

# Elliman Report

**Q2-2025** Hamptons, NY Sales

“The number of sales over \$5 million were the second-highest on record as sales continued to expand.”

Hamptons Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024			
Average Sales Price	\$3,328,713	4.8%	\$3,175,197	5.0%	\$3,170,747			
Median Sales Price	\$1,895,000	-7.1%	\$2,040,000	-0.1%	\$1,896,250			
Number of Sales (Closed)	472	11.6%	423	4.7%	451			
Days on Market (From Last List Date)	97	-26.5%	132	-26.5%	132			
Listing Discount (From Last List Price)	8.4%		11.0%		9.0%			
Listing Inventory	1,289	9.1%	1,181	9.9%	1,173			
Months of Supply	8.2	-2.4%	8.4	5.1%	7.8			
Year-to-Date	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024			
Average Sales Price (YTD)	\$3,256,157	N/A	N/A	2.4%	\$3,178,474			
Median Sales Price (YTD)	\$1,950,000	N/A	N/A	4.0%	\$1,875,000			
Number of Sales (YTD)	895	N/A	N/A	31.8%	679			
Hamptons Single Family + Condo Matrix	Median Price	%Δ (YOY)	Sales	%Δ (YOY)	INV*	%Δ (YOY)	MOS**	%Δ (YOY)
Amagansett	\$4,097,500	-32.2%	14	27.3%	52	20.9%	11.1	-5.1%
Bridgehampton	\$2,795,000	-20.4%	23	9.5%	59	-7.8%	7.7	-15.4%
East Hampton	\$1,912,500	-10.6%	102	17.2%	241	11.6%	7.1	-4.1%
East Quogue	\$947,000	-7.6%	30	20.0%	27	-6.9%	2.7	-22.9%
Hampton Bays	\$979,000	4.1%	50	4.2%	67	15.5%	4.0	11.1%
Montauk	\$1,750,000	-6.0%	27	12.5%	103	41.1%	11.4	25.3%
Quogue/Quogue	\$4,550,000	71.7%	12	-20.0%	32	3.2%	8.0	29.0%
Rensenburg	\$1,700,000	25.9%	9	-25.0%	10	-52.4%	3.3	-37.7%
Sag Harbor	\$2,200,000	-6.4%	61	29.8%	161	1.3%	7.9	-21.8%
Sagaponack	\$5,462,500	-54.5%	12	71.4%	20	-37.5%	5.0	-63.5%
Southampton	\$2,147,500	-17.4%	66	-9.6%	248	1.6%	11.3	13.0%
Wainscott	\$14,487,500	631.7%	2	-60.0%	31	47.6%	46.5	269.0%
Water Mill	\$5,200,000	-8.8%	21	90.9%	102	6.3%	14.6	-44.3%
Westhampton	\$1,599,000	-5.9%	19	26.7%	30	-9.1%	4.7	-28.8%
Westhampton Beach/Dunes	\$2,252,500	-2.1%	20	-23.1%	68	54.5%	10.2	100.0%

\*Inventory | \*\*Months of Supply: The number of months to sell all listing inventory at the current sales rate