

2025

YEAR-END
RESIDENTIAL
MARKET REPORT

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Brown Harris Stevens THE Craft OF Research

Hamptons + North Fork Market Report

1. Cover
2. Table of Contents
3. Message from our Executive Managing Director

HAMPTONS

4. Number of Sales: 10-year comparison
5. Total Dollar Volume: 10-year comparison
 - Average and Median Prices: 10-year comparison
6. Average and Median Prices: Hamptons East vs. Hamptons West
7. Dollar Volume by Area
 - Number of Sales by Area
8. Percentage of Sales by Price – East and West of the Shinnecock Canal
9. Number of South Fork Sales by Price - 2025 vs. 2024
- 10 - 12. Town/Hamlet Summaries: East of the Shinnecock Canal
- 13 - 15. Town/Hamlet Summaries: West of the Shinnecock Canal

NORTH FORK

16. Number of Sales: 5-year comparison
 - Average and Median Prices: 5-year comparison
17. Percentage of Sales by Price
 - Total Dollar Volume: 5-year comparison
- 18 - 20. Town/Hamlet Summaries (Average and Median Prices, Number of Sales, Price Categories)

Message from Philip V. O'Connell

Executive Managing Director Brown Harris Stevens, LLC

2025 HAMPTONS MARKET REVIEW

The Hamptons real estate market continued to impress in 2025, with both the average and median home prices reaching record highs. A third consecutive year of double-digit stock market returns, and record Wall Street bonuses helped fuel demand for luxury properties. These buyers were able to shrug off concerns about global political and financial turmoil, which shows the strength of our market.

Inventory remained at low levels, especially for homes priced under \$1 million. This made it difficult for first-time buyers, even as mortgage rates fell in the second half of 2025. Buyers waiting for rates to decline further will likely face rising prices that could negate the benefit of a lower rate and raise their monthly payment.



25 BREWSTER LANE

YEAR-END 2025

Hamptons Market Report

- The number of closings rose 8.5% in 2025 to its highest level since 2022.
- A surge in high-end sales helped push the total dollar volume of transactions 28.8% above 2024's level, to \$6.3 billion.
- The average price reached a record level of \$3,681,235, which was 18.7% higher than in 2024.
- The median price also reached a record high, rising 16.1% to \$2,197,500.

NUMBER OF SALES

2025 VS. 2024

▲ 8.5%

DOLLAR VOLUME

2025 VS. 2024

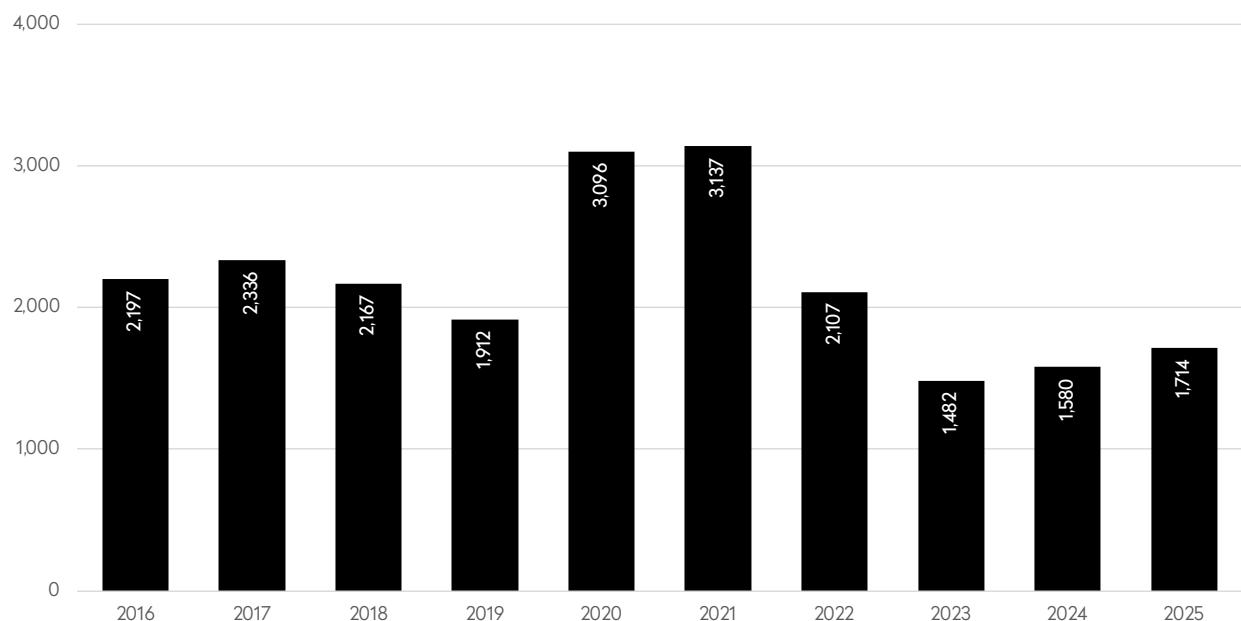
▲ 28.8%

AVERAGE SOLD PRICE

2025 VS. 2024

▲ 18.7%

TOTAL NUMBER OF SALES



Beginning in the first quarter of 2025, we changed our report's methodology to allow a more comprehensive view of the market. For that reason, past reports should not be compared to this new format.

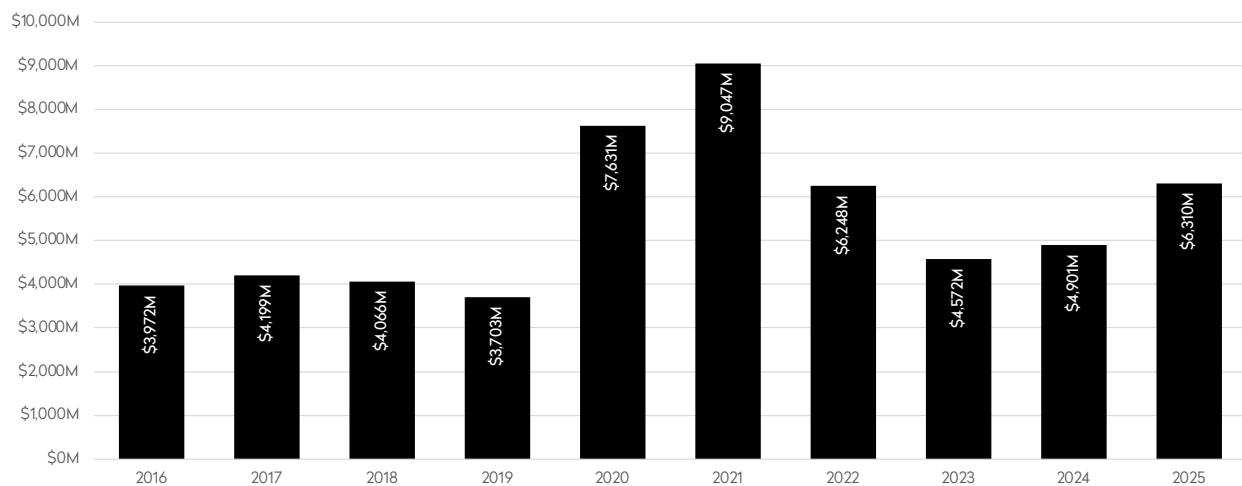
Data is sourced from SuffolkVision.com, East End LI, and OneKey MLS. 2025 data is preliminary and subject to revision in future reports.

YEAR-END 2025

Hamptons Market Report

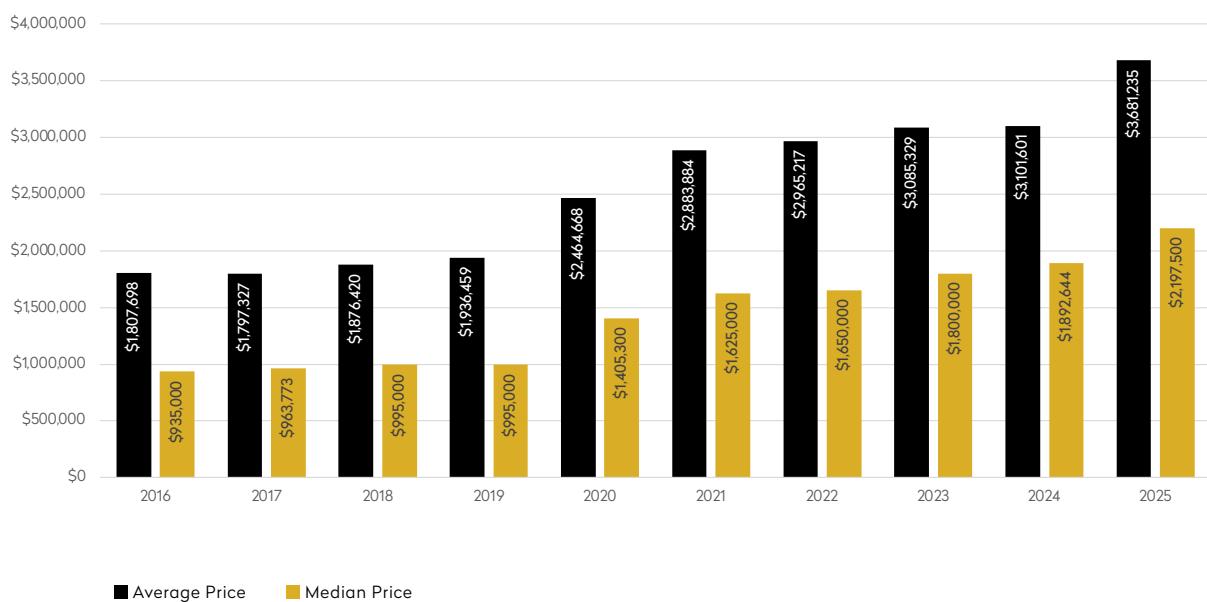
TOTAL DOLLAR VOLUME IN MILLIONS

The total dollar volume of sales rose 28.8% in 2025 to \$6.3 billion.



AVERAGE AND MEDIAN PRICE

Both the average and median sales prices climbed to record highs in 2025.



■ Average Price ■ Median Price

YEAR-END 2025

Hamptons Market Report



AVERAGE SOLD PRICE	2025	2024	% CHANGE
All Hamptons	\$3,681,235	\$3,101,601	18.7%
East of the Canal	\$4,363,635	\$3,760,844	16.0%
West of the Canal	\$1,952,020	\$1,746,136	11.8%

MEDIAN SOLD PRICE	2025	2024	% CHANGE
All Hamptons	\$2,197,500	\$1,892,644	16.1%
East of the Canal	\$2,511,750	\$2,385,000	5.3%
West of the Canal	\$1,350,000	\$1,080,000	25.0%

East of the Canal = Southampton to Montauk.

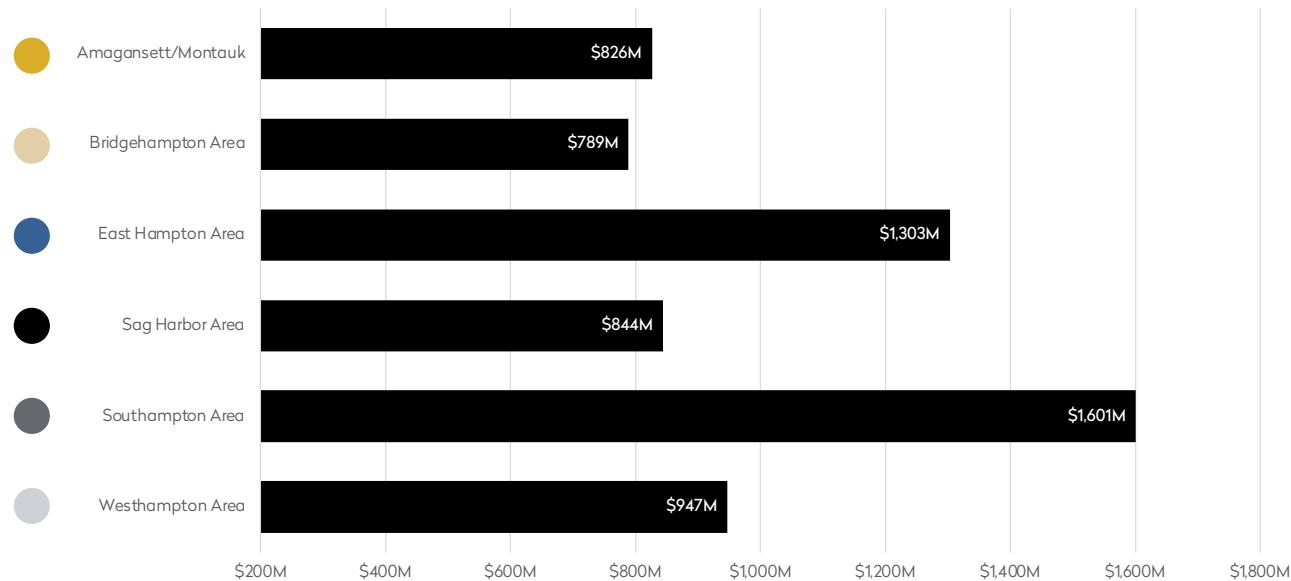
West of the Canal = Remsenburg/Speonk to Hampton Bays.

YEAR-END 2025

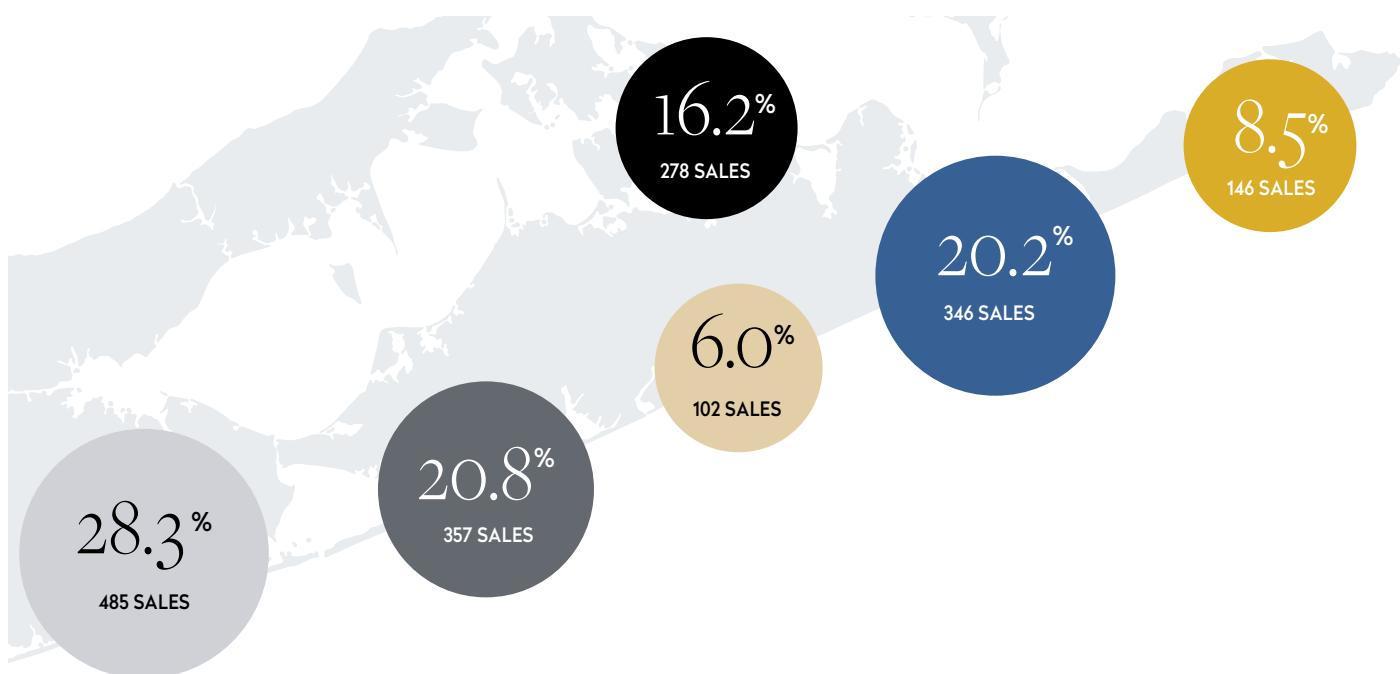
Hamptons Market Report

DOLLAR VOLUME BY AREA IN MILLIONS

- The Westhampton area accounted for the highest share of Hamptons closings, with 28.3% of all activity.
- With \$1.6 billion in transactions, the Southampton area comprised the highest percentage of dollar volume in 2025.



NUMBER OF SALES BY AREA



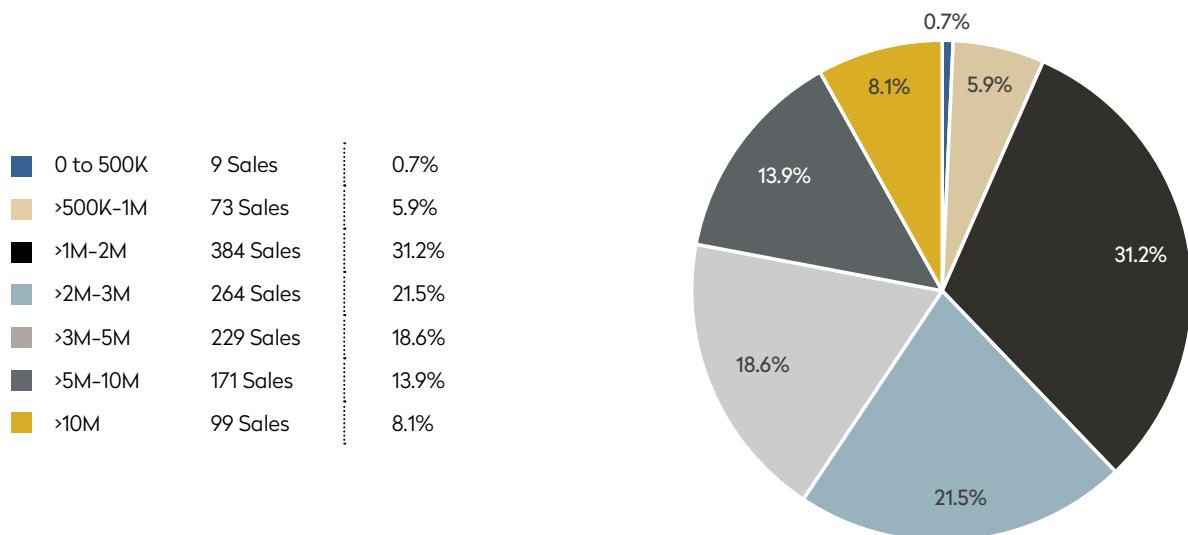
YEAR-END 2025

Hamptons Market Report

PERCENTAGE OF SALES BY PRICE

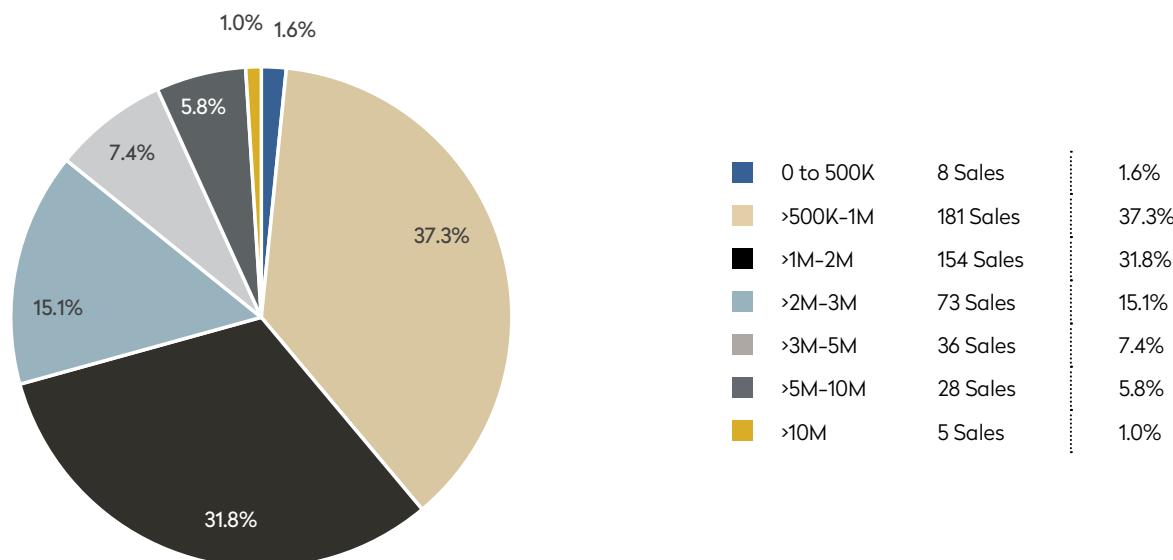
Hamptons East of the Shinnecock Canal

The most popular price range was between \$1 million and \$2 million, which comprised 31.2% of all sales.



Hamptons West of the Shinnecock Canal

Homes priced between \$500,000 and \$1 million accounted for the highest percentage of sales, with 37.3% of all transactions.

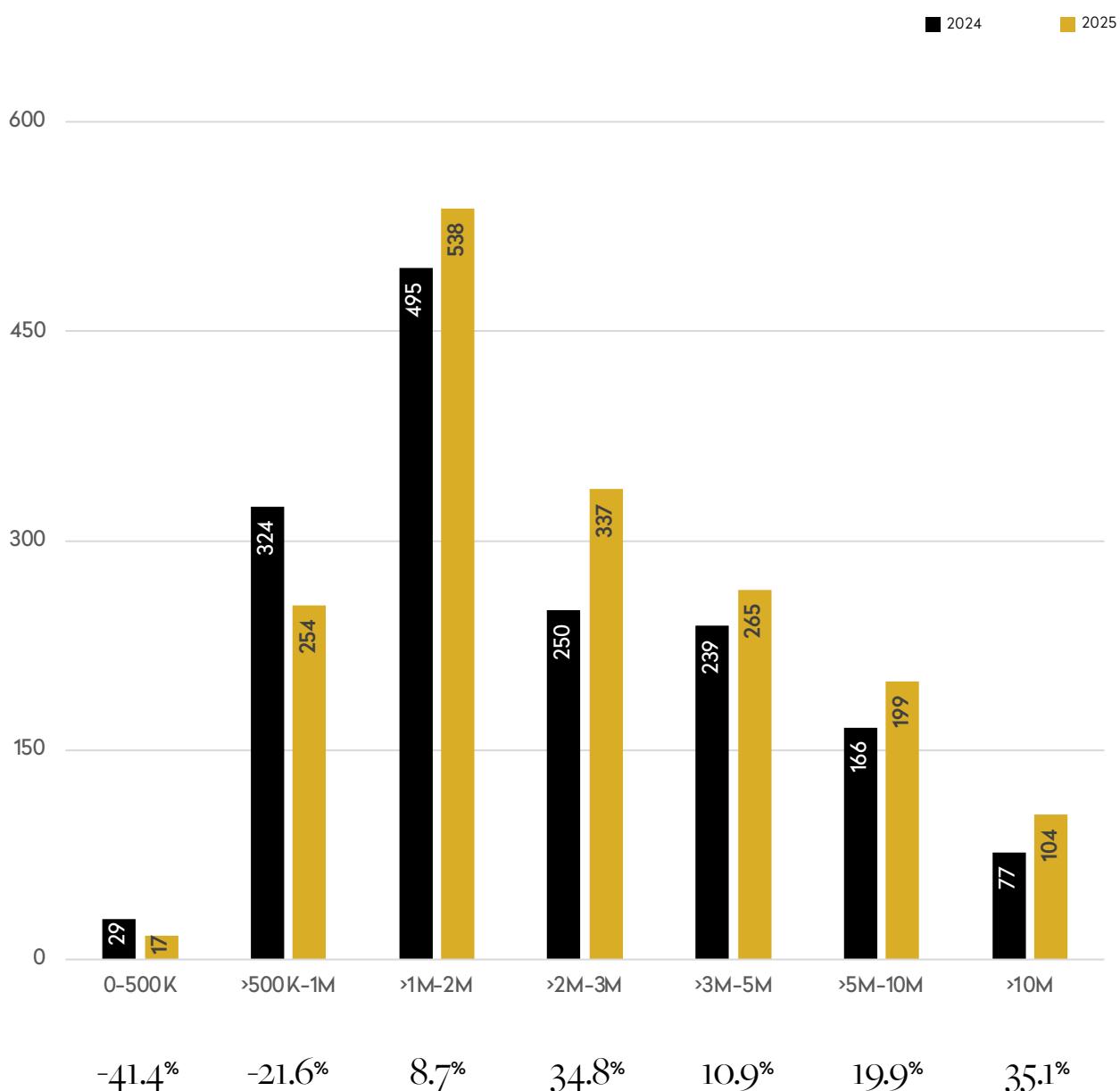


YEAR-END 2025

Hamptons Market Report

SOUTH FORK SALES BY PRICE: 2025 VS. 2024

- The continued shortage of available homes priced under \$1 million led to a big decline in closings for those properties.
- The largest percentage increase in sales in 2025 was posted by homes priced at over \$10 million, which surged by 35.1%.



YEAR-END 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
2025	\$8,307,006	\$4,350,000	64	1	1	6	13	16	16	11
2024	\$4,998,035	\$3,900,000	45	1	1	5	9	12	11	6
2023	\$5,645,796	\$3,100,000	44	0	1	6	15	11	8	3

BRIDGEHAMPTON

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2025	\$7,626,356	\$4,475,000	72	0	1	12	16	11	19	13
2024	\$5,984,519	\$4,267,500	52	0	1	5	10	13	12	11
2023	\$5,960,481	\$3,597,500	54	0	1	8	14	14	9	8

EAST HAMPTON

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2025	\$2,801,378	\$1,900,000	286	4	23	128	60	46	20	5
2024	\$2,128,230	\$1,800,000	294	1	34	140	65	44	9	1
2023	\$2,089,900	\$1,607,500	308	7	48	140	53	49	9	2

EAST HAMPTON VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2025	\$9,247,402	\$5,374,500	44	0	0	5	8	7	13	11
2024	\$7,502,979	\$5,337,500	60	0	1	7	7	14	15	16
2023	\$11,873,573	\$4,300,000	43	1	0	11	5	6	5	15

MONTAUK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2025	\$3,590,593	\$2,245,000	82	0	0	35	22	12	7	6
2024	\$3,052,597	\$2,085,000	74	1	3	32	15	11	10	2
2023	\$2,971,368	\$2,000,000	55	3	5	20	12	8	4	3

YEAR-END 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
2025	\$3,888,540	\$2,525,050	31	0	0	6	10	9	4	2
2024	\$5,761,040	\$4,500,000	25	0	0	2	3	10	6	4
2023	\$4,073,765	\$3,100,000	17	0	0	3	5	6	2	1

SAG HARBOR

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2025	\$2,614,179	\$2,135,000	118	1	7	46	28	29	5	2
2024	\$2,449,628	\$1,697,500	80	1	11	33	12	14	9	0
2023	\$2,333,641	\$1,587,500	81	1	17	31	12	14	6	0

SAG HARBOR VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2025	\$3,981,951	\$2,750,000	75	0	1	21	21	16	11	5
2024	\$2,912,878	\$2,200,000	56	1	4	18	16	11	5	1
2023	\$2,747,333	\$2,285,000	45	0	2	16	10	11	6	0

SAGAPONACK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2025	\$8,012,958	\$6,700,000	30	0	0	2	2	7	12	7
2024	\$8,971,815	\$7,650,000	27	0	0	3	2	4	8	10
2023	\$7,222,715	\$6,190,000	28	2	0	0	1	8	12	5

SHELTER ISLAND

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2025	\$2,148,442	\$1,550,000	54	0	15	23	5	9	1	1
2024	\$2,329,280	\$1,957,500	50	1	4	22	14	8	0	1
2023	\$2,040,765	\$1,365,000	40	0	10	19	7	2	1	1

YEAR-END 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
2025	\$2,608,659	\$1,912,500	188	2	23	76	37	32	14	4
2024	\$2,595,023	\$1,972,500	162	2	29	53	23	43	10	2
2023	\$2,184,434	\$1,775,000	155	4	36	54	27	25	8	1

SOUTHAMPTON VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2025	\$6,886,212	\$4,300,000	93	0	2	5	23	25	23	15
2024	\$6,296,277	\$3,800,000	65	0	4	10	11	15	16	9
2023	\$6,209,931	\$3,175,000	84	1	8	9	21	21	12	12

WAINSCOTT

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2025	\$5,923,500	\$2,621,000	16	0	0	6	3	1	3	3
2024	\$7,435,789	\$4,150,000	19	0	1	6	2	3	4	3
2023	\$3,217,572	\$2,595,000	19	1	0	1	10	4	3	0

WATER MILL

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2025	\$6,183,715	\$4,702,500	76	1	0	13	16	9	23	14
2024	\$6,058,287	\$5,797,500	54	0	0	9	6	7	25	7
2023	\$5,873,725	\$4,100,000	69	0	0	9	17	14	18	11

YEAR-END 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
2025	\$938,300	\$820,250	18	0	14	4	0	0	0	0
2024	\$775,000	\$725,000	6	0	6	0	0	0	0	0
2023	\$685,000	\$750,000	7	3	3	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
2025	\$1,439,618	\$1,124,000	88	3	36	37	8	1	3	0
2024	\$1,655,950	\$1,200,000	101	5	35	46	6	3	6	0
2023	\$1,320,300	\$945,000	76	6	35	25	7	2	0	1

HAMPTON BAYS

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2025	\$1,213,909	\$920,000	173	2	102	50	14	4	1	0
2024	\$1,001,060	\$870,000	201	10	143	39	7	2	0	0
2023	\$972,829	\$800,000	188	15	129	35	6	3	0	0

QUIOGUE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2025	\$2,241,550	\$1,977,500	20	0	5	6	6	2	1	0
2024	\$1,983,594	\$1,085,000	16	0	8	4	1	2	1	0
2023	\$2,245,421	\$1,300,000	19	0	7	5	3	1	3	0

QUOGUE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2025	\$4,325,352	\$2,900,000	37	0	1	8	10	6	9	3
2024	\$4,129,701	\$2,850,000	51	1	2	15	9	10	10	4
2023	\$3,343,065	\$2,410,000	31	0	0	10	10	6	4	1

YEAR-END 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
2025	\$2,337,642	\$1,700,000	33	0	7	13	7	2	4	0
2024	\$1,823,545	\$1,400,000	28	1	10	8	5	2	2	0
2023	\$2,219,906	\$1,682,500	32	0	5	16	4	4	3	0

SPEONK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2025	\$857,500	\$810,000	6	0	5	1	0	0	0	0
2024	\$741,840	\$705,000	5	0	5	0	0	0	0	0
2023	\$861,889	\$835,000	9	0	7	2	0	0	0	0

WESTHAMPTON

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2025	\$2,022,625	\$1,655,500	44	2	8	19	10	4	0	1
2024	\$1,589,845	\$1,625,000	49	4	13	20	7	5	0	0
2023	\$1,682,458	\$1,585,000	43	3	12	15	8	5	0	0

WESTHAMPTON BEACH

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2025	\$3,117,093	\$2,525,373	58	1	3	15	17	14	7	1
2024	\$2,494,122	\$2,100,000	57	0	9	18	19	5	6	0
2023	\$2,853,588	\$2,537,500	30	1	4	9	5	6	5	0

WEST HAMPTON DUNES

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2025	\$4,525,549	\$3,660,744	8	0	0	1	1	3	3	0
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

2025

YEAR-END
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MARKET REPORT

FOR
THE
NORTH
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Brown Harris Stevens THE Craft OF Research

YEAR-END 2025

North Fork Market Report

- There were 423 reported sales in 2025, 3.2% more than the previous year, and the highest total since 2022.
- The dollar volume of transactions totaled \$548 million, which was 4.3% more than during 2024.
- At \$1,295,250, the average price was 1.1% higher than 2024 and a new record.

NUMBER OF SALES

2025 VS. 2024

▲ 3.2%

DOLLAR VOLUME

2025 VS. 2024

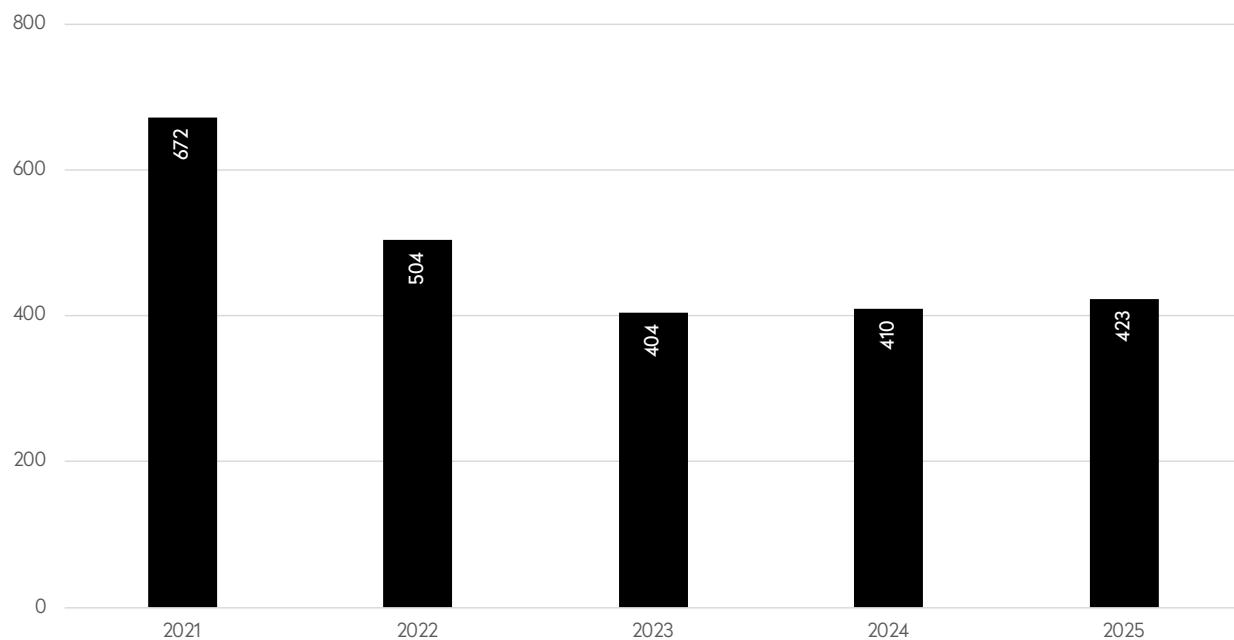
▲ 4.3%

AVERAGE SOLD PRICE

2025 VS. 2024

▲ 1.1%

TOTAL NUMBER OF SALES



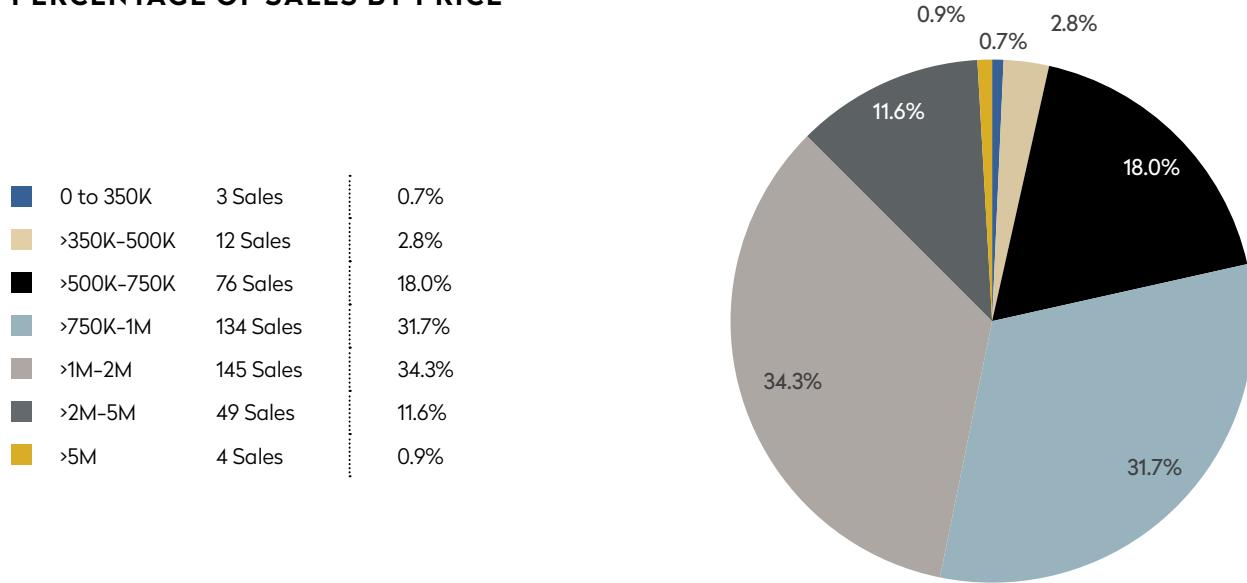
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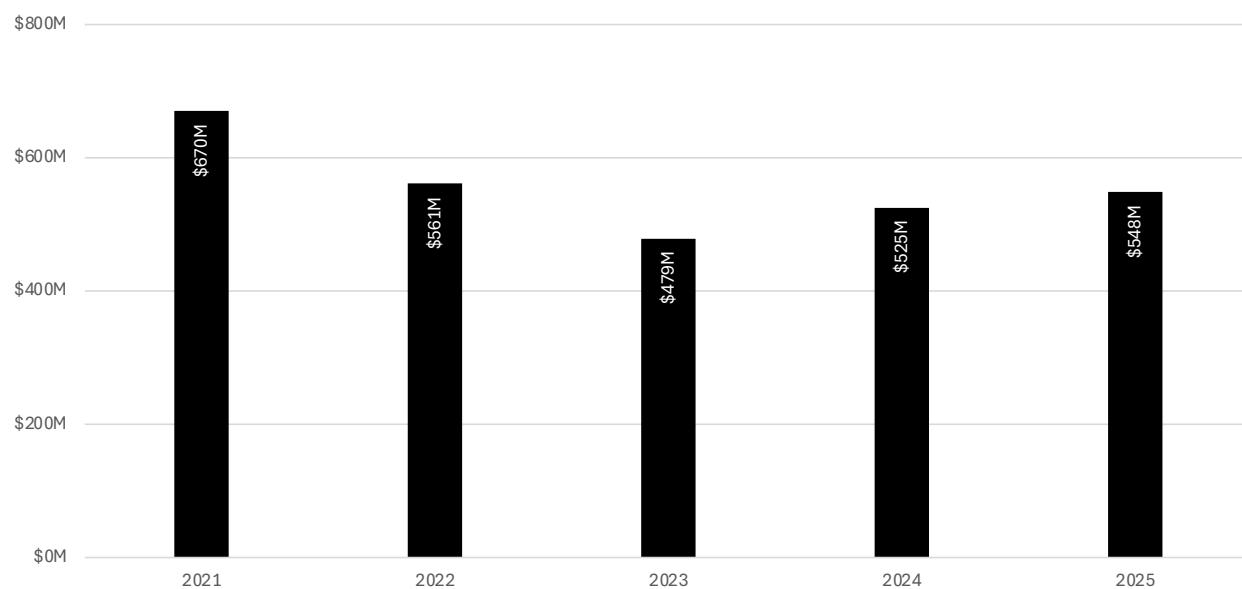
YEAR-END 2025

North Fork Market Report

PERCENTAGE OF SALES BY PRICE



TOTAL DOLLAR VOLUME IN MILLIONS



YEAR-END 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
2025	\$864,917	\$830,000	24	0	1	6	16	0	1	0
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

CUTCHOGUE

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2025	\$1,634,983	\$1,262,500	60	0	0	6	17	28	7	2
2024	\$1,396,996	\$999,000	65	1	3	12	17	21	10	1
2023	\$1,521,640	\$1,135,000	48	1	1	4	16	16	9	1

EAST MARION

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2025	\$1,575,633	\$1,300,000	30	1	0	3	7	12	6	1
2024	\$1,201,286	\$1,110,000	21	1	2	3	3	10	2	0
2023	\$1,105,583	\$1,018,500	24	0	0	3	9	12	0	0

GREENPORT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2025	\$1,275,414	\$999,000	35	0	2	7	9	11	6	0
2024	\$961,345	\$950,000	29	0	3	9	5	12	0	0
2023	\$1,064,989	\$829,500	38	2	1	14	5	13	3	0

GREENPORT VILLAGE

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2025	\$1,150,667	\$1,100,000	21	0	0	3	7	10	1	0
2024	\$1,005,005	\$862,500	28	1	0	10	7	9	1	0
2023	\$886,452	\$881,250	26	1	2	7	7	9	0	0

YEAR-END 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
2025	\$1,016,526	\$938,750	28	0	3	3	14	8	0	0
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

LAUREL

	Average Price	Median Price	Sales	0 to 350K	>350K - 500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2025	\$1,199,408	\$954,130	20	0	1	5	5	7	2	0
2024	\$1,245,406	\$928,000	13	0	0	3	4	3	3	0
2023	\$1,098,575	\$725,000	20	1	1	9	4	2	3	0

MATTITUCK

	Average Price	Median Price	Sales	0 to 350K	>350K - 500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2025	\$1,257,587	\$940,000	67	2	2	14	22	18	9	0
2024	\$1,261,602	\$852,500	61	0	3	17	21	13	6	1
2023	\$1,216,174	\$962,500	58	0	3	8	24	17	6	0

NEW SUFFOLK

	Average Price	Median Price	Sales	0 to 350K	>350K - 500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2025	\$1,492,500	\$1,490,000	4	0	0	0	0	4	0	0
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

ORIENT

	Average Price	Median Price	Sales	0 to 350K	>350K - 500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2025	\$1,389,102	\$1,250,000	19	0	0	2	5	10	2	0
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

YEAR-END 2025

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
2025	\$1,135,432	\$949,000	11	0	1	3	3	3	1	0
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

SOUTH JAMESPORT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2025	\$1,454,000	\$1,260,000	6	0	0	2	1	1	2	0
2024	\$1,116,750	\$865,000	4	1	0	0	2	0	1	0
2023	\$828,750	\$800,000	4	0	0	2	1	1	0	0

SOUTHOLD

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2025	\$1,251,790	\$980,000	98	0	2	22	28	33	12	1
2024	\$1,533,168	\$1,077,500	108	0	0	17	33	36	19	3
2023	\$1,198,868	\$987,750	94	1	2	16	33	33	8	1

Contact Us

YEAR-END 2025

Residential Market Report

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