

# Q1

## 2025 RESIDENTIAL MARKET REPORT

# S O F T M A I



**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

## 1Q2025 MARKET REVIEW

The Hamptons market experienced a 33% rise in the number of closings in the first quarter compared to a year ago. Prices were also higher, as the average single-family home price of \$3,401,640 was 5% higher than a year ago.

With increases in both the number of sales and average price in the Hamptons, it's not surprising the total dollar volume of transactions was 39% higher than 2024's first quarter. Demand for Hamptons homes in 1Q25 was helped by the performance of Wall Street, as the S&P 500 index rose 23% in 2024. The exceptional performance of stocks led Wall Street firms to pay a record \$47.5 billion in bonuses for 2024.

While the North Fork didn't see similar increases in prices and sales, pricing didn't change much from a year ago. At \$1,165,158, the average price in the first quarter of 2025 was virtually unchanged from a year ago, while closings dipped 3%.

It's too early to tell how the current trade war will impact demand for housing in the Hamptons and North Fork. It's never a good thing when markets are too volatile, but it can offer an opportunity for buyers to negotiate more with sellers.



# Hamptons Market Report

- At \$3,401,640, the average price of a Hamptons single-family home was 5% higher than a year ago.
- The median price rose 10% over the past year, to \$2,182,500.
- There were 33% more sales reported than during 2024's first quarter.
- The total dollar volume of sales reached \$1.25 billion, 39% above last year's level.

## NUMBER OF SALES

1Q25 VS. 1Q24

▲ 32.9%

## DOLLAR VOLUME

1Q25 VS. 1Q24

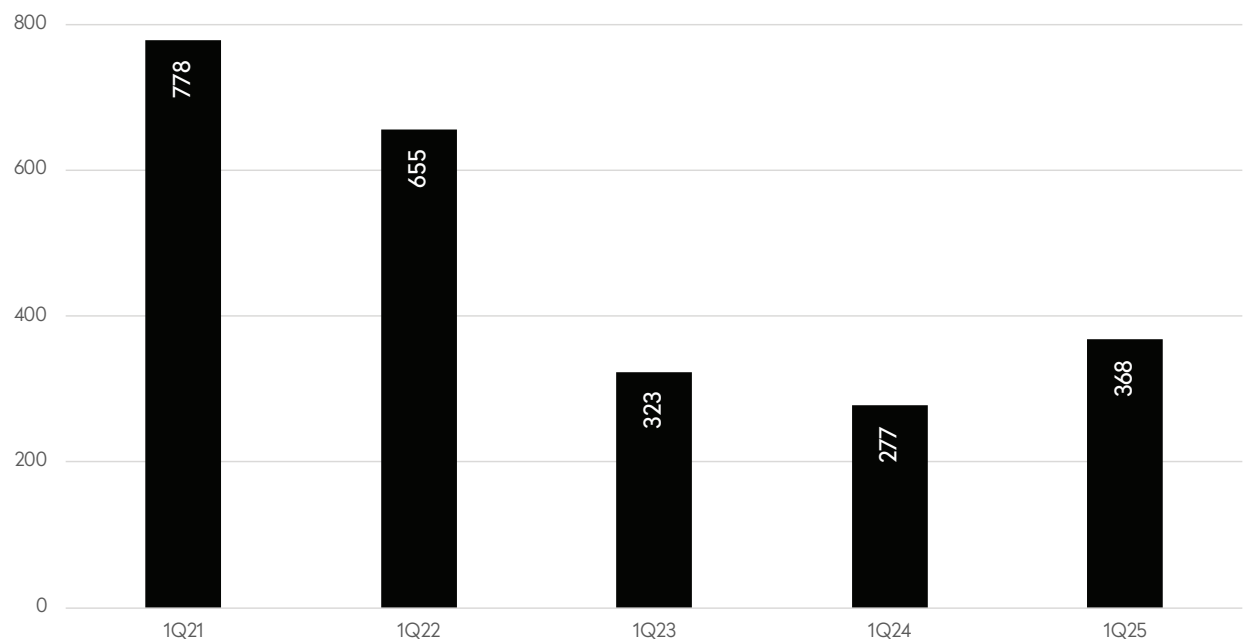
▲ 39.3%

## AVERAGE SOLD PRICE

1Q25 VS. 1Q24

▲ 4.9%

## TOTAL NUMBER OF SALES



Beginning with the 1Q25 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.

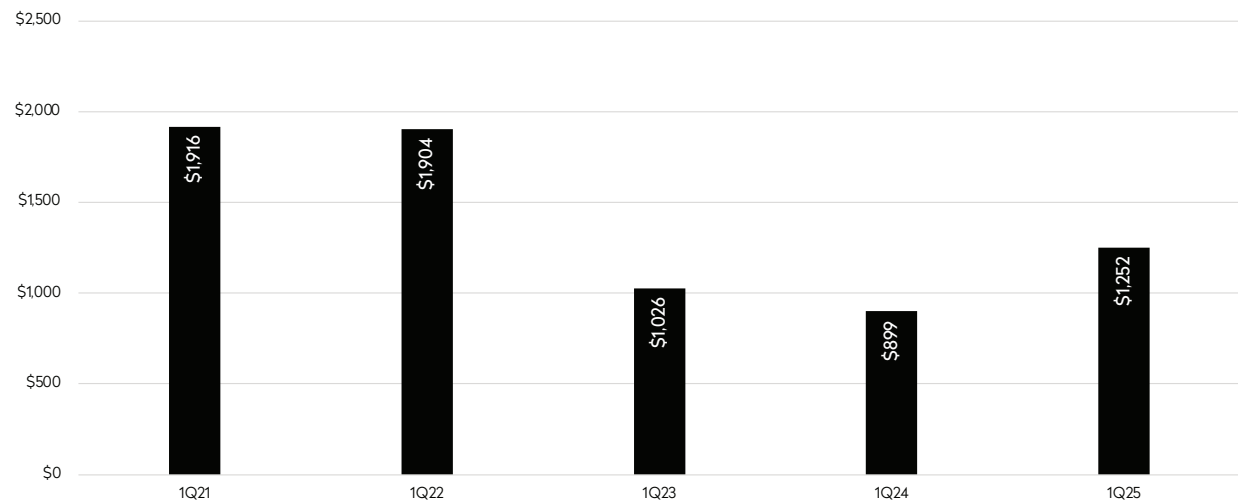
Data is sourced from SuffolkVision.com, East End LI, and OneKey MLS. 1Q25 data is preliminary and subject to revision in future reports.

FIRST QUARTER 2025

# Hamptons Market Report

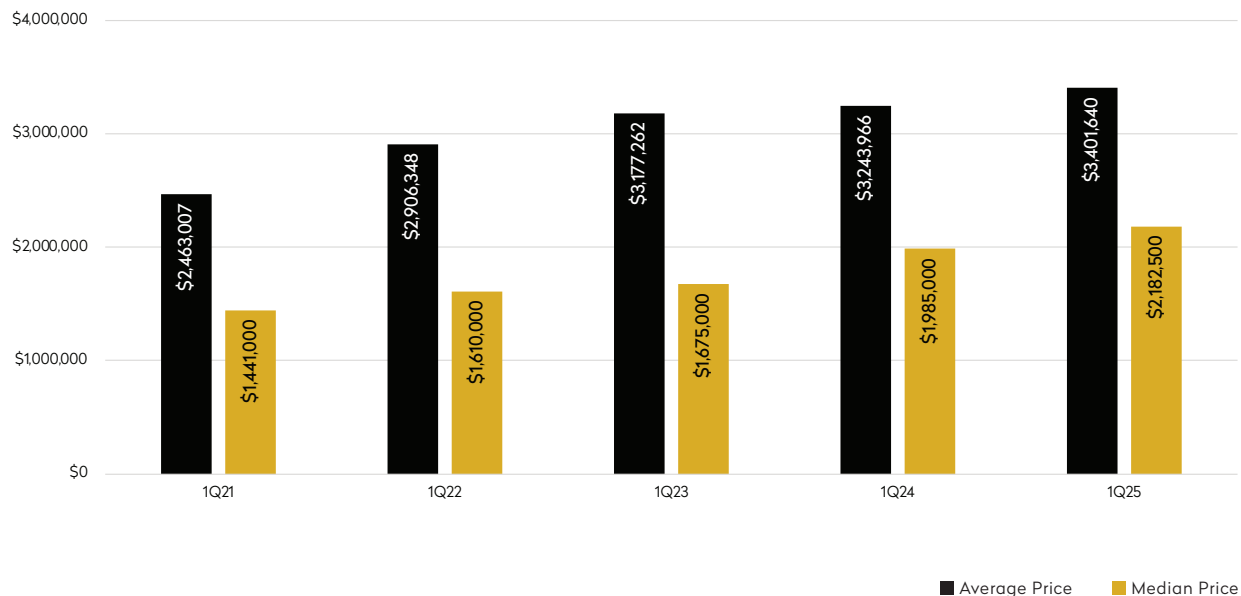
## TOTAL DOLLAR VOLUME IN MILLIONS

1Q25 Dollar Volume 39% Higher than a Year ago.



## AVERAGE AND MEDIAN PRICE

The Average Price Rose 5% Over the Past Year



# Hamptons Market Report



AVERAGE SOLD PRICE	1Q25	1Q24	% CHANGE
All Hamptons	\$3,401,640	\$3,243,966	4.9%
East of the Canal	\$4,033,687	\$4,000,484	0.8%
West of the Canal	\$1,775,501	\$1,697,675	4.6%

MEDIAN SOLD PRICE	1Q25	1Q24	% CHANGE
All Hamptons	\$2,182,500	\$1,985,000	9.9%
East of the Canal	\$2,450,000	\$2,425,000	1.0%
West of the Canal	\$1,167,500	\$1,100,000	6.1%

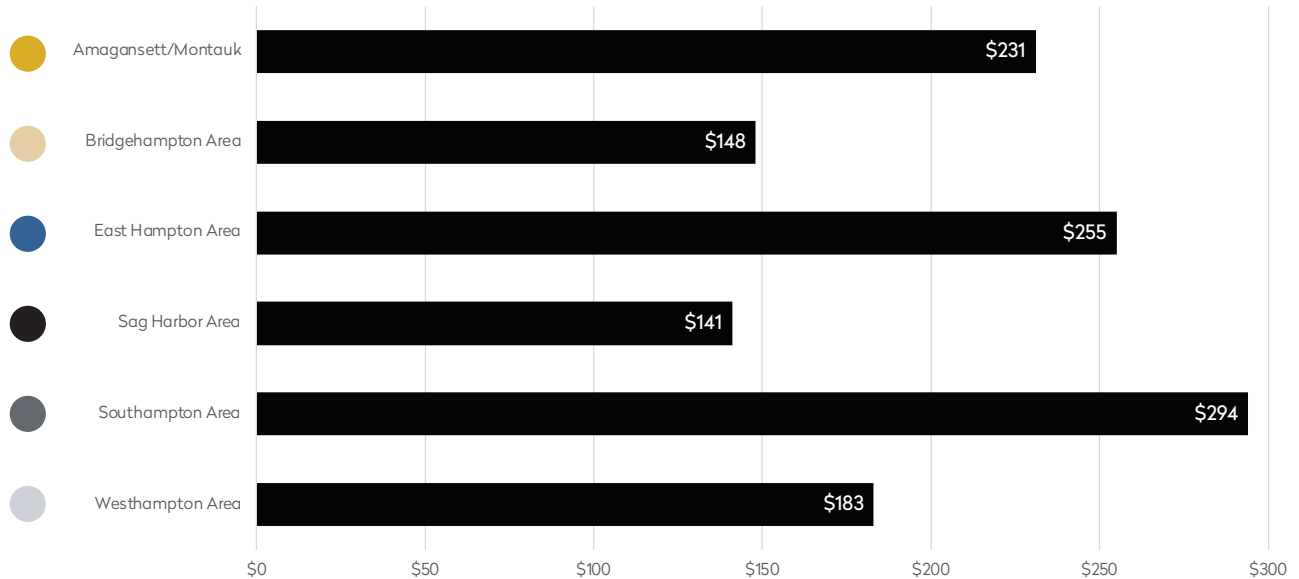
East of the Canal = Southampton to Montauk.

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

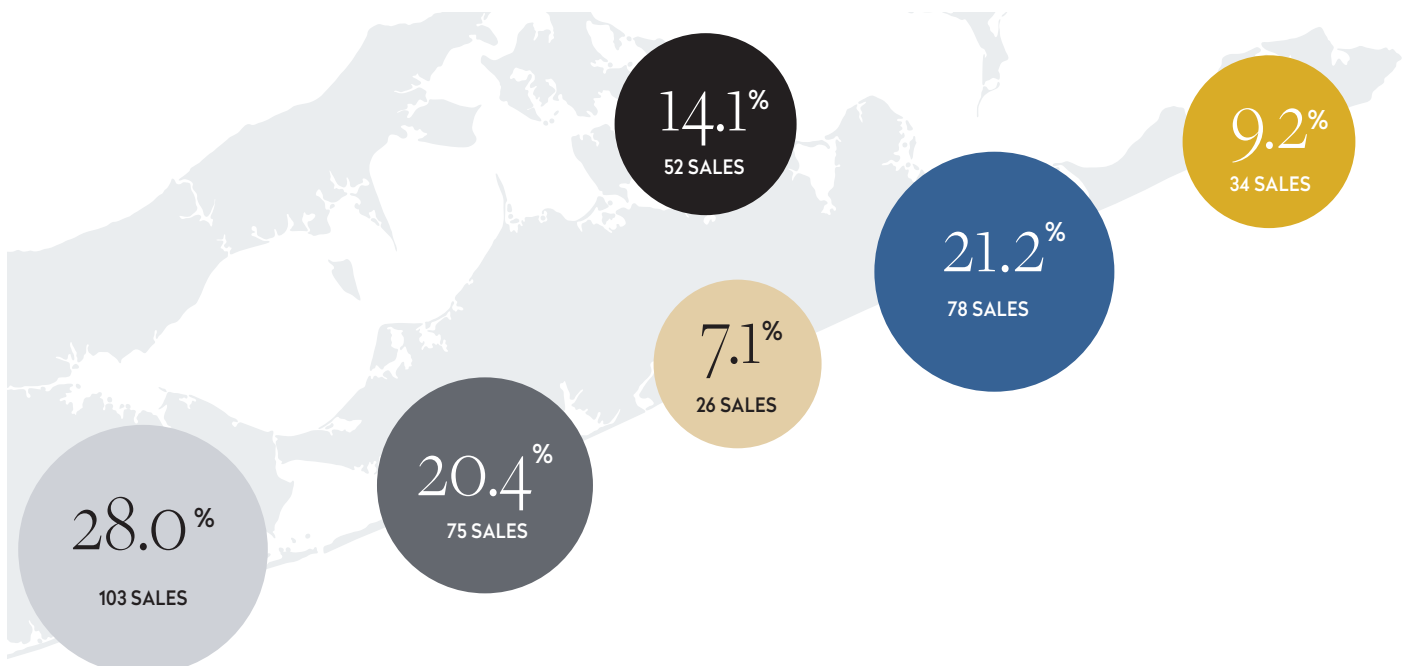
# Hamptons Market Report

## DOLLAR VOLUME BY AREA IN MILLIONS

- The Southampton market led all areas with \$294 million in closings in 1Q25.
- Westhampton accounted for 28% of all first quarter closings, the most of any market area.



## NUMBER OF SALES BY AREA



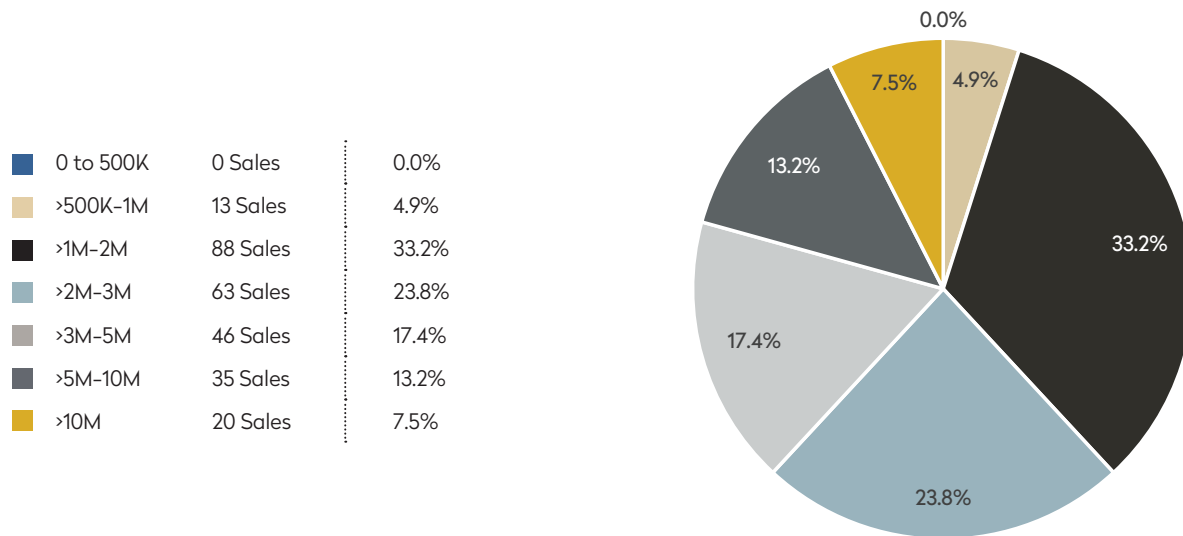


# Hamptons Market Report

## PERCENTAGE OF SALES BY PRICE

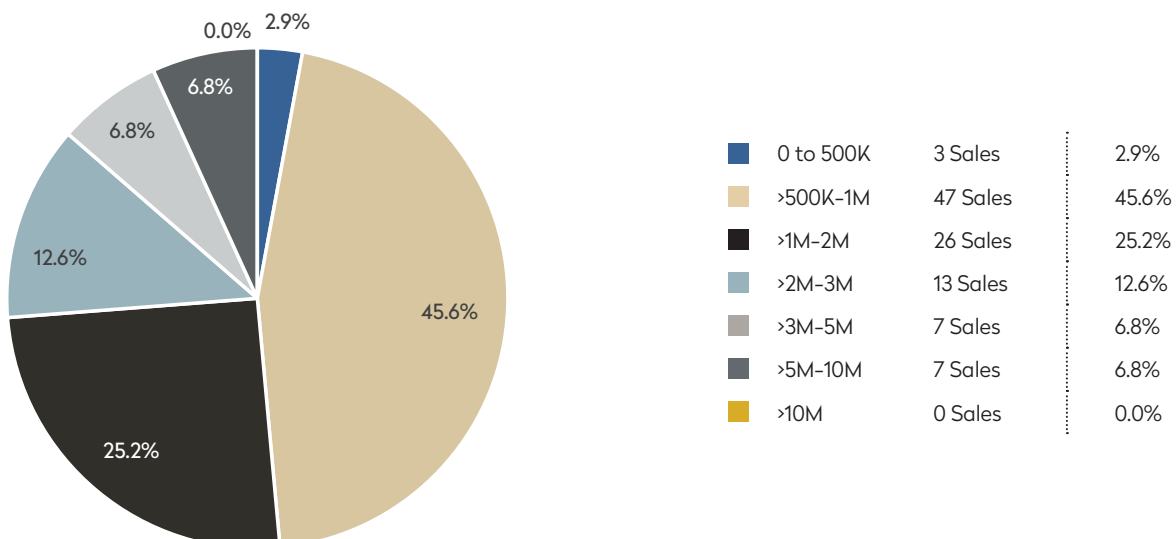
### Hamptons East of the Shinnecock Canal

Homes priced between \$1 million and \$2 million accounted for the highest percent of first-quarter 2025 transactions.



### Hamptons West of the Shinnecock Canal

With 45.6% of all sales, the \$500,000 to \$1 million price range comprised the highest percentage of transactions.

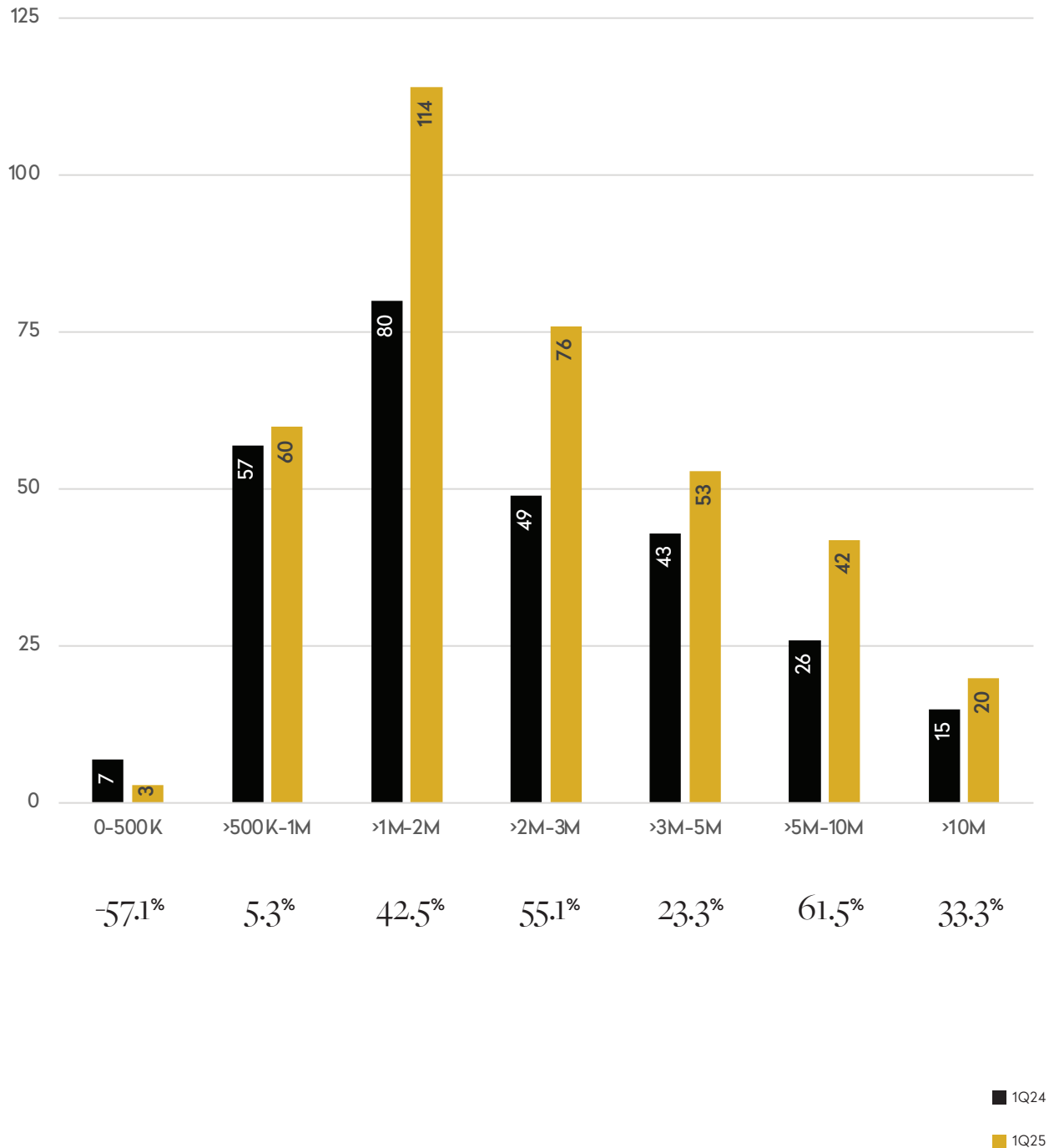




FIRST QUARTER 2025

# Hamptons Market Report

SOUTH FORK SALES BY PRICE: 1Q25 VS. 1Q24



FIRST 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
1Q25	\$8,195,304	\$3,900,000	22	0	1	3	4	6	3	5
1Q24	\$4,957,857	\$4,950,000	7	1	0	0	1	2	2	1
1Q23	\$2,853,000	\$2,946,000	4	0	0	0	2	2	0	0

### BRIDGEHAMPTON

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q25	\$5,286,667	\$2,900,000	21	0	1	3	7	2	5	3
1Q24	\$4,975,000	\$2,675,000	8	0	0	1	4	1	0	2
1Q23	\$5,233,538	\$2,200,000	13	0	1	4	2	4	1	1

### EAST HAMPTON

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q25	\$2,520,952	\$1,860,000	63	0	2	32	13	13	2	1
1Q24	\$2,102,515	\$1,900,000	57	0	5	27	16	7	2	0
1Q23	\$2,085,100	\$1,685,000	65	2	11	23	14	14	1	0

### EAST HAMPTON VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q25	\$6,306,900	\$5,074,500	10	0	0	1	1	3	3	2
1Q24	\$7,724,545	\$4,400,000	11	0	1	1	0	4	1	4
1Q23	\$17,306,538	\$8,975,000	13	0	0	2	2	1	2	6

### MONTAUK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q25	\$4,215,244	\$2,200,000	12	0	0	4	4	0	3	1
1Q24	\$3,431,972	\$2,295,144	10	0	1	4	1	2	1	1
1Q23	\$3,439,091	\$2,155,000	11	0	0	5	2	2	1	1

FIRST 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
1Q25	\$3,386,708	\$2,050,000	3	0	0	1	1	0	1	0
1Q24	\$5,063,714	\$3,400,000	7	0	0	1	1	2	2	1
1Q23	\$2,737,500	\$3,025,000	4	0	0	1	1	2	0	0

### SAG HARBOR

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q25	\$2,371,023	\$2,225,000	26	0	0	11	8	7	0	0
1Q24	\$2,309,250	\$1,685,000	16	1	0	8	3	3	1	0
1Q23	\$2,188,444	\$1,587,500	25	1	8	6	4	4	2	0

### SAG HARBOR VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q25	\$4,244,000	\$2,625,000	13	0	0	4	5	2	1	1
1Q24	\$2,110,425	\$1,945,125	5	0	1	2	1	1	0	0
1Q23	\$2,511,727	\$2,000,000	11	0	0	6	1	3	1	0

### SAGAPONACK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q25	\$7,382,125	\$7,400,000	5	0	0	0	0	1	3	1
1Q24	\$6,450,833	\$4,130,000	6	0	0	1	1	2	1	1
1Q23	\$4,492,667	\$3,700,000	3	1	0	0	0	1	1	0

### SHELTER ISLAND

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q25	\$1,438,800	\$1,475,000	10	0	2	7	1	0	0	0
1Q24	\$1,650,643	\$1,875,000	7	1	1	3	2	0	0	0
1Q23	\$1,851,375	\$1,952,750	4	0	1	2	1	0	0	0

FIRST 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
1Q25	\$2,759,629	\$2,000,000	43	0	6	16	10	5	5	1
1Q24	\$2,713,664	\$3,250,000	19	1	4	2	2	9	1	0
1Q23	\$2,438,230	\$1,790,000	33	0	9	9	5	8	2	0

### SOUTHAMPTON VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q25	\$5,797,200	\$3,775,000	20	0	1	2	5	7	3	2
1Q24	\$9,705,096	\$4,050,000	18	0	2	3	1	4	4	4
1Q23	\$5,924,250	\$3,975,000	18	0	2	3	3	4	3	3

### WAINSCOTT

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q25	\$6,557,400	\$6,280,000	5	0	0	0	2	0	2	1
1Q24	\$1,816,250	\$1,762,500	4	0	1	2	1	0	0	0
1Q23	\$1,575,000	\$2,025,000	3	1	0	0	2	0	0	0

### WATER MILL

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q25	\$4,955,500	\$3,962,500	12	0	0	4	2	0	4	2
1Q24	\$5,793,636	\$5,825,000	11	0	0	1	2	1	6	1
1Q23	\$8,231,818	\$7,250,000	11	0	0	1	2	2	3	3



# 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
1Q25	\$870,000	\$947,500	4	0	4	0	0	0	0	0
1Q24	\$680,000	\$680,000	1	0	1	0	0	0	0	0
1Q23	\$300,000	\$300,000	1	1	0	0	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
1Q25	\$955,622	\$825,000	17	2	9	6	0	0	0	0
1Q24	\$2,000,233	\$1,454,688	18	1	5	7	2	1	2	0
1Q23	\$1,148,667	\$1,100,000	21	1	9	10	0	1	0	0

### HAMPTON BAYS

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q25	\$1,080,172	\$840,995	38	0	27	8	2	1	0	0
1Q24	\$1,136,682	\$912,500	37	1	25	7	4	0	0	0
1Q23	\$892,118	\$768,000	45	6	30	8	0	1	0	0

### QUIOGUE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q25	\$2,787,667	\$2,300,000	6	0	2	1	2	0	1	0
1Q24	\$2,994,625	\$1,314,250	4	0	1	2	0	0	1	0
1Q23	\$3,191,333	\$2,800,000	3	0	1	0	1	0	1	0

### QUOGUE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q25	\$2,949,000	\$2,425,000	10	0	0	4	3	1	2	0
1Q24	\$2,292,125	\$2,450,000	8	1	1	1	3	2	0	0
1Q23	\$2,815,000	\$2,900,000	5	0	0	1	2	2	0	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
1Q25	\$2,571,188	\$1,729,000	8	0	2	3	1	0	2	0
1Q24	\$1,057,500	\$1,075,000	4	0	2	2	0	0	0	0
1Q23	\$1,433,500	\$1,396,500	8	0	1	6	1	0	0	0

### SPEONK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q25	N/A	N/A	0	0	0	0	0	0	0	0
1Q24	\$865,000	\$865,000	1	0	1	0	0	0	0	0
1Q23	\$672,500	\$672,500	2	0	2	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
1Q25	\$1,667,813	\$1,712,500	8	1	1	4	1	1	0	0
1Q24	\$1,509,838	\$1,475,000	8	0	3	4	0	1	0	0
1Q23	\$1,527,427	\$1,138,500	12	0	5	4	1	2	0	0

### WESTHAMPTON BEACH

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q25	\$3,007,778	\$2,850,000	9	0	2	0	4	2	1	0
1Q24	\$2,435,343	\$2,137,500	8	0	2	1	3	1	1	0
1Q23	\$4,069,516	\$3,688,064	8	0	1	3	0	0	4	0

### WEST HAMPTON DUNES

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q25	\$4,968,829	\$3,831,488	3	0	0	0	0	2	1	0
1Q24	\$4,387,500	\$4,387,500	2	0	0	0	1	0	1	0
1Q23	N/A	N/A	0	0	0	0	0	0	0	0



# Q1

**2025  
RESIDENTIAL  
MARKET  
REPORT**

**NORTH FORK**

# North Fork Market Report

- The number of closings fell 3% over the past year to 84.
- Prices averaged \$1,165,158 in the first quarter, down slightly from 2024's first quarter.
- The total volume of transactions fell 3.8% from a year ago to \$98 million.

## NUMBER OF SALES

1Q25 VS. 1Q24

▼ 3.4%

## DOLLAR VOLUME

1Q25 VS. 1Q24

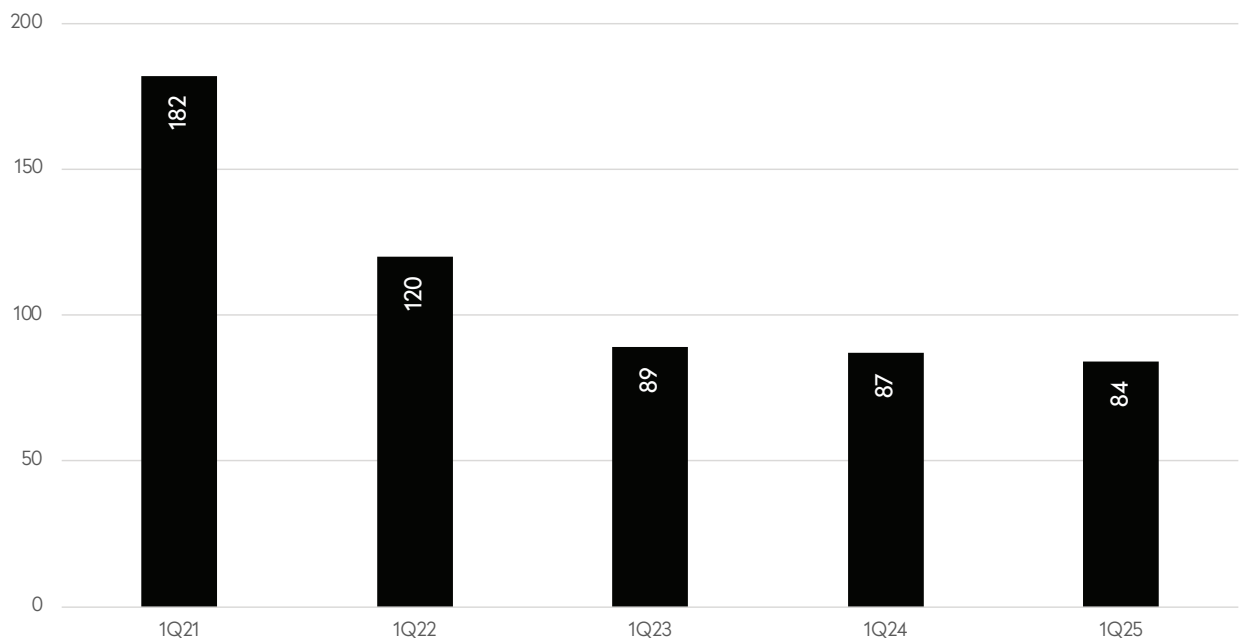
▼ 3.8%

## AVERAGE SOLD PRICE

1Q25 VS. 1Q24

▼ 0.4%

## TOTAL NUMBER OF SALES



Beginning with the 1Q25 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.

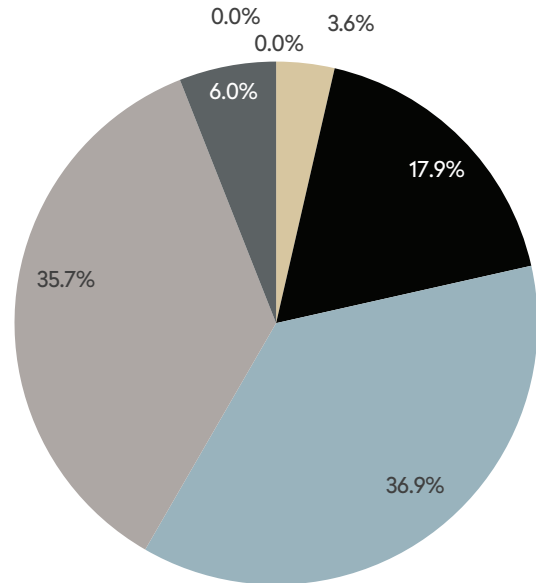
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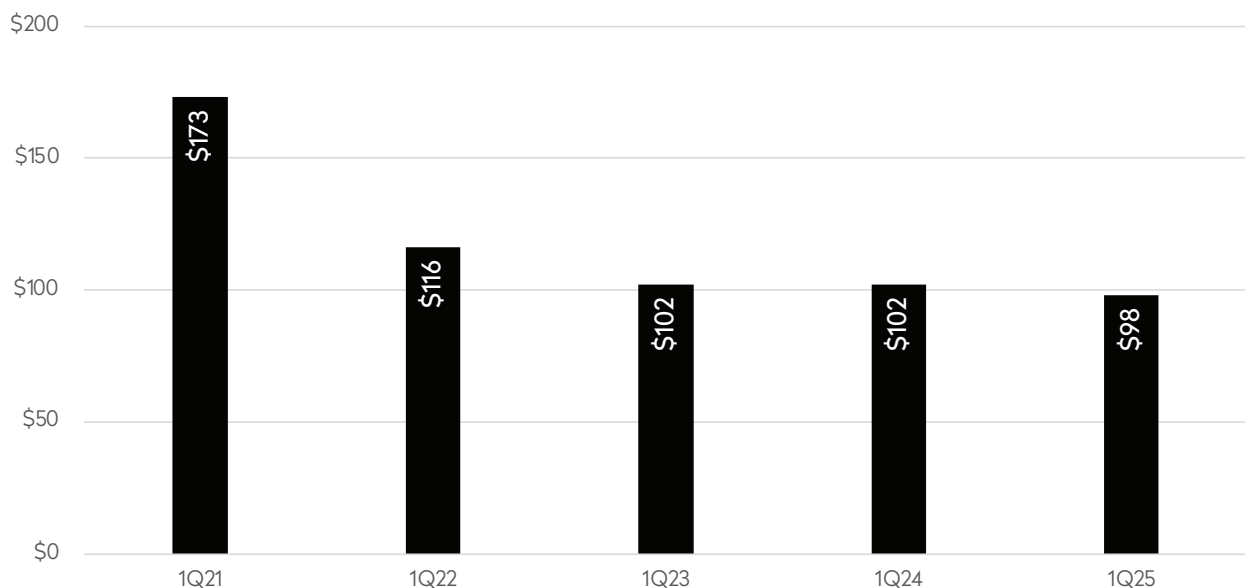
# North Fork Market Report

## PERCENTAGE OF SALES BY PRICE

0 to 350K	0 Sales	0.0%
>350K-500K	3 Sales	3.6%
>500K-750K	15 Sales	17.9%
>750K-1M	31 Sales	36.9%
>1M-2M	30 Sales	35.7%
>2M-5M	5 Sales	6.0%
>5M	0 Sales	0.0%



## TOTAL DOLLAR VOLUME IN MILLIONS



FIRST 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
1Q25	\$888,667	\$899,000	3	0	0	0	3	0	0	0
1Q24	\$1,011,000	\$655,000	5	0	2	1	0	1	1	0
1Q23	\$733,678	\$750,000	7	1	1	2	2	1	0	0

### CUTCHOQUE

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q25	\$1,292,273	\$1,335,000	11	0	0	1	3	6	1	0
1Q24	\$1,199,821	\$1,004,500	10	1	0	2	2	4	1	0
1Q23	\$1,495,000	\$975,000	9	0	0	2	3	2	2	0

### EAST MARION

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q25	\$880,000	\$905,000	4	0	0	1	3	0	0	0
1Q24	\$1,081,714	\$1,185,000	7	0	1	0	1	5	0	0
1Q23	\$1,039,313	\$942,250	8	0	0	1	4	3	0	0

### GREENPORT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q25	\$965,975	\$925,000	8	0	0	3	3	2	0	0
1Q24	\$903,000	\$810,000	10	0	0	5	2	3	0	0
1Q23	\$969,019	\$600,000	13	2	0	6	0	4	1	0

### GREENPORT VILLAGE

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q25	\$1,113,200	\$926,000	5	0	0	0	3	2	0	0
1Q24	\$681,408	\$630,316	4	0	0	3	1	0	0	0
1Q23	\$818,750	\$881,250	6	0	0	2	4	0	0	0

FIRST 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
1Q25	\$1,090,000	\$835,000	5	0	1	0	2	2	0	0
1Q24	\$1,297,500	\$1,297,500	2	0	0	0	1	1	0	0
1Q23	\$707,500	\$852,500	4	1	0	0	3	0	0	0

### LAUREL

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q25	\$2,100,000	\$2,100,000	2	0	0	1	1	0	0	0
1Q24	\$1,010,092	\$1,130,000	3	0	1	2	0	0	0	0
1Q23	\$1,291,250	\$695,000	4	1	2	0	0	1	0	0

### MATTITUCK

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q25	\$1,153,750	\$855,000	12	0	1	2	6	2	1	0
1Q24	\$1,186,857	\$800,000	21	0	0	8	5	5	3	0
1Q23	\$1,155,700	\$975,000	10	0	2	0	3	4	1	0

### NEW SUFFOLK

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q25	\$1,221,667	\$1,080,000	3	0	1	2	0	0	0	0
1Q24	\$960,000	\$960,000	1	0	1	0	0	0	0	0
1Q23	\$990,000	\$990,000	1	0	1	0	0	0	0	0

### ORIENT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q25	\$1,331,000	\$890,000	5	0	0	1	2	1	1	0
1Q24	\$1,400,000	\$1,400,000	1	0	0	0	0	1	0	0
1Q23	\$2,240,800	\$2,350,000	6	0	0	0	1	2	3	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
1Q25	\$1,028,000	\$1,021,000	4	0	0	0	2	2	0	0
1Q24	\$1,452,000	\$1,085,000	5	0	0	2	0	1	2	0
1Q23	\$965,000	\$965,000	1	0	0	0	1	0	0	0

### SOUTH JAMESPORT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q25	\$639,000	\$639,000	1	0	0	1	0	0	0	0
1Q24	N/A	N/A	0	0	0	0	0	0	0	0
1Q23	\$650,000	\$650,000	1	0	0	1	0	0	0	0

### SOUTHOLD

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q25	\$1,219,643	\$1,020,000	21	0	1	5	4	10	1	0
1Q24	\$1,402,250	\$991,250	18	0	0	3	6	6	2	1
1Q23	\$1,165,842	\$855,000	19	0	0	6	8	4	0	1



# Contact Us

## First Quarter 2025

### Residential Market Report

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