,810,000	\$2,810,000	1	0	0	0	0	0	1	0
2Q24	\$528,500	\$528,500	2	1	0	0	1	0	0	0
2Q23	\$1,050,000	\$1,050,000	2	0	0	0	1	1	0	0

### SOUTHOLD

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q25	\$1,506,688	\$992,500	16	0	0	5	3	5	2	1
2Q24	\$1,480,943	\$960,000	29	0	0	7	11	6	4	1
2Q23	\$1,234,101	\$999,500	26	1	0	4	9	10	2	0

# Contact Us

## Second Quarter 2025

### Residential Market Report

#### East Hampton

27 Main Street  
East Hampton, NY 11937  
631.324.6400

#### Bridgehampton

2408 Main Street  
Bridgehampton, NY 11932  
631.537.2727

#### Sag Harbor

96 Main Street  
Sag Harbor, NY 11963  
631.725.2250

#### Southampton

31 Main Street  
Southampton, NY 11968  
631.287.4900

#### Westhampton Beach

70 Main Street  
Westhampton Beach, NY 11978  
631.288.5500

#### North Fork

13105 Main Road  
Mattituck, NY 11952  
631.477.0551

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