

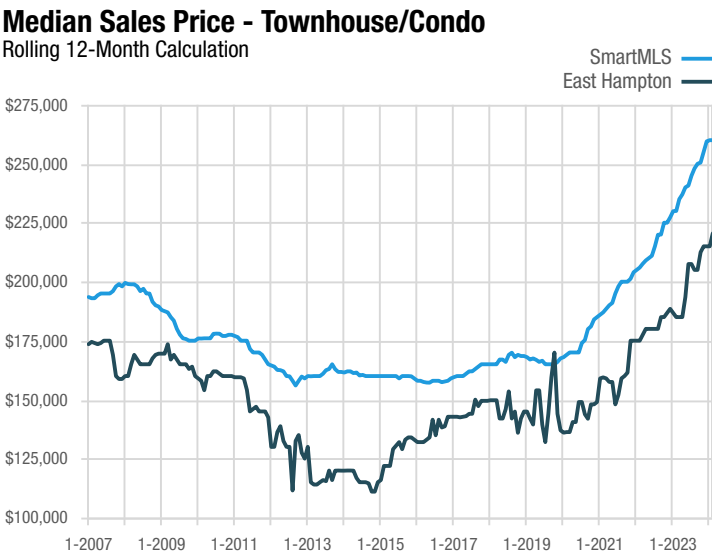
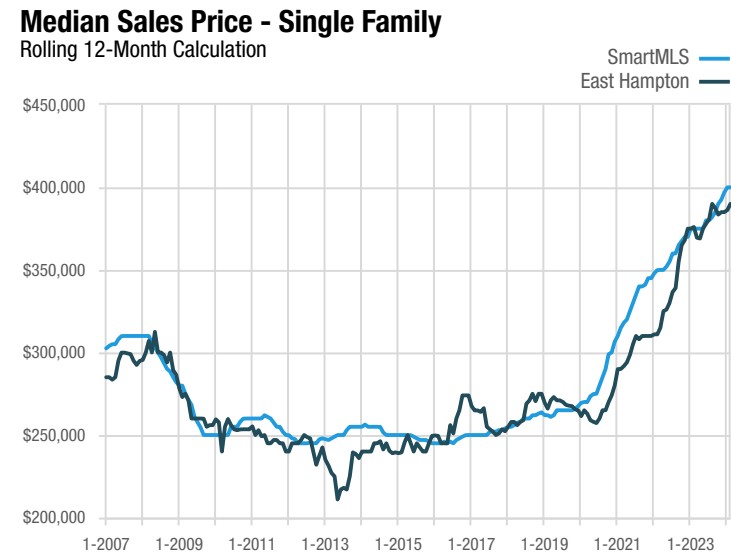
East Hampton

Middlesex County

Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	20	11	- 45.0%	28	19	- 32.1%
Pending Sales	15	6	- 60.0%	24	14	- 41.7%
Closed Sales	9	6	- 33.3%	16	10	- 37.5%
Days on Market Until Sale	43	63	+ 46.5%	38	49	+ 28.9%
Median Sales Price*	\$347,000	\$347,500	+ 0.1%	\$338,500	\$402,500	+ 18.9%
Average Sales Price*	\$371,614	\$366,600	- 1.3%	\$381,067	\$429,654	+ 12.8%
Percent of List Price Received*	100.5%	104.9%	+ 4.4%	101.6%	104.5%	+ 2.9%
Inventory of Homes for Sale	60	51	- 15.0%	—	—	—
Months Supply of Inventory	3.9	4.2	+ 7.7%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	1	3	+ 200.0%	1	5	+ 400.0%
Pending Sales	2	3	+ 50.0%	3	6	+ 100.0%
Closed Sales	1	1	0.0%	2	4	+ 100.0%
Days on Market Until Sale	50	84	+ 68.0%	33	35	+ 6.1%
Median Sales Price*	\$160,900	\$235,000	+ 46.1%	\$149,450	\$220,000	+ 47.2%
Average Sales Price*	\$160,900	\$235,000	+ 46.1%	\$149,450	\$235,475	+ 57.6%
Percent of List Price Received*	100.0%	100.0%	0.0%	101.1%	103.4%	+ 2.3%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	0.8	—	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.