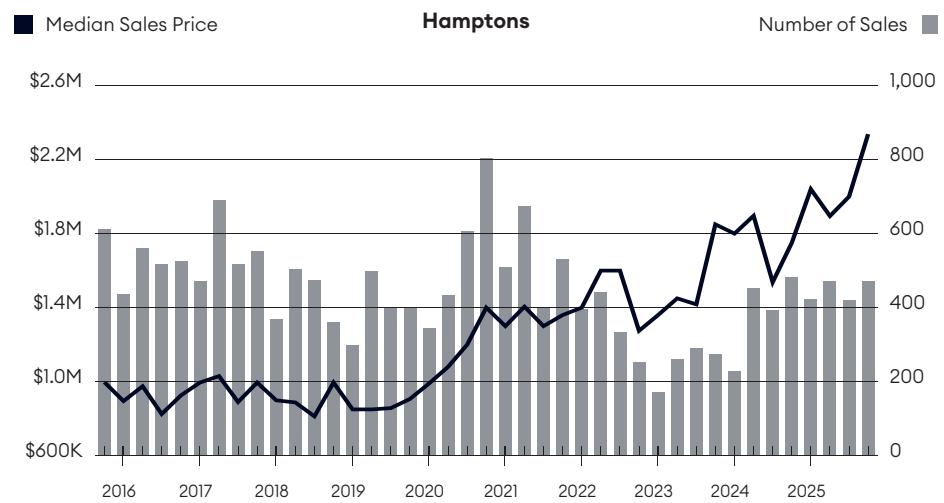
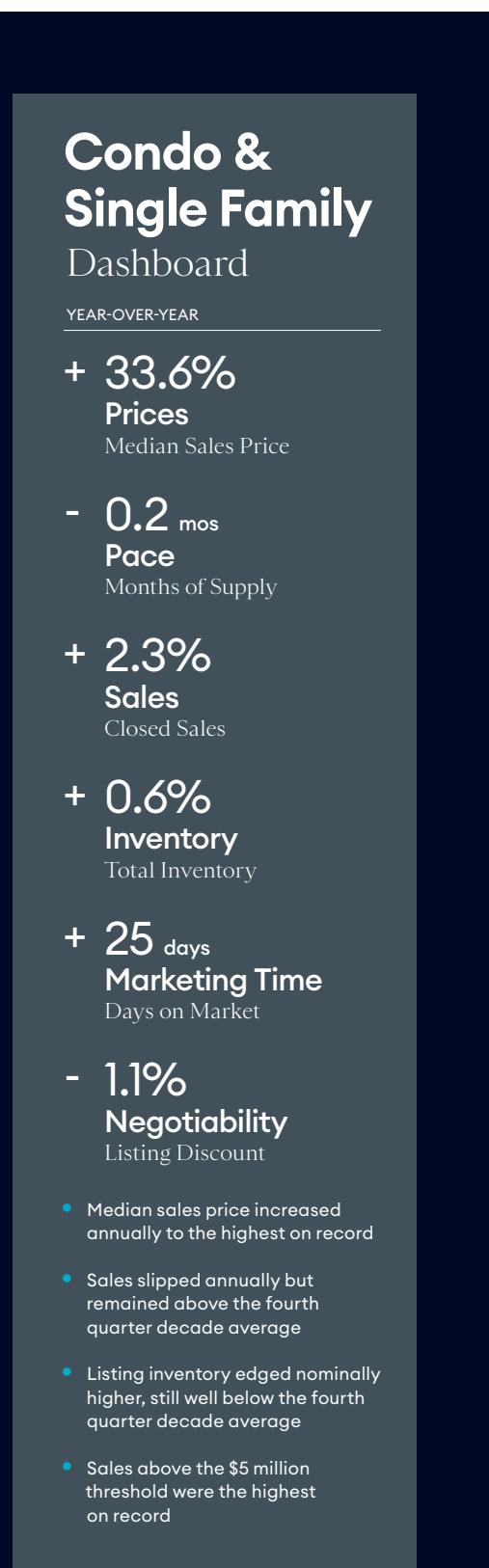


Elliman Report

Q4-2025 Hamptons, NY Sales



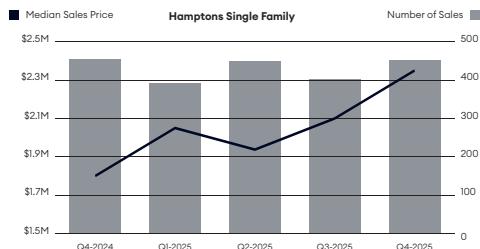
Hamptons Matrix	Q4-2025	%Δ (QTR)	Q3-2025	%Δ (YR)	Q4-2024			
Average Sales Price	\$3,762,062	7.3%	\$3,505,284	25.0%	\$3,010,683			
Median Sales Price	\$2,337,500	16.9%	\$2,000,000	33.6%	\$1,750,000			
Number of Sales (Closed)	470	11.6%	421	-2.3%	481			
Days on Market (From Last List Date)	127	17.6%	108	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 (YR)	Sales	%Δ (YR)	INV*	%Δ (YR)	MOS**	%Δ (YR)
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



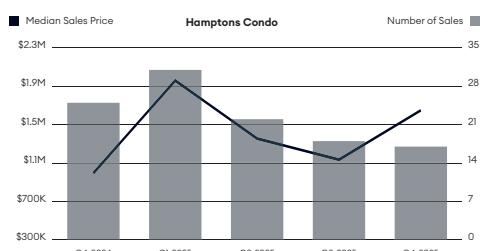
Douglas Elliman

Single Family



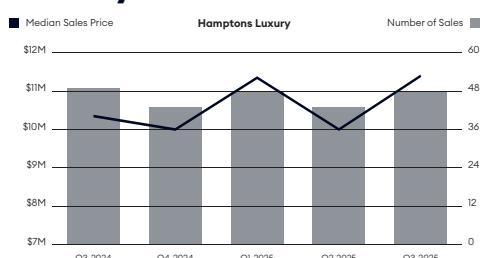
Hamptons Single Family Matrix	Q4-2025	%Δ (QTR)	Q3-2025	%Δ (YR)	Q4-2024
Average Sales Price	\$3,830,434	6.1%	\$3,609,366	23.1%	\$3,111,380
Median Sales Price	\$2,350,000	11.9%	\$2,100,000	30.6%	\$1,800,000
Number of Sales (Closed)	453	12.4%	403	-0.7%	456
Days on Market (From Last List Date)	127	16.5%	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

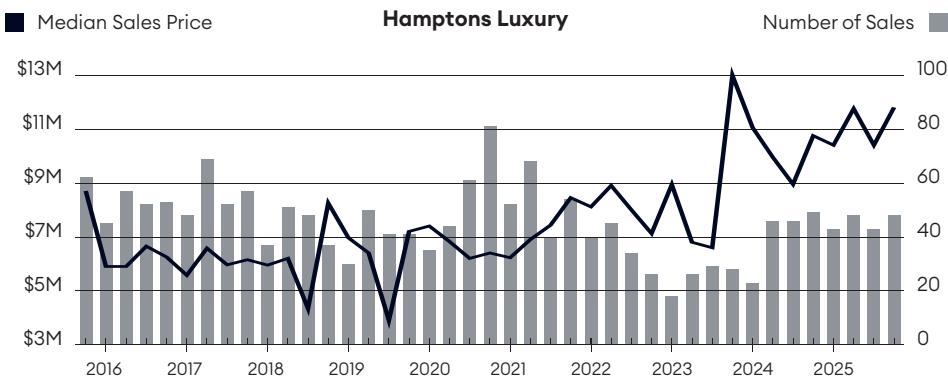
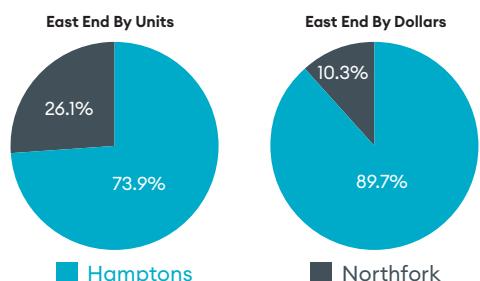
Luxury



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/Under Last List	Current Quarter	Prior Year Quarter
Over \$5M	17.4%	16.6%	Over	14.4%	18.0%
\$1M - \$5M	53.0%	42.8%	At	13.9%	9.0%
Under \$1M	29.6%	40.5%	Under	71.6%	73.0%

Questions or comments? Email report author
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 Methodology: millersamuel.com/research-reports/methodology

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