

# Elliman Report

## Q4-2025 Hamptons, NY Sales

### Condo & Single Family Dashboard

YEAR-OVER-YEAR

**+ 33.6%**  
Prices  
Median Sales Price

**- 0.2 mos**  
Pace  
Months of Supply

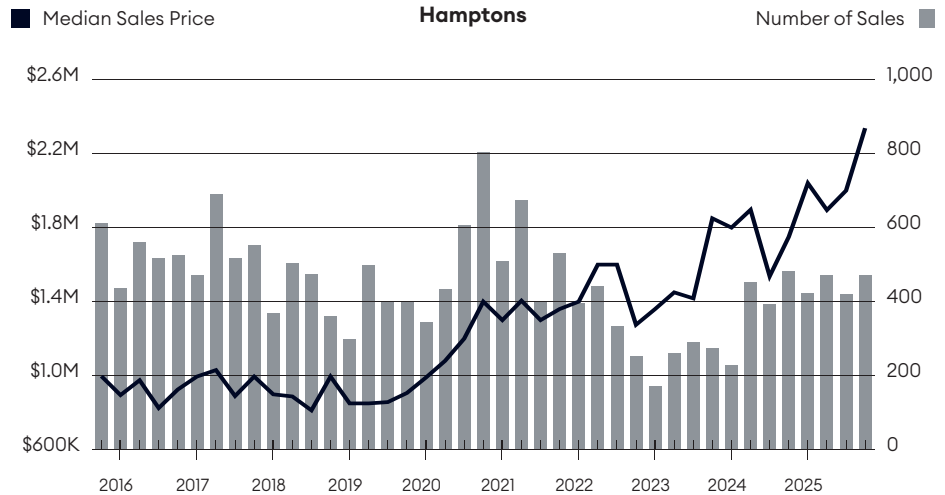
**+ 2.3%**  
Sales  
Closed Sales

**+ 0.6%**  
Inventory  
Total Inventory

**+ 25 days**  
Marketing Time  
Days on Market

**- 1.1%**  
Negotiability  
Listing Discount

- Median sales price increased annually to the highest on record
- Sales slipped annually but remained above the fourth quarter decade average
- Listing inventory edged nominally higher, still well below the fourth quarter decade average
- Sales above the \$5 million threshold were the highest on record



Hamptons Matrix	Q4-2025	%Δ (QTR)	Q3-2025	%Δ (YR)	Q4-2024
Average Sales Price	\$3,762,062	7.3%	\$3,505,284	25.0%	\$3,010,683
Median Sales Price	\$2,337,500	16.9%	\$2,000,000	33.6%	\$1,750,000
Number of Sales (Closed)	470	11.6%	421	-2.3%	481
Days on Market (From Last List Date)	127	17.6%	108	24.5%	102
Listing Discount (From Last List Price)	9.4%		10.1%		10.5%
Listing Inventory	1,070	-14.8%	1,256	0.6%	1,064
Months of Supply	6.8	-24.4%	9.0	3.0%	6.6

Year-to-Date	Q4-2025	%Δ (QTR)	Q3-2025	%Δ (YR)	Q4-2024
Average Sales Price (YTD)	\$3,448,015	N/A	N/A	15.7%	\$2,979,149
Median Sales Price (YTD)	\$2,077,000	N/A	N/A	18.7%	\$1,750,000
Number of Sales (YTD)	1,786	N/A	N/A	15.0%	1,553

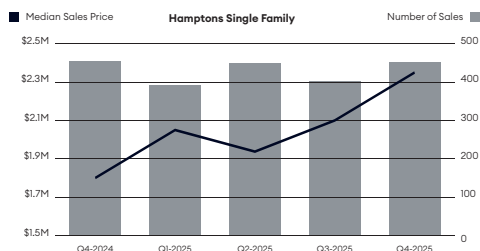
Hamptons Single Family + Condo Matrix	Median Price	%Δ (YOY)	Sales	%Δ (YOY)	INV*	%Δ (YOY)	MOS**	%Δ (YOY)
Amagansett	\$7,275,000	89.1%	15	-25.0%	40	29.0%	8.0	70.2%
Bridgehampton	\$6,990,000	26.1%	16	0.0%	57	7.5%	10.7	8.1%
East Hampton	\$2,350,000	17.5%	71	-33.6%	212	1.9%	9.0	55.2%
East Quogue	\$1,522,500	31.3%	18	-45.5%	23	43.8%	3.8	153.3%
Hampton Bays	\$1,074,500	26.4%	44	-27.9%	64	36.2%	4.4	91.3%
Montauk	\$2,100,000	1.4%	36	33.3%	72	-11.1%	6.0	-33.3%
Quogue/Quogue	\$2,655,000	8.4%	16	0.0%	23	-17.9%	4.3	-18.9%
Remsenburg	\$943,750	-0.6%	12	9.1%	14	-6.7%	3.5	-14.6%
Sag Harbor	\$3,175,000	20.4%	58	52.6%	123	-16.3%	6.4	-44.8%
Sagaponack	\$9,500,000	-21.5%	9	80.0%	19	-34.5%	6.3	-63.8%
Southampton	\$2,650,000	24.7%	83	12.2%	200	-15.3%	7.2	-25.0%
Wainscott	\$1,950,000	-70.3%	5	150.0%	32	-5.9%	19.2	-62.4%
Water Mill	\$2,400,000	-60.3%	27	17.4%	94	8.0%	10.4	-8.0%
Westhampton	\$1,817,500	56.7%	14	-6.7%	30	-11.8%	6.4	-5.9%
Westhampton Beach/ Dunes	\$2,300,000	87.8%	26	4.0%	35	29.6%	4.0	25.0%

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



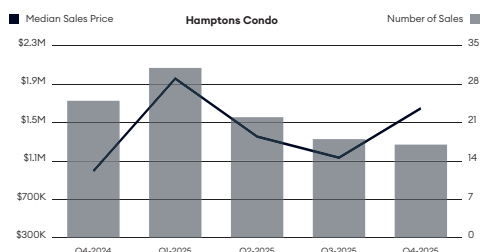
Prepared by Miller Samuel Real Estate Appraisers & Consultants

## Single Family



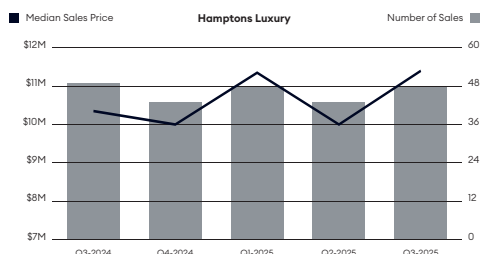
Hamptons Single Family Matrix	Q4-2025	%Δ (QTR)	Q3-2025	%Δ (YR)	Q4-2024
Average Sales Price	\$3,830,434	6.1%	\$3,609,366	23.1%	\$3,111,380
Median Sales Price	\$2,350,000	11.9%	\$2,100,000	30.6%	\$1,800,000
Number of Sales (Closed)	453	12.4%	403	-0.7%	456
Days on Market (From Last List Date)	127	16.5%	109	25.7%	101
Listing Discount (From Last List Price)	9.2%		10.3%		10.6%
Listing Inventory	1,010	-14.2%	1,177	-0.3%	1,013
Months of Supply	6.7	-23.9%	8.8	0.0%	6.7

## Condo



Hamptons Condo Matrix	Q4-2025	%Δ (QTR)	Q3-2025	%Δ (YR)	Q4-2024
Average Sales Price	\$1,940,153	65.1%	\$1,174,994	65.3%	\$1,173,978
Median Sales Price	\$1,650,000	45.4%	\$1,135,000	65.8%	\$995,000
Number of Sales (Closed)	17	-5.6%	18	-32.0%	25
Days on Market (From Last List Date)	119	67.6%	71	-2.5%	122
Listing Discount (From Last List Price)	12.5%		-2.0%		7.7%
Listing Inventory	60	-24.1%	79	17.6%	51
Months of Supply	10.6	-19.7%	13.2	73.8%	6.1

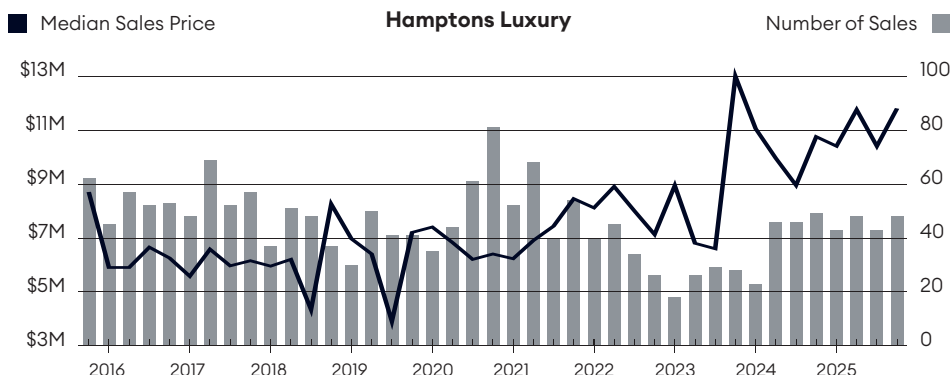
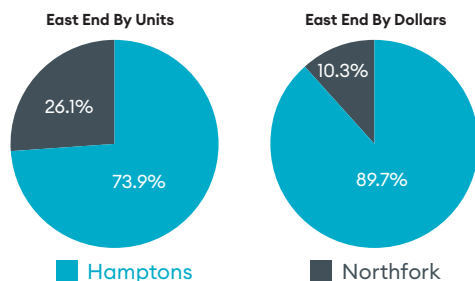
## Luxury



Luxury Matrix (Top 10% of Sales)	Q4-2025	%Δ (QTR)	Q3-2025	%Δ (YR)	Q4-2024
Average Sales Price	\$14,921,563	3.4%	\$14,437,393	34.3%	\$11,113,827
Median Sales Price	\$11,400,000	14.0%	\$10,000,000	10.1%	\$10,350,000
Number of Sales (Closed)	48	11.6%	43	-2.0%	49
Days on Market (From Last List Date)	154	-8.9%	169	25.2%	123
Listing Discount (From Last List Price)	11.0%		12.3%		9.9%
Listing Inventory	262	-10.9%	294	-8.4%	286
Months of Supply	16.4	-20.0%	20.5	-6.3%	17.5
Entry Price Threshold	\$7,375,000	1.7%	\$7,250,000	10.1%	\$6,700,000

## Share of East End Region

East End equals Hamptons and North Fork



## By Sales Share Hamptons

Type	Current Quarter	Prior Year Quarter
Single Family Units	96.4%	94.8%
Condo Units	3.6%	5.2%
Single Family Dollars	98.1%	98.0%
Condo Dollars	1.9%	2.0%

Price	Current Quarter	Prior Year Quarter
Over \$5M	17.4%	16.6%
\$1M - \$5M	53.0%	42.8%
Under \$1M	29.6%	40.5%

Over/Under Last List	Current Quarter	Prior Year Quarter
Over	14.4%	18.0%
At	13.9%	9.0%
Under	71.6%	73.0%

Questions or comments? Email report author  
Jonathan Miller at [jmiller@millersamuel.com](mailto:jmiller@millersamuel.com)  
Methodology: [millersamuel.com/research-reports/methodology](https://www.millersamuel.com/research-reports/methodology)

Douglas Elliman Real Estate  
575 Madison Avenue, New York, NY 10022  
212.891.7000 • [elliman.com](https://www.elliman.com)

Miller Samuel Real Estate Appraisers & Consultants  
21 West 38<sup>th</sup> Street, New York, NY 10018  
212.768.8100 • [millersamuel.com](https://www.millersamuel.com)

© 2026 DOUGLAS ELLIMAN REAL ESTATE AND MILLER SAMUEL REAL ESTATE APPRAISERS & CONSULTANTS. ALL WORLDWIDE RIGHTS RESERVED. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, NUMBER OF BEDROOMS AND THE SCHOOL DISTRICT IN PROPERTY LISTINGS SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY. 🏡